

APPENDIX B

Appendix B. Response to Comments

Appendix B is comprised of three Parts:

- Part I. Introduction to Appendix B
- Part II. The Collected Comment Letters (contained on a separate disk)
- Part III. The Reference Table and Issues List

Part I. Introduction to Appendix B

During the 60-day extended comment period for the Institutional Master Plan Notification Form (IMP NF) submitted by Fisher College on June 4, 2013, Fisher received comment letters from elected officials, City staff, Back Bay neighbors and from other parties interested in Fisher's plans for the next decade. Close to 175 individuals submitted 192 comment letters on the IMP NF. These comments comprise 479 pages of written communications and are referred to herein as the Collected Comment Letters.

Because of this great volume of material, it was agreed that reproducing a hard copy of all 192 letters and the responses to them in the IMP document was neither practical nor environmentally sound, and that Appendix B - Response to Comments – including the Collected Comment Letters-- would instead be provided in digital format online at both the BRA and Fisher College websites. In addition, Appendix B - Response to Comments and the Collected Comment Letters has been uploaded to a CD, which will be inserted into the rear cover of the hard copies of the IMP document available at the BRA, the Boston Public Library and the Fisher Library.

The on-line format of Appendix B - Response to Comments can be found at <http://www.bostonredevelopmentauthority.org/planning/institutional-planning/higher-ed/fisher-college> and at <http://www.fisher.edu/about/institutional-master-plan>

Part II. The Collected Comment Letters

The 192 comment letters comprising 479 pages have been collected within this section of Appendix B and are organized into four sub-categories according to either the author of the letter or the position stated in the letter:

- Section I. Elected Officials
- Section II. Government Agencies
- Section III. Letters in Support
- Section IV. Letters in Opposition

Each letter has been assigned a unique identifying number, and each page is sequentially numbered. Where one person submitted more than one letter, each letter has been assigned a separate number.

See Appendix B Part II, enclosed as a disk in hard copies and as a separate file online.

Part III. The Reference Table and Issues List

A 29-page Reference Table has been prepared to guide the reader through the Collected Comment Letters. A sample of the Table is provided below to illustrate how to find any letter, the issues raised within the letter, and where to find the responses to those issues in the IMP text. The first four columns identify the letter by page number in the Collected Comment Letters, by the specific number assigned to the letter, date, and author of the letter.

The fifth column, headed “Scoping Code,” lists numerical and alphabetic codes that refer to the IMP-related issues raised in each letter. Those issues represented by numerical codes were articulated in the Scoping Determination issued by the BRA. The Scoping Determination lays out all of the issues that Fisher is required to address in its IMP and can be found in Appendix A of the IMP. Those issues represented by an alphabetic code are issues that were NOT raised in the Scoping Determination, but were raised in a substantial number of letters and thus are called out for response. These issues are called “Surplus Sections”. The Issues List provided below the Table identifies each issue and assigns a code number or an alphabetic designator to the issue it references.

The final column in the Table refers the reader to the pages in the IMP text where the reader can find discussion of the issue.

In summary, by using this Table, a reader of this Appendix B can locate individual letters, identify the issues raised in each one and find references to the places in the text of the IMP where those issues are discussed.

How to Use the Table

The following excerpt from the Reference Table is provided to illustrate how to use the Table. See highlighted section for an example.

| Page | No. | Date | From | Scoping Code | IMP Response Pages |
|---|-----|--------|---|----------------------------------|---|
| Section I – Letters from Elected Officials | | | | | |
| 001-02 | 1 | 8/7/13 | Michael Ross, Boston City Council (former) | 6 7 10 C E | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 2-5 to 6; 7-7; 7-16 to 17; 7-28 4-1 to 9; 6-2 to 5 |
| 003-04 | 2 | 8/5/13 | Jay Livingstone, State Representative. | 4 5 6 7 11 B C | 4-1 to 18 5-1 to 7; 5-8 to 5-11 6-1 to 5 7-1 to 19; 7-20 to 28 Appendix D 5-7 2-5 to 6; 7-7; 7-16 to 17; 7-28 |
| Section II – Letters From Government Agencies | | | | | |
| 005-07 | 3 | 8/8/13 | Rachel Szakmary, Transportation Planner, Boston Transportation Department | 5 7 C | 5-1 to 7; 5-8 to 5-11 7-1 to 19; 7-20 to 28 2-5 to 6; 7-7; 7-16 to 17; 7-28 |

- Column 1 shows the **page numbers** where the letter can be found in the Collected Comment Letters
- Column 2 shows the **letter number**
- Column 3 shows the **date** of the letter
- Column 4 shows the **author** of the letter
- Column 5 lists the **issues raised** in this letter that require a response (refer to the List below for the issue each number/letter stands for).
- Column 6 lists the **pages in the IMP text** where the issues referenced are discussed.

Highlighted Example: Michael Ross's letter is included in Section I. It is Letter No. 1, Pages 001-02 of Collected Comment Letters. Scoping Issue 6 is one of the issues raised in the letter. Issue 6 is addressed in the IMP at pages 6-1 to 5.

THE ISSUES LIST. Issues by Type

| CODES | Issues: in Scoping Determination | Page References in IMP |
|---------------------------------|--|---------------------------------|
| P | Preamble | P1-2 |
| 1 | Mission and objectives | 1-1 to 5; 5-1 to 2 |
| 2 | Existing properties and uses | 2-1 to 7 |
| 3 | Campus demographics and employment | 3-1 to 4; 9-2 to 4 |
| 4 | Urban design and planning framework | 4-1 to 18 |
| 5 | Proposed institutional projects | 5-1 to 7; 5-8 to 5-11 |
| 6 | Student housing plan | 6.1 to 5 |
| 7 | Transportation and parking management/mitigation | 7-1 to 19; 7-20 to 28 |
| 8 | Environmental sustainability | 8-1 to 3 |
| 9 | Economic development | 9-1 to 4 |
| 10 | Community benefits plan | 10-1 to 11 |
| 11 | Other, PILOT and other Payments | Appendix C |
| Issues: Surplus Sections | | |
| A | Certificates of appropriateness/ BBAC | 4-15 to 16 |
| B | Compliance with Zoning | P1to 2; 5-6 to 7 |
| C | Loading Dock/Deliveries | 2-5 to 6; 7-7; 7-16 to 17; 7-28 |
| D | Student Behavior | 6-5 to 8 |
| E | Appropriateness of College to Neighborhood | 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| F | Waste Management Problems | 2-5 to 6; 7-7; 7-16 to 17 |
| G | Good Neighbor Agreement with NABB | GNA* |
| H | Transparency/Communication re plans | P1 to 2 |
| I | Future Alternate Expansion Locations | 6-4 to 5 |
| J | Impact of Enrollment Growth on abutters | 3-3 to 4; 6-5 to 8 |
| K | BRA Approval Process | P1 to 2; 5-6 to 7 |
| L | Future of 111 Beacon | P1; 2-3; 5-3 |
| M | Fisher's Security Presence | 3-5 to 7; 10-11 |
| N | Student Living and Recreational Space | 4-7; 5-5 to 6; 5-10; 6-1 to 4 |

*It should be noted that the issue listed as “G”, Good Neighbor Agreement (GNA) with NABB” refers to a document (GNA) that is a separate document not part of this IMP. The GNA is the subject of negotiation by a special committee in a process separate from the IMP process. It will be made available to the public when those negotiations are completed.

| <u>Page</u> | <u>No.</u> | <u>Date</u> | <u>From</u> | <u>Scoping Code</u> | <u>IMP Response Pages</u> |
|--|------------|-------------|---|---|--|
| Section I – Letters from Elected Officials | | | | | |
| 001-02 | 1 | 8/7/13 | Michael Ross, Boston City Council (former) | 6 7 10 C E | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 003-04 | 2 | 8/5/13 | Jay Livingstone, State Representative | 4 5 6 7 11 B C | 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 Appendix C P 1-2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 |
| Section II – Letters from Government Agencies | | | | | |
| 005-07 | 3 | 8/8/13 | Rachel Szakmary, Transportation Planner, Boston Transportation Department | 5 7 C | 5-1 to 7; 5-8 to 11 7-1 to 19; 7-20 to 28 2-5 to 6; 7-7; 7-16 to 17; 7-28 |
| 008-010 | 4 | 8/5/13 | David Grissino, Senior Architect/Urban Designer, Boston Redevelopment Authority | 1 2 3 4 5 6 7 C E | 1-1 to 5; 5-1 to 2 2-1 to 7 3-1 to 4; 9-2 to 4 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 011 | 5 | 8/2/13 | Carrie Marsh, Executive Secretary, Boston Parks Commission | 4 5 8 | 4-1 to 18 5-1 to 7; 5-8 to 11 8-1 to 3 |
| 012 | 6 | 6/25/13 | Aldo Ghirin, Senior Planner, Boston Parks and Recreation Department | 4 5 8 | 4-1 to 18 5-1 to 7; 5-8 to 11 8-1 to 3 |
| 013-018 | 7 | 6/28/13 | John P. Sullivan, Chief Engineer, Boston Water and Sewer Commission | 5 6 8 | 5-1 to 7; 5-8 to 11 6-1 to 5 8-1 to 3 |
| 019-020 | 8 | 7/1/13 | Elliott Laffer, Executive Director, Boston Groundwater Trust | 8 | 8-1 to 3 |

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|---|------------|-------------|--|-----------------------------|---|
| 021 | 9 | 7/24/13 | Francisco Urena, Commissioner, Veterans' Services Department | 3 10 E | 3-1 to 4; 9-2 to 4 10-1 to 11 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 022-023 | 10 | 7/29/13 | Matthew Englander, Director of Tax Policy and Communication, Boston Assessing Department | 5 11 | 5-1 to 7; 5-8 to 11 Appendix C |
| 024-025 | 11 | 8/2/13 | Katie Pedersen, Environmental Review Specialist, BRA | 5 6 8 | 5-1 to 7; 5-8 to 11 6-1 to 5 8-1 to 3 |
| Section III – Letters in Support | | | | | |
| 026 | 12 | 6/17/13 | Maureen Rooney, Capital Associates, Boston; Newbury Street resident | D J | 6-5 to 8 3-3 to 4; 6-5 to 8 |
| 027 | 13 | 6/14/13 | Larry Post, 142 Marlborough St.; owns 46 Gloucester St. | 1 3 | 1-1 to 5; 5-1 to 2 3-1 to 4; 9-2 to 4 |
| 028 | 14 | 7/17/13 | Heidi Hendershott | 4 10 | 4-1 to 18 10-1 to 11 |
| 029-030 | 15 | 7/17/13 | Janet Kuser Komarnicki | 1 10 D | 1-1 to 5; 5-1 to 2 10-1 to 11 6-5 to 8 |
| 031-032 | 16 | 7/19/13 | Meridith Spencer, Fisher College faculty member | 1 10 D | 1-1 to 5; 5-1 to 2 10-1 to 11 6-5 to 8 |
| 033 | 17 | 7/22/13 | Aubrey Theall, VP TD Bank | 1 10 | 1-1 to 5; 5-1 to 2 10-1 to 11 |
| 034 | 18 | 7/23/13 | Robert Cohen, Cohen Partners, firm next to Suffolk, 101 Tremont Street | 10 H | 10-1 to 11 P1 to 2 |
| 035 | 19 | 7/25/13 | Joseph Stefaniak | 1 10 | 1-1 to 5; 5-1 to 2 10-1 to 11 |
| 036 | 20 | 7/26/13 | Thomas DeSisto, Inn @ St. Botolph | 1 3 5 6 10 D | 1-1 to 5; 5-1 to 2 3-1 to 4; 9-2 to 4 5-1 to 7; 5-8 to 11 6-1 to 5 10-1 to 11 6-5 to 8 |
| 037 | 21 | 7/26/13 | Jennifer Weiner, Fisher College faculty member | 1 3 D H | 1-1 to 5; 5-1 to 2 3-1 to 4; 9-2 to 4 6-5 to 8 P1 to 2 |

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|-------------|------------|-------------|---|----------------------------------|--|
| 038 | 22 | 7/18/13 | Nancy Pithis, Dean, Fisher College | 1 10 D G | 1-1 to 5; 5-1 to 2 10-1 to 11 6-5 to 8 GNA* |
| 039 | 23 | 7/29/13 | Kristen Sherman, Dir. Alum. Relations, Fisher College | 3 10 D H | 3-1 to 4; 9-2 to 4 10-1 to 11 6-5 to 8 P1 to 2 |
| 040-041 | 24 | 7/29/13 | Norma Sanderson Bohannon, '66 grad.; Seymour, CT [8 Edwards Road] | 1 2 4 5 7 D H | 1-1 to 5; 5-1 to 2 2-1 to 7 4-1 to 18 5-1 to 7; 5-8 to 11 7-1 to 19; 7-20 to 28 6-5 to 8 P1 to 2 |
| 042 | 25 | 7/29/2013 | Karen Myers, '68 grad.; Fisher College faculty | 1 4 6 D | 1-1 to 5; 5-1 to 2 4-1 to 18 6-1 to 5 6-5 to 8 |
| 043 | 26 | 7/30/13 | Richard W. Metzger, Fisher College faculty | 1 10 D H | 1-1 to 5; 5-1 to 2 10-1 to 11 6-5 to 8 P1 to 2 |
| 044 | 27 | 7/30/13 | John Yonce, Hostelling Int'l, 19 Stuart St. | 1 10 | 1-1 to 5; 5-1 to 2 10-1 to 11 |
| 045-046 | 28 | 7/29/13 | Carolyn Carlson, 905 Beacon Street | 1 4 5 6 10 D H | 1-1 to 5; 5-1 to 2 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 10-1 to 11 6-5 to 8 P1 to 2 |
| 047 | 29 | n.d. | Mary Yearl, Fisher College archivist | 1 4 10 D G H | 1-1 to 5; 5-1 to 2 4-1 to 18 10-1 to 11 6-5 to 8 GNA* P1 to 2 |

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|-------------|------------|-------------|---|----------------------------------|---|
| 048 | 30 | 7/29/13 | Neil Trotta, Fisher College - DAPS | 1 4 10 D G H | 1-1 to 5; 5-1 to 2 4-1 to 18 10-1 to 11 6-5 to 8 GNA* P1 to 2 |
| 049-050 | 31 | 7/28/13 | Deb Schreiber, 13802 N. Crown Place, Sun City, AZ | 1 3 10 D | 1-1 to 5; 5-1 to 2 3-1 to 4; 9-2 to 4 10-1 to 11 6-5 to 8 |
| 051 | 32 | 7/31/13 | Cynthia Huff | 1 4 10 D H | 1-1 to 5; 5-1 to 2 4-1 to 18 10-1 to 11 6-5 to 8 P1 to 2 |
| 052 | 33 | 7/31/13 | Maria Coleman | 1 5 6 D | 1-1 to 5; 5-1 to 2 5-1 to 7; 5-8 to 11 6-1 to 5 6-5 to 8 |
| 053 | 34 | 7/31/13 | Nancy Coleman | 1 4 5 6 10 D H | 1-1 to 5; 5-1 to 2 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 10-1 to 11 6-5 to 8 P1 to 2 |
| 054-055 | 35 | 7/31/13 | Darrel Tiebout, SAYO Grays baseball organization | 10 D E | 10-1 to 11 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 056 | 36 | 7/31/13 | Brandon O'Donnell | 1 10 H | 1-1 to 5; 5-1 to 2 10-1 to 11 P1 to 2 |
| 057 | 37 | 8/1/13 | Joseph Palermino | 3 10 H | 3-1 to 4; 9-2 to 4 10-1 to 11 P1 to 2 |
| 058-059 | 38 | 8/1/13 | Stefani Vieira | 10 D H | 10-1 to 11 6-5 to 8 P1 to 2 |
| 060 | 39 | 7/22/13 | Marc Abelard, 1205 VFW Parkway, West Roxbury | 3 10 D | 3-1 to 4; 9-2 to 4 10-1 to 11 6-5 to 8 |

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| 061-062 | *40 | 7/31/13 | Steven Rich, 78 Sewall Ave., Winthrop | 1 3 4 10 H | 1-1 to 5; 5-1 to 2 3-1 to 4; 9-2 to 4 4-1 to 18 10-1 to 11 P1 to 2 |
| 063 | *41 | 8/2/13 | Boston Police Foundation, 11 Arlington Street | 1 10 H | 1-1 to 5; 5-1 to 2 10-1 to 11 P1 to 2 |
| 064 | 42 | 8/2/13 | Terrance (Terry) Neylon | 4 6 10 D H | 4-1 to 18 6-1 to 5 10-1 to 11 6-5 to 8 P1 to 2 |
| 065-066 | 43 | 7/25/13 | Kyle Grenier, 104 Beacon St. | 3 4 5 10 D | 3-1 to 4; 9-2 to 4 4-1 to 18 5-1 to 7; 5-8 to 11 10-1 to 11 6-5 to 8 |
| 067-068 | 44 | n.d. | Bronte Deardon | 9 10 D H M | 9-1 to 4 10-1 to 11 6-5 to 8 P1 to 2 5 to 7; 10-11 |
| 069 | *45 | 8/1/13 | Jonathan Lally, 102 Beacon St. | 7 10 D F G H | 7-1 to 19; 7-20 to 28 10-1 to 11 6-5 to 8 2-5 to 6; 7-7; 7-16 to 17 GNA* P1 to 2 |
| 070 | *46 | n.d. | Susan Taylor, Signature Health/Brockton Hospital School of Nursing, 680 Centre Street, Brockton, MA | 1 | 1-1 to 5; 5-1 to 2 |
| 071 | *47 | 7/18/13 | Charles Pithis, 70 Maynard Farm Rd., Sudbury, MA | 1 D G H | 1-1 to 5; 5-1 to 2 6-5 to 8 GNA* P1 to 2 |

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| 072 | *48 | 7/29/13 | Richard Carr, Exec. VP, USI Insurance Services, 5 Bedford Farms, Bedford, NH | 4 10 | 4-1 to 18 10-1 to 11 |
| Section IV – Letters in Opposition | | | | | |
| 073-075 | 49 | n.d. | Stop Fisher College Expansion Plan Petition, 180 Beacon St. residents | Signatures only from 180 Beacon St. | n/a |
| 076-077 | 50 | n.d. | NABB response, Executive Summary | 5 7 8 11 B C F I | 5-1 to 7; 5-8 to 11 7-1 to 19; 7-20 to 28 8-1 to 3 Appendix C P 1-2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 2-5 to 6; 7-7; 7-16 to 17 6-4 to 5 |
| 078-081 | 51 | 6/22/13 | V.B. Castellani, Chair, Zoning Committee, NABB | 5 10 11 A B E | 5-1 to 7; 5-8 to 11 10-1 to 11 Appendix C 4-15 to 16 P1 to 2; 5-6 to 7 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 082-084 | 52 | 6/22/13 | V.B. Castellani, Chair, Zoning Committee, NABB | 5 10 11 A B E | 5-1 to 7; 5-8 to 11 10-1 to 11 Appendix C 4-15 to 16 P1 to 2; 5-6 to 7 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 085 | 53 | 6/26/13 | V.B. Castellani, Chair, Zoning Committee, NABB | 5 10 11 A B E | 5-1 to 7; 5-8 to 11 10-1 to 11 Appendix C 4-15 to 16 P1 to 2; 5-6 to 7 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 086-091 | 54 | 7/26/13 | V.B. Castellani, Chair, Zoning Committee, NABB | 4 B | 4-1 to 18 P1 to 2; 5-6 to 7 |
| 092-099 | 55 | 8/5/13 | V.B. Castellani, Chair, Zoning Committee, NABB | A B | 4-15 to 16 P1 to 2; 5-6 to 7 |

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|-------------|------------|-------------|--|--|---|
| 100-144 | 56 | 6/7/13 | Howard Kassler, Chair, NABB | 5 6 7 10 11 B C E F I | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 6-4 to 5 |
| 145-149 | 57 | 8/1/13 | Howard Kassler, Chair, NABB | 1 3 6 7 10 B C E | 1-1 to 5; 5-1 to 2 3-1 to 4; 9-2 to 4 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 150-153 | 58 | 7/2/13 | Susan Prindle and Jerome Cooper King, Co-chairs, Architecture Committee, NABB | 4 5 7 8 A B E | 4-1 to 18 5-1 to 7; 5-8 to 11 7-1 to 19; 7-20 to 28 8-1 to 3 4-15 to 16 P1 to 2; 5-6 to 7 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 154-161 | 59 | 7/17/13 | Jacquelin Yessian and Barry Solar, Co-chairs, Development and Transportation Committee, NABB | 1 2 3 4 5 6 7 10 11 A B C | 1-1 to 5; 5-1 to 2 2-1 to 7 3-1 to 4; 9-2 to 4 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C 4-15 to 16 P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 |

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|-------------|------------|-------------|--|--|--|
| 162-174 | 60 | 6/20/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 5 6 7 8 9 10 11 F H I M N | 2-1 to 7 3-1 to 4; 9-2 to 4 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 2-5 to 6; 7-7; 7-16 to 17 P1 to 2 6-4 to 5 5 to 7; 10-11 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 175-181 | 61 | 6/21/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 6 7 8 9 10 11 I N | 2-1 to 7 3-1 to 4; 9-2 to 4 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 6-4 to 5 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 182-211 | 62 | 6/24/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 6 7 8 9 10 11 C F G H M N | 2-1 to 7 3-1 to 4; 9-2 to 4 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 2-5 to 6; 7-7; 7-16 to 17; 7-28 2-5 to 6; 7-7; 7-16 to 17 GNA* P1 to 2 5 to 7; 10-11 4-7; 5-5 to 6; 5-10; 6-1 to 4 |

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|---------------|------------|-------------|--|--|---|
| 212-222 | 63 | 7/1/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 6 7 8 9 10 11 C J N | 2-1 to 7 3-1 to 4; 9-2 to 4 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 6-5 to 8 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 223-230 | 64 | 7/8/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 5 6 7 8 9 10 11 C I M | 2-1 to 7 3-1 to 4; 9-2 to 4 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-4 to 5 5 to 7; 10-11 |
| 231-232 65 | 65 | 7/11/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 5 6 7 8 9 10 11 A C F J M | 2-1 to 7 3-1 to 4; 9-2 to 4 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 4-15 to 16 2-5 to 6; 7-7; 7-16 to 17; 7-28 2-5 to 6; 7-7; 7-15 to 17 3-3 to 4; 6-5 to 8 5 to 7; 10-11 |

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|-------------|------------|-------------|--|---|---|
| 233-243 | 66 | 7/11/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 4 5 6 7 8 9 10 11 A C F H I J N | 2-1 to 7 3-1 to 4; 9-2 to 4 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 4-15 to 16 2-5 to 6; 7-7; 7-16 to 17; 7-28 2-5 to 6; 7-7; 7-16 to 17 P1 to 2 6-4 to 5 3-3 to 4; 6-5 to 8 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 244-254 | 67 | 7/17/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 4 5 6 7 8 9 10 11 A C F H M N | 2-1 to 7 3-1 to 4; 9-2 to 4 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 4-15 to 16 2-5 to 6; 7-7; 7-16 to 17; 7-28 2-5 to 6; 7-7; 7-16 to 17 P1 to 2 3-5 to 7; 10-11 4-7; 5-5 to 6; 5-10; 6-1 to 4 |

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| 255-266 | 68 | 7/22/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 4 5 6 7 8 9 10 11 M | 2-1 to 7 3-1 to 4; 9-2 to 4 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 2-5 to 6; 7-7; 7-16 to 17 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 3-5 to 7; 10-11 |
| 267-270 | 69 | 7/24/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 5 6 7 8 9 10 11 A C F G H I J N | 2-1 to 7 3-1 to 4; 9-2 to 4 5-1 to 7; 5-8 to 11 6-1 to 5 2-5 to 6; 7-7; 7-16 to 17 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 4-15 to 16 2-5 to 6; 7-7; 7-16 to 17; 7-28 2-5 to 6; 7-7; 7-15 to 17 GNA* P1 to 2 6-4 to 5 3-3 to 4; 6-5 to 8 4-7; 5-5 to 6; 5-10; 6-1 to 4 |

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| 271-279 | 70 | 7/25/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 4 6 7 8 9 10 11 A B C D E | 2-1 to 7 3-1 to 4; 9-2 to 4 4-1 to 18 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 4-15 to 16 P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 280-283 | 71 | 7/29/13 | Michael Weingarten, 120 Beacon St., #4 | 2 3 6 7 8 9 10 11 M | 2-1 to 7 3-1 to 4; 9-2 to 4 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 9-1 to 4 10-1 to 11 Appendix C 3-5 to 7; 10-11 |
| 284-285 | 72 | 5/24/12 | Sam Plimpton, 100 Beacon St. | 6 7 10 11 G | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C GNA* |
| 286-288 | 73 | 6/6/13 | Sam Plimpton, 100 Beacon St. | 6 7 10 11 C G | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C 2-5 to 6; 7-7; 7-16 to 17; 7-28 GNA* |
| 289-290 | 74 | 6/15/13 | Sam Plimpton, 100 Beacon St. | 6 7 10 11 G | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C GNA* |

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| 291 | 75 | 8/3/2012 | Sam Plimpton, 100 Beacon St. | 6 7 10 11 G | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C GNA* |
| 292 | 76 | n.d. | Wendy Shattuck, 100 Beacon St. | 6 7 8 H | 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 P1 to 2 |
| 293-295 | 77 | 6/20/13 | Martyn Roetter, 144 Beacon St. | 1 6 7 11 E I | 1-1 to 5; 5-1 to 2 6-1 to 5 7-1 to 19; 7-20 to 28 Appendix C 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 296-298 | 78 | 7/8/13 | Martyn Roetter, 144 Beacon St. | 6 7 B I | 6-1 to 5 7-1 to 19; 7-20 to 28 P1 to 2; 5-6 to 7 6-2 to 3; 4-4 |
| 299-300 | 79 | 7/11/13 | Martyn Roetter, 144 Beacon St. | G | GNA* |
| 301 | 80 | 6/6/13 | Marie Small, 109 Beacon St. | 7 D E | 7-1 to 19; 7-20 to 28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 302 | 81 | 7/3/13 | Marie Small, 109 Beacon St. | D | 6-5 to 8 |
| 303 | 82 | 4/8/13 | Marie Small, 109 Beacon St. | D E I | 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 304 | 83 | 6/18/13 | Marie Small [here signed as Marie Webster] | I J | 6-4 to 5 3-3 to 4; 6-5 to 8 |
| 305 | 84 | 6/18/13 | Sharon Ryan, 109 Beacon St. | 6 7 D E | 6-1 to 5 7-1 to 19; 7-20 to 28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |

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| 306 | 85 | 6/28/13 | Sharon Ryan, 109 Beacon St. | L | P1; 2-3; 5-3 |
| 307 | 86 | 7/31/13 | Sharon Ryan, 109 Beacon St. | 6 H M | 6-1 to 5 P1 to 2 3-5 to 7; 10-11 |
| 308 | 87 | 8/4/13 | Susan Morris, 301 Berkeley St., #6 | 5 6 11 B C D | 5-1 to 7; 5-8 to 11 6-1 to 5 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 |
| 309-313 | 88 | 6/4/13 | Susan Morris | 6 7 11 B D H N | 6-1 to 5 7-1 to 19; 7-20 to 28 Appendix C P1 to 2; 5-6 to 7 6-5 to 8 P1 to 2 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 314-319 | 89 | 8/2/13 | Anthony Morris, 301 Berkeley St., #6 | 5 6 7 B D E F I N | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 P1 to 2; 5-6 to 7 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 6-4 to 5 4-7; 5-5 to 6; 5-10; 6-1 to 4 |

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| 320-322 | 90 | 8/2/13 | Bob and Ellen Robbins, 121 Beacon St. | 5 6 7 8 10 B C D H K M N | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 10-1 to 11 P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 P 1-2 P1 to 2; 5-6 to 7 3-5 to 7; 10-11 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 323 | 91 | 8/3/13 | Bob Robbins | 7 | 7-1 to 19; 7-20 to 28 |
| 324 | 92 | 6/5/13 | Barbara and Ingo Vogelsang, 303 Berkeley St., #9 | 6 B D E G H N | 6-1 to 5 P1 to 2; 5-6 to 7 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 GNA* P1 to 2 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 325 | 93 | 4/6/13 | Barbara and Ingo Vogelsang, 303 Berkeley St., #9 er | 6 D E | 6-1 to 5 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 326 | 94 | 6/24/13 | Theodore Tsai, 129 Beacon St. | 6 7 D E | 6-1 to 5 7-1 to 19; 7-20 to 28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 327 | 95 | 3/27/13 | Ted and Sherry Tsai, 127-129 Beacon St. | 7 D E | 7-1 to 19; 7-20 to 28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |

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| 328-337 | 96 | 8/2/13 | Vicki Smith, 120 Beacon St. | 3 4 5 6 7 8 10 11 B C D E K M N | 3-1 to 4; 9-2 to 4 4-1 to 18 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 P1 to 2; 5-6 to 7 3-5 to 7; 10-11 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 338-339 | 97 | n.d. | Vicki C. Smith | 10 | 10-1 to 11 |
| 340 | 98 | 7/17/13 | Anne Swanson, 157 Beacon St. | 6 E G K | 6-1 to 5 3-3 to 4; 4-1 to 9; 6-2 to 5 GNA* P1 to 2; 5-6 to 7 |
| 341 | 99 | 6/13/13 | Anne Swanson | G K | GNA* P1 to 2; 5-6 to 7 |
| 342 | 100 | 6/26/13 | Kate Shepherd, 120 Beacon St. | 6 D | 6-1 to 5 6-5 to 8 |
| 343-347 | 101 | 6/25/13 | Kate Shepherd, 120 Beacon St. | 6 7 B C D E G H | 6-1 to 5 7-1 to 19; 7-20 to 28 P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 GNA* P1 to 2 |
| 348-350 | 102 | 6/23/13 | Maria Christina Salas, 161 Beacon St. | 10 | 10-1 to 11 |

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| 351-354 | 103 | n.d. | Kim and Charles Perkins, 109 Beacon St. | 6 7 8 D E H | 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 P1 to 2 |
| 355 | 104 | 6/30/13 | Kim and Charles Perkins, 109 Beacon St. | L | P1; 2-3; 5-3 |
| 356-360 | 105 | 6/17/13 | Claude Cicchetti, 120 Beacon St., #1B | 5 7 B C D E J | 5-1 to 7; 5-8 to 11 7-1 to 19; 7-20 to 28 P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 3-3 to 4; 6-5 to 8 |
| 361-364 | 106 | 8/4/13 | Claude Cicchetti, 120 Beacon St., #1B | 5 6 7 8 D E H I M N | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 P1 to 2 6-4 to 5 3-5 to 7; 10-11 4-7; 5-5 to 6; 5-10; 6-1 to 4 |
| 365 | 107 | 4/6/13 | Erik Dykema, Lineage Capital, LLC, 399 Boylston St.; lives at 121 Beacon St. | G H | GNA* P1 to 2 |
| 366-368 | 108 | 8/5/13 | Evie and Erik Black Dykema, 121 Beacon St., #6 | 3 4 6 7 8 D H I M | 3-1 to 4; 9-2 to 4 4-1 to 18 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 6-5 to 8 P1 to 2 6-4 to 5 3-5 to 7; 10-11 |

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| 369 | 109 | 7/4/13 | Kristin Field, 333 Comm. Ave. | E H | 3-3 to 4; 4-1 to 9; 6-2 to 5 P1 to 2 |
| 370 | 110 | 7/31/13 | Kristin Field, 333 Comm. Ave. | 6 I K M | 6-1 to 5 6-4 to 5 P1 to 2; 5-6 to 7 3-5 to 7; 10-11 |
| 371 | 111 | 3/28/13 | Tom Gill, forwarded from NABB | 5 | 5-1 to 7; 5-8 to 11 |
| 372 | 112 | 5/25/13 | Thomas [Tom] Gill, 303 Berkeley St. | E I | 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 373 | 113 | 4/7/13 | Jennifer Kreytak, 127 Beacon St., 1R, forwarded from NABB | D E | 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 374 | 114 | 7/26/13 | Jennifer Kreytak, 127 Beacon St., 1R | 5 6 7 8 10 D E H I | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 10-1 to 11 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 P1 to 2 6-4 to 5 |
| 375-376 | 115 | 5/31/13 | Mina Moutzourogeorgos, 119 Beacon Street | 1 6 10 D E H I | 1-1 to 5; 5-1 to 2 6-1 to 5 10-1 to 11 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 P1 to 2 6-4 to 5 |
| 377 | 116 | 4/6/13 | Mina Moutzourogeorgos, 119 Beacon Street | 6 E | 6-1 to 5 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 378-379 | 117 | 7/2/13 | Millie O'Connell, 259 Beacon St., #20 | 7 | 7-1 to 19; 7-20 to 28 |

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| 380-381 | 118 | 6/14/13 | Kimbo Craig, FORM letter | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 382-383 | 119 | 6/14/13 | Doreen Miller, 253 Savin Hill Ave., Dorchester, FORM letter | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 384-385 | 120 | 6/14/13 | Christel Antonellis, Senior Lecturer, CELOP, BU; 1960 Comm. Ave., Brighton, FORM letter | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |

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| 386-387 | 121 | 6/15/13 | Adrienne Saltz, 150 St. Paul Street, Brookline, FORM LETTER | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 388-389 | 122 | 6/15/13 | Nicola Marzari, FORM LETTER | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 390-391 | 123 | 6/15/13 | Peter Ruggiero, 241 School Street, Somerville, FORM LETTER | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |

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| 392-396 | 124 | 6/15/13 | Kathy Brenner, CELOP, BU [form forwarded from Kim Perkins] | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 397-398 | 125 | 6/16/13 | Jennifer Scotland, FORM LETTER | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 399-400 | 126 | 6/17/13 | Gwen Hewett, FORM LETTER | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |

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| 401-402 | 127 | 6/18/13 | Melanie Greitzer, FORM LETTER | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 403-404 | 128 | 6/20/13 | Imelda Stoffregen, 83 Gayland Rd., Needham, FORM LETTER | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 405-406 | 129 | 7/9/13 | Audrey Foster, 134 Beacon Street, PH FORM LETTER | 6 7 10 11 B C D E F G J | 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 GNA* 3-3 to 4; 6-5 to 8 |
| 407 | 130 | 7/28/13 | Susan Ashbrook, 333 Comm. Ave., #13 | 1 2 7 C E I | 1-1 to 5; 5-1 to 2 2-1 to 7 7-1 to 19; 7-20 to 28 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |

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| 408 | 131 | 6/9/13 | Alan Brody, 303 Berkeley St., #7 | 6 B D E I | 6-1 to 5 P1 to 2; 5-6 to 7 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 409 | 132 | 6/26/13 | Kbell4us@yahoo.com | 1 | 1-1 to 5; 5-1 to 2 |
| 410 | 133 | 6/27/13 | Larry Blankstein, 127 Beacon St. | 6 D E I | 6-1 to 5 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 6-2- 6-3; 4-4 |
| 411 | 134 | 8/5/13 | Ines Capelli, local resident | 5 10 B | 5-1 to 7; 5-8 to 11 10-1 to 11 2-5, 7-5 - 7-14 |
| 412 | 135 | 6/29/13 | Carol Casey Caniff, 180 Beacon St. | D E | 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 413-415 | 136 | 6/4/13 | Stephen Day, 120 Beacon St., #2 | 5 6 7 10 11 C H I K | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 10-1 to 11 Appendix C 2-5 to 6; 7-7; 7-16 to 17; 7-28 P1 to 2 6-4 to 5 P1 to 2; 5-6 to 7 |
| 416 | 137 | 5/27/13 | Milt Schwartzberg, Beacon St. | 1 7 D E | 1-1 to 5; 5-1 to 2 7-1 to 19; 7-20 to 28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 417 | 138 | 6/24/13 | Sharan Schwartzberg, 136 Beacon St., #8 | 10 D E | 10-1 to 11 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 418 | 139 | 6/3/13 | Susan and George Domolky, 96 Beacon Street | D E I | 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 419 | 140 | 6/17/13 | Katherine Dietz, 3 Marlborough St., #2 | D E | 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |

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| 420 | 141 | 8/5/13 | Frances Lessin Duffly, 180 Beacon St. | 8 A B E F H I | 8-1 to 3 4-15 to 16 P1 to 2; 5-6 to 7 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 P1 to 2 6-4 to 5 |
| 421 | 142 | 3/28/13 | Andrew Davis, 19 Marlborough St. | G | GNA* |
| 422 | 143 | 7/25/13 | Patricia and Philip Dubuque, 128 Comm. Ave. | G | GNA* |
| 423 | 144 | n.d. | Joanne Fleishman, Beacon St. resident | 9 10 D E H I | 9-1 to 4 10-1 to 11 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 P1 to 2 6-4 to 5 |
| 424 | 145 | 6/11/13 | John Foster, 180 Beacon St. | D G | 6-5 to 8 GNA* |
| 425 | 146 | 7/16/13 | Sarah and James Fitzpatrick, 188 Beacon St. | G | GNA* |
| 426-427 | 147 | 8/4/13 | Denise Faustman, 100 Beacon St., #4B | 5 6 7 8 10 11 C D E | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 10-1 to 11 Appendix C 2-5 to 6; 7-7; 7-16 to 17; 7-28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 428-429 | 148 | 8/3/13 | Benita and Donald Geffen, 129 Beacon St., #3 | 6 10 E I K | 6-1 to 5 10-1 to 11 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 P1-2; 5-6 to 7 |

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| 430 | 149 | 5/26/13 | Micki Gold, local resident | 3 D E | 3-1 to 4; 9-2 to 4 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 431 | 150 | 6/19/13 | Nicholas and Marjorie Greville, 61 Mount Vernon St. | 5 6 E G | 5-1 to 7; 5-8 to 11 6-1 to 5 3-3 to 4; 4-1 to 9; 6-2 to 5 GNA* |
| 432 | 151 | 6/20/13 | Steven and Barbara Garfinkle, 5 Arlington St. | 6 7 E | 6-1 to 5 7-1 to 19; 7-20 to 28 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 433 | 152 | 7/6/13 | Sharri Harmel, 169 Marlborough St. | E I | 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 434 | 153 | n.d. | Mrs. Francis W. Hatch, 180 Beacon St., and owns 2 units | D E | 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 435-436 | 154 | 7/19/13 | Thomas High, 124 Comm. Ave. | 5 6 7 11 C E | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 Appendix C 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 437-438 | 155 | 7/20/13 | Stephen Kunian, 308 Marlborough St. | 3 10 11 D E | 3-1 to 4; 9-2 to 4 10-1 to 11 Appendix C 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 439-440 | 156 | 7/24/13 | James Wildash and Sonia Kowal, 189 Beacon St. | 3 7 10 D E K | 3-1 to 4; 9-2 to 4 7-1 to 19; 7-20 to 28 10-1 to 11 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 P1-2; 5-6 to 7 |
| 441 | 157 | 6/18/13 | Seth Klarman, 161 Comm. Ave. | 4 7 E | 4-1 to 18 7-1 to 19; 7-20 to 28 3-3 to 4; 4-1 to 9; 6-2 to 5 |

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| 442 | 158 | 6/18/13 | Marcia Kamentsky, 180 Beacon St. | D E | 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 443 | 159 | 7/5/13 | Jean Lifford, 222 Marlborough St. | E | 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 444 | 160 | 7/2/13 | Michel and Elisabeth Lay, 239 Marlborough St. | 5 6 E | 5-1 to 7; 5-8 to 11 6-1 to 5 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 445 | 161 | 6/4/13 | Mimi La Camera, President, Freedom Trail Foundation; lives at 214 Beacon Street | 6 7 8 D E | 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 446 | 162 | 7/28/13 | Pam Lassiter, Lassiter Consulting, 330 Beacon St. | 6 D | 6-1 to 5 6-5 to 8 |
| 447 | 163 | 8/4/13 | Molly Mosier | 5 7 11 B C E I | 5-1 to 7; 5-8 to 11 7-1 to 19; 7-20 to 28 Appendix C P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 448 | 164 | 7/20/13 | Myron Miller, 247 Comm. Ave. | 6 7 B D E | 6-1 to 5 7-1 to 19; 7-20 to 28 P1 to 2; 5-6 to 7 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 449 | 165 | 6/11/13 | Linda Morgan, 122 Beacon St. | 10 11 | 10-1 to 11 Appendix C |
| 450 | 166 | 7/12/13 | Kay Nagle, 186 Comm. Ave. | E | 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 451 | 167 | 6/7/13 | Mary and Sherif Nada, 86A Beacon St. | B D E | P1 to 2; 5-6 to 7 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |

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| 452 | 168 | 6/26/13 | Sandra Nanberg, 35 Marlborough St. | 5 6 D E M | 5-1 to 7; 5-8 to 11 6-1 to 5 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 3-5 to 7; 10-11 |
| 453 | 169 | 7/25/13 | Jacqueline Royce, 780 Boylston St., #261 | 4 7 10 B E K | 4-1 to 18 7-1 to 19; 7-20 to 28 10-1 to 11 P1 to 2; 5-6 to 7 3-3 to 4; 4-1 to 9; 6-2 to 5 P1-2; 5-6 to 7 |
| 454 | 170 | 6/20/13 | Joseph and Joan Patton, 120 Marlborough St. | 7 8 E | 7-1 to 19; 7-20 to 28 8-1 to 3 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 455 | 171 | 6/25/13 | Tracy Pesanelli, 109 Beacon St., #5 | 6 7 E | 6-1 to 5 7-1 to 19; 7-20 to 28 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 456 | 172 | 6/4/13 | Abhijit Prabhu, 127 Beacon Street | 6 D E F | 6-1 to 5 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 |
| 457 | 173 | 5/29/13 | Leonard Rosen | E | 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 458 | 174 | 8/3/13 | Tom Iannotti | B E K | P1 to 2; 5-6 to 7 3-3 to 4; 4-1 to 9; 6-2 to 5 P1-2; 5-6 to 7 |
| 459 | 175 | 7/25/13 | Richard Schmalensee, 172 Beacon St., #4 | 6 10 B D I | 6-1 to 5 10-1 to 11 P1 to 2; 5-6 to 7 6-5 to 8 6-4 to 5 |
| 460 | 176 | 6/6/13 | Diane Schmalensee, 172 Beacon St., #4 | 6 11 D E | 6-1 to 5 Appendix C 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 |

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| 461 | 177 | 5/31/13 | Barry Solar, 180 Beacon St., #4G [local real estate agent; also Co-chair Development and Transportation Committee, NABB] | G 1 4 E I | 1-1 to 5; 5-1 to 2 4-1 to 18 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 462 | 178 | 6/11/13 | Stephen Silver, 33 Marlborough St. | D E I J | 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 3-3 to 4; 6-5 to 8 |
| 463 | 179 | 3/26/13 | Gilda Slifka, 1 Comm. Ave. | E | 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 464 | 180 | 6/24/13 | Jolinda Taylor, 276 Marlborough St., #7 | 7 D E I | 7-1 to 19; 7-20 to 28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 465-466 | 181 | 7/22/13 | Joyce and Brian Klock, 100 Beacon St., #3B, FORM LETTER | 5 6 7 8 D E F | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 2-5 to 6; 7-7; 7-16 to 17 |
| 467 | 182 | 7/23/13 | Amy Feind Reeves, 100 Beacon St., 6th Fl., FORM LETTER | 5 6 7 8 F G H | 5-1 to 7; 5-8 to 11 6-1 to 5 7-1 to 19; 7-20 to 28 8-1 to 3 2-5 to 6; 7-7; 7-16 to 17 GNA* P1 to 2 |
| 468-469 | 183 | 8/5/13 | Sarah Smith, 125 Beacon Street, #5 | 7 10 D E H M | 7-1 to 19; 7-20 to 28 10-1 to 11 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 P1 to 2 3-5 to 7; 10-11 |
| 470 | 184 | 6/18/13 | Virginia Wyler-Saunders, 180 Beacon St. | 4 E | 4-1 to 18 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 471 | 185 | 7/4/13 | Lynn Wegner, 1 Marlborough St., #1 | E | 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 472 | 186 | 8/5/13 | Sam Wallace | 7 D E I | 7-1 to 19; 7-20 to 28 6-5 to 8 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |

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| 473 | 187 | n.d. | Edward Zuker, 100 Beacon St. | 4 7 B C F | 4-1 to 18 7-1 to 19; 7-20 to 28 P1 to 2; 5-6 to 7 2-5 to 6; 7-7; 7-16 to 17; 7-28 2-5 to 6; 7-7; 7-16 to 17 |
| 474 | 188 | n.d. | Josh Zakim | 6 7 B E I | 6-1 to 5 7-1 to 19; 7-20 to 28 P1 to 2; 5-6 to 7 3-3 to 4; 4-1 to 9; 6-2 to 5 6-4 to 5 |
| 475 | 189 | 8/5/13 | Margo Newman, Chair, Esplanade Foundation | 8 10 D | 8-1 to 3 10-1 to 11 6-5 to 8 |
| 476 | 190 | 8/2/13 | Anne Brooke, President, Friends of the Public Garden | 6 8 10 E | 6-1 to 5 8-1 to 3 10-1 to 11 3-3 to 4; 4-1 to 9; 6-2 to 5 |
| 477 | 191 | n.d. | Samuel Duncan, Gibson House, 137 Beacon St. | 7 C E G | 7-1 to 19; 7-20 to 28 2-5 to 6; 7-7; 7-16 to 17; 7-28 3-3 to 4; 4-1 to 9; 6-2 to 5 GNA* |
| 478-479 | 192 | 7/26/13 | Lawrence DiCara, Esq., Nixon Peabody, LLP, on behalf of residents of 126-128-130 Beacon St. | 5 6 11 D | 5-1 to 7; 5-8 to 11 6-1 to 5 Appendix C 6-5 to 8 |



MICHAEL P. ROSS
BOSTON CITY COUNCIL

August 7, 2013

Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Ms. Sullivan:

I am writing to express my strong concerns about the Institutional Master Plan Notification (IMPNF) filed by Fisher College on June 4, 2013 with the Boston Redevelopment Authority.

The most serious of these concerns is the proposed conversion of existing residential space that Fisher owns to institutional and dormitory space. While I have long been a proponent of universities and colleges increasing their on-campus housing, never have I been so for converting existing residential space and I am therefore in strong opposition of Fisher's proposed plan to add net-new dorm space. The precedent that would be set, should this change of use occur, would be potentially devastating to the Back Bay's community. I would request that Fisher explore the possibility of other locations in the city to use should they wish to expand their dorm space or negotiate to retain the space they currently lease from Hostelling International. Moreover, should Fisher wish to increase their institutional space, they should look at moving their existing dormitory space to another location.

Aside from just student housing, there are several other issues that have gone unresolved by Fisher that greatly impact the Back Bay and would be significantly exacerbated with expansion. At present, Fisher does not have a loading dock to service its needs now, nor does it include a plan to incorporate one in their IMPNF. I've hear numerous comments over the course of the Taskforce meetings about the disruptiveness of their deliveries. Fisher should work with their neighbors to better include a comprehensive plan to address this issue within the IMPNF.

Transportation issues must also be better addressed. Similar to their issues around deliveries, their lack of parking causes major traffic impacts by their athletic buses, by students and employees especially during transitional periods, and result in engine idling and frequent double parking. The daily congestion created by students and vendors creates dangerous conditions for anyone traveling on Beacon Street as well as for pedestrians, neighbors and Fisher's students and will only escalate with growth.

Also, Fisher has proposed a carriage house and the college terrace roof deck addition that will both have more negative impact than community benefit, especially for direct abutters. Fisher intends for the outdoor terrace to attract students to socialize and gather, not accounting for the constant noise, new net shadow impact and infringement of privacy for their neighbors. I would request that these two projects be removed or relocated to a more appropriate location that is not as impactful to surrounding residents.

DISTRICT 8

BOSTON CITY HALL, ONE CITY HALL PLAZA, BOSTON, MASSACHUSETTS 02201
(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US

While I commend Fisher for their initiative in filing an IMPNF, the projects that have proposed are out of line with the surrounding character of the residential neighborhood in which they are located and should be reconsidered. Thank you for your attention to this letter and please do not hesitate to contact me if you have any questions or concerns.

Best regards,



Michael P. Ross
Boston City Councilor, District 8

DISTRICT 8

BOSTON CITY HALL, ONE CITY HALL PLAZA, BOSTON, MASSACHUSETTS 02201
(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

August 5, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Fisher College IMPNF

Dear Ms. Sullivan,

As the State Representative who represents the Back Bay and Beacon Hill, I am writing with comments regarding the proposed Fisher College Institutional Master Plan Notification Form.

Construction of New Dormitory Beds

I am firmly opposed to Fisher College's proposal to convert buildings from residential use to dormitory space inside of the historic Back Bay neighborhood. Such conversion and subsequent use is at odds with long-standing zoning regulations and with the character of this unique, historic and residential neighborhood. For thirty-five years, institutional use by colleges and universities has been listed specifically as a forbidden use in the existing zoning code. Fisher College should withdraw its application to convert the buildings located at 115, 139, and 141 Beacon Street and should seek to expand and add new dormitory space outside of the Back Bay. If this conversion is allowed, it would mean that these properties would be removed from the tax rolls, causing the City to suffer a significant loss.

Fisher College's proposal to add 48 new student beds in existing dormitory space is also worrisome, particularly in light of the comments by many neighbors regarding problems with the existing student population residing on the block as well as with traffic, parking, and loading issues. I am encouraged by recent statements from Fisher College raising the possibility of an Institutional Master Plan with no conversion of residential space into dormitories, and wholeheartedly encourage the proponent to turn words into action.

Historic Architecture of Back Bay

The Back Bay neighborhood has a unique and consistent architecture that adds greatly to the quality of life of residents and to property values in the area. The current proposal to increase building height and density, especially the rear yard addition at 118 Beacon Street, is at odds

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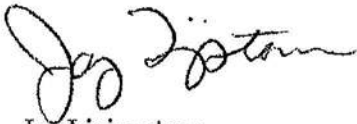
with the standards of the current architectural district. The BRA plays a crucial role in matters of exterior design and I urge the BRA to work closely with Fisher College to ensure consistency in exterior design with the historical standards of the neighborhood.

Roof Deck Spaces

The two proposed roof decks located on Back Street, if constructed, should be built in such a way to minimize any impact on the neighborhood. This includes a reduction in size, a larger setback space from Back Street, and design and standards of use that limit noise and light. I am particularly concerned about the roof deck on the back of 118 Beacon Street and its possible negative impact on the residences of 120 Beacon Street.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Livingstone", with a stylized, cursive script.

Jay Livingstone
State Representative
8th Suffolk District



BOSTON
TRANSPORTATION
DEPARTMENT

ONE CITY HALL SQUARE • ROOM 721
BOSTON, MASSACHUSETTS 02201
617-635-4680 • FAX 617-635-4295
August 8, 2013

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

RE: Fisher College Institutional Master Plan Notification Form ("IMPNF")

Dear Ms. Sullivan:

Thank you for the opportunity to comment on the Fisher College Institutional Master Plan Notification Form (IMPNF) dated June 4, 2013. The Fisher College IMPNF describes existing facilities, forecasts future space requirements and identifies projects proposed to be developed during a 10-year term. The projects proposed include converting or reconfiguring existing institutional and dormitory uses at 102 to 116, 131 and 133 Beacon Street to create 48 replacement beds; converting the 17,500 square foot building at 10/11 Arlington Street to institutional use; building a 2,500 square foot addition to the rear of 118 Beacon Street for student services and library with terrace; building a 2,000 square foot outdoor open terrace on the roof of the addition at the rear of 112-114 Beacon Street; and converting from residential use to dormitory use the buildings at 115, 139 and 141 Beacon Street.

The IMPNF is implementing the seven proposed institutional projects in phases converting the institutional uses to dorm use in Projects 1 through 4, and creating 122 net new beds to its dormitory inventory. Projects 5 and 6 will build additions; while Project 7 building will be converted to institutional use.

Net increases in the proportion of students living on-campus will increase to 42% adding on average 28 students annually over the 10-year term of the IMP. BTD requests information stating the estimated change in the number of students travelling to/from the campus as well as any changes to commuter employees anticipated as support/maintenance staff to and from the seven sites. Analysis should cover anticipated daily trips made by vehicle, transit or bike. A map of the area sites should also indicate parking inventory, closest EV charging areas, transit and bus stops, as well as bike & car share locations.

The Boston Transportation Department (BTD) is required to comment on the combined impacts of all the components of the project. The proponent needs to address these comments and concerns when preparing future submissions as part of the Article 80 process as well as the Transportation Access Plan Agreement. Please note that upon BTD's final review and approval, a Transportation Access Plan Agreement codifying the transportation agreements and mitigation reached with BTD needs to be executed.

THOMAS M. MENINO, Mayor
Thomas J. Timlin, Commissioner

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Parking

The proponent currently has access to 46 public parking meters with a 2 hr parking limit, as well as paid parking at the Boston Common Garage (cap. 1362 spaces); and is proposing 4 new parking spaces, with a total inventory of 25 spaces in the parking supply at Fisher property. Boston's Climate Action Plan recommends an overall reduction in emissions of carbon dioxide and other GHG of 25 percent by 2020. In supporting this policy BTM requires proponents to install parking for clean-fuel and non-motorized vehicle parking. Current trends indicate that electric hybrids will soon be a significant percentage of all vehicles on the road. BTM is aggressively promoting the installation of a supporting infrastructure for these vehicles. BTM has requested a commitment to dedicate 5% of the total parking capacity to low-emitting and fuel efficient vehicle spaces for electric vehicle parking in addition to car-share to meet climate actions goals set forth by the City. The proponent will have 25 spaces remaining in their parking facilities BTM requests that at least 1 charging station be installed for charging in up to two spaces to allow electric car charging capabilities.

Bike Parking

Bike parking and facilities will also be required to meet City of Boston's new bicycle parking guidelines that calls for one space for 15% of the planned institutional population or 0.5 parking spaces per 1,000 square feet of development with no fewer than four secure covered spaces per building. BTM asks the proponent to account for this in the IMPNF and looks forward to reviewing the site plan which should detail the bicycle parking facilities planned for new building conversions and/or new bike rack additions in front existing facilities.

Pedestrian Circulation

The new building designs will physically change the functions of existing building allowing for gathering places and new living and administrative spaces. BTM will work with the proponent and its transportation consultant to identify areas where improved pedestrian crossings and where high counts of pedestrian activity take place to improve safety, reduce truck double parking and encourage slower driving speeds. BTM encourages the proponent to create a more pleasant continuous pedestrian path along the front of the buildings. Please refer to the City of Boston Complete Streets guidelines (www.bostoncompletestreets.org) to ensure any new improvements are consistent with current policies. A review of the detailed design with respect to the new guidelines will take place as part of the TAPA process.

Transportation Demand Management

BTM asks that this information be provided to employees and residential persons accessing the school through a website, via hand held devices, or within the building lobby or transportation office. BTM would like to see more information on anticipated TDM measures including a transportation coordinator, commitment to EV charging, transit reimbursement, constrained parking, bike storage and orientation packet information.

Service and Loading

BTM recognizes the need for a short-term curbside activity outside of the facilities. The proponent is required to setup a meeting with BTM and its transportation consultants to determine the scope of a transportation study for improved circulation, parking and loading. BTM will work with the proponent to identify metered parking spaces along Beacon Street and determine optimal curbside use of designated loading and pick-up/ drop-off zones as well as traffic flow changes based on anticipated site activity. Future plans will be subject to BTM approval based on study findings and further analysis.

BTD strongly encourages the proponents provide off-street facilities for loading, moving & garbage collection activity; this might be identified in the rear of 118 Beacon Street with the change in parking and acquiring new space.

BTD particularly encourages the appointment of a transportation coordinator to manage area move-in/out activities. We would like to also see posted "no idling" and "EV parking" signage in placed in all loading and parking areas to assist BTD's efforts of reducing emissions & traffic congestion caused by off-street truck maneuvering and loading.

Site Plan

The proponent needs to submit an engineered site plan within the context of the surrounding roadways at 1:20 scale depicting:

- Vehicular Access and Circulation
- Parking Layout and Circulation
- Pedestrian Access and Circulation
- Bicycle Access and Circulation
- Service and Loading*
- Roadways and Sidewalks
- Building Layout
- Bicycle Parking Locations and Types (covered, indoor, bike share, etc)
- Area Shuttle/Van Pool Pickup and Drop-off
- Transit Stops and Connections
- Parking Spaces for Car Sharing services
- Electric Vehicle Charging Stations

* Trash compactors/dumpsters need to be depicted as well.

Construction Management Plan

As the projects in the IMPNF advance, Fisher College and the other proponents will be required to develop and submit a detailed Construction Management Plan (CMP) to BTD for review and approval. The CMP will address TDM measures for construction workers, proposed street occupancies, equipment staging, sidewalk relocations and hours of construction work. BTD will work with the proponent to execute the CMP.

The issues raised above should be addressed in the TAPA to be provided for the projects in the IMPNF. BTD looks forward to working collaboratively with Fisher College and the community in review of these projects and to address any outstanding concerns in the permitting process.

Sincerely,



Rachel Szakmary
Transportation Planner
Boston Transportation Department
Policy and Planning Division

Cc: Vinet Gupta, Director of Policy and Planning
John DeBenedictis, Director of Engineering

BRA MEMORANDUM

TO: Katelyn Sullivan, Project Manager
FROM: David Grissino AIA, Senior Architect/Urban Designer
DATE: August 5, 2013
SUBJECT: **Fisher College**
2013 Institutional Master Plan Notification Form

URBAN DESIGN SCOPING DETERMINATION COMMENTS

Background

On June 4, 2013, Fisher College (Fisher) filed its Institutional Master Plan Notification Form (IMP NF). The IMP NF described a series of strategic shifts in enrollment, degree program, and residence life goals which will guide the campus for the next 10 years. The IMP NF outlined seven Proposed IMP Projects. Those projects are the interior renovation and modifications to 102-118 Beacon Street, conversion of 115 Beacon Street to Dormitory use, conversion of 139 Beacon Street to Dormitory use, conversion of 141 Beacon Street to Dormitory use, a 2,500 square foot addition to the rear of 118 Beacon Street, a 2,500 square foot terrace on a portion of the existing roof at the rear of 112-114 Beacon Street, and the conversion of 10/11 Arlington Street to Institutional use.

Although Fisher is not undertaking any major new construction or significant exterior modification of existing buildings, the IMP will need to address a number of urban design issues that arise from the proposed consolidation of the institution's facilities and the anticipated growth defined in its Strategic Plan. These scoping comments will focus on several major areas for which additional analysis and discussion will be required, including pedestrian and vehicular circulation, student housing, institutional identity and the public realm, and historic resources. Comments are also provided regarding the two exterior construction projects located along Back Street.

These comments are in direct response to the IMP NF filing which is referenced above. As the review process moves forward, any significant change to the projects or their locations, as described, must be reviewed by BRA Urban Design staff in order to modify, add, or eliminate any specific requests for additional materials.

Institutional Master Plan comments

Pedestrian and vehicular circulation

Many of the Proposed IMP Projects address the need to expand the inventory of on-campus student housing in order to maintain the current ratio of beds to students while increasing overall enrollment. The relocation of beds currently located at 19 Stuart Street, conversion of Fisher-owned rental properties into student housing, and the reconfiguration of existing dormitories will gradually increase the number of students residing on Beacon Street.

Historically, the majority of Fisher students lived, attended classes, and socialized within the cluster of interconnected buildings at 102-118 Beacon Street. The internal "Mall" which links together 104-116 Beacon Street allows many students to leave their bedroom, go to the cafeteria, access a range of student services, and attend classes without ever stepping outside onto Beacon Street. With the increased number of students now occupying both sides of Beacon Street and the addition of new uses along Arlington Street, the pedestrian circulation patterns will be affected as the students on the south side of Beacon Street move to access the amenities in the Mall or the services at 10/11 Arlington Street.

The IMP should provide a series of detailed site plans which define the major pedestrian routes between various existing and potential future Fisher facilities and the major activity centers and key destinations for students, faculty, and visitors. The IMP should describe these routes in terms of the current and anticipated pedestrian volumes and the times of day in which these volumes may be at their highest and lowest. Particular attention should be given to highlighting those places where increased volumes of pedestrians may impact vehicular circulation or pedestrian safety, such as the intersection at Beacon Street and David G. Mugar Way.

The reuse and repurposing of these buildings may also require modifications to the logistics of deliveries and building servicing. Detailed site plans should be submitted which describe the current and potential future locations and configurations of loading and other service functions, particularly those places which may have impacts on the broader traffic circulation in the area.

Student Housing Plan

As discussion continues regarding the conversion of properties along Beacon Street, additional information should be submitted regarding the overall residence life goals of the institution. As additional beds are added to the campus inventory, they will most likely be disconnected from the "Mall" referenced above and increase pedestrian circulation between student life amenities and housing sites. Information should be provided which outlines the types of social spaces which may be integrated into future housing, the anticipated demographic which will most likely be placed in future residence halls, and the criteria by which new sites for housing will be evaluated (i.e. distance from core campus, nearby amenities, access to transit, adjacencies, etc). A breakdown, by zip code, of all Fisher students housed either in college-owned or privately-owned properties should be submitted to understand the current distribution and clustering of students in the area.

Institutional Identity and the Public Realm

As Fisher considers gradually increasing the numbers of students living and attending classes along Beacon Street, the approach to balancing institutional and neighborhood identity will need to be described in detail. Fisher should outline its vision for its physical identity and the methods by which it hopes to achieve that vision relative to the public realm, key public spaces, and activity centers.

An inventory of all existing signs, banners, flags, and other graphics should be provided

concurrent with the IMP as part of a comprehensive signage plan. This plan should be developed in coordination with the Back Bay Historic Commission.

Historic Resources and Preservation Plan

It is typical for institutions to provide more detailed information about the historic resources in the area surrounding the campus so that they may be given consideration while the impacts of campus growth and change are assessed. This is of particular importance given the existing and potential future location of Fisher facilities within the Back Bay Historic District. A site plan and supporting narrative should be provided which describes the historic resources within ½ mile of the proposed IMP project sites.

Fisher should also submit a preservation plan which outlines those measures that the institution is undertaking to provide responsible stewardship for the buildings which it now occupies or may occupy as an outcome of this IMP. This may include information about current and anticipated use, physical upgrades and improvements to the interior or exterior, or other factors.

Carriage House Addition

While the scale and exterior appearance of the Carriage House addition will be reviewed by the Back Bay Architectural Commission, additional information should be provided in the IMP which addresses the anticipated use and access to the proposed roof and terrace. From the limited material presented in the IMPNF, it is unclear how the new space relates to the interior functions in 118 Beacon Street, how the new terrace is accessed, or the actual dimensions of the roof and terrace area. Floor plans for the project should be submitted which clarify these issues.

A discussion should also be provided regarding the range of activities anticipated and times of day during which the terrace will be used. Because additional outdoor uses will have an impact on the surrounding residential area, a detailed cross section should be submitted which describes the visual sightlines between the users of the terrace and the surrounding properties. The depiction on Figure 5 of the IMPNF suggests that the existing sidewalls of the existing carriage area are tall enough to block views of people using the terrace and people on the building's interior. This should be verified in scaled architectural drawings.

Figure 5 in the IMPNF also suggests that the roof level is landscaped. A roof plan should be provided which describes the extent of this planted area, the location and type of mechanical equipment (if any), and the means by which the roof will be accessed for maintenance (there is currently no doorway from the second floor of the existing building). The BRA's understanding is that the roof space is not permitted to be occupied and that the terrace at the first floor level is the only outdoor area proposed as part of this project.

The College Terrace

Similar to the issues raised for the Carriage House, additional information should be provided for the College Terrace with respect to the access to the terrace from the building interior, adjacent uses, sightlines, and anticipated hours of use. A floor plan should be provided which shows the interior layout of the building and the dimensions of the proposed terrace.

BOSTON

Thomas M. Menino, Mayor

August 2, 2013

Mr. Brian Golden
Boston Redevelopment Authority
City Hall, Ninth Floor
Boston, MA 02201

RE: Fisher College IMPNF

Dear Mr. Golden;

The Boston Parks and Recreation Department is responding herewith to the Article 80 Notice of Project Change for the project at 1480 Tremont Street in Mission Hill.

City Ordinance Section 7-4.11 requires the approval of the Boston Parks Commission for all buildings or structures constructed or altered within 100' of a park or parkway.

Proposed Projects 5 and 6, the Carriage House Addition and the new College Terrace, are within 100' of Storrow Drive and will therefore require approval of the Commission.

Proposed Project 7 at 10/11 Arlington Street is within 100' of the Public Garden. The IMPNF states that the proposed use is not anticipated to require construction. Any exterior work that might become necessary would be subject to Commission review.

The proponent is encouraged to contact this Department early in the review process, so that any concerns can be incorporated into the plans as the design is being developed.

If you have questions, please contact me at 617-961-3074, or carrie.marsh@cityofboston.gov.

Sincerely,

Carrie Marsh
Executive Secretary, Boston Parks Commission

CC: Antonia M. Pollak, Commissioner, Boston Parks and Recreation Department
Liza Meyer, Chief Landscape Architect, Boston Parks and Recreation Department
Katelyn Sullivan, Boston Redevelopment Authority



Boston Parks and Recreation Department

Antonia M. Pollak, Commissioner

1010 Massachusetts Avenue, Boston MA 02118/ 617.635.4505

II-5

Sullivan, Katelyn

From: Ghirin, Aldo - Parks Dept.
Sent: Tuesday, June 25, 2013 11:59 AM
To: Golden, Brian
Cc: Marsh, Carrie - Parks Dept; Meyer, Liza - Parks Dept; Sullivan, Katelyn
Subject: Fisher College IMPNF Comments

Mr. Golden:

I am writing on behalf of the City of Boston Parks and Recreation Department. Thank you for the opportunity to review the Fisher College Institutional Master Plan Notification Form. Our comments are as follows:

Several properties that form the Fisher College campus holdings are within 100 feet of either the Public Garden, a public park, or Storrow Drive, a parkway. A few of these properties were mentioned as Proposed Institutional Projects in the IMPNF.

Proposed Institutional Project 7 at 10/11 Arlington Street is within 100 feet of the Public Garden. The IMPNF states that all work, if any is required, is to be carried out in the interior. Therefore, the Parks and Recreation Commission will not review this project, as it is currently stated, for approval under City of Boston Code of Ordinances Chapter 7, Section 7.4-11 ("No building or structure shall hereafter be erected or altered within a distance of one hundred (100') feet from park or parkway in the City of Boston, without permission in writing having first been obtained from the Parks and Recreation Commission ...").

Several of the college properties on the north side of Beacon Street were mentioned as Proposed Institutional Projects. These properties back onto Back Street. The north side of Back Street is where the Storrow Drive parkway is located. Therefore these college properties fronting on Beacon Street are within 100 feet of Storrow Drive. Proposed Institutional Projects 5 and 6, the Carriage House Addition and the new College Terrace, will require that the Parks and Recreation Commission review these projects, as they are currently stated, for approval under City of Boston Code of Ordinances Chapter 7, Section 7.4-11.

For further information about the Parks and Recreation Commission review process, please contact Ms. Carrie Marsh, Executive Secretary of the Commission, at Carrie.Marsh@cityofboston.gov or 617-961-3074.

If you have questions about these comments, please feel free to contact me as shown below.

Aldo Ghirin

Senior Planner
Boston Parks & Recreation Department
1010 Massachusetts Avenue, 3rd Floor
Boston, MA 02118
Phone 617-961-3033
Fax 617-635-3256
aldo.ghirin@cityofboston.gov

Help us make your parks and open spaces better! Follow the link to complete the Boston Open Space Plan Questionnaire: <http://www.cityofboston.gov/parks/about/questionnaire.asp>



**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

June 28, 2013

Ms. Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Fisher College
Institutional Master Plan Notification Form

Dear Ms. Sullivan:

The Boston Water and Sewer Commission (Commission) has reviewed the Institutional Master Plan Notification Form (IMPNF) for Fisher College (FC) covering 2013 to 2023. This letter provides the Commission's comments on the IMPNF.

The Fisher College Institutional Master Plan proposes to complete seven projects over the next ten years. These projects are intended to renovation and expand existing institutional facilities. Facility expansion includes increasing the inventory of dormitory by 122 new beds, the construction of a 2,500 square foot library and offices, construction of a roof top outdoor terrace and conversion of a recently purchased building to office space.

The IMPNF proposes the following projects:

- Project 1; renovate the interior of 102 to 118 Beacon Street and 131-133 Beacon Street. The proposed renovations will add 48 dormitory beds and new bathrooms in the existing building. Offices presently located in 116 Beacon Street will be moved to Fisher property location on Arlington Street.
- Project 2; convert 115 Beacon Street from rental apartment to a 43 bed dormitory.
- Project 3; convert 139 Beacon Street from rental apartment to a 43 bed dormitory.
- Project 4; convert 141 Beacon Street from rental apartment to a 43 bed dormitory.
- Project 5; construct a 2,500 square foot addition in the rear parking lot of 118 Beacon Street. The addition will house a library and office space.



- Project 6; construct a 2,500 square foot roof top terrace on the one-story roof at the rear of 104-114 Beacon Street. The terrace will be utilized as outdoor social space.
- Project 7; convert leased office space at 10/11 Arlington Street to Fisher College office space. Fisher College will take occupancy of available space as needed. No major changes to the interior of the building are expected.

The Commission sustains water, sewer and storm drains in the Streets that border the proposed projects. In Beacon Street, the Commission owns a 57" x 66" combined sewer, it is known as the West Side Interceptor. New building connections to the West Side Interceptor are not allowed. There are three water mains in Beacon Street, a 40" transmission main and a 12" and 8" distribution mains. In Back Street, the Commission maintains a 12" sanitary sewer, 18" storm drain. The Massachusetts Water Resources Authority also, has a 96" combined sewer, known as the Boston Marginal Conduit, in Back Street. Commission Facilities in Arlington Street include a 12" storm drain and a 16" water main. The Commission does not have a sewer or combined sewer in this section of Arlington Street. Public Alley No. 421 and 422 has a 18" combined sewer, typically this combined sewer would serve the adjacent building on Arlington Street and the building that front on Beacon Street, Marlborough Street and Commonwealth Avenue. There is also, a 12" water main in David G. Mugar Way, an 8" water main in Marlborough Street and a 40"x 60" combined sewer in Berkeley Street.

The Commission's general comments on the proposed IMPNF projects are as follows:

General

1. FC must submit General Service Applications and site plans to the Commission for new or relocated water mains, sewers and storm drains. Any new water, sewer, or storm drains connections must be approved by the Commission and be designed and constructed at FC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, FC, must submit a site plan to the Commission's Engineering Customer Service Department for review and approval when the design of any new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plans should include the locations of any new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.
2. The design of any projects should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes green spaces, such as trees, shrubs, grasses and other landscape



plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>

3. The Department of Environmental Protection, in cooperation with the Massachusetts Water Resources Authority and its member communities, are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow (I/I)) in the system. In this regard, DEP has been routinely requiring proponents proposing to add significant new wastewater flow to assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, DEP is typically using a minimum 4:1 ratio for I/I removal to new wastewater flow added. The Commission supports the DEP/MWRA policy, and will require FC to develop a consistent inflow reduction plan.
4. For any proposed masonry repair and cleaning, FC will be required to obtain from the Boston Air Pollution Control Commission, a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit, FC will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. FC is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.
5. FC should be aware that the US Environmental Protection Agency issued a Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If the project involves any subsurface work and groundwater contaminated with petroleum products, for example, is encountered, FC will be required to apply for a RGP to cover these discharges.
6. Many of the project sites are located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge.
7. It is FC's responsibility to evaluate the capacity of the water, sewer and Storm drain system serving the project site to determine if the systems are adequate to meet future demands. With the site plan, FC must include a detailed capacity analysis for water, sewer



and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water sewer and storm drainage systems.

Water

1. FC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. FC should also provide the methodology used to estimate water demand for the proposed project.
2. FC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, FC should consider outdoor landscaping which requires minimal use of water to maintain. If FC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. FC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. FC should contact the Commission's Operations Division for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, FC should contact the Commission's Meter Department.

Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. FC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. FC must fully investigate methods for retaining stormwater on-site before the Commission



will consider a request to discharge stormwater to the Commission's system. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

In conjunction with the Site Plan and the General Service Application the FC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identifies best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - Includes a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
 - Provides a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. FC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
 3. The Commission encourages FC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
 4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. FC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, FC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
 5. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided.



6. The Commission requests that FC install a permanent casting stating "Don't Dump: Drains to Charles River" next to any catch basin created or modified as part of this project. FC should contact the Commission's Operations Division for information regarding the purchase of the castings.
7. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer use Regulations. FC is advised to consult with the Commission's Operations Department with regards to grease traps.
8. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.

Thank you for the opportunity to comment on this IMPNF.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/RJA

cc: Thomas McGovern, FC
Catherine Donaher, CD+a
P. Larocque, BWSC

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439 voice – 617.266.8750 fax
www.bostongroundwater.org

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Executive Director

Elliott Laffer

July 1, 2013

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Fisher College

Dear Ms. Sullivan:

Thank you for the opportunity to comment on the Institutional Master Plan Notification Form for Fisher College. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore, my comments are limited to groundwater related issues.

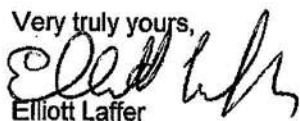
As noted in the IMPNF, Fisher College is located in the Groundwater Conservation Overlay District established in Article 32 of the Boston Zoning Code. Many of the College's properties are located on the north side of Beacon Street between Arlington and Berkeley Streets. This is a particularly sensitive area in which there have been historic problems with low groundwater levels. In fact, a Boston Globe article from 1911 reported on the necessity to make piling repairs to the structure at 118 Beacon Street, now the headquarters of the College, because of unexpectedly low groundwater levels. In recent years, the Department of Conservation and Recreation and the Boston Water and Sewer Commission have made major efforts to recharge water in the area, leading to substantial increases in groundwater levels. It is critical that nothing be done to jeopardize those gains.

The proponent has committed in the IMPNF to meeting the recharge requirements of the GCOD and to receiving a written determination from BWSC that the standard is met. That would satisfy one of the GCOD criteria. The other is to provide a certification, stamped by a professional engineer registered in Massachusetts, demonstrating that the project will have no negative impact on groundwater levels on site or on adjoining lots. One of the IMPNF projects, the carriage house addition to 118 Beacon Street, is described as including a basement; this could extend space to elevations where there could be an impact on groundwater levels. Because this is planned as an Institutional Master Plan and because the project is small enough that it will not trigger Article 80 review, there will be no further zoning review by the Board of Appeals prior to construction. Therefore, for both reasons, it is critical that the potential impact of this project be resolved before zoning review and approval is complete.

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I look forward to working with the proponent and the Authority to assure that any projects constructed under the IMP can have only positive impacts on area groundwater levels.

Very truly yours,

A handwritten signature in black ink, appearing to read "Elliott Laffer", written over the typed name.

Elliott Laffer
Executive Director

Cc: Kathleen Pedersen, BRA
Maura Zlody, BED



THOMAS M. MENINO
Mayor

CITY OF BOSTON
VETERANS' SERVICES DEPARTMENT
43 Hawkins Street
Boston, Massachusetts 02114



FRANCISCO A. UREÑA
Commissioner

July 24, 2013

To Whom It May Concern:

As Commissioner of Boston's Veterans' Services Department, I write in support at this time of the Fisher College Institutional Master Plan submitted to the Boston Redevelopment Authority.

Our offices are located in Government Center, which makes us virtual neighbors. We are pleased to note the college is very veteran friendly in the execution of its services, especially in its admission policy.

Fisher College discourages students from bringing personally owned vehicles in to the campus area and urges faculty and staff to utilize the Boston Common Garage in an effort to dissipate the parking situation.

Resident students add to the diversity of Boston, for which the City is so well known. As the old adage says of learning, "by your pupils you'll be taught," students are aware of the historic nature of Back Bay/ Beacon Hill and are proud to be a part of it. As part of the neighborhood Fisher College regularly contributes its facilities for use by local community groups.

The College has been a part of the historic area for almost 75 years and owns the properties on which the school is based.

Sincerely,

Francisco A. Ureña, Commissioner

FAU/sms

Telephone: (617) 635-3026 • Fax: (617) 635-3957

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ASSESSING DEPARTMENT

Boston City Hall, Room 301, Boston, MA 02201

TO: Katelyn Sullivan, Project Manager, Boston Redevelopment Authority
FROM: Matthew K. Englander, Director of Tax Policy & Communications
CC: John Binieris, Tax Policy Unit
DATE: July 29, 2013
RE: Fisher College IMPNF Scoping Session Comments

Last month, the Boston Redevelopment Authority hosted a scoping session to discuss Fisher College's ("Fisher") IMPNF. Most notably, Fisher's plans included the conversion of a recently acquired building at 10/11 Arlington Street to institution/charitable use as well as the conversion and reconfiguration of a number of Fisher-owned residential rental properties to accommodate students. These plans have significant real estate tax implications since Fisher does expect to pursue tax exemptions on those reconfigured and converted properties that are to be used for institutional purposes.

Payment in Lieu of Tax (PILOT) contribution amounts are determined based on the amount of tax-exempt property owned by each nonprofit institution. If Fisher follows through with their intention to seek a tax exemption for the Arlington Street property (currently exempt as occupied and used by a nonprofit tenant) and Beacon Street properties, then their annual PILOT amount will increase. Yet Fisher's lack of engagement in making an annual PILOT contribution poses immediate and pressing concerns.

Concerns:

When a PILOT contributor removes previously taxable properties from the tax rolls, the resulting increase in total tax-exempt property value causes an increase in the PILOT amount. Accordingly, if Fisher College removes the aforementioned properties from the tax rolls then it will cause their PILOT amount to increase. The Assessing Department has 2 primary concerns if this were to happen:

1. The increase in Fisher's PILOT amount will be a fraction of what the City would receive were the properties to remain on the tax rolls; and
2. To date, Fisher has not shown any willingness to participate in the PILOT program.

In Fiscal Year 2013, Fisher College was asked to make a PILOT contribution of \$43,176 in cash with an equivalent amount in qualifying community benefits. The school declined to participate, just as they did in Fiscal Year 2012 (the first year under the program's new guidelines). As such, it goes without saying that the Assessing Department is highly concerned about a

Ronald W. Rakow, Commissioner

Thomas M. Menino, Mayor

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measure that would remove tax dollars from the tax rolls yet fail to be reconciled with a PILOT contribution.

Next Steps:

The City has reached out to Steven Rich at Fisher College to setup a meeting to discuss Fisher College's participation in the PILOT program. If Fisher is unwilling to make a contribution to the PILOT program then we would like to see the school leave the properties on the tax rolls after they've been converted and/or reconfigured for school use.

BRA MEMORANDUM

TO: Katelyn Sullivan

FROM: Katie Pedersen

DATE: August 2, 2013

RE: Fisher College
Boston, Massachusetts
Comments on the Institutional Master Plan Notification Form

I have reviewed the Institutional Master Plan Notification Form for Institutional Master Plan (IMPNF) dated June 4, 2013 and submit the following comments for the Environmental Protection Component. Fisher College (the "Proponent") submitted an Institutional Master Plan Notification Form for the Institutional Master Plan (IMPNF), which identifies its campus planning initiatives through the decade 2013 to 2023. The Proponent is proposing the conversion, to institutional use, of a recently purchased building located at 10/11 Arlington Street. This addition will increase the Proponent's dormitory bed inventory by 122 net new beds, done through small re-purposing projects as well as the conversion of rental properties to dormitory use. The Proponent also plans to add two small additions to the rear of 118 and 112-114 Beacon Street to be used for academic and student services space, library, and an outdoor terrace (the "Proposed Project").

Wind

As described in the IMPNF, the Proposed Project design includes an interior conversion as well as two small additions to the rear of 118 and 112-144 Beacon Street. Due to the fact that the Proposed Project is of similar scale to the buildings in the surrounding area, wind impacts at the pedestrian level are not expected to be impacted by the Proposed Project. As a result, the Proponent shall not be required to conduct a wind analysis at this time.

Shadow

The Proposed Project design does not add significant height to the existing structure and thus is not anticipated to adversely affect shadow conditions along any public area adjacent to the Proposed Project site. Accordingly, the Proponent shall not be required to conduct a shadow analysis.

Daylight

Please see Urban Design's comments.

11 8 11

Groundwater

Many of the Proponent's properties are located on the north side of Beacon Street between Arlington and Berkeley Streets; this is a particularly sensitive area, in which there have been significant problems with low groundwater levels.

The Proponent has stated in the IMPNF that the recharge requirements of the Boston Groundwater Overlay Conversation District (GCOD) will be met. In addition, the Proponent has stated that a written determination from the Boston Water and Sewer Commission (BWSC) certifying that the standard is met will be obtained. The Proponent will be required to provide a certification, stamped by a professional engineer registered in Massachusetts, demonstrating that the Proposed Project will have no negative impact on groundwater levels on the Proposed Project site or on adjoining lots. One of the IMPNF projects, as described in the IMPNF, "the carriage house addition" to 118 Beacon Street, is described as including a basement; this could extend space to elevations where there could be an impact on groundwater levels. Accordingly, the Proponent shall be required to take this into consideration both during the design as well as the construction phase of the Propose Project.

Sustainability/ Article 37

The City of Boston expects a high level of dedication to principles of sustainable development from all developers and institutions. Fisher College's campus improvements and growth present exciting opportunities for innovation and distinction not simply in individual buildings, but across the campus as a whole.

Fisher College will be expected to work with the Boston Redevelopment Authority (BRA), the City of Boston Environment Department, and other entities as established by the BRA to set and attain ambitious environmental sustainability goals in both the 2012 Institutional Master Plan proposed projects as well as the previously approved projects that have yet to be constructed and/or completed.

Please also see the Interagency Green Building Committee comment letter.

Sullivan, Katelyn

From: Maureen E. Rooney [mrooney@capitalassocinc.com]
Sent: Monday, June 17, 2013 8:54 AM
To: Sullivan, Katelyn
Cc: 'Steve Rich'
Subject: Fisher College

Ms. Sullivan,

I live around the corner from Fisher College on Berkeley Street, so while not in immediate proximity I am certainly in the neighborhood

Having lived on Newbury Street for years, I bring a different perspective to the Fisher College expansion debate.

My Newbury St. unit in a residential building had a bay window from which I saw an urban snapshot that evolved tremendously over the years. It changed from a rather elegant street with galleries, independent shops and restaurants to a more mainstream thoroughfare with the restaurants and stores one would see in a suburban mall.

With the change came an increase in the number of bars on Boylston St. With the increase in the Boylston St. bars came droves of bar patrons. It was a year-round magnet, not just September through May. It was very evident that many if not most of the people came in from the suburbs and other parts of the city. This was apparent through parking patterns, the occasional police reports and the visual obviousness that so many were in their late twenties and early thirties....descending on Back Bay to party.

Newbury St. was/is very much an adjunct of the Boylston St. bar scene because it has so many parking meters [as opposed to residential spaces] as do the perpendicular streets and some spots on other Back Bay streets, Beacon Street included. Believe me, the bar crowd knows where the metered spaces are! There were other residual effects on Newbury St., especially upper Newbury St. with its tempting doorways and vest-pocket yards...

My opinion is that students in Back Bay while not completely innocent are bit players in a much larger panorama. The institutions do a relatively good job at reminding them of their surroundings. There will always be missteps but the colleges act quickly [as do the police] when they're informed.

We've tried for years to get the restaurant and bar patrons to respect and enjoy Back Bay. It's not a playground for bored suburbanites (and a smattering of rowdy students). It is a delightful city neighborhood!

Best Regards,
Maureen Rooney

Maureen E. Rooney
Capital Associates, Inc.
44 School Street # 250
Boston, MA 02108

Ph: 617-367-3113
Fx: 617-367-3773
Cell: 617-780-9188

Larry M. Post
142 Marlborough Street
Boston, MA 02116
June 14, 2013

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
9th Floor, Boston City Hall
Boston, MA 02201

Dear Katelyn:

I own and live at 142 Marlborough Street. I also own 46 Gloucester Street. I am writing in support of the proposed Fisher College expansion. I have always found what makes Boston a great city to live and work in is its diversity. I feel college students not only add to the diversity, but also provide a youthful perspective that helps make Back Bay such an open and diverse community.

I welcome the college student to our neighborhood. My fear is if we do not let Fisher expand, they will leave and we will lose part of the youth that helps make Back Bay such a wonderful neighborhood to live in.

Thank you



Larry Post
142 Marlborough Street
Boston, MA 02116

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July 17, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

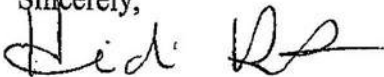
Dear Ms. Sullivan;

I am writing to support the Fisher College Institutional Master Plan. I strongly believe that Fisher College is an outstanding example of how a small urban college can not only enhance the lives of the students for which it serves, but also the surrounding Back Bay neighborhood and the city of Boston. For more than 100 years, Fisher College has been committed to contributing to the quality of life for all residents of the Back Bay community. Beyond being exemplary stewards of its historic buildings, Fisher has provided access to its facilities regularly to local community groups. Ever mindful of those in need, Fisher students have enhanced the lives of those who live and work in the Back Bay and Beacon Hill neighborhoods by providing volunteer service at soup kitchens, homeless shelters, and working with the Esplanade Association to assist with clean-up campaigns.

Fisher students contribute greatly to the vitality of the City both directly through their service activities, and indirectly through the contributions they make to the local economy through their consumer activities. They have been respectful of the open spaces adjacent to the College—and will continue to enhance the lives of those who live, work and play in the Back Bay neighborhood.

One of the greatest attributes that Boston has is the vitality and diversity of its residents and its architecture. For many years now Fisher College has contributed to making Boston a great city through the diversity and energy of its student population as well as through the maintenance and care for the historic brownstones in which it makes its institutional home. I am hopeful that the Boston Redevelopment Authority will acknowledge the contributions Fisher continues to make to the community—and approve this much needed Master Plan.

Sincerely,



Heidi A. Hendershott, Ph.D.
heidiah@gmail.com

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Sullivan, Katelyn

From: j.komarnicki@comcast.net
Sent: Wednesday, July 17, 2013 4:13 PM
To: Sullivan, Katelyn
Subject: Fisher College Institutional Master Plan - Letter of Support

July 17, 2013

Katelyn Sullivan

Boston Redevelopment Authority

One City Hall Square

9th Floor

Boston, MA 02201

To Whom it May Concern,

As a 12 year employee of Fisher College, I am writing to express my deepest respect and admiration for the institution and its leadership. Prior to joining Fisher College, I was an executive with a Fortune 500 hospitality company, with many years of management experience. From this experience, I can validate that Fisher College is managed with the highest ethical and professional standards.

It has given me great pride and pleasure to be part of such an honorable institution. The college mission is admirable and provides the guiding principle in all decision making. Decisions are made with sound reasoning and consideration of all stakeholders, including our community. Fisher College honors this community through the impeccable maintenance of our buildings and the beautiful landscaping.

The institutional master plan represents moderate and reasonable changes within buildings that the institution currently owns. These changes will allow the college to provide the level of support and services required in today's academic environment without greatly changing or impacting our neighborhood.

When I began working on Beacon Street, the block had both Fisher College and Emerson College buildings. As Emerson left and luxury residences were built, we welcomed these new residents to our neighborhood. I am unable to find the words or the logic to explain how our "new" neighbors along with other

residents of the area can suggest that Fisher College does not belong here. After all, this has in fact been our neighborhood for 75 years.

Fisher College is a socially responsible member of the Back Bay community and the city of Boston overall. We provide a college preparation program for Boston high school students, participate in community activities, and support the local economy. This wonderful location allows students easy access to cultural and historical venues and events. Our fashion students are deeply engrained in the Newbury Street community as employees, interns and consumers. The same can be said of our hospitality students and the local hotel and restaurant industries.

Our students come from many different economic backgrounds yet share the common bond of self-improvement. I am humbled to go to work every day and witness the intellectual and social transformation of these students. It is commonly understood that educated citizens are fundamental to the economic and social development of a society. Fisher College truly changes lives through our good work. As the lives of our graduates are forever changed, they facilitate positive change within a family, a community and society overall.

Fisher College is a worthy and honorable resident of the Back Bay. I am convinced that President McGovern will guide the College through the respectful implementation of the institutional master plan and work with our neighbors to address their needs while fulfilling our valuable mission and purpose.

Sincerely,

Janet Kuser Komarnicki

Sullivan, Katelyn

From: Meridith Spencer [meras28@me.com]
Sent: Friday, July 19, 2013 4:05 PM
To: Sullivan, Katelyn
Subject: Letter of Support - Fisher College Institutional Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Sullivan,

I am currently the Program Director of the Criminal Justice Program at the College and the Senior Researcher with the Center for Leadership in Public Service at Fisher College and have been in this role for two years. Prior to this, I was an adjunct professor with the College for eleven years. I have been teaching in higher education for the past 13 years and began at Fisher College. I have taught at a variety of other institutions (Quincy College, Middlesex Community College, Northeastern University and Bridgewater State University) and have found that no other institution offers their students what Fisher College offers theirs. The students at Fisher College have many unique opportunities. To begin with, the small size of the college allows students to get to know their professors well. I enjoy the close relationships I have formed with my students and appreciate speaking with them not only about their academic careers but also their personal lives. Students keep in touch over the summer break and after they graduate. They often rave about their relationships with their professors and on more than one occasion, I have heard from parents who were overjoyed with all the College has to offer their children. These relationships help bond students to the College and the city, where we hope many of them will begin their professional lives. More importantly, the students get to learn and live in not only the best city in the country, but also one of the most vibrant neighborhoods in the city. Our students have traveled to D.C., London and Paris where they have been ambassadors not only for our nation but also our great city.

During my time at Fisher College, I have witnessed the College grow into a thriving baccalaureate college. Located in the Back Bay for nearly 75 years, the College had been graduating thousands of students into the professional world. The College's location on Beacon Street is of vital importance to the College community, improving student camaraderie and ultimately academic performance. Our students contribute to the vitality of the city, regularly participating in community service projects. They also live, work and play in the community, thereby contributing to the local economy and respect the open spaces adjacent to the College and cherish their proximity to the city's varied recreational resources.

The College's Institutional Master Plan is necessary in order for Fisher to continue to provide top quality education to its students. The Plan adds much-needed academic, recreational and outdoor spaces for student use and does not propose to add any additional buildings in residential Back Bay at the time. The College continues to be a good neighbor, contributing the use of its facilities to local community groups on a regular basis. Our students engage in community service projects, including painting the benches along the esplanade, and intern in the community where they make a real difference.

In conclusion, I would like to express my support for the Fisher College Institutional Master Plan. The College contributes immensely to this great city and acceptance of the Plan will allow the College to continue to do so.

Sincerely,

Meridith
Doctoral Student
Criminology & Justice Studies, UMass Lowell
meras28@me.com



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July 22, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan:

I am writing in support of Fisher College's Institutional Master Plan. I work professionally with a number of colleges and universities in the Commonwealth and as such I am acutely aware that the market for post secondary education is becoming increasingly competitive. Due to the combination of a weak economic recovery since the recession that began in 2008 and changing demographics, competition for students is becoming fierce. While Fisher's Back Bay location is a tremendous asset to the College, it is also a liability in terms of the cost of acquiring, constructing and maintaining physical plant facilities, student access to outdoor space and availability of parking.

Fisher is an important part of the Back Bay community and has been so for more than 75 years, through good times and bad. Its students bring vitality and economic activity to the neighborhood. The College also maintains a number of historic structures, helping to maintain the character of the Back Bay.

Boston is the premier city in the United States in which to attend college. The continued success of Fisher College and the many other colleges and universities in the City is essential to maintaining the vibrancy of the City as a whole. I urge the Boston Redevelopment Authority to work with Fisher in maintaining a competitive campus.

Regards,

Aubrey Theall
Vice President
TD Bank

III 17

July 23, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan:

I am writing in support of Fisher College's Institutional Master Plan now under review by your office. As a firm located next door to Suffolk University and just several blocks from the Fisher College campus, we value and support the contributions that institutions of higher learning make to the economic, social and cultural vibrancy of the city. We believe that Fisher's IMP is a strong and reasonable plan that will help Fisher maintain its important place within the constellation of world-renown academia in Boston.

Having been in the Back Bay for 75 years, Fisher College is a good neighbor, a good institutional citizen, and most importantly, a provider of important educational opportunities that help people realize their dreams in life. Furthermore, the IMP focuses on buildings that the college already owns and will not detract from the quality of life in the neighborhood.

We offer our support for the Fisher IMP and encourage the Boston Redevelopment Authority to look favorably upon it.

Very truly yours,



Robert N. Cohen
Founding Partner
Cohen Partners

RNC/mic

III 18

Sullivan, Katelyn

From: Joseph Stefaniak [jstefaniak@scansoftware.com]
Sent: Thursday, July 25, 2013 11:25 AM
To: Sullivan, Katelyn
Subject: Fisher College Institutional Master Plan

Dear Katelyn,

I am writing to you to express our support for the Fisher College Institutional Master Plan under consideration. Our company provides Fisher College with their student and management information systems. We have been a partner with Fisher for 10 years. You may know that Fisher is a good neighbor in the Back Bay and involved in many beneficial civic activities, many of which my family has enjoyed over the years as local residents.

Please also know that Fisher College has served as a host for our company's annual user conference for the past several years. This conference brings education executives from all over the country to the Back Bay and exposes them to this unique part of the state.

We strongly support Fisher's plan to improve the infrastructure of the college so that they can attract and educate students in a welcoming environment and continue to be a strong contributor to the Boston community.

Sincerely,
Joseph Stefaniak
President

SCAN Business Systems, Inc.





7/26/13

Dear Katelyn Sullivan,

I am writing in support of Fisher College and their Institutional Master Plan to improve the quality of life for their students.

I have been training and mentoring Fisher College students as interns at the Inn @ St. Botolph for the last 4 years. In that time I have grown close to the school and have had the opportunity to hear first hand from the students that they wish there was more to do on campus, as well as their strong desire to have parking options.

In working with Fisher on our internship program I have had the pleasure of working with students from Turkey, Russia, Croatia, Kenya, Chile, Argentina and Germany in addition to the students from Massachusetts. I feel the dorm life at Fisher College mirrors Boston's populace as a whole in that it is a true melting pot of culture and tradition, which should be embraced and supported.

I look forward to working with Fisher College and their students for years to come. I strongly support their IMP and can't wait to see what they do with the student housing improvements, as well as the outdoor spaces in the rear of Beacon Street. I hope that you will give great consideration to approving their improvement plan.

Best Regards,

Thomas DeSisto

Hotel Manager

617-236-8099 (p)

617-236-8088 (f)

tom@innatstbotolph.com

www.innatstbotolph.com

Inn @ St Botolph

99 St Botolph Street, Boston MA 02116

617-236-8099 www.innatstbotolph.com info@innatstbotolph.com

HT 26

Sullivan, Katelyn

From: Jennifer Weiner [jweiner@Fisher.edu]
Sent: Friday, July 26, 2013 8:59 AM
To: Sullivan, Katelyn
Subject: Fisher College

Dear Ms. Sullivan,

Please accept this letter in support of Fisher College's Institutional Master Plan, which hopes to involve some expansion in the Back Bay area of Boston. As a faculty member at Fisher for 6 years, I have seen the College undergo an enormous amount of positive change for its students, and for the community. Fisher has embraced its small size and takes great pride in its historical location.

Working amongst such a dedicated staff, educating many first-generation college students, it is very fulfilling to see how the College is growing. While I can certainly understand how expansion can feel threatening to any neighborhood, especially the beautifully tranquil streets of the Back Bay, I ask you to consider the positive influence that Fisher College has had on the lives of so many, and help us to explore the expansion possibilities that are necessary to keep the institution thriving.

While the school is extremely proud of its current space, it is somewhat limiting for the students. I feel confident that more students would thrive with requested modifications within existing properties - all things that are important to the development of the college, without disrupting the neighborhood.

Fisher College has been a stable part of the back bay for almost 75 years and in that time I believe it has shown a great deal of respect for the buildings, the neighbors, and the community at large. I have every confidence that as Fisher grows, it will continue to change lives and promote positive change.

Please consider this Institutional Master Plan a vital part of change that will likely have a direct impact on future success of the College. I know that this small school is capable of great things and I hope to see it continue to use its buildings and outdoor space to its maximum capacity in an effort to continue moving forward.

Yours truly,

Jennifer Weiner

Jennifer L. Weiner, Ph.D.
Associate Professor
Program Director, Human Services
Fisher College
118 Beacon Street
Boston, MA 02116

617.670.4452
jweiner@fisher.edu

July 18, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

I am writing to show my support for the Fisher College Institutional Master Plan currently before the Boston Redevelopment Authority.

My affiliation with Fisher College is a source of great pride. I have been a member of the Fisher faculty since 1980. In 2007, I was promoted to an administrative position. During the thirty-three years I have been an employee at Fisher, I can honestly tell you I have never felt like an employee. Fisher is a unique institution where everyone is part of "the family".


In my faculty and administrative role, I have had the pleasure of teaching, advising, and mentoring hundreds of students. I can honestly say I have never met a "bad" Fisher student. The young men and women who come to our College are earnest in their desire to learn and explore a subject area that will one day become their profession and provide them an income. I feel blessed to have been part of their journey. Also, I have found the students to be respectful and appreciative of the beautiful and safe neighborhood in which their College resides.

One aspect of our students that everyone at Fisher is keenly aware of is that each student that comes to our College is someone's son or daughter. With that comes a level of responsibility all of us take very seriously. In addition to providing the best education possible, we are also obligated to provide students a proper living and social environment. The Institutional Master Plan submitted by Fisher College includes plans that need to be implemented immediately as well as long range and future endeavors. The College has wisely asked to use their own property to provide essential amenities and services students at any institution require. To my knowledge, Fisher has not made any outlandish or far reaching requests. A request to use their own property to house resident students, for example, seems most reasonable.

The students who attend Fisher College, live, eat, shop, and socialize in our city along with thousands of other students from the surrounding institutions in the Boston and Cambridge region. To deny Fisher the opportunity to remain competitive with peer institutions seems unnecessarily harsh.

I am hopeful, that upon careful review, the Boston Redevelopment Authority will be able to approve Fisher College's Institutional Master Plan.

Sincerely,


Nancy Pithis

Dean of International Academic Operations
And Curriculum Development
Fisher College
118 Beacon Street
Boston, MA 02116

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Sullivan, Katelyn

From: Kristen Sherman [ksherman01@Fisher.edu]
Sent: Monday, July 29, 2013 11:01 AM
To: Sullivan, Katelyn
Subject: Letter of Support - Fisher College IMP Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Sullivan,

Please accept this letter in support of Fisher College's plans for expansion. It is a sound plan that will serve both the school and neighbors well.

As the Director of Alumni Relations I am in touch hundreds of alumni from as early as the class of 1943 to current freshman. I consider myself honored to have first-hand accounts of where Fisher has been and where it is going through the stories of its students. I can speak confidently that the alumni body, over 13,000 strong, are very proud of the educational foundation Fisher College has provided them.

Having access to a sturdy education, being prepared for the working world, and having confidence are the just three of the timeless themes that I hear over and over again from Fisher students. They also tell me about their enduring friendships as well as close relationships between Fisher faculty and staff made the difference for them. I frequently hear how lucky they were to live in such a storied neighborhood, embracing the beauty and the history around them. The location along with our college community makes a lasting impact.

I have intently listened to the public discussion of Fisher's IMP. I am disappointed in some of the neighbors' unfair characterizations of the students who attend Fisher. In my opinion their comments demonstrate ignorance and intolerance about our school, its students, staff and faculty. Their comments are hurtful at best.

Simply put, I am proud to be a part of this small and tight-knit school and know that the strength of its alumni, students, faculty and staff will continue its trajectory of success well into the future.

Sincerely,

Kristen Sherman, Director of Alumni Relations
617-670-4419
ksherman01@fisher.edu

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July 29, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square – 9th Floor
Boston, MA 02201

Via email: katelyn.sullivan.bra@cityofboston.gov

I am writing to you in support of the Fisher College Institutional Master Plan that is currently before the BRA for consideration and, I hope, final approval. I have reviewed the IMP, and believe that the plan will provide an extraordinary benefit toward enabling Fisher College to meet the ever changing and important needs of its current and future student body.

I am an alumni of Fisher (AS-1966), and over the years have followed and participated in a variety of events and programs that all speak to Fisher's commitment to ongoing and lifetime learning, and striving for excellence, as well as being sensitive to the needs of the surrounding neighborhood as it involves the goals of the school and its students.

Since its beginning, the leadership of Fisher College has been committed to the welfare and success of the students. While I was a student, a multi-purpose student center, cafeteria and walkway were built. I clearly remember how this expansion enhanced my experience by providing safe and convenient access to the multiple classroom buildings (no more waking in rain or snow between classes!), and an area where students could gather with friends and other classmates.

I have been both surprised and proud of the continued growth, both in expansion of the curriculum and degree programs, to the number of students that they serve. In addition, a sports program has been established, which provides an incentive to prospective students who want to combine academics and athletics in their college experience.

I am proud to say that a large number of Fisher alumni are active and involved in the continued growth and excellence of their alma mater. I have attended a variety of reunions and area events where I have learned about and experienced the results of Fisher's long term planning, some of which has already come to fruition.

I have spoken with current students about their school, and quality of their education, and Fisher has been given high marks in both areas. Prior to the establishment of a 4-year degree, many alumni chose to continue their education to four year colleges and even master's degrees (and I am one of these alumni) having been inspired by Fisher to pursue a lifetime of learning.

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Throughout its growth in space and numbers of students, I believe the school and its administration have been thoughtful and somewhat conservative in its planning. They have respected the wonderful history of the neighborhood and its buildings. Unlike suburban institutions that may have substantial space to expand, Fisher is constrained by existing buildings in an historic district. They have no plans to raze buildings they own in order to construct newer facilities. Rather, the plan is to preserve the beautiful architecture while still providing needed dormitory and academic space. This plan, in the long run, may actually be more costly than tearing down and rebuilding.

Fisher's growth and expansion plan is outstanding, in that it provides much needed living, classroom and outdoor areas in the same footprint it now occupies. Any college or institute of higher learning must continue to grow and change so that the school will continue to be a vital component in providing trained graduates for the needs of business, the arts and sciences. I believe Fisher College has done that in the past, and will continue to plan for its future in a methodical and sound way.

Over its history of more than 100 years, Fisher College has demonstrated commitment to academic excellence. Its location makes the school attractive to those living either in the city or the surrounding towns, since mass transit provides a convenient commute to the school. The excitement of being in the City of Boston, with its medical, cultural, sporting and business opportunities, is a definitive attraction to students choosing a city college.

When I attended some 40 years ago, a "Fisher graduate" was known in the business world to mean a future employee who possessed the skills and knowledge to get the job done. The current student body expects no less, and the IMP demonstrates the desire of Fisher College to remain in the forefront of higher education.

I have welcomed this opportunity to add my voice to a plan and a school of which I am very proud. I look forward to hearing that the plan has been approved.

Very truly yours,

Norma Sanderson Bohannon ('66)
8 Edward Road
Seymour, CT 06483

July 29, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201

Dear Ms. Sullivan:

The BRA's stated mission is to "plan Boston's future while respecting its past . . . through new opportunities to guide physical, social and economic change in Boston's neighborhoods expressed through dedication, respect, diversity, integrity, professionalism, and education." Though the wording may differ, Fisher College has embodied these same characteristics for over 100 years (74 years as a good Back Bay neighbor and steward of these properties). Accordingly, as an alumna of Fisher College (Class of 1968) and member of the Fisher faculty for 28 years, I write in strong support for Fisher's proposed development plans [IMP currently under the BRA's consideration.].

From an educational point of view, Fisher's location enriches the student experience in myriad ways and offers a unique perspective that sets Fisher apart from its peer institutions. Living on Beacon Street, all of our students are immersed together in the education and culture of Boston so that we, as faculty, can take an integrative approach to classroom and real-world learning. The proposed improvements to the dormitories on Beacon Street and in College-owned properties will enhance the already vibrant camaraderie and academic life of Fisher students for years to come.

Though a whiteboard and coat of paint may have changed the use of these historic mansions, I am consistently impressed with the continued respect and loving care that our students and employees have shown over these decades to the College's beautiful properties. I feel confident that the Fisher Community is committed to act with that same responsibility and stewardship as we renovate and grow to meet the needs of the next generation of Fisher students.

Respectfully submitted,

Karen A. Myers
20 Thurlow Avenue
Revere, MA 02151
karencaseymyers@gmail.com

III
25

July 30, 2013

Ms. Katelyn Sullivan
c/o Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

I would like to add my voice in support of Fisher College's Institutional Master Plan (IMP). The College's IMP is critical to the successful growth not only of the College, but also for our nation's future leaders, workforce, and in the development of contributing and productive societal members.

The College has always prided itself on providing students with the best internal collegiate environment possible. Externally, the College proudly assists our local community by having students, staff, and faculty engage in voluntary communal activities.

I have the privilege and responsibility of helping young men and women make the transition from their academic careers to their professional careers. Many of my students reside and work locally thus respect and contribute to the quality of life within our community.

But just as the marketplace changes, so to must the College, in order to stay vibrant, relevant, and up-to-date in meeting student and employer demands. The IMP allows Fisher College to gracefully expand to meet these challenges with little to no impact on our wonderful neighbors and neighborhood.

Fisher College has been in Boston for over 100 years, nearly 75 years in the Back Bay, and has graduating thousands of young men and women, so we must keep our work moving forward and the IMP strategically keeps us on our mission.

Sincerely,



Professor Rich W. Metzger, CFP
Program Director - Hospitality and Tourism

Fisher College
108 Beacon Street
Boston, MA 02116
(617) 670-4453

III
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Sullivan, Katelyn

From: John Yonce [john.yonce@hiusa.org]
Sent: Tuesday, July 30, 2013 4:52 PM
To: Sullivan, Katelyn
Subject: Fisher IMP

Follow Up Flag: Follow up
Flag Status: Flagged

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

I am writing today in support of Fisher College's Institutional Master Plan.

In almost 30 years of operating the Boston Hostel -- first in the Back Bay, and since 2012 at our new location at 19 Stuart Street -- we have found Fisher College and its students to be excellent neighbors and citizens.

In the past year, Hostelling International has had the opportunity to partner more closely with Fisher College at our new location at 19 Stuart Street, and have found our previous impressions only confirmed. Fisher College and its students are an asset to Boston, and its IMP is a win-win for the College and for the City.

Thank you.

Sincerely,

John

John Yonce
Northeast Operations Director

Hostelling International-USA
19 Stuart St, Boston MA 02116

T: 617-556-5316
C: 617-922-0076

www.hiusa.org

905 Beacon Street
Boston, Massachusetts 02215
July 29, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

Dear Ms. Sullivan:

It is with great enthusiasm that I submit a letter of support for Fisher College's Institutional Master Plan. As a 1964 graduate of Fisher, I have supported and followed the school's progress since completing my education. During recent visits to the school, my former classmates and I have been very impressed with the program of studies provided to their current students. I believe the College's Institutional Master Plan is necessary to enable the school to continue to provide this same rich educational experience for students for years to come.

I have been forever grateful for the time I spent at Fisher and for the opportunities my education afforded me. My professors at Fisher provided me with the skills to obtain excellent jobs and sparked my interests in the arts, travel and history. Like many of my classmates who learned to love and value education at Fisher, after working for several years, I returned to school to complete a Bachelor's Degree which was not yet available at Fisher in the early 1960's.

Living in one of the Fisher dorms on Beacon Street was one of my most valuable and memorable early experiences. The women I met in my dormitory remain my close friends today. While the dormitory rules and regulations of 1964 may now seem quite antiquated, Fisher has always understood the importance of providing outstanding security for its students, while ensuring that student behavior was in keeping with a residential Back Bay community.

Fisher owns the buildings currently proposed for new dormitory space and is not planning to buy new properties to create housing for its students. These buildings are in the immediate neighborhood of the current housing

(28)

areas. Since purchasing these structures, Fisher has renovated the interior and exterior of the buildings in keeping with other properties on the block. It makes sense to create additional dormitory space in these properties and enable Campus Security to provide close oversight of all student dormitory activities. The additional dormitory space would be phased in over a period of years with an average of 28-30 new beds added per year and would have minimal impact on the neighborhood.

Over the years Fisher has always tried to be a "good neighbor" and has been a great steward of the lovely historic building it owns. The College supports and participates in a number of community programs and even encourages local residents to utilize its library!

Because of its inner city nature, the school has not had outdoor facilities and the proposed outdoor terrace would add to the students' college experience. The location of the terrace would have a minimal impact on the neighborhood as it is tucked away behind the school and is abutted by Fisher buildings on either side. This terrace area would provide students with an area to gather off Beacon Street.

I believe that the unusual amount of support, encouragement and oversight given to Fisher students provides them with a unique educational experience and I would hope that the Board will support the College's Institutional Master Plan and enable Fisher to continue to provide students with this rich and unique academic experience for many years to come.

Sincerely yours,

A handwritten signature in cursive script that reads "Carolyn Carlson". The signature is fluid and elegant, with a large initial 'C' and a long, sweeping underline.

Carolyn Carlson

Fisher College Archives
118 Beacon Street
Boston, MA 02116
myearl@fisher.edu

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Ms. Sullivan:

I write to lend support to the Fisher College Institutional Master Plan (IMP) submitted on 4 June 2013. As archivist for the college, I am in a unique position to appreciate the place that Fisher occupies in the Back Bay, and to lend some perspective on its history and mission.

The original mission of the college was to provide immigrants and other laborers with the means necessary to find work that used the mind rather than the hands. In this way, Fisher assumed a unique place in the history of American education by giving its students the practical and social skills that are essential to success in a professional environment. In other words, from its earliest years, a Fisher education allowed individuals to transcend those class boundaries that are ironically, and sadly, apparent in the opposition of a vocal minority of those who disapprove of the IMP.

Having spent nearly a year working through documents relating to the history of the college, what has impressed me most has been the unerring commitment of college staff and faculty to the students. Since its inception, the college has offered career support to its students and graduates. Career assistance does not end when a student walks away with a degree, but is a lifelong commitment that Fisher College makes to all students. The result of this is a high rate of graduate employment (85%) and a clear contribution to the local economy.

Another point that has impressed me is the high level of expectation that the college has had of its students. This is evident in community service as well as in codes of conduct. In the past, Fisher has been proactive in encouraging all Back Bay colleges to circulate to incoming students a unified code of conduct that emphasized the importance of being considerate neighbors in a residential area. In the IMP, the proposal to build an open-air terrace for students is itself a move partly designed to reduce the impact of students in the area by giving them a place to congregate other than on Beacon Street.

Equal evidence of the efforts of the college to maintain an unassuming presence is the gradual nature of the changes imposed in the IMP. While increasing the number of students at Fisher is vital to its ability to offer quality education that includes new course offerings, the college is minimizing the impact on Back Bay residents by proposing that changes take place so gradually that they will barely be noticed.

Boston is known internationally for the number and quality of its educational institutions. Fisher College is unique in many ways, including being a college that has a strong current and historical commitment to educating local students. While all students add vitality to an area, that so many Fisher students are local is an indication of the positive economic impact that the College brings to Boston.

Over its long history, Fisher College has taken pride in the positive place it holds in the Back Bay. From immaculate maintenance of historical buildings to volunteer clean-up days, the College has taken charge in being a positive presence in the area. I urge you to approve the IMP, and to do so knowing that those associated with the College take seriously – and have always taken seriously – their responsibility to maintaining the positive image enjoyed by the Back Bay.

I have worked as an archivist at other educational institutions, and never have I encountered a college that pays such close attention to local concerns as Fisher College has done since it moved to the Back Bay in 1939. Thank you for your consideration, and for your support.

Yours sincerely,

Mary K. K. Yearl, Ph.D.

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July 29, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Katelyn,

I write this letter in support of Fisher College as they endure the Institutional Master Planning (IMP) process. Fisher College has been in the Back Bay since 1939 and has always been a good neighbor. The exterior of all buildings are in pristine condition and all green space is also very well maintained.

As for the Fisher College students, they contribute greatly to society. The students participate in numerous community service projects throughout the City of Boston and they also participate in Habitat for Humanity Projects in other parts of the country. The students at Fisher College are very respectful of their College, the Back Bay, and the City of Boston.

The Fisher College IMP adds much needed academic space that is required to continue to serve the students well. For over 100 years Fisher College has graduated thousands of very qualified students into the professional world and beyond. The new space recently acquired by Fisher College will allow this to continue.

Respectfully,

Dr. Neil Trotta

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Sullivan, Katelyn

From: Deb Schreiber [Deb-Schreiber@noellelitz.com]
Sent: Wednesday, July 31, 2013 1:31 PM
To: Sullivan, Katelyn
Subject: Fisher College Institutional Master Plan (IMP)
Importance: High

July 28, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan:

Please allow me to introduce myself. My name is Deb Schreiber, executive consultant with Noel-Levitz, Inc., and I am writing to offer strong support of the Institutional Master Plan (IMP) for Fisher College. Noel-Levitz has been helping colleges and universities achieve their enrollment objectives through a vast array of products and services for more than forty years. I have served as Fisher's consultant for one of our services, the Enrollment and Revenue Management System (ERMS), a tool that helps create a strategic plan for awarding institutional dollars to recruit and retain students in the most efficient way. It's a data-driven approach that aligns the dollars that Fisher spends in financial aid with the achievement of their enrollment objectives.

To give you a sense of project scope, we collect historical (admission and financial aid) data, apply various statistical tools to find out areas of opportunity for both recruitment and retention, and "tweak" the plan accordingly on an annual basis. I typically visit campus once per year and a good portion of the year, we have bi-weekly webinars to monitor results. In the five years that I've had the privilege of working with the Fisher team, I've had the opportunity to witness and participate in countless conversations with senior administrators as well as counselors "in the trenches" (i.e., admission and financial aid counselors). I've been doing this job for nearly fourteen years, and I must share that from my observations and experience, I've been highly impressed by their dedication and commitment to Fisher's educational mission and the students they serve.

Since we started partnering together, enrollment for their traditional first-year population has grown by nearly 31%. Indeed, these are exciting times for Fisher College. Every industry has been hard hit by the recession and higher education is no exception. In my opinion, Fisher's IMP is an important necessary step to *serving* their students, students who already vastly contribute to the local economy and vibrancy which defines the Back Bay & Beacon Hill areas.

If you have any questions or if I can provide additional supporting information, please feel free to contact me.

Sincerely,

Deb

Deb Schreiber
Executive Consultant
Noel-Levitz
13802 N. Crown Pt.
Sun City, AZ 85351
(623) 242-9337 (work)
(720) 810-9877 (iPhone)
deb-schreiber@noellevitz.com

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Enrollment Management Blog | blog.noellevitz.com



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Sullivan, Katelyn

From: Cynthia Huff [cynthia_huff@comcast.net]
Sent: Wednesday, July 31, 2013 4:08 PM
To: Sullivan, Katelyn
Cc: 'Kristen Sherman'
Subject: Letter of Support for Fisher College's Institutional Master Plan

Boston Redevelopment Authority Committee:

As an alumni of Fisher College in the Class of 1964, I am writing to support the Institutional Master Plan that Fisher College has submitted to the BRA. In 1962 my decision to apply and enroll in Fisher was greatly influenced by the location of Fisher on Beacon Street in historic Back Bay. 49 years later it is with a sense of pride whether I am driving by, walking by, or entering one of the Fisher properties that I can say this is where I had my first college experience! Fisher has done an exceptional job in maintaining these historic buildings. The grounds surrounding each building are meticulously landscaped which add to the enhancement of the neighborhood.

Students are immersed in a unique academic and cultural experience just by being in this environment. They have immediate access to historical Boston by a walk through beautiful Boston Garden, Boston Common, and Freedom Trail. In addition the esplanade in addition to the many walk ways has the added attraction of the Hatch Shell and where various concerts, artistic performances and activities that are presented there.

Fisher has a well documented history of giving back to the neighborhood and community. Fisher has encouraged community groups to use its facilities for meetings and events as well as the library. The students give back to the community by their volunteer activities which include working to combat poverty, homelessness and hunger. Fisher has created a unique opportunity for Boston Public School students and graduates to take College 101. Fisher feels the opportunity to take a college course while in high school increases student's curiosity and desire to pursue a college education. This program is open to Boston Public School students their senior year to prepare them for college level academic expectations. This is a six week course focused on basic math and English skills as well as time management and study skills. Upon successful completion of College 101, students are eligible to enroll in one college level course at Fisher in addition to their high school classes. This gives them a preview of what being in college is all about. Students who participate in this program graduate with a high school diploma and nine college level credits.

I encourage the BRA committee to study the detailed Institutional Master Plan (IMP) presented by Fisher College. This IMP will not only allow the College to improve its facilities for the students; it will also continue to meticulously preserve the existing neighborhood and surrounding community. These changes will be implemented by utilizing property already owned by Fisher. This does not involve the purchase of new property.

Thank you for your consideration and attention given to reviewing the Fisher Institution Master Plan.

Sincerely,
Cynthia H. Huff
Class of 1964

July 31, 2013

Dear Katelyn Sullivan,

It is my pleasure to be writing this letter on behaves of Fisher College. Since I was a senior in high school I knew that I wasn't ready to step in the doors of a huge university. After receiving my acceptance letter I knew that I wanted to attend. During my two years I spent at Fisher College I received my Associates Degree in General Studies. My first semester wasn't my strongest semester but I was able to meet with the academic tutors to further my assistance and to help excel at Fisher College. And it worked! Fisher College is currently celebrating 110 years for providing education since 1903. I feel that my education at Fisher College was phenomenal when I earned my degree. The faculty members and the staff always made sure you we're able to push yourself in the direction that you wanted to be steered into. In my case I was able to reach out to many different departments for work-study on campus job. I was shortly hired to work in the Alumni Relations department doing data entry and participate in phone-a-thons.

Within the two years I have attended Fisher College I was given the opportunity to work in the department of Alumni Relations. There I learned a tremendous amount of knowledge and the history of this institute all the way back to the Somerville location. Having a college strive to best the best that they can be is really limiting them to expand. The incoming enrollment in the years to come is only going to increase because not everyone wants to be known by there student identification number but by there name when they are walking in the hallways. Seeing the faculty and staff know my name is also a benefit because if I need assistance with anything I knew that I would get the help that I needed.

I have never soon so much dedication even after graduating from this institution. The Institutional Master Plan (IMP) is a crucial to have when wanting to expand a college's horizon. They brought out what is extremely important and what needs improvement along the way. In order for Fisher College to expand they would need the many of the critical improvements met. For instance the college's student housing, library, student center, administrative and academic space (which is important to have since enrollment has been increasing since I attended in the fall of 2009) and basic work on the buildings that are the four walls that creates Fisher College. If you take a look at the top schools in Boston, they all started out small and they had to expand their facilities and administration so that they can become one of the bests. Why not let Fisher College be the next college in the Greater Boston area to have their opportunity to shine. This is why I stand behind Fisher College on this plan.

Lastly, as stated in Fisher College's mission statement, "Fisher College changes lives by positioning students in their quest for the knowledge and skills that will guide them through a lifetime of intellectual and professional pursuits." And after getting my Associates degree and currently taking online and on site classes at the Boston location they do just that to make sure that once you graduate with either your Associates or Bachelors degree that you are willing to conquer all that the "real world" has to offer.

Sincerely,

Maria Coleman (Fisher College Alum'11)

July 31, 2013

Dear Katelyn Sullivan

I am a parent of a student who attended Fisher College during the year's 2009- 2011. Maria, my daughter, feels that she received a quality education in a supportive learning environment while earning her associate's degree there. Because those first years at this small urban college were so satisfying, her experience gave her the confidence to continue her education and she is currently completing a B.S. degree in health care administration.

As you know, Fisher College is located in the safe, vibrant and desirable Back Bay section of Boston, MA. It means/meant so much to Maria and thousands of other students in Boston's metropolitan area to attend an affordable local college that can be easily accessed by public transportation. Upon reviewing Fisher's Institutional Master Plan, it is clear that this institution is responding to many new challenges that it feels must be addressed. It must provide more of its own resident dormitory rooms to a growing population of students and create additional classroom and administrative space to accommodate the expansion of its new academic programs.

It is very understandable that Fisher must be fiscally and academically healthy in order to stay competitive as a college. It must keep modern its facilities to attract new students in hopes of retaining them. Their well-designed plan shows moderate growth as it phases in changes, additions and improvements based on small yearly increases of projected student enrollment over the next decade. It has carefully thought out how to use the existing space that it owns. Renovations and new construction use the colleges' available existing space with little to no expansion of other property and so these projects should have limited impact on the surrounding neighborhood. I am impressed with the consideration it demonstrates towards its neighbors. Improvements are gradually phased in over the next decade minimizing noise and added construction vehicle/parking congestion on the streets near Fisher.

Historically, Fisher has proven to be a good neighbor in their community. It beautifully maintains its buildings and land. Over the years, Fisher has contributed much to its neighbors as well as the entire Boston community. Each year faculty and students volunteer time, raise funds for worthwhile causes and sponsor events. The college provides maintenance and security services to nearby businesses, makes available free space for neighbor meetings and events and is an active participant of neighborhood organizations. It offers its time, expertise and designs programs to encourage young Boston Public students to further their post-secondary education. These are only a few of the many things they do for the community.

Fisher has well documented the reasons why it must make the necessary changes to its college in the next several years. I consider Fisher College to be a great asset as an institution of higher learning in Boston and I support their endeavor and wish them the best of luck.

Thank you,
Nancy Coleman
Fisher College Student Parent

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July 31, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square 9th Floor
Boston, MA. 02201

Dear Katelyn Sullivan:

The SAYO Grays baseball organization is a multi-cultural organization, which provides academic and athletic assistance to adolescent's age ranging from 13 to 19 years old here in New York City. The goal of the SAYO Grays organization is to use baseball as a vehicle, with expectations of facilitating college admissions for our student athletes. It is rather unfortunate to disclose, but more than 80% of our student athletes are labeled as a population at risk. This label has been attached for a host of different reasons, but the staff with SAYO continues to persevere keeping our goals and mission in mind. We serve approximately 75 to 100 adolescents from January to November during a calendar year. We are very proud to mention that during our abbreviated tenor of six years, we currently have 45 student athletes attending various colleges throughout the country, and once the 2013 graduating class is completed the number aforementioned will climb to over 60 student athletes attending various institutions for higher learning.

We were afforded the opportunity three years ago to meet with an administrator from the athletic department at Fisher College. Again the main goal was to create a situation whereas our student athletes would be afforded the opportunity to attend Fisher College to obtain a college degree and play baseball. This collaboration had signs of success from the very start manifested by officials at Fisher College who understood the importance of a bona-fide education as well as giving back to the community. The atmosphere at Fisher College was one that suggested the imperativeness of keeping unity in the community. The SAYO organization is able to speak from firsthand experience after taking three independent trips to Fisher College accompanied by our student athletes. These trips afforded our students athletes to take a good look at what Fisher College had to offer potential students. Our situation being a bit more complex manifested by our students identifying as athletes. These visits gave our students athletes the opportunity not only to gain knowledge about Fisher College, but to really internalize what it would be like to attend Fisher College for a duration of 4 years.

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The SAYO Grays organization currently has two student athletes who attend Fisher College as full time students and it was SAYO who played an instrumental role initiating the admission of student athletes from the Virgin Islands and Puerto Rico. Fisher College has demonstrated clearly that they are willing to entertain populations that are deemed as disenfranchised. The administration at Fisher College considered our applicants for admissions knowingly that these very students were currently experiencing financial distress. The attitude at Fisher College was that they could turn a bleak situation into something much more powerful with the end result being students getting a 4 year degree only to return to their respective communities to pose as productive members of society. It should be mentioned that this opportunity to afford minorities (students of color) the opportunity to attend upscale learning institutions is not prevalent in other parts of the country. We here at SAYO applaud the students, professors and administrators for their cooperation and continued support.

It will only behoove Fisher College to expand in ways in which the students and community will reap from the benefits of very much needed expansion. Fisher College in its quest to educate young minds has put in relentless hours developing a blueprint that will benefit the Boston community as well as neighboring communities. This expansion as I know it will make Fisher College more attractive than it already is; it will also act as a stimulus in regards to students from other states and countries considering Fisher College as an option to get an education. Everything about this marvelous new plan suggests a comfortable outcome for all students regardless of their ethnicity and economic status. This attitude will only act as a catalyst in regards to stimulating students to learn. The SAYO Grays organization is totally behind Fisher College quest for expansion. Our engagement with Fisher College over the past 3 years has demonstrated their seriousness as it relates to education, accountability, responsibility, hard work and receptiveness to change.

Thank you for your outstanding dedication and enthusiasm as it relates to making positive change. If you have any questions feel free to contact me via email darrel_tiebout@yahoo.com or at 347-981-2826.

Dedicated to the Student Athlete
Who Wishes to Make a Difference

Darrel Tiebout, CASAC-T
Coordinator of Player Development/
Academic Liaison

Sullivan, Katelyn

From: Brandon O'Donnell [bodonnell@Fisher.edu]
Sent: Thursday, August 01, 2013 9:04 AM
To: Sullivan, Katelyn
Subject: Fisher College Institutional Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

July 31, 2013

Dear Ms. Sullivan,

My name is Brandon O'Donnell and I am a senior Fisher College and I will be graduating with a Bachelor's degree in December. Throughout my years at Fisher I have been able to take part in many amazing changes at the institution and I fully support Fisher College's Institutional Master Plan. As a student leader (Resident Assistant and Peer Mentor) at Fisher and immediate past President of the Student Government Association I know how important it is to keep the student body involved and engaged both on campus and within the community. Since my freshman year at Fisher College, I have seen many improvements that have changed the campus and culture at Fisher College including a revamped student conduct system and installation of additional bachelor's degrees.

By purchasing new property and renovating our existing space, Fisher will be able to have more gathering space for students and will improve the students and neighbors quality of life. Currently the only outdoor space that exists are the front steps and sidewalks surrounding the buildings. The vision that the administration has developed to make these amazing changes will give Fisher College a true campus atmosphere and will be less intrusive on our neighbors. As Student Government President I had the pleasure of meeting with a neighbor regarding ways in which we can decrease student smoking on the sidewalks and as a whole. Our student body and our administration are always open to meeting with neighbors and collaborating to make a more conducive living environment for both students and neighbors. I will suggest to our incoming president that this type of dialogue continue throughout future years.

As a student leader at Fisher College, I support the IMP plan.

Sincerely,

Brandon O'Donnell
Class of 2014

Sullivan, Katelyn

From: Joseph Palermino [joe@cabotandcompany.com]
Sent: Thursday, August 01, 2013 3:30 PM
To: Sullivan, Katelyn
Subject: Fisher College

Dear Ms. Sullivan:

As Managing Partner of Cabot & Company at 213 Newbury Street in the Back Bay, I would like to voice Cabot & Company's support for Fisher College. We have been in the Back Bay for approximately thirty years and we are friends of Fisher College, The Neighborhood Association of the Back Bay, The Newbury Street League and the Back Bay Architectural Commission. We understand that different institutional interests sometimes collide but we do want to take specific issue with the unfair criticisms of the student body and the staff of Fisher College. In our many years in the Back Bay we have had zero problems with the students and we have found the staff and administrators to be honest hard-working professionals with a genuine concern for their student population as well as their neighbors. As far as Cabot & Company is concerned, Fisher College is a positive influence on the Back Bay, economically, culturally and socially. Thank you very much for your consideration of this letter.

Sincerely,

Joseph Palermino,
Managing Partner

August 1, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

My name is Stefani Vieira and I'm currently a student entering my third year at Fisher College. I am studying to get a Bachelors of Science in Management with a concentration in Fashion Merchandising. I have been able to attend a couple of the Boston Redevelopment Meetings here at my school, and would like to tell you a bit about myself and my life-changing experience with this community.

After visiting several schools here in Boston and the surrounding area, I instantly knew after one open house that there was no other option: Fisher College was the school for me. Arriving in its beautifully historic location in a safe and welcoming neighborhood for the first time, I instantly felt at home. As I continued on and learned about the incredibly small and intimate class sizes, I fell deeper in love with the school itself.

Currently, in addition to being an honors student here, I will be entering my second year as a Resident Assistant, Student Employee for the Office of the President, and President of the Common Good Club. Additionally, I am honored to be the first Fisher College undergraduate with a membership to the American College Personnel Association (ACPA). Living and being involved with this community has truly helped me to spread my wings and accomplish feats (both small and large) that I never could have dreamed of on my own. Although I am originally from Malden, a short fifteen minutes away, I knew living on campus was something that I had to do in order to truly experience college and the Back Bay.

Both as a student and Resident Assistant I can steadfastly say our school works hard to obey and enforce all rules and regulations set but the City of Boston in many ways. It is something that we persistently remind our students and residents about in order to keep our community a safe place for all. Truth be told, I still thoroughly enjoy listening to my dad tell me how proud he is of me and how he "never imagined dropping off [his] firstborn at a brownstone where [she] lives." I also love visiting friends at other schools and listening to them talk about their quad, new building, and dining halls only to introduce them to my quad (the Commons), our historic and picturesque buildings, and the streets filled with restaurants and stores just a short walk away. Our location is one of a kind.

Because of Fisher College's location here on Beacon Street, my classmates and I have been able to contribute to our city and even have a more hands-on learning experience. As a Fashion Merchandising major, I have actually had classes *inside* local stores such as DVF, Brooks Brothers and Nordstrom's. I was able to physically see in front of me what most others learn simply from reading a text book. It has also provided us with the opportunity to potentially intern with some incredible companies! Friends of mine have interned at everything from Akris to Michael Kors to Forum -- all a short distance to walk for a lifetime of memories and unforgettable experiences.

Fisher College's student population is incessantly inflating. In order to continue educating young adults to become independent, knowledgeable, and strong leaders as they have with me, our buildings must expand as well. We will be able to improve our recreational and academic spaces by doing this. With over a hundred years of changing thousands of lives, I can only hope that the number of people to attend and graduate from my college doubles and triples in the years to come.

I strongly encourage the Boston Redevelopment Authority to see the incredible contribution and impact Fisher College has had not only on their student's lives, but also on our neighborhood and community here in the Back Bay. The Institutional Master Plan will help Fisher College to do nothing but improve.

Thank you for your time,
Stefani Vieira
BS Management '15

WEST ROXBURY ACADEMY

West Roxbury Education Campus • Boston Public Schools
1205 VFW Parkway • West Roxbury, MA 02132
phone: 617.635.8935 • fax: 617.635.7912
email: WestRoxAcad@boston.k12.ma.us



Grace V. Diggs
Assistant Headmaster

Sonie Felix
Assistant Headmaster

Rudolph Weekes
Headmaster

7/22/13

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Re: Fisher IMP

Dear Ms. Sullivan,

On behalf of West Roxbury Academy (WRA), I am proud to submit this letter of support of the Fisher College Institutional Master Plan. Since the inception of our partnership in 2008, the relationship with Fisher has evolved into an essential component of the post-secondary plan for students graduating from West Roxbury Academy and from the larger Boston Public Schools community. West Roxbury Academy is committed to providing a rigorous curriculum with an emphasis on business, graphic arts, and marketing that prepares students for college, careers, and service. To that end, Fisher College has played a vital role in helping the school meet its mission.

We are now entering a phase in which the curriculum alignment work, dual enrollment program, and the implementation of summer internships is having a multi-faceted impact on our school. Currently our partnership offers academically successful students a legitimate pathway to college, and staff members the opportunity to share strategies for teaching and learning with college professors. Moreover, this partnership strengthens the school's efforts in monitoring the progress of the post-secondary experiences of our high school graduates.

Fisher College has proven through its commitment to Boston Public School students to be a robust partner in leveling the playing field and closing the achievement gap for students from underrepresented populations. I feel confident as Fisher draws closer to implementing its IMP, that my students and the community at large, will continue to benefit from Fisher's forward thinking and its unwavering commitment to public and higher education.

West Roxbury Academy is keenly aware of the need to educate students to be prepared to meet the demands of a 21st Century workforce. WRA's partnership with Fisher is a vital cornerstone of our success, it enables us to increase our graduation rates and meet our institutional goals. I fully support the Fisher College Institutional Master Plan wholeheartedly and without any reservations.

Thank you in advance for your consideration.

Sincerely,

Marc Abelard
Marc Abelard
Director of Partnerships and Community Engagement

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Steven Rich
78 Sewall Ave
Winthrop MA 02152

July 31, 2013

Katelyn Sullivan

Boston Redevelopment Authority

One City Hall Square, 9th Floor

Boston, MA 02201

Dear Ms. Sullivan:

I am writing in support of the Institutional Master Plan (IMP) proposal that has been submitted by Fisher College. I have worked at Fisher College for the past 12 years as the Vice President of Finance and have witnessed the transformation of the College to a successful Baccalaureate Institution. The College has a long history, (75 years) in the Back Bay of Boston and the plan represents reasonable and modest growth over the next 10 years. The College moved to the Back Bay in 1939 when the Back Bay wasn't as desirable as it is today and has maintained a positive presence in the neighborhood in good time and bad. The IMP will allow the college to make needed upgrades for student amenities as well as satisfy program needs of the college. It will allow the College to attract and retain students while maintaining the institution fiscal strength.

The faculty and staff have an unwavering dedication to the mission of the College and the students it serves. The mission of the College is admirable, and has been consistent for its 110 year history. The outcome of the mission is to create upward mobility for its students through education. The programs offered have changed over the last 110 years to meet the demands of the business community. During the turn of the century the College taught immigrants bookkeeping and penmanship, where the College now offers baccalaureate degree and soon master's degrees.

The College takes great pride in its historical Back Bay location, over the last 75 years has helped transform the area and has always strived to complement the neighborhood. The College has invested significant resources in keeping its properties in pristine condition, which includes both the interior and the exterior of the properties, while maintaining beautiful landscaping. The One Arlington Street property was purchased in 2006 after many years of neglect and it has been historically restored inside and out to now be a showpiece of the neighborhood. The quality of the landscaping at One Arlington Street was confirmed recently by placing runner-up in a city wide garden contest run by the mayor's office.

The College supports the city in many ways including giving significant scholarship money to students from the City of Boston, sponsoring a college prep program for Boston High School juniors (College 101), and supporting numerous volunteer and sponsorships throughout the city. The students, faculty and staff are engaged with the community, and the level of participation in these programs is outstanding for a small school. We are especially proud of our College 101 program, where the College partners with several of the City of Boston High Schools and runs a college preparatory program over the summer. This program includes internships and college level credits. The statistics on the College 101 program are very favorable as a high percentage of the participants attend College after completion.

The City of Boston is known worldwide as one of the hubs of education, and is one of the economic engines that make Boston so successful. We have a broad range of educational institutions that give the City this great distinction, which includes Fisher College. Not only does the educational institution draw talented students from across the country and across the globe, many students stay in Boston after graduation. This creates a desirable and highly educated workforce which draws many businesses to the Boston area. Educational institutions must be supported to ensure Boston continued success as a desirable location of education and business leaders of the future.

Sincerely

Steven Rich



BOSTON POLICE FOUNDATION

Back up Boston's Finest

August 2, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Subject: Support for Fisher College

Dear Ms. Sullivan:

On behalf of The Boston Police Foundation, I want to express our support for Fisher College's Institutional Master Plan. Fisher College has been a great neighbor to the Back Bay and contributes immensely to the betterment of our city, including our Foundation.

Our mission is to support the brave men and women of the Boston Police Department by funding vital youth and community outreach programs, health and safety initiatives, new equipment and technological capabilities. Fisher College has been an instrumental friend to our Foundation; its President, Dr. McGovern stepped up to fill the role of our Board Clerk, and the College continues to generously support our mission and our city with internship programs, donated office and meeting space, just to name a few.

We understand that Fisher College's IMP is critical to the school's growth and positive impact on the City of Boston and the Back Bay neighborhood. Fisher College students fill a variety of beneficial internship and work study roles throughout our community, especially to our City's nonprofit organizations.

We hope you will report favorably on Fisher College's IMP, as it would allow the College to continue growing its positive impact on the local community and community groups. Thank you for your time and consideration.

Best regards,

Robert J. Long

Robert J. Long
President
Boston Police Foundation

The Boston Police Foundation is a 501(c)(3) organization
11 Arlington Street, Boston, MA 02116

(71)

Sullivan, Katelyn

From: Terry Neylon [neylont@hotmail.com]
Sent: Friday, August 02, 2013 2:41 PM
To: Sullivan, Katelyn
Subject: Fisher College IMP

Attention: Katelyn Sullivan

Good afternoon Katelyn,

Please be advised I tried to send this e-mail yesterday and it came back to me.

The purpose of this brief message is to express my strong support for Fisher College and the future of the College as outlined in the Fisher College IMP currently under review by the BRA.

Who am I and what do I now about the process and or the local concerns. I served as Vice President and Dean of Students, Administration and Alumni at the New England College Of Optometry, 424 Beacon Street for twenty years. An integral part of my work load at the College was working directly with the local community for I was directly responsible for the planning of all capitol projects be they historic preservation, restoration, new construction or maintenance. Thus, I fully understand the meaning and purpose of proper planning, the need for review both internally and externally and the desire by all concerned to be heard.

Fisher College, more specifically the executive administration, has consistently demonstrated excellence in many facets of their planning efforts, be it their desire to offer quality education to all members of society, their willingness to adhere to the student housing concerns as set forth by the City of Boston and their desire to work with all concerned during a period of great economic change to improve the appearance of the Campus both internally and externally. I believe 1 Arlington Street is a clear example of the planning and community awareness on campus. The willingness on the part of the College administration to commit considerable funds to improve an old corner building, a building run down from years of neglect, and turn it into the beautifully restored and carefully gardened community asset. Fisher College is, and clearly demonstrates the true meaning of being a good neighbor.

I believe Fisher College is a great asset within the City of Boston, further, I believe the IMP is well done and should be approved.

I would be pleased to appear before any body to express my support and answer any questions one might have.

Respectfully submitted,

Dr. Terrance B. Neylon

Kyle Grenier
104 Beacon Street
Boston, MA 02116

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

July 25, 2013

Dear Katelyn,

I have been a resident of Beacon Street since 2003 when I began my affiliation with Fisher College as a student. From the moment I stumbled upon the quiet 118 Beacon St. address, I knew Fisher College was unlike other institutions. The demonstrated personalized commitment and dedication from the faculty, staff and administration is unlike any I have been witness to. However, the limitations of the physical infrastructure were a challenge then and are today. The proposed small and managed growth of the college will greatly improve the student experience and enhance its educational capacity.

Fisher College has not only made a difference in the lives of thousands of students over its 110 year legacy, but has enriched the communities of Boston and the neighborhood of the Back Bay. While I was a student at Fisher I worked for four years in the community at a local retail store; I can say that many of my friends did as well. Getting to know my neighbors through this experience is one of my fondest college memories. Now as a professional working at Fisher College, I can attest to the number of my students who work at local shops and restaurants in the Back Bay, Beacon Hill, Fenway, and North End neighborhoods. Fisher students are and have been a valued boost to the local economy. These students shop and dine as well as work and serve in area businesses.

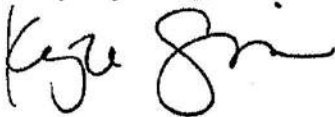
After graduating from Fisher College in 2007 with a Bachelor's degree in Management, I went on to work in human resources for the POLO Ralph Lauren Company. While working for Ralph Lauren, I reflected fondly on my days as a student living in the Back Bay and quickly realized that Boston should be my home. I currently serve as the Conduct Coordinator for Fisher College. In this professional role I serve as the primary disciplinarian for students who are found in violation of the Fisher College Student Code of Conduct, in addition to violations of both city ordinances and state and federal law. I can say with certainty that our students are held accountable for their actions and we have high standards. I can also attest to the rigor by which our students are sanctioned when necessary, resulting in a low rate of re-offense. I believe that an addition of outdoor space by way of the proposed roof deck project on the rear

of our 116 Beacon Street location will assist in the decline of neighborhood complaints of congregation on the Beacon Street sidewalks. As this space can be closely monitored and is inaccessible to the public, it will serve as a safe, unobtrusive space for our students to gather.

Throughout the years, Fisher College has been a great custodian to the historic buildings which we occupy and has taken great strides to ensure their outward beauty remains. We value our location in the world famous Back Bay neighborhood of Boston. Our grounds crew takes great pride ensuring that our grass is cut, our sidewalks are shoveled and swept and that our landscaping is carefully maintained. I believe the presence of our students, staff and campus security act as a natural buffer to crime and add to the general safety we all enjoy in the neighborhood. The vibrancy of our students adds positively to the feel of the Back Bay.

It is with these thoughts in mind, in addition to many more, that I strongly urge the Boston Redevelopment Authority to approve the Fisher College Institutional Master Plan. The Fisher IMP will afford future students to thrive while learning important lessons about living in the great community of the Back Bay.

Very respectfully,

A handwritten signature in black ink, appearing to read 'Kyle Grenier', with a stylized, flowing script.

Kyle Grenier
104 Beacon Street
Boston, MA 02116

Dear Ms. Sullivan,

I am a senior at Fisher College pursuing a Bachelor's Degree in Management with a concentration in Fashion Merchandising. I am writing this letter in support of the Institutional Master Plan that Fisher College is undergoing. As a proud student and student employee of Fisher College I support any improvements or changes to Fisher College that will enhance the institution. As a resident of Fisher College for three years, Beacon Street has really become my home. This is where I've discovered myself, met lifelong friends, developed a career path, and overall changed my perspective on life. Fisher College is not just your average college; here we have our own small, close-knit community.

As a Resident Assistant and a highly involved student I am aware that our students contribute greatly to our city. I've participated in many community service projects around the area including cleaning up the esplanade and working in local soup kitchens. We also contribute to the economy, as my fellow students either work or shop within our area supporting local businesses, farmers markets, and the overall well-being of the local economy. I even know students who help out with the neighbors by baby sitting and dog walking! If there were more students living on our campus it would really only positively affect the economic status of the neighborhood because we would have more volunteers, workers, and shoppers.

This upcoming year will be my second year as an RA at Fisher College. As an RA, part of our job is monitoring all of the students and enforcing policies on not just students, but my friends. In my last year at Fisher College I had to deal with a very minimal amount of incidents on campus, and those students were held accountable for all of their actions immediately. I've always felt safe on campus, especially with the campus police desk monitoring everybody who comes in and all the cameras throughout the school.

One of the main reasons I chose to come to Fisher College was the location. As a fashion major I was sold on living blocks away from the greatest shopping areas. Now Boston feels like my home, my

community, my city. I work, I shop, I eat, I run and do everything in this small vicinity we call the Back Bay and I truly feel like a resident. Due to my experience I will likely reside in Boston after graduation as many of my friends have also done. I have never felt more at home than how I've felt in my couple of years at Fisher College, and I want what is best for the college and I believe approving the IMP is the best for Fisher, students and the City of Boston.

Sincerely,

Bronte Dearden

Jonathan Lally
102 Beacon Street
Boston, MA 02116

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

August 1, 2013

Dear Katelyn,

I am writing in support of the IMP Fisher College has submitted. I moved to Beacon Street six years ago when I married the Director of Housing and Residential Life at Fisher College. As you can imagine I was hesitant at first moving onto a college campus along with my two young daughters, however today I can't imagine having made a different decision.

I expected many adjustments moving back into a college environment with a family as I had attended a large university for my undergraduate degree and a private institution for my Master's degree. However, I can say without a doubt that I've never experienced a calmer collegiate residential environment. Of course there are some late night phone calls due to an emergency or staff question that my wife receives, but that comes with the territory. I can attest to the fact that the majority of the students are committed to their goal and are respectful and responsible citizens of the Back Bay and those that are not are held accountable for their actions.

I also had the chance to attend an IMP meeting held at Fisher College and it surprised me to hear the neighbors discussing issues on Beacon Street and the fact that they relate all of these issues with Fisher students. I feel as if anything that occurs on the public street has been attributed to Fisher College students. I have witnessed my wife respond to many calls in which the issue can be attributed to hotel guests at 113 Beacon, cab driver altercations with tourists and non student incidents from bar patrons who park at meters in front of the College. I also listened to many neighbor complaints regarding Fisher delivery vehicles and athletic busses double parked on Beacon Street. However, I can also attest to the numerous neighbor related double parked vehicles such as Pea Pod, Dry Cleaning, Furniture delivery, linen delivery, landscaping and contractors. I'm certain that Fisher can and will address issues related to it's operations, but feel it will be a disservice to its students if the IMP is not passed based on the above claims.

In an environment when many colleges and universities are experiencing low enrollment Fisher is experiencing record enrollment. I feel that this is due to the personalized attention from faculty, staff and administration that I have experienced first hand. Fisher College has been in its current location for over 70 years and in those years it has contributed greatly to the neighborhood and city. Fisher is an institution in the Back Bay and I'm happy that it has made an impact on my family. My children are excited about education and community service and I can't say that would be the case without our affiliation with Fisher College.

Therefore, I respectfully request that the BRA approve the Fisher College IMP.

Respectfully,

Jonathan Lally
102 Beacon Street
Boston, MA 02116

45



SIGNATURE HEALTHCARE

Brockton Hospital School of Nursing

680 Centre Street
Brockton, MA 02302-3395

Phone: 508.941.7040
www.signature-healthcare.org

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

I am writing this letter in support of the Fisher College Institutional Master Plan. As the Dean of the Signature Healthcare/Brockton Hospital School of Nursing I have a working relationship with Fisher College through our collaborative RN Diploma/Associate Degree program.

As a visitor to the Back Bay campus I have been impressed with initiatives to create an environment which is student-centered and illustrative of contemporary best practices in higher education. The Institutional Plan is a balanced attempt to meet the academic and co-curricular needs of the growing student body while preserving the traditional nature of the beautiful setting.

Student parking, outdoor and recreational space are all necessary to create an environment where students mature and develop new skills and relationships. Contemporary college students balance many roles and responsibilities as parents and employees in addition to their academic pursuits. Colleges must offer a wide range of opportunities to remain competitive and allow students to engage with each other and the surrounding community.

It has been my distinct pleasure to have worked collaboratively with Fisher College in my 5 years at Signature Healthcare. As a lifelong academic, I am pleased to see Fisher expanding curricular, recreational, and community service offerings. Under the leadership of Dr. Thomas McGovern, College President, I have no doubt that Fisher will continue to thrive. Approval of the plan will enable the College to meet its goals of providing an enhanced student experience.

Sincerely,

Susan L. Taylor

Susan L. Taylor, MSN, R.N.
Signature Healthcare/Brockton Hospital School of Nursing
680 Centre Street
Brockton, MA 02302

46

July 18, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

I am writing to express my support for Fisher College's Institutional Master Plan.

Fisher College has had a significant impact on my family, in particular my son. Mike struggled throughout his years in public school. After graduating high school, we were pleased when he was accepted to a Massachusetts state college. After two and one-half uneventful years of study, Mike transferred to Fisher College.

Mike's time at Fisher was so different from his experience at a state college. The professors at Fisher took a personal interest in Mike and his academic needs. He had always been the type of student who did just enough. All of a sudden, he was reading, researching, and talking about what his teachers taught him. My wife and I were amazed at the changes we saw. Long story short, Mike graduated with high honors, gained employment in his field of study right away, and applied to graduate school. He was accepted by two prestigious institutions, Boston University and Boston College. Currently, he is enrolled in the MSW degree program at Boston College.

I feel strongly that Mike's success, both academically and professionally, rests totally with the staff, faculty, and administration of Fisher College. The confidence he gained as well as the knowledge he acquired was life changing. This institution truly makes a difference in the lives of young people. For this reason, and many others, I strongly support Fisher's plans for growth. The plans are appropriate and will meet the needs of the student population.

The young people who attend Fisher College are a vibrant part of Boston. They learn and grow along with the thousands of students who live in our wonderful city. Each time I visited Fisher, it was clear to me that the students respected their campus and neighborhood. The aspects of the campus that Fisher plans to expand are logical choices for any entity that hopes to survive. All businesses, colleges included, must keep up with the times and meet the needs of their constituents. Fisher's plans are in line with basic decisions any organization must make to remain relevant.

Fisher's long history as a resident of Back Bay for nearly 75 years speaks highly of the College's commitment to the city and the neighborhood. I hope you will be able to bring this proposal to a successful resolution.

Sincerely,



Charles Pithis
70 Maynard Farm Road
Sudbury, MA 01776

Sullivan, Katelyn

From: Dick Carr [dick.carr@usi.biz]
Sent: Monday, July 29, 2013 10:41 AM
To: Sullivan, Katelyn
Subject: Fisher IMP

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Sullivan: I have had the pleasure and opportunity to work with and support Fisher College and their mission for over 10 years. During that period of time, I've observed the continuing efforts to improve the physical plant both on the interior and the exterior, for which Fisher College has been recognized and received acclaim by the Boston Landmarks Commission, the Boston Historical Commission and the Back Bay garden Club.

I've reviewed the Fisher IMP a couple of times and strongly feel that what is proposed will only enhance the appearance of the properties involved, provides for better use of available space as well as provide for an overall better environment for the students and the Back Bay Community.

Sincerely,

Dick

Richard A. Carr, CIC
Executive Vice President
USI Insurance Services LLC
5 Bedford Farms
Bedford, NH 03110
Direct (603) 665-6189
Toll Free (800) 6394671
Fax (610) 537-4653
Cell (603) 759-5065

STOP FISHER COLLEGE EXPANSION PLAN

PETITION

180 Beacon Street Residents

| NAME | UNIT # | SIGNATURE |
|------------------------|--------|------------------------|
| Marcia Kamentzky | 17G | Marcia Kamentzky |
| Altoubras Watkins | 5A | Altoubras Watkins |
| Irene Taylor | 16E | Irene Taylor |
| JAVL TOUSTER | 16E | Paul Towner |
| Joshua Kim | 8C | Joshua Kim |
| Stephanie Smith | 1A | Stephanie Smith |
| Stephen A. Soderberg | 14C | Stephen A. Soderberg |
| STEVE SODERBERG | 14E | Stephen Soderberg |
| Reed B. Martin | 3-C | Reed B. Martin |
| Judith B. Solow | | Judith B. Solow |
| Lewis Braverman | 8-E | Lewis Braverman |
| Patrice Khatchadourian | 7C | Patrice Khatchadourian |
| MONICA YEO | 8C | Monica Yeo |
| Helen Siegel | 7A | Helen Siegel |
| Jean M. Tawzer | 11C | Jean M. Tawzer |
| Maureen Twomey | 7G | Maureen Twomey |
| Marilyn Lilly | 5-F | Marilyn Lilly |
| Lee Twomey | 7G | Lee Twomey |
| Christine May | 16F | Christine May |
| Susan Singer | 2B | Susan J. Singer |
| Oliver & Phil Sorkin | 66 | Oliver J. Sorkin |

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STOP FISHER COLLEGE EXPANSION PLAN

PETITION

180 Beacon Street Residents

| NAME | UNIT # | SIGNATURE |
|---------------------|--------|---------------------|
| Ruth Abrams | 15C | Ruth Abrams |
| MARY HARRINGTON | 14D | Mary Harrington |
| Eileen Brown | 18B | Eileen Brown |
| George Mansueti | 3A | |
| John J. Brown | 18B | John J. Brown |
| Susan Cohen | 10B | Susan Cohen |
| Gerald Cohen | 10G | Gerald Cohen |
| Sandra Krakoff | 12G | Sandra Krakoff |
| Barry L. Solar | 4G | Barry L. Solar |
| John S. Foster | 18AB | John S. Foster |
| Anne M. LaGriffe | 16A | Anne M. LaGriffe |
| Paul W. Finnegan | 1E | Paul W. Finnegan |
| Hertud Schraderberg | 14B | Hertud Schraderberg |
| Brian M. Cafat | 4C | Brian M. Cafat |
| William R. Watkins | 5A | William R. Watkins |
| FRANCES DUFFLY | 3F | FRANCES DUFFLY |
| Virginia Saunders | 3B | Virginia Saunders |
| Leigh Brand | 6D & E | Leigh Brand |
| Linda Jacobson | 14A | Linda Jacobson |
| GEORGE JACOBSON | 14A | George Jacobson |
| Ted Fox | 15A | Ted Fox |
| Ann W. Gino | 7B | Ann W. Gino |

STOP FISHER COLLEGE EXPANSION PLAN

PETITION

180 Beacon Street Residents

| NAME | UNIT # | SIGNATURE |
|------|--------|-----------|
|------|--------|-----------|

| | | |
|---------------------------|-------|----------------------|
| Arthur and Elise Hodges | 15G | Arthur G. Hodges |
| NAMIA BREST | 2A | Namnia Brest |
| James L. Welch | 11A | James L. Welch |
| Ricky Malloy | 8G | Ricky Malloy |
| Michael Brown | 18C | Michael Brown |
| Jordan B. Brown | 5E | Jordan B. Brown |
| Reid Morrison | # 3-C | Reid B. Morrison |
| Margaret Jamie Houghton | 18PH | Margaret K. Houghton |
| Diana B. B. B. | | |
| Renae L. Lingle | 18B | Renae L. Lingle |
| Charles D. Lingle | 18B | Charles D. Lingle |
| Bruce H. Lee | 8E | Bruce H. Lee |

Neighborhood Association of the Back Bay



NABB Response to Fisher College Institutional Master Plan Notification Form - Executive Summary

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Sam Wallace
Steve Wintermeyer
Marvin Wool
Jacquelin Yesslen

Emily Gallup Fayer
Office Administrator

The Neighborhood Association of the Back Bay (NABB) reaffirms its strong opposition to any extension, increase or intensification of college use in the H-3-65 residentially zoned section of the Back Bay Historic District. The Proposed Institutional Master Plan presented by Fisher College would be a detriment to the Back Bay neighborhood, its residents and the City as a whole. It completely disregards the established zoning standards of the residential section of the Back Bay Historic District as well as City policy that has guided and protected the development of the district over the last forty years.

Use item #16A "College or university granting degrees by authority of the Commonwealth of Massachusetts" has for thirty-five years been a **forbidden use** in the H-3-65 zone of the residential section of the Back Bay Historic District. By definition a **forbidden use** does not "conform to the plan for the City as a whole" and has a detrimental impact on and is injurious to the neighborhood. Expansion of institutional use in the residential district is contrary to the interests of the residents.

TAX CONSEQUENCES

The legally abutting properties on the Arlington to Berkeley Street block of Beacon Street, the Beacon to Commonwealth Avenue blocks of Arlington Street, and on the north side of the Arlington to Berkeley Street block of Marlborough Street currently contain 217 residential condominiums, 3 single family residences and 12 apartment buildings, with some 130 apartments. Taken together, these represent about 350 residences, essentially all of which were acquired in reliance on the protections inherent in the residential zoning of the Back Bay. These properties represent at least \$410 million in combined tax assessment value and contribute some \$4.7 million annually in real estate tax revenues to the City of Boston.

The proposed intensification of college use would remove significant taxable and potentially taxable properties at 111, 115, 139 and 141 Beacon Street and 10/11 Arlington Street from the City's tax role and would have a depressing impact on the values of essentially all properties in the area.

ZONING ISSUES

Fisher College has demonstrated a history of ignoring the zoning standards of the district, putting properties into college use without applicable zoning in place.

10/11 Arlington Street. In 2012, without zoning in place to enable college use or outreach to abutters and the community, Fisher College contracted to purchase the 10/11 Arlington Street property owned by the Tellus Institute. Fisher College allocated \$15,000,000 for the purchase and renovation of the property.

118 Beacon. The proposed two-story rear yard addition to 118 Beacon Street would be in direct conflict with the density limit of the Zoning Code, defined by the applicable 3.0 FAR (floor area ratio). Strict adherence to the FAR density limit of the Zoning Code is one of the most important dimensional zoning provisions protecting the Back Bay Historic District, and one that has been consistently upheld by the Board of Appeal. The proposal also violates the

VP IV-50

Guidelines of the Back Bay Architectural Commission, which state that rear yard additions over one story in height are inappropriate.

115, 139, 141 Beacon Street. Fisher proposes to convert these three apartment buildings to dormitory use. The Mayor's stated objective is to have schools construct dormitory housing for their students, not to use or modify existing residential properties for this purpose. The City is not well served by a plan that changes residential housing to dormitories and would eliminate an estimated \$85,000 annually in tax revenue.

133 Beacon Street. There is no zoning decision letter in the on-line files of the Inspectional Services Department extending the conditional dormitory use of 133 Beacon Street beyond the June 30, 2009. The property at 133 Beacon Street was originally put into dormitory use by Fisher College without the necessary zoning relief, but subsequently was granted dormitory use relief by the Board of Appeal subject to the proviso that the zoning would expire after three years. This required Fisher College to renew the zoning use periodically as a protection for the abutters.

111 Beacon Street. In 2010 Fisher College—with no outreach to the community—acquired the Butera School of Art property at 111 Beacon Street. The Butera School of Art operated for many years as a zoning use item #18 "*Trade, professional or other School*" as a for-profit school contributing approximately \$35,000 annually to the City's tax revenues. Fisher College put the property into use as a use item #16A "*College or university granting degrees by authority of the Commonwealth of Massachusetts*" without applying for a change of use permit to the Inspectional Services Department and removed the property from the City's tax roll.

QUALITY OF LIFE ISSUES

Neighbors are already burdened with ongoing problems associated with Fisher College's current operations. These problems will become worse if the college is allowed to expand its enrollment and, in essence, convert the block of Beacon Street between Arlington and Berkeley into a campus.

Inadequate Facilities. Given their age and density, the Fisher College facilities in Back Bay have difficulty supporting even the current student body, making the prospects of any expansion or intensification of college use of great concern to residents. Abutters have already lodged numerous complaints such as noise, trash, double parking, loitering, and jaywalking that are inevitable with a concentration of college students in a residential community.

No loading dock. The lack of a loading dock results in delivery trucks regularly parking for extended periods in a "no parking anytime" tow zone on the Storrow Drive off ramp while the drivers make multiple hand trolley deliveries to Fisher College. This backs up traffic into the high-speed lanes of Storrow Drive both from the east and in the tunnel coming from the west, creating clear and material hazards.

Buses. Because Fisher College does not have any of the on-site athletic facilities typical of a college of its size, it is necessary to make extensive use of buses to transport students and athletes to off-site practice facilities and game venues. These buses regularly double park on Beacon Street for extended periods, creating backups and hazards. Much of this activity occurs at the end of the day during rush hour, impacting both residential and commuter traffic on Beacon Street.

Off-Hour Truck Deliveries. Given the residential nature of Beacon Street, truck traffic is legally restricted between 11:00 PM and 7:00 AM. Without regard to this restriction, trucks serving Fisher College regularly park on Beacon Street for extended periods starting as early as 6:00 AM.

Trash Management. Overflowing dumpsters are an ongoing issue and one that would only be exacerbated by any increase in the intensity of use by Fisher College. This is particularly troublesome given that the school's cafeteria operation produces trash that includes food products and inevitably attracts vermin.



June 22, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
One City Hall Place, Boston, MA 02201

Re: Fisher College Institutional Master Plan - Proposed Carriage House Addition

Dear Ms. Sullivan:

Obviously there are a number of fundamental conflicts between the proposed Fisher College Institutional Master Plan and the underlying H-3-65 residential zoning of the Back Bay Historic District given the long standing forbidden use designation of a college use in the residential zoning of the district. Beyond those issues one particularly significant conflicting element of the plan is the proposed Carriage House Addition at the rear 118 Beacon Street (see enclosure). That component of the plan entails not only an extension of a forbidden use but also a very significant zoning variance from the applicable 3.0 floor area ratio (FAR) and would concurrently be in direct contradiction to the *Guidelines for the Residential District* of the Back Bay Architectural Commission.

The Board of Appeal over the last thirty-five (35) years has denied all petitions in the H-3-65 residentially zoned section of the Back Bay Historic District seeking other than nominal relief from the applicable 3.0 FAR limit. Similarly, the Back Bay Architectural Commission has not granted a Certificate of Appropriateness for a rear yard addition more than one story in height in the residential section of the Back Bay Historic District.

Excessive Floor Area Ratio: Based on the information contained in Fisher College's Institutional Master Plan Notification Form the current grandfathered floor area ratio of 118 Beacon Street at 3.46 is already materially in excess of the applicable 3.0 FAR density limit of the Back Bay Historic District which with the proposed 2,500 sq. ft. Carriage House Addition would be increased to 3.87. Alternatively, if one were to take all the Fisher College properties on the north side of Beacon Street as a single unit, i.e. from 102 to 118 Beacon Street, the existing FAR is already at 3.24 materially excessive which with the proposed Carriage House addition would be increased even further to 3.32.

118 Beacon Street

| | Existing | Proposed |
|------------------------|--------------|--------------|
| Gross Floor Area | 20,735 sq ft | 23,235 sq ft |
| Lot Area | 6,000 sq ft | 6,000 sq ft |
| Floor Area Ratio (FAR) | <u>3.46</u> | <u>3.87</u> |

102 through 118 Beacon Street (taken together)

| | Existing | Proposed |
|------------------------|---------------|---------------|
| Gross Floor Area | 109,881 sq ft | 112,381 sq ft |
| Lot Area | 33,900 sq ft | 33,900 sq ft |
| Floor Area Ratio (FAR) | <u>3.24</u> | <u>3.32</u> |

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It is particularly inappropriate that a material exception to the FAR standards of the district be sought to effect an extension of a forbidden use especially under circumstances where the property already has a grandfathered FAR materially in excess of the applicable FAR limit of the district. One simply cannot argue for variance relief that one is deprived of reasonable use of land or structure when a property already materially exceeds the applicable density, i.e. FAR, limits of the Code nor can one argue that such an exception is in harmony with the general purpose of the Code. The proposed increase in FAR simply does not satisfy all of the conditions for variance relief specified in Section 7-3 of the Zoning Code as required by the Code. In fact it satisfies none of the conditions of Section 7-3 reproduced below:

"SECTION 7-3. Conditions Required for Variance. The Board of Appeal shall grant a variance only if it finds that all of the following conditions are met:

- a) That there are special circumstances or conditions, fully described in the findings, applying to the land or structure for which the variance is sought (such as but not limited to, the exceptional narrowness, shallowness, or shape of the lot, or exceptional topographical conditions thereof) which circumstances or conditions are peculiar to such land or structure but not to the neighborhood, and that said circumstances or conditions are such that the application of the provisions of the code would deprive the applicant of reasonable use of such land or structure.
- b) That, for reasons of practical difficulty and demonstrable and substantial hardship fully described in the findings, the granting of the variance is necessary for the reasonable use of the land or structure and that the variance as granted is the minimum variance that will accomplish this purpose,
- c) That the granting of the variance will be in harmony with the general purpose and intent of the code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- d) That if the variance is for a Development Impact Project, as defined in Section 26-2, 26A-2 or 26B-2, the applicant shall have complied with the Development Impact Project Requirement, set forth in Section 26-3 or 26A-3 and in 26B-3, except if such variance is for a deviation from said requirements."

Inconsistent with the Architectural Guidelines for the Residential District: Separately and equally significant the proposed one and one half story Carriage House Addition is directly in conflict with the *Guidelines for the Residential District* published by the Back Bay Architectural Commission which under Rear Yards provides in part:

"DESIGN CRITERIA Removal or replacement of inappropriate structures is encouraged and shall be reviewed by the commission. Building alterations shall be consistent in scale, form, proportion, detail, material, and color with the characteristic architecture of the residential district. Alterations which compound or perpetuate inappropriate structures, or which remove historic features or landscaping are inappropriate.

Ms. Katelyn Sullivan

June 21, 2013 Page 3 of 3

INAPPROPRIATE ADDITIONS *Inappropriate additions include the following: additions more than one story in height, additions on top of existing additions or ells, freestanding accessory structures, stacked decks, carports, and canopies." Emphasis added*

In this instance the proposed Carriage House Addition is inconsistent with both the "scale, form and proportion" provision of the Guidelines and the inappropriateness of "additions more than one story in height" provision." Consistent with the guidelines the Back Bay Architectural Commission has not issued a Certificate of Appropriateness enabling a rear yard addition more than one story in height in the residential section of the Back Bay Historic District. A "story" is simply not a story and a half as proposed nor is it a story on top of an addition, or a first story.

In case there is any confusion as to the meaning of the word "story" one might refer to Section 2-1 "Meaning of Certain Words and Phrases" of the Zoning Code which provides:

"(42) "Story", that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, excluding roof structures and penthouses normally built above the roof not devoted to human occupancy and the total area of which does not exceed 33-1/3 percent of the roof below."

Accordingly, before even considering the zoning standards necessary for extension of a forbidden use in the H-3-65 residential zoning of the Back Bay Historic District, the proposed Carriage House Addition is materially inappropriate in that it entails a significant extension of FAR for a property that already materially exceeds the permitted FAR standards of the district and that is directly in contradiction to the *Guidelines for the Residential District* published by the Back Bay Architectural Commission.

Sincerely,



V. B. Castellani, Zoning Committee Chairman

VBC/mmc

Attachment

cc: Mayor Thomas M Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
Mr. Will Brownsberger, Massachusetts State Senate
Mr. Jay Livingstone, Candidate, Massachusetts House of Representatives
District Eight City Councilor Michael Ross
City Councilor at Large Stephen Murphy
City Councilor at Large John R Connolly
City Councilor at Large Ayanria Pressley
City Councilor at Large Felix Arroyo
Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Mr. William Young, The Environment Department
Dr. Thomas McGovern, President, Fisher College

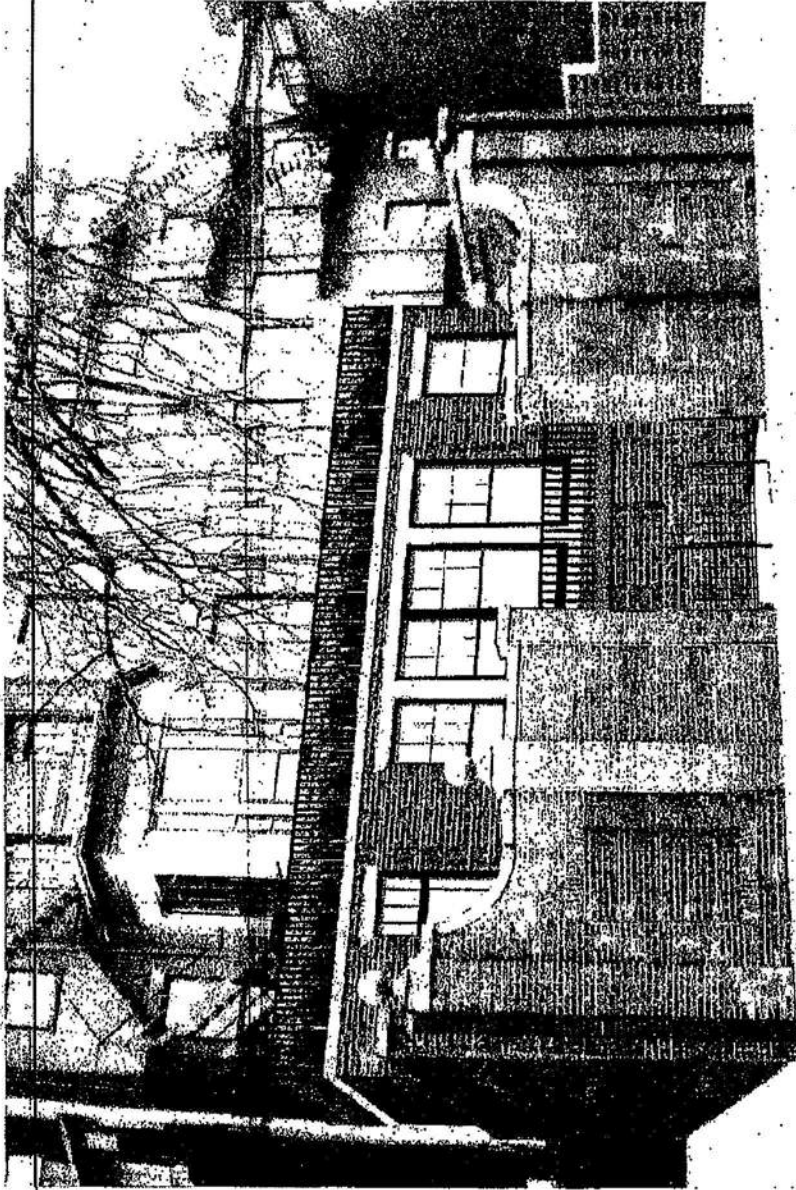


FIGURE 5. CARRIAGE HOUSE ADDITION PERSPECTIVE

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Association of the
Back Bay



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Rosanne Kumins

Elliott Laffer

Jo-Ann Lainwand

Michael McCord

Myron Miller

Tim Ian Mitchell

Molly Mosier

Janine Mudge-Mullen

Jeryl Oristaglio

Roberta Orlandino

Margaret Pokorny

Susan Prindle

Patricia Quinn

Ellen Rooney

Dalra Rosenberg

Jacqueline Royce

Peter Sherin

Barry Solar

Anne Swanson

Jack Wallace

Sam Wallace

Steve Wintermeyer

Marvin Wool

Jacquelin Yassian

Emily Gallup Fayer

Office Administrator

Ms. Katelyn Sullivan

Boston Redevelopment Authority

Boston City Hall, Ninth Floor

One City Hall Place, Boston, MA 02201

Re: Fisher College Institutional Master Plan – Change of Use 10/11 Arlington Street

Dear Ms. Sullivan:

The proposed college use of 10/11 Arlington Street enables and facilitates much of the expansion and intensification of college use proposed by the Fisher College Institutional Master Plan on the already problematic Arlington Street to Berkeley Street block of Beacon Street. Thus putting aside for the moment the number of fundamental conflicts between the overall Fisher College Institutional Master Plan and the underlying H-3-65 residential zoning of the Back Bay Historic District, it is useful to assess the effort to legalize 10/11 Arlington Street for college use in view of the underlying zoning.

The 10/11 Arlington Street property has been occupied for many years by Tellus Institute, an interdisciplinary, not-for-profit research and policy organization. Accordingly the property has a grandfather non-conforming use as office. Under Section 9.2 of the Zoning Code legalization of the 10/11 Arlington Street property by Fisher College for otherwise forbidden college use for offices, class rooms or other college purposes would be subject to all of the standards of Sections 6-2, 6-3 and 6-4 of the Zoning Code including: 1) that the specific site is an appropriate location for such use, 2) the use will not adversely affect the neighborhood and 3) no nuisance will be created by the use.

Most particularly a proposed substitution of a nonconforming office use to enable a college use would be subject to the standard of Section 6-2(a) of the Zoning Code. Specifically that standard provides that *"in the case of a substitute nonconforming use under Section 9-2, such substitute nonconforming use will not be more objectionable nor detrimental to the neighborhood than the nonconforming use for which it is being substituted."*

As noted previously the Board of Appeal addressed a substantially identical situation in the applicable H-3-65 residential zoning of the Back Bay Historic District in 1996 pursuant to BZC #18343. In that appeal a school sought to substitute an educational use for the non-profit office use of 247 Commonwealth Avenue that had for many years been the offices of the American Cancer Society. That petition was summarily denied by the Board of Appeal specifically in its verbal motion because the Board found that a "school" use would be more objectionable and detrimental to the neighborhood than the nonconforming "non-profit office" use.

Neighborhood Association of the Back Bay, Inc.

160 Commonwealth Avenue L8, Boston, MA 02116-2749 Tel 617.247.3961 info@nabbonline.com www.nabbonline.com

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Ms. Katelyn Sullivan

June 22, 2013 -- Page 2 of 3

In the instant case of Fisher College seeking to legalize 10/11 Arlington Street for college use the proposed use would be far more objectionable and detrimental to the neighborhood than was the case heard by the Board of Appeal pursuant to BZC #18343. Notably in the case of 10/11 Arlington Street the impacts are not limited to the immediate area of 10/11 Arlington Street because the legalization of 10/11 Arlington Street for college use enables and facilitate increases, intensifications and extensions of college use on the already highly problematic Arlington Street to Berkeley Street block of Beacon Street. Thus, the proposed change in use would have a much broader and more intense impact on the district and its residents.

The proposed college use of the 10/11 Arlington Street properties would be particularly objectionable and detrimental to the community because:

- 1) It would significantly extent Fisher College's footprint in the community away from the school's traditional Beacon Street locus impacting an even greater area of the community and many additional residential properties on Arlington and Marlborough Streets and on the abutting Commonwealth Avenue with the myriad of issues inherent in a concentration of college students in a residential neighborhood already impacting residents on Beacon Street,
- 2) The proposed transferring of staff from 102-118 Beacon Street to 10/11 Arlington Street would open substantial space at 102-118 Beacon Street for extension and intensification of student operations at the school's already inadequate Beacon Street facilities with consequent increase of negative impacts on immediate abutters and the residential community in that area.
- 3) The proposed transferring of staff from 102-118 Beacon Street to 10/11 would remove Fisher College's higher echelon staff from the immediate area of the college's Beacon Street student focus causing the college's staff to be in effect absentees and thereby less sensitive to and less able to respond to the myriad issues that inevitably arise with a concentration of students in a residential district.
- 4) The legalization of college use of 10/11 Arlington Street would preclude the otherwise inevitable transformation of that property into conforming, tax generating, residential uses complimentary to and enhancing the character of the district.
- 5) The extension of college use on Arlington Street would inevitably encourage additional student impacts on the Public Garden.

Ms. Katelyn Sullivan

June 22, 2013 – Page 3 of 3

Thus, legalization of college use at 10/11 Arlington Street and its consequences would materially increase and extend the negative impacts of a large student population in residential zoning while impacting additional residences, impacts which simply cannot be justified.

Sincerely,



V. B. Castellani, Zoning Committee Chairman

VBC/mmc

cc: Mayor Thomas M Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
Mr. Will Brownsberger, Massachusetts State Senate
Mr. Jay Livingstone, Candidate, Massachusetts House of Representatives
District Eight City Councillor Michael Ross
City Councillor at Large Stephen Murphy
City Councillor at Large John R Connolly
City Councillor at Large Ayanna Pressley
City Councillor at Large Felix Arroyo
Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Dr. Thomas McGovern, President, Fisher College



June 26, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
One City Hall Place, Boston, MA 02201

Re: Fisher College Institutional Master Plan Notification Form

Dear Ms. Sullivan:

Cutting through the rhetoric I wish to reemphasize the Standards for Institutional Master Plan Review Approval defined in Section 80D-4 of the Code, specifically:

*".... The Boston Redevelopment Authority shall approve an Institutional Master Plan only if the Authority finds that: (a) the Institutional Master Plan conforms to the provisions of this Article; (b) the Institutional Master Plan conforms to the plan for the City as a whole; and (c) on balance, nothing in the Institutional Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens." **Emphasis added***

Zoning use item #16A "College or university granting degrees by authority of the Commonwealth of Massachusetts" is and has been for over thirty-five (35) years a **forbidden use** in the H-3-65 zoning of the residential section of the Back Bay Historic District. By definition a **forbidden use** does not "conform to the plan for the City as a whole." To the contrary the plan for the City as a whole envisions the exclusion of material extensions or intensifications of forbidden uses in the residential districts.

Separately and equally significant as documented by voluminous public verbal and written comment to date and other documentation and analysis the proposed extension of college use in the residentially zoned section of the Back Bay Historic District would indeed be "injurious to the neighborhood or otherwise detrimental to the public welfare."

Essentially each of the major elements of the referenced proposal is materially in conflict with the Standards for Institutional Master Plan Review Approval of Section 80D-4. The proposal should be withdrawn and fundamentally revised wholly outside the residential community before resubmittal.

Sincerely,


V. B. Castellani, Chair Zoning Committee

VBC/mmc

cc: Mayor Thomas M Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
District Eight City Councilor Michael Ross
Ms. Linda Kowaleky, Deputy Director for Institutional Sector Management
Dr. Thomas McGovern, President, Fisher College

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July 26, 2013

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Emily Gallup Faven

Office Administrator

Ms. Katelyn Sullivan

Boston Redevelopment Authority

Boston City Hall, Ninth Floor

One City Hall Place, Boston, MA 02201

Re: Fisher College Institutional Master Plan - Signage

Dear Ms. Sullivan:

A number of the Fisher College properties are not in compliance with the sign regulations of the Zoning Code, the related requirements of the Back Bay Architectural Commission, and other regulations applicable to signage. Any Institutional Master Plan should include a process or commitment to correct outstanding signage issues and to otherwise bring these properties into compliance.

Signs in the City of Boston erected or installed after 1972 are subject to the requirements of Section 11 of the Zoning Code. Most signs require a building permit issued by the Inspectional Services Department. Essentially all signs in the Back Bay Historic District require a Certificate of Appropriateness issued by the Back Bay Architectural Commission. Some signs require a Conditional Use Permit issued by the Board of Appeal pursuant to Section 11-8 of the Zoning Code. Any sign abutting the Public Garden requires approval of the Boston Parks and Recreation Department.

Notably, there is no building permit, Certificate of Appropriateness, required Conditional Use Permit, nor Boston Parks and Recreation Department approval legalizing the Fisher College flag that has been installed on the 1 Arlington Street property, see Attachment A. It is unlikely that use of this flag could be legalized. The Board of Appeal denied a petition seeking zoning relief to install a flag on a building in the residential section of the Back Bay Historic District for Bay State College at 122 Commonwealth Avenue heard on May 11, 1999 pursuant to BZC #20211, see Attachment B.

Further, Section 11-1(f) of the Zoning Code permits only one sign accessory to a nonconforming use and further requires that any such sign not exceed one-half of the area allowed in non-residential districts. In addition to 1 Arlington Street there are multiple signs on the recently acquired property at 111 Beacon Street comprising both a wall sign and window signs at two separate entrances each exceeding one-half the area allowed in a non-residential district, see Attachment C. Similarly, there is no evidence of a building permit or Certificate of Appropriateness for any these signs.

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Ms. Katelyn Sullivan

Page 2 of 2 - July 26, 2013

There are multiples signs on 102 Beacon Street and on 116 Beacon Street including a window sign exceeding one-half of the area allowed in non-residential districts as well as entry trash cans and again no evidence of a Certificate of Appropriateness. Similarly there are recently installed oversized wall signs on both 129 and 131 Beacon Street but no evidence that a required Certificate of Appropriateness has been issued.

Given the sensitivity of the Fisher College location in residential zoning in the Historic District we encourage that any master plan include an inventory of the signs in use along with any supporting documents legalizing the use of the signs in the residential district along with a plan to bring the properties into compliance with the applicable sign regulations. In the meantime the non-permitted Fisher College flag installed on 1 Arlington Street and excessive signs on 111 Beacon Street should be removed.

Sincerely,

The Neighborhood Association of the Back Bay

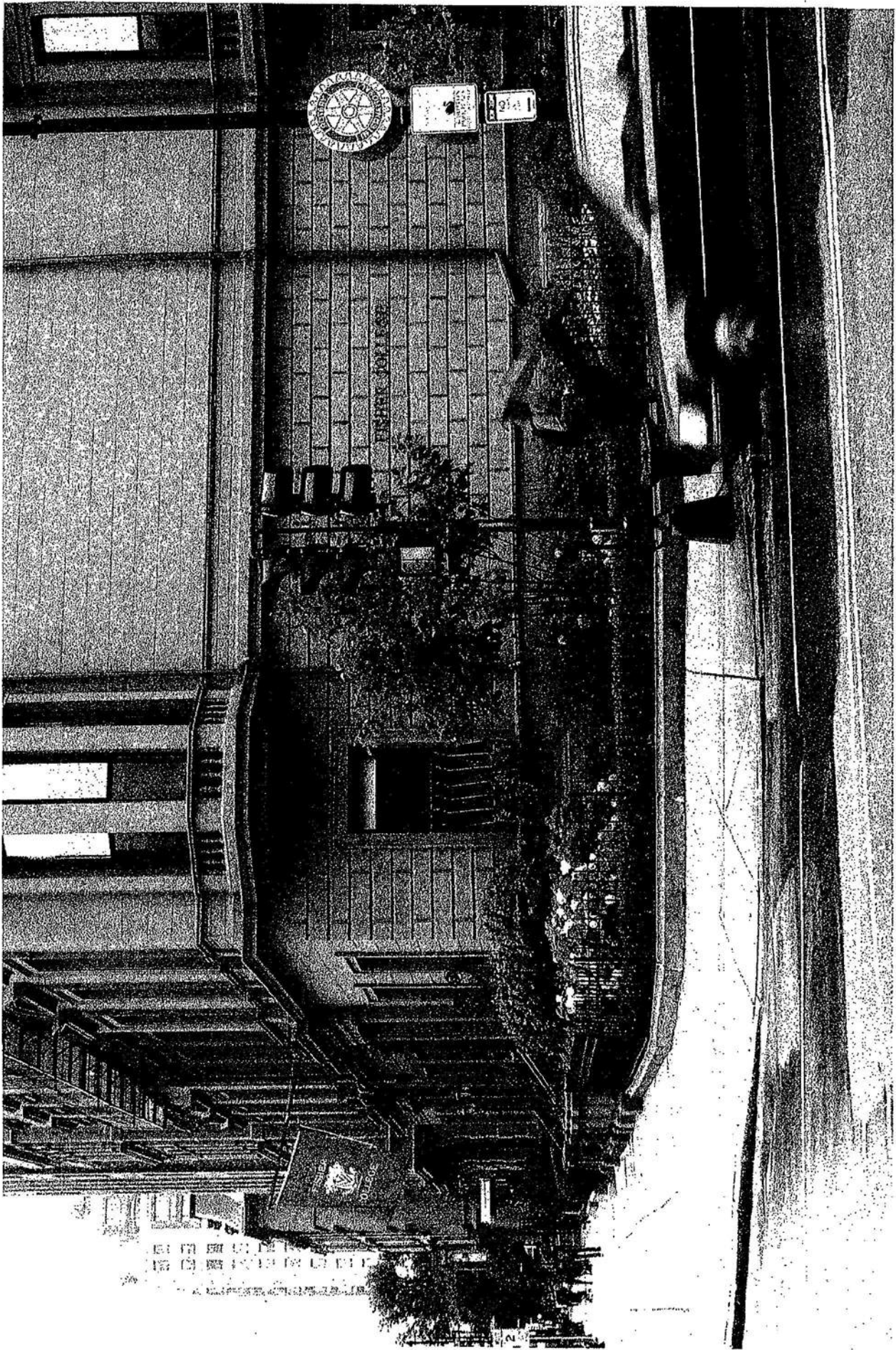
A handwritten signature in dark ink, appearing to read 'V. B. Castellani', with a long horizontal flourish extending to the right.

V. B. Castellani, Chair, Zoning Committee

VBC/ssb

Encl

cc: Mr. Peter Meade, Director, Boston Redevelopment Authority
Ms. Linda Kowalcky, Deputy Director for Institutional Sector Management
Mr. Jay Livingstone, Massachusetts House of Representatives
District Eight City Councilor Michael Ross
Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Mr. William Young, The Environment Department
Dr. Thomas McGovern, President, Fisher College



ATTACHMENT A: 1 ARLINGTON STREET - NON-PERMITTED FLAG, MORE THAN ONE SIGN ON A NON-CONFORMING USE

BOARD OF APPEAL DENIAL FOR
INSTALLATION OF A COLLEGE
FLAG IN THE HISTORIC DISTRICT



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

MAY 11, 1999
DATE

Decision of the Board of Appeal on the Appeal of

Beacon Street Associates (by Bay State College)

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

122 Commonwealth Avenue, Ward 5

in the following respect: Conditional Use

Article(s): 11(11-1)

Install flagpole with 3'6"x6' flag.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BZC-20211 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday, April 20, 1999

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, May 11, 1999 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit #1463/99 dated October 15, 1998 and plans submitted to the Board at its hearing and now on file in the Building Department.

pc



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

122 Commonwealth Avenue

BZC-20211

Date of Hearing: 5/11/99

Permit: # 1463/99

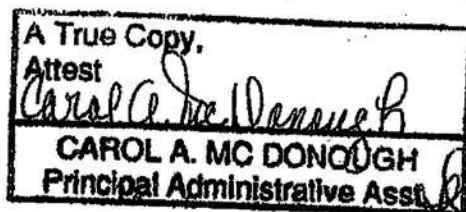
Page: 2

Decision of the Board of Appeal on the Appeal of

The premises in question are located in the Roxbury (Back Bay) section of the City of Boston in a zoning area designated Apartment Residential District (H-3-65). Appellant's application for a building permit was denied by the Building Commissioner for violation of Statute 1956, Chapter 665, Articles: 11(11-1).

The Board is of the opinion that the Appellant did not advance sufficient reasons to satisfy the Board that all the conditions under which the Board may grant a Conditional use Permit as specified in Article 6, Section 6-3 of the Zoning Code have been met, nor to cause the Board to come to a conclusion that this is a case where the specific site is an appropriate location for such use, nor that the use will not adversely affect the neighborhood, nor that the use will not cause serious hazard to vehicles or pedestrians, nor that no nuisance will be created by the use, nor that adequate and appropriate facilities will be provided for the proper operation of the use.

Therefore, the Board (the members and substitute member/members sitting on this appeal) is of the opinion that the Building Commissioner was justified in his refusal, and affirms same.

APPEAL DISMISSED

MAY 25 1999

SIGNED

RICHARD J. DENNIS CHAIRMAN

ALFONSO CARLIZ - SWS

JAMES FARMER SECRETARY - H-3-65

ANGELO BUONOPANE

PETER CHIN Opposed to vote

CHRISTINE ARAUJO

JOSEPH FERRER

JOHN BOWMAN - SWS

ANTHONY PISANI



ATTACHMENT C: 111 BEACON STREET - MORE THAN ONE SIGN ON A NON-COFORMING USE, SIGNS MORE THAN 50% OF THE AREA PERMITTED IN NON-RESIDENTIAL AREAS

Neighborhood
Association of the
Back Bay



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Jacqueline Royce

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Jacquelin Yessian

Emily Gallup Feyen

Office Administrator

August 5, 2013

Ms. Katelyn Sullivan

Boston Redevelopment Authority

Boston City Hall, Ninth Floor

One City Hall Place, Boston, MA 02201

Re: Fisher College Institutional Master Plan – Compliance with the Architectural Requirements of the Back Bay Historic District

Dear Ms. Sullivan:

A number of elements of the Fisher College properties have elements which are not in compliance with the historic district architectural standards administered by the Back Bay Architectural Commission. These matters need be corrected or resolved as part of any institutional master plan as compliance is a precondition to the issuance permits for construction, extension or change of use of the properties.

Notably these matters include but are not necessarily limited to the following elements:

1. There is no evidence of required Certificates of Appropriateness from the Back Bay Architectural Commission for the mechanical equipment including multiple kitchen exhaust ducts and both combined and split HVAC units installed and/or replaced on the roof of the one story rear addition to 102-114 Beacon Street known as the "mall" contrary to the published architectural guidelines, see Attachments A.
2. There is no evidence of a required Certificate of Appropriateness from the Back Bay Architectural Commission for the externally mounted security cameras and gooseneck lighting on the rear extension of 102-114 Beacon Street contrary to the published architectural guidelines, see Attachment B.
3. There is no evidence of required Certificates of Appropriateness from the Back Bay Architectural Commission for the installation of five HVAC compressor units mounted in the recessed infill addition of 1 Arlington Street abutting Beacon Street contrary to the published architectural guidelines, see Attachment C.
4. There is no evidence of a required Certificates of Appropriateness from the Back Bay Architectural Commission for the installation or replacement of the HVAC compressor unit mounted on the roof of the one story ell at the rear of 10/11 Arlington Street contrary to the published architectural guidelines, see Attachment D.
5. As noted previously there is no evidence of a required Certificates of Appropriateness for the Fisher College flag mounted on 1 Arlington Street, building permit, required Conditional Use Permit issued by the Board of Appeal, nor required Parks and Recreation Commission approval for installation of a school flag fronting on the Public Garden, see Attachment E.

Neighborhood Association of the Back Bay, Inc.

160 Commonwealth Avenue 18, Boston, MA 02116-2749 Tel 617.247.3961 info@nabonline.com www.nabonline.com

55

Ms. Katelyn Sullivan

August 5, 2013 – Page 2 of 2

6. There is no evidence of required Certificates of Appropriateness from the Back Bay Architectural Commission nor building permits or required conditional use permits for the multiple signs and signs exceeding the permitted size limit on 111 Beacon Street, 102 Beacon Street and 116 Beacon Street and for the signs located on 129 and 131 Beacon Street, see Attachment F.

As part of the scoping Fisher College should be required to provide a copy of all the Certificates of Appropriateness issued by the Back Bay Architectural Commission related to the several properties and a plan as to how the properties with non-permitted elements will be brought into compliance with the architectural standards of the district.

Sincerely,

The Neighborhood Association of the Back Bay

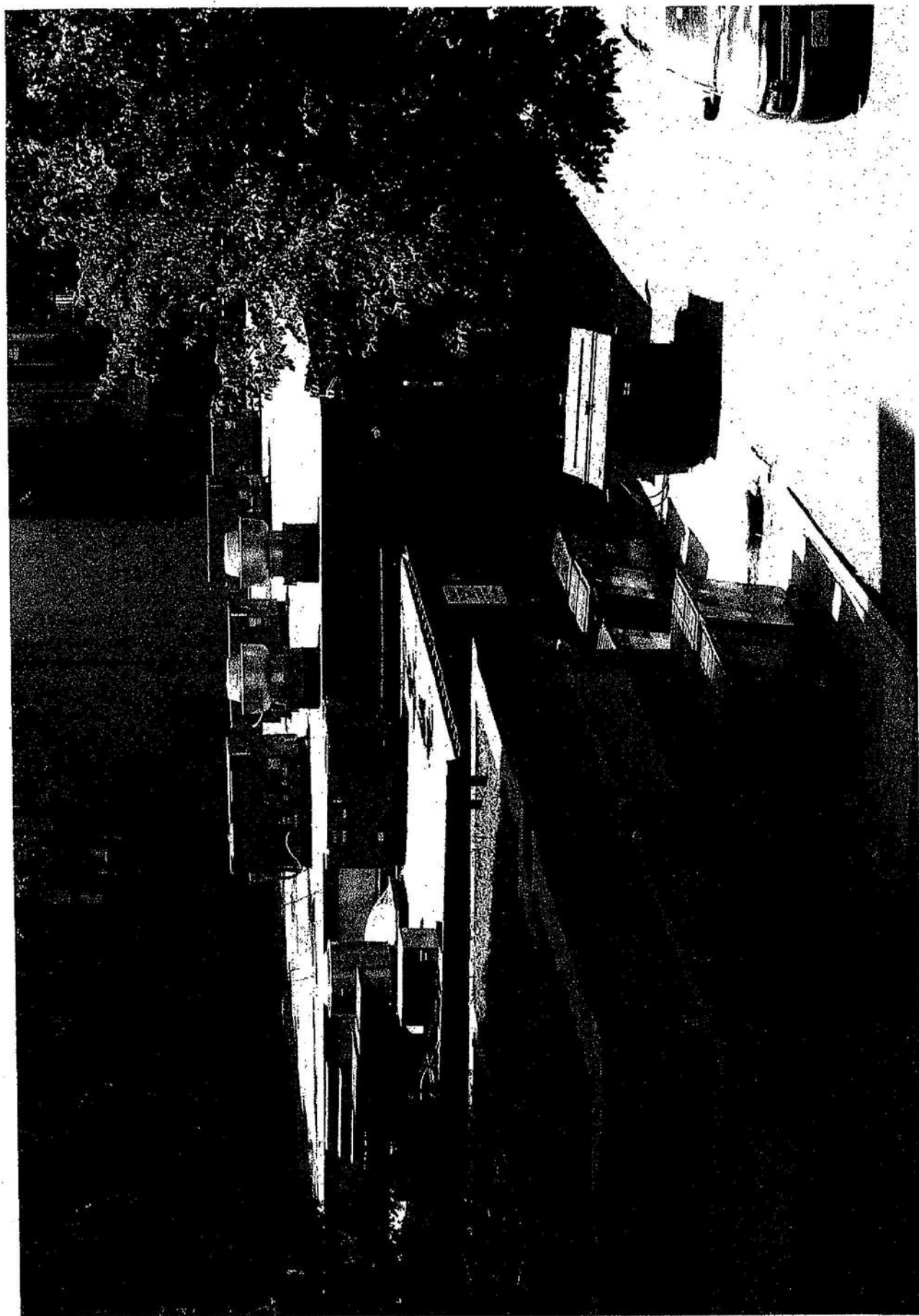
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V. B. Castellani, Chair, Zoning Committee

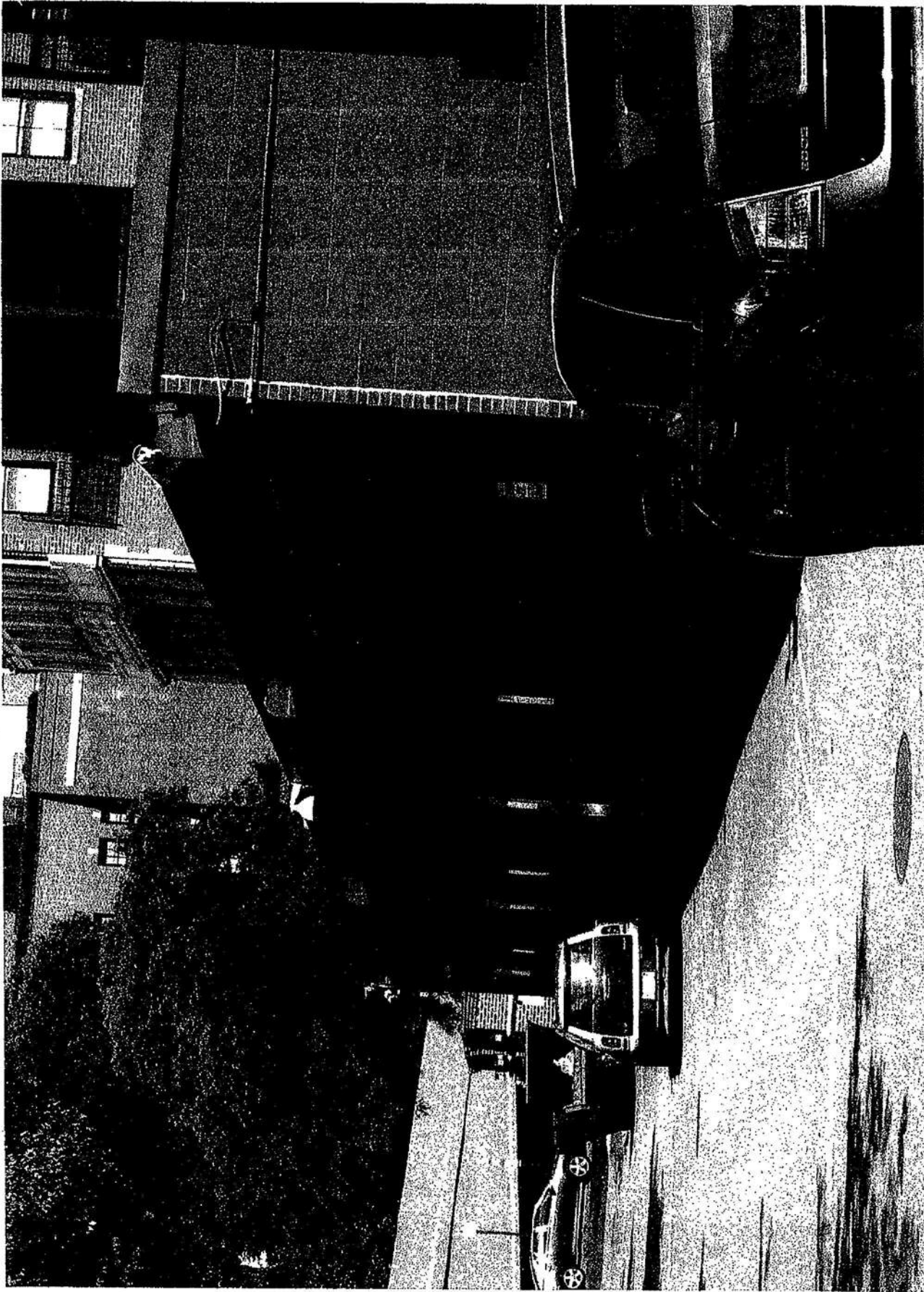
VBC/ssb

Encl

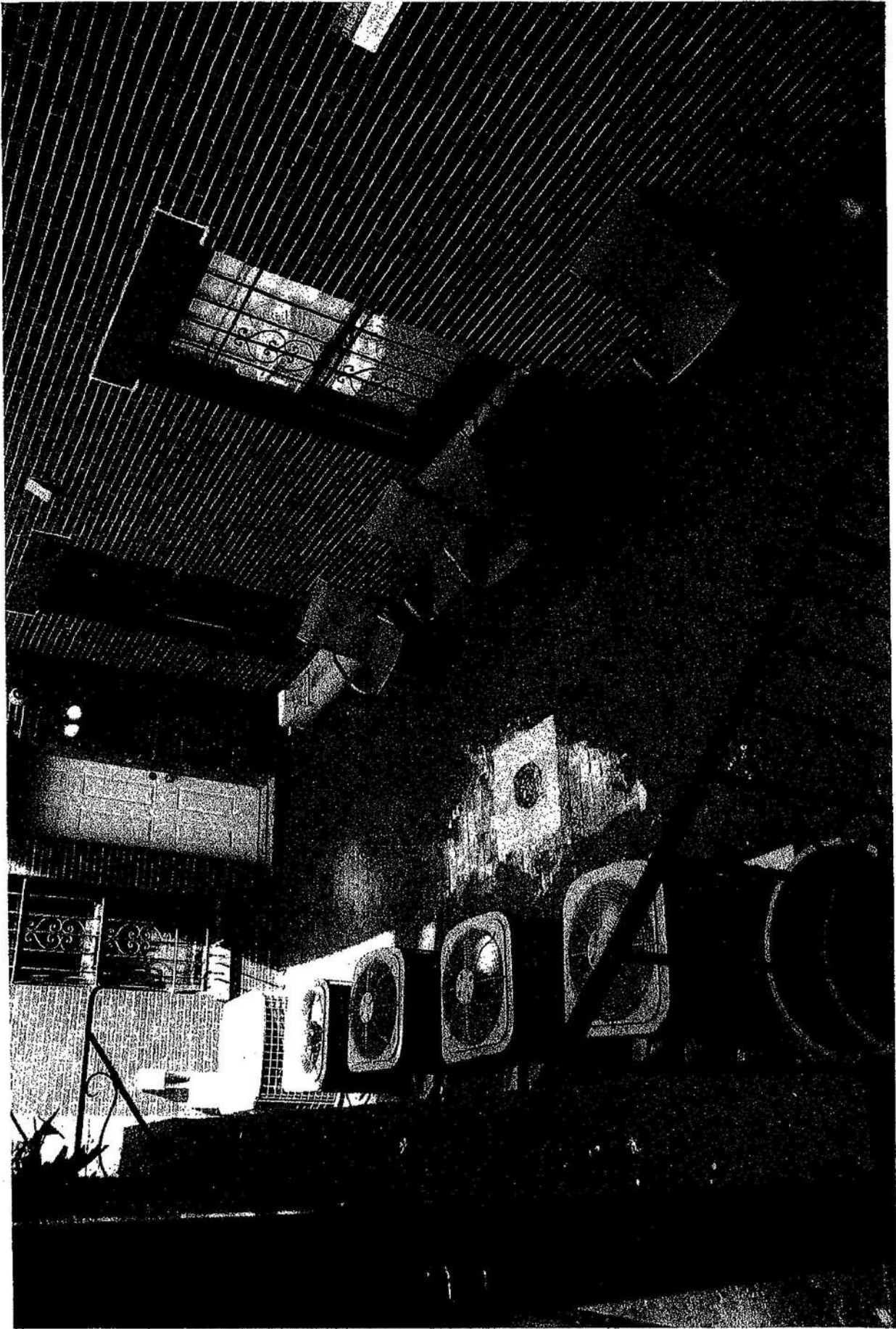
cc: Mr. Peter Meade, Director, Boston Redevelopment Authority
Ms. Linda Kowalcky, Deputy Director for Institutional Sector Management
Mr. Jay Livingstone, Candidate, Massachusetts House of Representatives
District Eight City Councilor Michael Ross
Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Mr. William Young, The Environment Department
Dr. Thomas McGovern, President, Fisher College



ATTACHMENT A: 102-116 Beacon Street - Mechanical HVAC Equipments and Kitchen Exhaust Ducts Mounted on First Floor Roof of Rear Extension



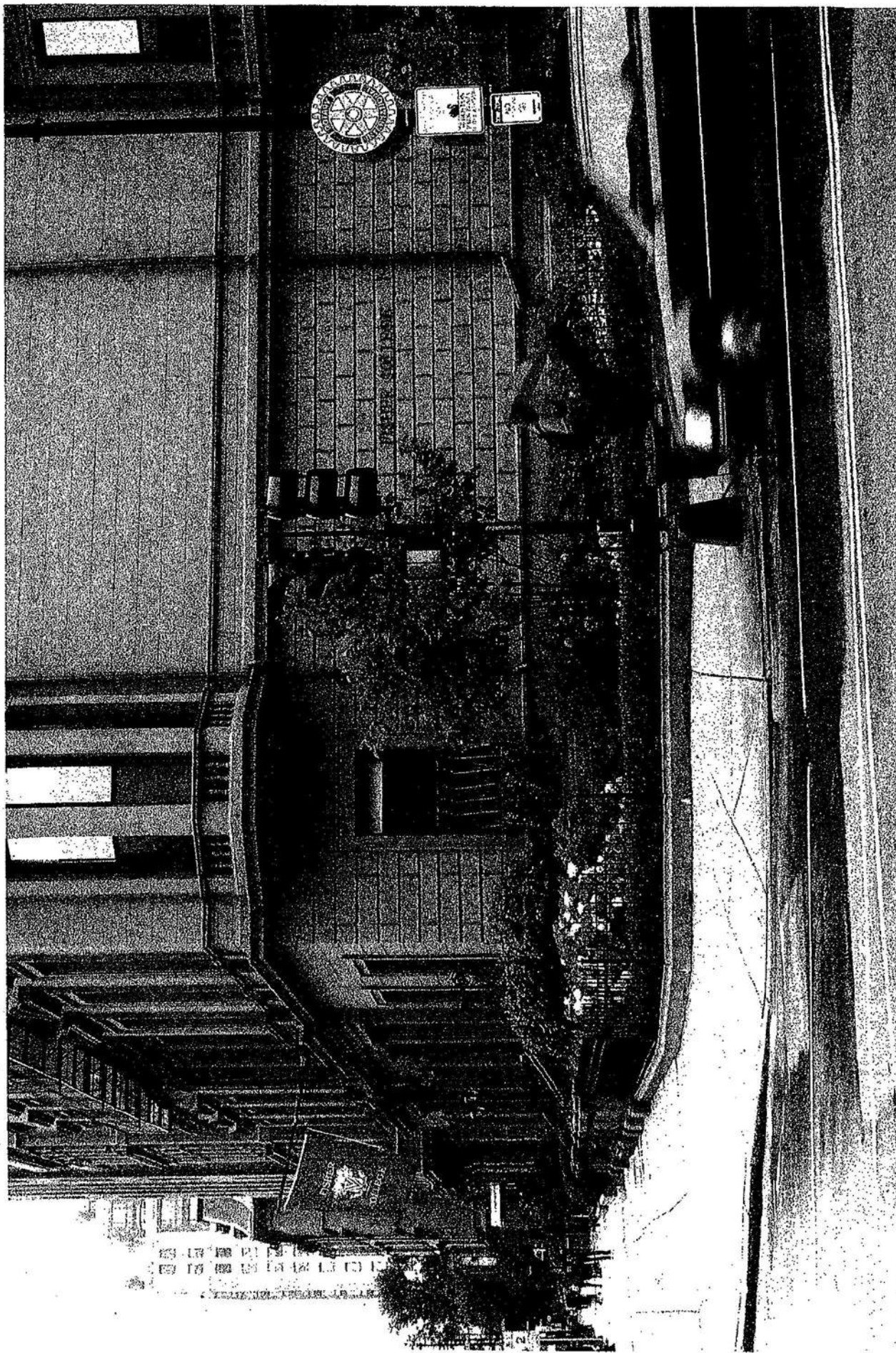
ATTACHMENT B: 102-114 BEACON STREET - Unapproved Gooseneck Lights, Exterior Security Camera and Exposed Conduit



ATTACHMENT C: 1 ARLINGTON STREET - Five HVAC Compressors Installed at Ground Level at Abutting In-fill Property

**ATTACHMENT D: 10/11 Arlington Street - Heat Pump
Compressor Mounted on First Floor Roof of Rear Ell**





ATTACHMENT E: 1 ARLINGTON STREET - Non-permitted Fisher College Flag installed without a required conditional use permit, certificate of appropriateness nor Parks and Recreational Department Approval for a flag fronting on the Public Garden



ATTACHMENT F: 111 Beacon Street - Multiple signs, signs more than 50% of the area permitted in non-residential zoning, failure to obtain a certificate of appropriateness from the Back Bay Architectural Commission

Neighborhood
Association of the
Back Bay



June 7, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
One City Hall Place, Boston, MA 02201

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Jacqueline Royce

Peter Sherin

Barry Solar

Anne Swanson

Jack Wallace

Sam Wallace

Steve Wintermeier

Mervin Wool

Jacquelin Yesslan

Emily Gallup Fayer

Office Administrator

Re: Fisher College Institutional Master Plan Notification Form

Dear Ms. Sullivan:

The Neighborhood Association of the Back Bay reaffirms its strong opposition to any extension, increase, or intensification of college use in the H-3-65 residentially zoned section of the Back Bay Historic District, including any conversion of residential housing to dormitory use, conversion of any buildings to other college use, or any extension of grandfathered non-conforming college properties. The Neighborhood Association further opposes any attempt to use the Article 80 process to rezone any portion of the residentially zoned section of the Back Bay Historic District to implement use and/or dimensional zoning changes that have been denied by, or would otherwise not be obtainable through, the Board of Appeal process.

INCOMPATIBILITY WITH UNDERLYING ZONING

The proposed extension of college and dormitory use in the H-3-65 residentially zoned section of the Back Bay Historic District is flagrantly contrary to over forty years of successful zoning policy and directly contrary to the Standards for Institutional Master Plan Review Approval defined in Section 80D-4 of the Code, specifically:

"(b) the Institutional Master Plan conforms to the plan for the City as a whole; and

(c) on balance, nothing in the Institutional Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens."

In glaring contradiction to the assertion on page 34 of the Institutional Master Plan Notification Form presented by Fisher College, college or university use is not a conditional use in the H-3-65 residential zoning of the Back Bay Historic District. Zoning use item #16A "College or university granting degrees by authority of the Commonwealth of Massachusetts" has for over thirty-five years been a **forbidden use** in the residential section of the Back Bay Historic District, a consequence of a three-year process in which several schools, including Fisher College, participated. Even before that designation, the Board of Appeal denied petitions by Fisher College and others seeking extensions of college use in the Arlington to Berkeley Street block of Beacon Street.

In its 1975 denials pursuant to BZC #3336 and BZC #3337 (see Attachment 1) the Board stated:

"The Board also finds that the specific site is not an appropriate location for such use, that the proposed use will adversely affect the neighborhood, that a nuisance will be created by the use, that there will be a serious hazard to vehicles and pedestrians, and that adequate and appropriate facilities cannot be provided on this locus for proper operation of the intended use."

"The board is certain that there is no justification whatsoever for relaxing the provisions of the Code and concludes that none of the conditions required under Article 6, Section 6-3 of the Boston Zoning Code have been met."

By definition a forbidden use does not "conform to the plan for the City as a whole" and has a detrimental impact on and is injurious to the neighborhood. Intense college use inevitably entails impacts on a residential neighborhood that are damaging. This is particularly the case in the current instance. The Back Bay is composed of historic structures which by their nature do not have the facilities necessary to adequately support even Fisher's current grandfathered college use, not to mention any increase or extension thereof.

Since the Board of Appeal's 1975 denials of Fisher College's petitions seeking extension of college use in the Arlington to Berkeley Street block of Beacon Street and the subsequent designation of college use as a forbidden use in the H-3-65 residentially zoned section of the Back Bay Historic District, the neighborhood has changed dramatically (see Attachment 2). With the departure of Emerson, Chamberlayne, Katherine Gibbs and Simmons, among others, the residential section of the Back Bay Historic District has evolved from a mixture of schools, dormitories, and absentee-owned lodging houses and apartments to an area dominated by owner-occupied residential condominiums, apartments, and single family homes, making the prospects of any extension, increase or intensification of college use in the area far more inappropriate today.

The directly impacted, i.e. legally abutting, properties to Fisher College's proposed plan on the Arlington to Berkeley Street block of Beacon Street, the Beacon to Commonwealth Avenue blocks of Arlington Street and on the north side of the Arlington to Berkeley Street block of Marlborough Street currently contain a total of 217 mostly owner-occupied residential condominiums, 3 single family residences and 12 apartment buildings with an estimated total of 130 apartments, comprising a total of about 350 residences (see Attachment 3). These directly impacted properties together represent a total in the order of \$410 million in combined tax assessment value and contribute in the order of \$4.7 million annually in real estate tax revenues to the City of Boston. These owners acquired their property in reliance upon the protections inherent in the existing residential zoning of the district.

The introduction to the Institutional Master Plan section of Article 80, Section 80D-1 entitled "Institutional Master Plan Review: Title; Purpose" provides:

"The purpose of Institutional Master Plan Review is to provide for the well-planned development of Institutional uses in order to enhance their public service and economic development role in the surrounding neighborhoods."

The Neighborhood Association believes that the current zoning for the residential district has already accomplished this goal. We believe that increase and/or intensification of college use in the H-3-65 residentially zoned district of the Back Bay Historic District would have little public service benefit to the surrounding neighborhood and the City as a whole, especially when compared to alternative growth possibilities for Fisher College. Rather than having an economic development role, we believe extension of dormitory and college use would serve as a significant economic depressant on the local community. The fact is that Fisher College could provide a significant public service benefit and serve its stated educational mission best by directing its growth to any of a number of non-residential areas in the city of Boston or in the greater Boston area.

Not only would the proposed intensification of college use remove significant taxable and potentially taxable properties at 111, 115, 139 and 141 Beacon Street and 10/11 Arlington Street from the City's tax roll, representing in combined total potentially \$350,000 in tax revenues annually, but extension and/or intensification of college use would have a depressing long term effect on the values, uses and tax assessments of all residential properties in the immediate area and ultimately on their tax proceeds to the City of Boston. Further, extension and/or intensification of college use would discourage continuing beneficial development of the few remaining underutilized properties in the area.

SPECIFIC ZONING ISSUES

10/11 Arlington Street

Without zoning in place to enable college use nor outreach to abutters and the community, Fisher College contracted on October 12, 2012 to purchase the 10/11 Arlington Street property owned by the Tellus Institute. Per the public record, Fisher College has allocated a total of \$15,000,000 to be funded by tax-exempt bonds for the purchase of the property, renovations thereto and equipment (see Attachment 4). Given the limited size of 10/11 Arlington Street property, this represents some of the highest priced real estate in the city of Boston, even exceeding the values of most luxury penthouse condominiums in signature buildings.

The Board of Appeal addressed a substantially identical situation in the applicable H-3-65 residential zoning of the Back Bay Historic District in 1996 pursuant to BZC #18343. In that zoning appeal a school sought to substitute an educational use for the non-profit office use of the building at 247 Commonwealth Avenue that had for many years been the offices of the American Cancer Society. That petition was summarily denied by the Board of Appeal specifically in its verbal motion because the Board found that a "school" use would be more objectionable and detrimental to the neighborhood than a nonconforming "non-profit office" use.

Reportedly the proposed use of the 10/11 Arlington Street property by Fisher College would be as office space for the school's administrators currently located at 102-118 Beacon Street. That proposed use of the 10/11 Arlington Street properties would be particularly detrimental to the community because the transferring of staff from 102-118 Beacon Street to 10/11 Arlington Street:

- 1) would open substantial space at 102-118 Beacon Street for extension and intensification of student operations at the school's already inadequate Beacon Street facilities, with consequent increase of negative impacts on immediate abutters and the residential community, and
- 2) would remove the Fisher College's higher echelon staff from the immediate area of the college's Beacon Street student focus causing the college's staff to be in effect absentees and thereby less sensitive to and less able to respond to the myriad issues that inevitably arise with a concentration of students in a residential district.

In its December 6, 2012 Letter of Intent to the BRA Fisher College stated:

"Fisher's strategic plan requires that the college grow its enrollment from 820 students today to about 1,100 in the next ten years in order to remain competitive academically; to have the size that allows for breadth and depth in curriculum and training, and to operate in an economically sustainable manner. The academic mission of the College 'to change lives by positioning students in their quest for the knowledge and skills that will guide them through a lifetime of intellectual and professional pursuits' is the imperative that demands that Fisher undertake necessary changes to its campus to underscore its foremost commitment to the learning community.

"Fisher's financial health requires that it increase its revenues and maintain close attention to expenses. The investments in Fisher's future that this Master Plan anticipates have been arrived at after careful examination of the economic forces that affect small colleges and of the opportunities they have to build on their strength to thrive academically." (Emphasis added.)

It is simply not possible to reconcile how the purchase of some of the most expensive real estate in the city for office use for the school's administrative staff—or for that matter for classrooms, library or for any other college use—further Fisher College's stated mission and enhances the school's financial health. Nor is it possible to discern how such a financial commitment can be justified by a non-profit school that historically has not made any payments in lieu of taxes (PILOT payments) to compensate the City for municipal services.

Needless to say there are a multitude of opportunities to invest \$15,000,000 in the Boston or greater Boston area outside the residential communities to acquire several times the net square footage available at 10/11 Arlington Street. Such investment could enable Fisher College to more effectively serve a larger and more diverse number of students in a location where the school could indeed be a contributing factor in the local community.

Proposed Rear Yard Extension 118 Beacon Street

The proposed two story rear yard addition to 118 Beacon Street would be directly in conflict with the density limit of the Zoning Code defined by the applicable 3.0 FAR (floor area ratio). Strict adherence to the FAR density limit of the Zoning Code is considered to be one of the most important dimensional zoning provisions necessary for the protection of the Back Bay Historic District. The Board of Appeal has, in fact, denied every petition in the residential section of the Back Bay Historic District seeking other than nominal relief from the 3.0 FAR limit of the Zoning Code since its introduction over thirty-five years ago. It is particularly inappropriate that such a fundamental exception to the established zoning be sought to effect an extension of a forbidden use. The proposal is also counter to the Residential Guidelines of the Back Bay Architectural Commission, adopted in 1990, which clearly state that "additions more than one story in height" are inappropriate.

Proposed Conversion of Residential Properties 115, 139 and 141 Beacon Street to Dormitory Use

The Mayor's stated objective of seeking to have schools construct additional housing for their students so as to minimize the impact on the availability and diversity of housing opportunities in the City is obviously not served by a plan seeking to remove residential housing by converting it into dormitories. Similarly, the City's finances are not enhanced by a proposal seeking to convert properties that generate in the order of \$85,000 annually in tax revenues into tax-exempt dormitories.

Aside from the policy conflict of converting residential housing into dormitories, increased dormitory use would represent a material intensification of the negative impacts inherent in a college use in the residential community, significantly tipping the residential/school balance on the Arlington to Berkeley Street block of Beacon Street. When Fisher College acquired the 115, 139 and 141 Beacon Street properties in 1997 the principals of the college represented to the Neighborhood Association that it was doing so for investment purposes and would not seek to put the properties into use as dormitories. We are disappointed that this agreement, upon which we and the neighbors relied, is no longer being honored.

Any dormitory use or extension thereof is particularly troubling in that Fisher College reportedly rents its dormitory housing in the off-season to students of other institutions. It is very difficult for an institution to control students that are not otherwise dependent on and subject to that school and who are in residence for only a short period and thus are not able to be indoctrinated by the school in proper behavior.

Parking

Contrary to the statement on page 34 of the Fisher College Institutional Master Plan Notification Form, the Restricted Parking Overlay District designation does not relieve an extension of a zoning use 16A "College or university granting degrees by authority of the Commonwealth of Massachusetts" nor a dormitory zoning use item #11, #12 or #13 from the off-street parking requirements of Article 23 "Off-Street Parking" of the Zoning Code.

Ms. Katelyn Sullivan

June 7, 2013 -- Page 6 of 8

Other Open Zoning Issues

Fisher College originally put 133 Beacon Street into dormitory use without zoning relief over forty years ago and has since disregarded the applicable zoning requirements with respect to additional properties.

111 Beacon Street: In 2010 Fisher College, without outreach to the community, acquired the Butera School of Art property at 111 Beacon Street. Butera School of Art operated for many years as a for profit zoning use item #18: *"Trade, professional or other School"* contributing approximately \$35,000 annually to the City's tax revenues. Fisher College, without applying to the Inspectional Services Department for a change of use permit, put the property into a forbidden use item #16A *"College or university granting degrees by authority of the Commonwealth of Massachusetts,"* thus avoiding a Board of Appeal hearing. Concurrently Fisher College effected the removal of the property from the City's tax roll.

In the context of the currently proposed Institutional Master Plan, the use of 111 Beacon Street by Fisher College simply adds to the concentration and intensification of college use in the Arlington to Berkeley Street block of Beacon Street and is thus inappropriate. Had Fisher College been more public about its intentions, we believe that the issues raised by the abutters and the neighborhood would have come to light much earlier.

133 Beacon Street: There is still no zoning decision letter in the on-line files of the Inspectional Services Department extending the dormitory conditional use of 133 Beacon Street beyond the June 30, 2009 expiration of BZC 27504 (see Attachment 5). The property at 133 Beacon Street had originally been put into dormitory use by Fisher College without the necessary zoning relief, but subsequently was granted dormitory use relief by the Board of Appeal, subject to the proviso that the zoning would expire after three years. This required Fisher College to renew the zoning use periodically. The maintenance of that protective proviso is particularly critical as it serves as a significant incentive for Fisher College to cooperate with its residential abutters.

QUALITY OF LIFE ISSUES

Inadequate Facilities: Given the age and density of Fisher College properties in the Back Bay and their consequent physical limitations, there are significant deficiencies in the Fisher College facilities for serving even its current student body, making the prospects of any expansion or intensification of college use highly disturbing. These limitations are reflected in the multitude of already existing quality of life complaints of the residential abutters and would only be worsened by any extension, increase or intensification of the college use.

Notably there is no loading dock to serve the 102-118 Beacon Street properties, including Fisher College's cafeteria, which by its nature requires frequent deliveries. There has been a history of chronic overflowing trash. The lack of on-site athletic and other facilities typical of a college requires the extensive use of buses, which double park to load on Beacon Street to transport students to other venues.

Because of the absence of a traditional college campus for socialization and other recreational activities, much of that burden falls on the neighboring community, including frequent student use of the Esplanade and Public Garden as playgrounds. The proposed 2,500 sq. ft. roof deck, use of which is dependent on the weather and the seasons, will do little to mitigate the student impact on residential abutters and local facilities.

There is a high level of traffic congestion on Beacon Street from double parking of student drop-offs and pick-ups. Regardless of any supposed restrictions, a number of students do bring cars to the area, worsening the already overburdened parking and traffic situation.

Absence of an Off-Street Loading Dock: The contiguous Fisher College properties on the north side of Beacon Street from 102 through 118 Beacon Street including the school's cafeteria operation comprise a total of approximately 100,000 gross square feet of building space. Article 24 of the Zoning Code requires an off-street loading dock 10 by 25 feet and 14 feet high plus adequate maneuvering area and access. Since the Fisher College facilities on the north side of Beacon Street largely existed prior to the current zoning code the school presumably is exempt from that zoning requirement. However, the fact remains that the college does not have any of the off-street loading facilities which would otherwise be required for a college use of its size, much less the capacity necessary to effectively serve any extension or intensification of that use.

As a consequence of this deficiency, delivery trucks regularly park for extended periods in a "no parking anytime" tow zone on the Storrow Drive off ramp while the drivers set unloading ramps and make hand trolley deliveries to Fisher College. This backs up traffic into the high speed lanes of Storrow Drive both from the east and in the tunnel from the west, creating clear and material hazards.

The assertion in the Institutional Master Plan Notification Form that trucks park on Back Street for deliveries is grossly in error. The Arlington to Berkeley Street portion of Back Street receives a high volume of traffic from vehicles coming down Back Street seeking to enter Arlington Street through the Storrow Drive connector. It is simply impossible for trucks or any other vehicle to park on Back Street for any period of time and obviously (see Attachment 6) they do not.

Buses: Because Fisher College does not have any of the on-site athletic facilities that would typically be associated with a college of its current size, it is necessary to make extensive use of buses to transport students and athletes to off-site practice facilities and game venues. These buses regularly double park for extended periods on Beacon Street, reportedly often for up to forty-five minutes (see Attachment 7). Much of this activity occurs at the end of the day during rush hour. Extension and/or intensification of the college use would only exacerbate this situation and the impact on both the residential neighborhood and on Beacon Street traffic.

Off-Hour Truck Deliveries: Given the residential nature of Beacon Street, truck traffic is legally restricted from 11:00 PM to 7:00 AM. Without regard to this restriction and contrary to the assertion in the Institutional Master Plan Notification Form, trucks serving Fisher College--notably a Coca Cola delivery truck--regularly park on Beacon Street for extended periods starting as early as 6:00 AM, apparently seeking to avoid the later Beacon Street traffic and parking limits. This inevitably disturbs the

Ms. Katelyn Sullivan

June 7, 2013 -- Page 8 of 8

residential abutters with early morning noise of unloading and loading Coke containers (see Attachment 8). Unfortunately the already congested Beacon Street traffic and parking situation makes it almost inevitable that vendors will seek to make deliveries at non-permitted early hours.

Trash Management: Frequent overflowing trash (see Attachment 9) is already an on-going issue and one that would only be exacerbated by any extension or increase in the intensity of use by Fisher College. This is particularly troublesome given that with the school's cafeteria operation the trash includes food products and thereby inevitably attracts vermin.

In sum, the Proposed Institutional Master Plan presented by Fisher College will, if adopted, be a material detriment to the district, its residents, the many abutters and the City as a whole. It represents flagrant disregard of the established zoning standards of the residentially zoned section of the Back Bay Historic District and to City policy that has guided and protected the recovery, evolution and development of the residential district over the last forty years.

Sincerely,



Howard Kassler, Chairman

HK/sg

Attachments

cc: Mayor Thomas M Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
Mr. Will Brownsberger, Massachusetts State Senate
Mr. Jay Livingstone, Candidate, Massachusetts House of Representatives
District Eight City Councilor Michael Ross
City Councilor at Large Stephen Murphy
City Councilor at Large John R Connolly
City Councilor at Large Ayanna Pressley
City Councilor at Large Felix Arroyo
Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Mr. William Young, Senior Preservation Planner, Back Bay Historic District
Mr. Steve Young, Chair, Beacon Hill Civic Association
Ms. Anne Brooke, President, Friends of the Public Garden
Dr. Thomas McGovern, President, Fisher College
Task Force members

ATTACHMENT 1:

BZC #3336 and BZC #3337 Re: 131 and 133 Beacon Street



ATTACHMENT 1:

CITY OF BOSTON
BUILDING DEPARTMENT
OFFICE OF THE BUILDING COMMISSIONER 131 AND 133 BEACON STREET
Eighth Floor, City Hall
1 City Hall Square
BOSTON, MASSACHUSETTS 02201

BZC #3336 AND BZC #3337

131 AND 133 BEACON STREET

RICHARD R. THUMA, JR.
Building Commissioner

RICHARD L. GRANARA, JR.
LEO F. MARTIN
JAMES T. REID
Assistant Building
Commissioners

April 10, 1975
Updated notice

Mr. Scott A. Fisher, President
Fisher Junior College
118 Beacon Street
Boston, Massachusetts 02116

Re: Application # 2385 Dated 3-25-75
Location 133 Beacon Street, Wd. 5, H-5-70 Zone
Purpose Change of occupancy from lodging house and
dining room to classrooms (school) and
dining room. No work to be done.

Dear Sir:

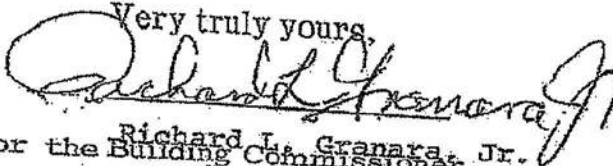
Your application cited above is hereby refused as same
would be in violation of the Boston Zoning Code to wit:-

Chapter 665, Acts of 1956 as amended, Article 8.

Section 8-6 Any change in use of a Conditional Use requires
Board of Appeal approval.

Section 8-7 Use Item 16-a A school is a Conditional Use
within an H-5-70 Zone District and requires Board
of Appeal approval.

Very truly yours,



Richard L. Granara, Jr.
For the Building Commissioner

LME:ls

If you appeal, your appeal must be accompanied by a copy of the certified
plot plan which was filed with your application.



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

July 1, 1975

Decision of the Board of Appeal on the Appeal of

Fisher Junior College

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 685, as amended, Section 8, at premises:

133 Beacon Street, Ward 5

in the following respect: Conditional Use
Articles 8(8-6) and 8(8-7-16A): To allow occupancy to be changed from
lodging house and dining room to school classrooms and dining room in an
Apartment House (R-5-70) district.

In his formal appeal, the appellant sets briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BZC 3336 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax list, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

The Herald American, June 17, 1975

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority were sent notice of the appeal by the Building Department as prescribed in the Code and the Board has not received a report relative to the proposed use from them, within the prescribed time.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, July 1, 1975, in accordance with notice and advertisement aforementioned, and after having listened to those present who wished to be heard in opposition to the petition, the Board finds as follows:

The appellant appeals to be relieved of complying with the aforementioned section to the Boston Zoning Code - all as per Application for Permit #2385, dated March 25, 1975, and plans submitted to the Board at its hearing and now on file in the Building Department.



JUL 15 1 53 PM 1975
BUILDING DEPARTMENT
CITY OF BOSTON

CITY OF BOSTON

Vol. 10, 3

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

July 1, 1975

Decision of the Board of Appeal on the Appeal of Case #BZC-3336

Page 2

The premises in question are located in the Back Bay area of the City of Boston, in a zoning district designated (R-5-70) Apartment House. Appellant's application for a building permit was denied by the Building Commissioner for violation of Statute 1956, Chapter 665, Articles 8(8-6) and 8(8-7-16a).

At the hearing held on Tuesday, July 1, 1975, a number of people were present in opposition to this appeal.

The Board finds that all the conditions required for granting a Conditional Use under Article 6, Section 6-3 of the Code have not been met.

The Board also finds that the specific site is not an appropriate location for such a use, that the proposed use will adversely affect the neighborhood, that a nuisance will be created by the use, that there will be a serious hazard to vehicles and pedestrians, and that adequate and appropriate facilities cannot be provided on this locus for the proper operation of the intended use.

The Board is certain that there is no justification whatever for relaxing the provisions of the Code and concludes that none of the conditions required under Article 6, Section 6-3 of the Boston Zoning Code have been met.

The Board is of the opinion that the appellant did not advance sufficient reasons to satisfy the Board that all the conditions under which the Board may grant a Conditional Use as specified in Article 6, Section 6-3, of the Zoning Code have been met, nor to cause the Board to come to a conclusion that this is a specific case where a literal enforcement of Act involves a substantial hardship upon the appellant as well as upon the premises, nor where desirable relief may be granted without substantial detriment to the public good and without substantially derogating from the intent and purpose of the Zoning Act. Therefore, the Board (the members and the substitute member sitting on this appeal) is of the opinion that the Building Commissioner was justified in his refusal, and affirms same.

APPEAL DISMISSED

Signed July 15, 1975

John W. Priestley, Jr. Chairman
Charles F. Spillane, Secretary
Frank R. McDonough
Alfred Gross
* Richard J. Dennis, Substitute

A True Copy
Attest:
Anne G. Hagerty
ANNE G. HAGERTY
Executive Secretary

* George W. Jenkins, deceased



BD 512A

CITY OF BOSTON
BUILDING DEPARTMENT
OFFICE OF THE BUILDING COMMISSIONER

Eighth Floor, City Hall
1 City Hall Square
BOSTON, MASSACHUSETTS 02201

RICHARD R. THUMA, JR.
Building Commissioner
RICHARD L. GRANARA, JR.
LEO F. MARTIN
JAMES T. REID
Assistant Building
Commissioners

April 10, 1975
Updated notice

Mr. Scott A. Fisher
President
Fisher Junior College
118 Beacon Street
Boston, Massachusetts 02116

Re: Application # 2384 Dated 3-25-75
Location 131 Beacon Street, Wd. 5, H-5-70 Zone
Purpose Change of occupancy from dormitory to
classrooms (school). No work to be done.

Dear Sir:

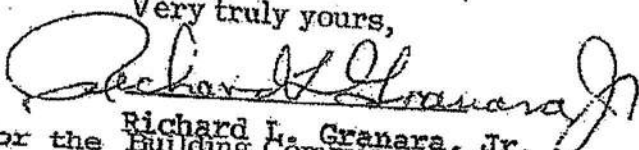
Your application cited above is hereby refused as same
would be in violation of the Boston Zoning Code to wit:-

Chapter 665, Acts of 1956 as amended, Article 8.

Section 8-6 Any change in use of a Conditional Use requires
Board of Appeal approval.

Section 8-7 Use Item 16-a A school is a Conditional Use within
an H-5-70 Zone District and requires Board of
Appeal approval.

Very truly yours,


Richard L. Granara, Jr.
For the Building Commissioner

LME:ls

If you appeal, your appeal must be accompanied by a copy of the certified
filed with your application.

Appeal within forty-



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

July 1, 1975

Decision of the Board of Appeal on the Appeal of

15 JUL 15 1 53 PM 1975
BUILDING DEPARTMENT
CITY OF BOSTON
Other Junior College

to vary the provisions of the Boston Zoning Code, under Statute 1950, Chapter 603, as amended, Section 8, at premises:

131 Beacon Street, Ward 5

in the following respect: Conditional Use
Articles 8(8-6) and 8(8-7-16A): To allow occupancy to be changed from
dormitory to school classrooms in an Apartment House (H-5-70) district.

In his formal appeal, the appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner as set forth in papers on file numbered BZC 3337 and made a part of this record.

In conformity with the law, the Board mailed seasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax list, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

The Herald American, June 17, 1975

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority were sent notice of the appeal by the Building Department as prescribed in the Code and the Board has not received a report relative to the proposed use from them, within the prescribed time.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, July 1, 1975, in accordance with notice and advertisement aforementioned, and after having listened to those present who wished to be heard in opposition to the petition, the Board finds as follows:

The appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code - all as per Application for Permit #2384, dated March 25, 1975, and plans submitted to the Board at its hearing and now on file in the Building Department.



JUL 15 1 53 PM 1975
BUILDING DEPARTMENT
CITY OF BOSTON

CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

July 1, 1975

Decision of the Board of Appeal on the Appeal of

Case #BZC-3337

Page 2

The premises in question are located in the Back Bay area of the City of Boston, in a zoning district designated (H-5-70) Apartment House. Appellant's application for a building permit was denied by the Building Commissioner for violation of Statute 1956, Chapter 665, Articles 8(8-6) and 8(8-7-16a).

At the hearing held on Tuesday, July 1, 1975, a number of people were present in opposition to this appeal.

The Board finds that all the conditions required for granting a Conditional Use under Article 6, Section 6-3 of the Code have not been met.

The Board also finds that the specific site is not an appropriate location for such a use, that the proposed use will adversely affect the neighborhood, that a nuisance will be created by the use, that there will be a serious hazard to vehicles and pedestrians, and that adequate and appropriate facilities cannot be provided on this locus for the proper operation of the intended use.

The Board is certain that there is no justification whatever for relaxing the provisions of the Code and concludes that none of the conditions required under Article 6, Section 6-3 of the Boston Zoning Code have been met.

The Board is of the opinion that the appellant did not advance sufficient reasons to satisfy the Board that all the conditions under which the Board may grant a Conditional Use as specified in Article 6, Section 6-3, of the Zoning Code have been met, nor to cause the Board to come to a conclusion that this is a specific case where a literal enforcement of the Act involves a substantial hardship upon the appellant as well as upon the premises, nor where desirable relief may be granted without substantial detriment to the public good and without substantially derogating from the intent and purpose of the Zoning Act. Therefore, the Board (the members and the substitute member sitting on this appeal) is of the opinion that the Building Commissioner was justified in his refusal, and affirms same.

APPEAL DISMISSED

Signed July 15, 1975

John W. Priestley, Jr. Chairman
Charles F. Spillane, Secretary
Frank R. McDonough
Alfred Gross
* Richard J. Dennis, Substitute

A True Copy

Attest

Anne G. Hagerty
ANNE G. HAGERTY
Executive Secretary

* George W. Judkins, deceased

ATTACHMENT 2:

**BACK BAY HOUSES CONVERTED FROM DORMITORIES OR SCHOOL
USE: 1970-2013**

BACK BAY HOUSES CONVERTED FROM DORMITORIES OR SCHOOL USE: 1970-2013

The following is a summary of buildings were used for dormitories or school (classroom, office, etc.) purposes and have been converted back into to residential use (apartments, condominiums, or single-family residences). Included are buildings located between Beacon and Newbury Street, Arlington through Massachusetts Avenue. This list does not include buildings on Newbury Street nor west of Massachusetts Avenue.

| Address of School or Dormitory | Year converted Back to Residential Use | Former School |
|--------------------------------|--|--------------------------|
| 4 Arlington | 1993 | Katharine Gibbs |
| 5 Arlington | 1993 | Katharine Gibbs |
| 6 Arlington | 2007 | Gibbs; Emerson |
| 100 Beacon | 2007 | Emerson |
| 126 Beacon (school bldg.) | 2003 | Emerson |
| 128 Beacon (school bldg.) | 2003 | Emerson |
| 130 Beacon (school bldg.) | 2003 | Emerson |
| 132 Beacon | 2008 | Emerson |
| 134 Beacon | 2008 | Emerson |
| 145 Beacon | 2003 | Emerson |
| 148 Beacon | 1999 | Emerson |
| 150 Beacon | 1999 | Emerson |
| 175 Beacon | 1984 | Emerson |
| 177 Beacon | 1974 | Chamberlayne |
| 181 Beacon | Legalized as apartments in 1984 (existing condition) | Fisher |
| 183 Beacon | Legalized as apartments in 1984 (existing condition) | Fisher |
| 190 Beacon | 1977 | Emerson |
| 191 Beacon | 2005 | Emerson |
| 206 Beacon | 1976 | Emerson |
| 211 Beacon | Legalized as apartments in 1992 (existing condition) | Chamberlayne |
| 212 Beacon | 1973 | Burdett College (lessee) |
| 315 Beacon | 1981 | Emerson, Chamberlayne |
| 317 Beacon | 1983 | Emerson, Chamberlayne |
| 357 Beacon | 1981 | Emerson (lessee) |
| 359 Beacon | 1981 | Emerson (lessee) |
| 477 Beacon | 1979 | Boston University |
| 303 Berkeley | 2003 | Emerson |
| 274 Clarendon | 1974 | Chamberlayne |
| 278 Clarendon | 1978 | Chamberlayne |
| 16 Commonwealth | 1974 | Chamberlayne |
| 21 Commonwealth | 1975 | Chamberlayne |

| Address of School or Dormitory | Year converted Back to Residential Use | Former School |
|---------------------------------|--|-----------------------|
| 25 Commonwealth | 1997 | Mass General Hospital |
| 28 Commonwealth | 1975 | Chamberlayne |
| 49 Commonwealth (school bldg) | 2003 | Simmons |
| 51 Commonwealth (school bldg) | 2003 | Simmons |
| 59 Commonwealth | Legalized as apartments in 1984 (existing condition) | Chamberlayne |
| 63 Commonwealth | 1984 | Chamberlayne |
| 116 Commonwealth | 1978 | Chamberlayne |
| 128 Commonwealth (school bldg.) | 1993 | Chamberlayne |
| 130 Commonwealth (school bldg.) | 1993 | Chamberlayne |
| 131 Commonwealth | 1972 | Boston University |
| 135 Commonwealth | 1975 | Chamberlayne |
| 148 Commonwealth | 1976 | Chamberlayne |
| 198 Commonwealth | 1997 | Newbury College |
| 200 Commonwealth | 1998 | Newbury College |
| 202 Commonwealth | 1998 | Newbury College |
| 204 Commonwealth | 1998 | Newbury College |
| 211 Commonwealth (school bldg.) | 1975 | Chamberlayne |
| 232 Commonwealth | 1975 | Chamberlayne |
| 274 Commonwealth | 1976 | Chamberlayne |
| 276 Commonwealth | 1976 | Chamberlayne |
| 278 Commonwealth | 1976 | Chamberlayne |
| 280 Commonwealth | 1976 | Chamberlayne |
| 282 Commonwealth | 1976 | Chamberlayne |
| 298 Commonwealth | 1978 | Chamberlayne |
| 315 Commonwealth | 1981 | Garland |
| 319 Commonwealth | 1983 | Garland |
| 321 Commonwealth | 1983 | Garland |
| 325 Commonwealth | 1976 | Chamberlayne |
| 329 Commonwealth | 1981 | Garland |
| 337 Commonwealth | 1983 | Garland |
| 339 Commonwealth | 1983 | Garland |
| 341 Commonwealth | 1981 | Garland |
| 343 Commonwealth | 1983 | Garland |
| 349 Commonwealth | 1979 | Garland |
| 5 Fairfield | 1975 | Chamberlayne |
| 29 Gloucester | Legalized as apartments in 2005 (existing condition) | Chamberlayne |
| 34 Gloucester | 1975 | Chamberlayne |
| 18 Hereford | 1976 | Chamberlayne |
| 40 Hereford | 1978 | Miss Farmer's |
| 28 Marlborough | 1979 | Fisher |
| 86 Marlborough | 1974 | Fisher, Emerson |

| Address of School or Dormitory | Year converted Back to Residential Use | Former School |
|--------------------------------|--|--|
| 90 Marlborough (school bldg.) | 1989 | Katharine Gibbs; Chamberlain School of Retailing |
| 138 Marlborough | 1995 | Newbury College |
| 163 Marlborough | 1984 | Cambridge School of Business |
| 199 Marlborough | 1976 | Chamberlayne |
| 238 Marlborough | 1976 | Chamberlayne |

ATTACHMENT 3:

IMMEDIATELY IMPACTED ABUTTERS

TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES**Recap:****Assessment Values and Annual Real Estate Taxes:**

| | <u>Tax Assessment Values</u> | <u>Current Annual Tax</u> |
|--|----------------------------------|-------------------------------|
| Residential Properties Assessment Values | | |
| Beacon Street from Arlington Street to Berkeley Street: | 201,615,616 | 2,117,969 |
| Arlington Street From Beacon Street to Commonwealth Avenue | 116,160,741 | 1,447,510 |
| North Side of Marlborough Street from Arlington to Berkeley Street | 92,611,800 | 1,104,943 |
| Total Residential Properties | 410,388,157 | 4,670,422 |
| Fisher College School Properties | 43,384,258 | 8,693 |
| Fisher College Investment Apartments (115, 139, 141 Beacon Street) | 6,558,500 | 86,177 |
| Totals | <u>460,330,915</u> | <u>4,765,292</u> |

Residential Occupancies**Beacon Street from Arlington Street to Berkeley Street:**

| | |
|--|------------|
| Total Residential Condominiums | 125 |
| Total Single Family Units | 1 |
| Estimated Apartment Units in Seven Buildings | 70 |
| Subtotal | <u>196</u> |

Arlington Street from Beacon Street to Commonwealth Avenue:

| | |
|--|-----------|
| Total Residential Condominiums | 40 |
| Total Single Family Units | 0 |
| Estimated Apartment Units in Seven Buildings | 0 |
| Subtotal | <u>40</u> |

North Side of Marlborough Street from Arlington Street to Berkeley Street

| | |
|--|------------|
| Total Residential Condominiums | 52 |
| Total Single Family Units | 2 |
| Estimated Apartment Units in Seven Buildings | 60 |
| Subtotal | <u>114</u> |

Combined Totals

| | |
|--|------------|
| Total Residential Condominiums | 217 |
| Total Single Family Units | 3 |
| Estimated Apartment units in Seven Buildings | 130 |
| Total Residential Units | <u>347</u> |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES**1. Properties on Beacon Street Between Arlington Street and Berkeley Street**

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|-------------------|--------------------------------|---------------------------|---------------------------|
| 100 Beacon Street | Condominium | | |
| Unit #1A | | 443,700 | 5,830 |
| Unit #1B | | 661,800 | 8,696 |
| Unit #1C | | 1,726,500 | 22,686 |
| Unit #2A | | 1,687,300 | 22,171 |
| Unit #2B | | 1,574,100 | 20,683 |
| Unit #3A | | 1,687,300 | 22,171 |
| Unit #3B | | 1,672,400 | 21,975 |
| Unit #4A | | 1,689,300 | 22,197 |
| Unit #4B | | 1,750,300 | 22,998 |
| Unit #5A | | 1,726,400 | 22,684 |
| Unit #5B | | 1,682,800 | 22,111 |
| Unit #6 | | 4,126,300 | 54,219 |
| Unit #7 | | 4,126,300 | 54,219 |
| Unit #8 | | 4,132,400 | 54,299 |
| Unit #PHA | | 3,581,900 | 47,066 |
| Unit #PHB | | 4,358,600 | 57,272 |
| Unit #PS-1 | | 36,800 | 483 |
| Unit #PS-2 | | 36,800 | 483 |
| Unit #GPS-1 | | 50,600 | 664 |
| Unit #GPS-2 | | 50,600 | 664 |
| Unit #GPS-3 | | 50,600 | 664 |
| Unit #GPS-4 | | 50,600 | 664 |
| Unit #GPS-5 | | 50,600 | 664 |
| Unit #GPS-6 | | 50,600 | 664 |
| Unit #GPS-7 | | 50,600 | 664 |
| Unit #GPS-8 | | 50,600 | 664 |
| Unit #GPS-9 | | 50,600 | 664 |
| Unit #GPS-10 | | 50,600 | 664 |
| Unit #GPS-11 | | 50,600 | 664 |
| Unit #GPS-12 | | 50,600 | 664 |
| Unit #GPS-13 | | 50,600 | 664 |
| Unit #GPS-14 | | 50,600 | 664 |
| Unit #GPS-15 | | 50,600 | 664 |
| Unit #GPS-16 | | 50,600 | 664 |
| Unit #GPS-17 | | 50,600 | 664 |
| Subtotals | | 37,561,200 | 493,531 |
| 101 Beacon Street | Apartment Bldg | 3,310,000 | 43,493 |
| 102 Beacon Street | Fisher College (Mortimer Hall) | 4,734,634 | Exempt |
| 103 Beacon Street | Condominium | | |
| Unit #1 | | 355,800 | 4,675 |
| Unit #2 | | 336,900 | 4,426 |
| Unit #3 | | 281,000 | 3,692 |
| Unit #4 | | 316,600 | 4,160 |
| Unit #5 | | 594,700 | 7,814 |
| Unit #6 | | 1,239,210 | 16,283 |
| Subtotals | | 3,124,210 | 41,050 |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES

1. Properties on Beacon Street Between Arlington Street and Berkeley Street (continued)

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|-----------------------|---------------------------------|---------------------------|---------------------------|
| 104 Beacon Street | Fisher College (Smith Hall) | 3,586,648 | Exempt |
| 105 Beacon Street | Condominium | | |
| Unit #1 | | 255,100 | 3,352 |
| Unit #1-A | | 263,300 | 3,459 |
| Unit #2 | | 221,500 | 2,910 |
| Unit #3 | | 354,800 | 4,662 |
| Unit #4 | | 347,500 | 4,566 |
| Unit #5 | | 357,000 | 4,690 |
| Unit #6 | | 348,700 | 4,581 |
| Unit #7 | | 339,700 | 4,463 |
| Unit #8 | | 371,500 | 4,881 |
| Unit #9 | | 338,600 | 4,449 |
| Unit #10 | | 755,900 | 9,932 |
| Subtotals | | 3,953,600 | 51,945 |
| 106 Beacon Street | Fisher College (Smith Hall) | 3,729,335 | Exempt |
| 107 Beacon Street | Apartment Bldg | 1,875,500 | 24,644 |
| 108/110 Beacon Street | Fisher College | 5,739,933 | Exempt |
| 109 Beacon Street | Condominium | | |
| Unit #1 | | 577,700 | 7,590 |
| Unit #2 | | 697,900 | 9,170 |
| Unit #3 | | 663,800 | 8,722 |
| Unit #4 | | 715,800 | 9,405 |
| Unit #5 | | 721,100 | 9,475 |
| Unit #6 | | 1,379,600 | 18,127 |
| Subtotals | | 4,755,900 | 62,489 |
| 111 Beacon Street | Fisher College | 1,740,000 | Exempt |
| 112 Beacon Street | Fisher College (Florence Hall) | 3,012,654 | Exempt |
| 113 Beacon Street | Apartment Bldg | 2,332,000 | 30,642 |
| 114 Beacon Street | Fisher College (Florence Hall) | 2,869,967 | Exempt |
| 115 Beacon Street | Apartment Bldg (Fisher College) | 2,205,500 | 28,980 |
| 116 Beacon Street | Fisher College (Florence Hall) | 3,012,654 | Exempt |
| 117 Beacon Street | Single Family | 4,514,538 | 59,321 |
| 118 Beacon Street | Fisher College | 5,739,933 | Exempt |
| 118 Beacon Street | Industrial - Fisher College | 272,000 | 8,693 |
| 119 Beacon Street | Condominium | | |
| Unit #1 | | 519,600 | 6,827 |
| Unit #2 | | 688,900 | 9,052 |
| Unit #3 | | 805,800 | 10,588 |
| Unit #4 | | 714,300 | 9,385 |
| Unit #5 | | 865,400 | 11,371 |
| Unit #6 | | 1,177,500 | 15,472 |
| Subtotals | | 4,771,500 | 62,695 |

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ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES

1. Properties on Beacon Street Between Arlington Street and Berkeley Street (continued)

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|-------------------|-------------|---------------------------|---------------------------|
| 120 Beacon Street | Condominium | | |
| Unit #1-A | | 269,900 | 3,546 |
| Unit #1-B | | 248,500 | 3,265 |
| Unit #2 | | 794,000 | 10,433 |
| Unit #3 | | 989,300 | 12,959 |
| Unit #4 | | 888,000 | 11,668 |
| Unit #5 | | 878,300 | 11,540 |
| Unit #6 | | 949,400 | 12,475 |
| Unit #7 | | 974,000 | 12,798 |
| Subtotals | | | |
| | | 5,991,400 | 78,684 |
| 121 Beacon Street | Condominium | | |
| Unit #1 | | 594,200 | 7,807 |
| Unit #2 | | 684,600 | 8,995 |
| Unit #3 | | 736,000 | 9,671 |
| Unit #4 | | 776,000 | 10,196 |
| Unit #5 | | 820,000 | 10,538 |
| Unit #6 | | 1,052,000 | 13,823 |
| Subtotals | | | |
| | | 4,662,800 | 61,030 |
| 122 Beacon Street | Condominium | | |
| Unit #1 | | 265,900 | 3,493 |
| Unit #2 | | 784,600 | 10,309 |
| Unit #3 | | 805,400 | 10,582 |
| Unit #4 | | 854,200 | 11,224 |
| Unit #5 | | 859,900 | 11,299 |
| Unit #6 | | 861,900 | 11,325 |
| Unit #7 | | 882,000 | 11,589 |
| Subtotals | | | |
| | | 5,313,900 | 69,821 |
| 124 Beacon Street | Condominium | | |
| Unit #1-F | | 379,900 | 4,991 |
| Unit #1-R | | 465,900 | 6,121 |
| Unit #3-F | | 564,000 | 7,410 |
| Unit #3-R | | 540,600 | 7,103 |
| Unit #5-F | | 325,300 | 4,274 |
| Unit #5-R | | 375,200 | 4,930 |
| Unit #6-F | | 568,700 | 7,472 |
| Unit #6-R | | 606,300 | 7,966 |
| Unit #G-F | | 268,800 | 3,532 |
| Unit #G-R | | 248,700 | 3,267 |
| Unit #PH-F | | 675,700 | 8,878 |
| Unit #PH-R | | 934,200 | 12,275 |
| Subtotals | | | |
| | | 5,953,300 | 78,219 |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES

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1. Properties on Beacon Street Between Arlington Street and Berkeley Street (continued)

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|-------------------|-------------|---------------------------|---------------------------|
| 125 Beacon Street | Condominium | | |
| Unit #1 | | 301,900 | 3,966 |
| Unit #2 | | 326,900 | 4,295 |
| Unit #3 | | 455,800 | 5,989 |
| Unit #4 | | 507,600 | 6,669 |
| Unit #5 | | 455,800 | 5,989 |
| Unit #6 | | 424,800 | 5,581 |
| Unit #7 | | 455,800 | 5,989 |
| Unit #8 | | 429,400 | 5,642 |
| Unit #9 | | 469,900 | 6,174 |
| Unit #10 | | 432,800 | 5,686 |
| Unit #11 | | 474,600 | 6,236 |
| Unit #12 | | 435,000 | 5,715 |
| Unit #13 | | 822,800 | 10,811 |
| Subtotals | | 5,993,100 | 78,742 |
| 127 Beacon Street | Condominium | | |
| Unit #1 | | 322,800 | 4,241 |
| Unit #2 | | 373,100 | 4,902 |
| Unit #11 | | 249,200 | 3,274 |
| Unit #12 | | 388,200 | 5,102 |
| Unit #21 | | 397,300 | 5,220 |
| Unit #22 | | 363,800 | 4,780 |
| Unit #31 | | 424,400 | 5,576 |
| Unit #32 | | 362,100 | 4,757 |
| Unit #41 | | 424,900 | 5,583 |
| Unit #42 | | 362,100 | 4,757 |
| Unit #51 | | 450,600 | 5,920 |
| Unit #52 | | 372,000 | 4,890 |
| Subtotals | | 4,490,500 | 59,002 |
| 128 Beacon Street | Condominium | | |
| Unit #A | | 3,749,900 | 49,273 |
| Unit #B | | 3,048,800 | 40,061 |
| Unit #C | | 758,800 | 9,970 |
| Unit #D | | 4,540,810 | 59,666 |
| Unit #E | | 2,859,000 | 37,567 |
| Unit #F | | 1,619,900 | 21,285 |
| Unit #G | | 2,097,800 | 27,565 |
| Unit #H | | 3,291,000 | 43,243 |
| Unit #J | | 3,418,500 | 44,919 |
| Unit #K | | 2,696,400 | 35,430 |
| Unit #L | | 3,839,000 | 50,444 |
| Subtotals | | 31,919,910 | 419,423 |
| 129 Beacon Street | Condominium | | |
| Unit #1 | | 1,380,500 | 18,139 |
| Unit #2 | | 618,600 | 8,128 |
| Unit #3 | | 1,078,200 | 14,167 |
| Unit #4 | | 1,403,500 | 18,441 |
| Subtotals | | 4,480,800 | 58,875 |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES**1. Properties on Beacon Street Between Arlington Street and Berkeley Street (continued)**

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|---|---|---------------------------|---------------------------|
| 131 Beacon Street | Fisher College (Carty Hall) | 3,170,500 | Exempt |
| 133 Beacon Street | Fisher College (Carty Hall) | 3,170,500 | Exempt |
| 135 Beacon Street | Apartment Bldg | 1,919,000 | 25,215 |
| 137 Beacon Street | Gibson House Museum | 286,500 | Exempt |
| 139 Beacon Street | Apartment Bldg (Fisher College) | 2,539,000 | 33,362 |
| 141 Beacon Street | Apartment Bldg (Fisher College) | 1,814,000 | 23,835 |
| 143/145 Beacon Street (303 Berkeley St) Condominium | | | |
| Unit #1/3 | | 3,435,600 | 45,143 |
| Unit #2 | | 2,233,400 | 29,346 |
| Unit #4 | | 1,967,800 | 25,856 |
| Unit #5 | | 1,852,100 | 24,336 |
| Unit #6 | | 1,839,700 | 24,173 |
| Unit #7 | | 1,631,900 | 21,443 |
| Unit #8 | | 1,822,200 | 23,943 |
| Unit #9 | | 2,286,000 | 30,038 |
| Subtotals | | 17,068,700 | 224,278 |
| Totals Beacon Street (From Arlington Street to Berkeley Street) | | 201,615,616 | 2,117,969 |
| Total Residential Units (Beacon Street from Arlington Street to Berkeley Street) | | | |
| | Total Residential Condominiums | | 125 |
| | Total Single Family Units | | 1 |
| | Estimated Apartment Units in Seven Buildings | | 70 |
| | Total Residential Units | | 196 |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES

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2. Properties on Arlington Street Between Beacon Street and Commonwealth Avenue

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|----------------------------|----------------|---------------------------|---------------------------|
| 1 Arlington Street | Fisher College | 2,605,500 | Exempt |
| 2 Arlington Street | Condominium | | |
| Unit #1 | | 984,000 | 12,929 |
| Unit #2 | | 780,800 | 10,259 |
| Unit #3 | | 751,400 | 9,873 |
| Unit #4 | | 782,000 | 10,275 |
| Unit #5 | | 879,200 | 11,552 |
| Unit B | | 695,100 | 9,133 |
| Subtotals | | 4,872,500 | 64,021 |
| 3 Arlington Street | Condominium | | |
| Units #1&2 | | 1,624,100 | 21,340 |
| Unit #2 | | 429,000 | 5,637 |
| Unit #4 | | 334,400 | 4,394 |
| Unit #5 | | 473,500 | 6,221 |
| Unit #6 | | 369,400 | 4,853 |
| Apt. Office Unit | | 490,500 | 15,676 |
| Subtotals | | 3,720,900 | 58,121 |
| 4/5 Arlington Street | Condominium | | |
| Unit #1 | | 1,058,300 | 13,906 |
| Unit #2 | | 1,503,700 | 19,758 |
| Unit #3 | | 2,265,500 | 29,768 |
| Unit #4 | | 2,265,500 | 29,768 |
| Unit #5 | | 2,456,600 | 32,279 |
| Unit #7 | | 2,760,700 | 36,275 |
| Subtotals | | 12,310,300 | 161,754 |
| 6 Arlington Street | Condominium | | |
| Unit #1A | | 1,647,768 | 21,651 |
| Unit #1M | | 2,325,422 | 30,556 |
| Unit #2A | | 2,150,747 | 28,260 |
| Unit #2M | | 1,687,324 | 22,171 |
| Unit #3 | | 3,936,049 | 51,719 |
| Unit #4 | | 3,971,836 | 52,189 |
| Unit #5 | | 4,067,228 | 53,443 |
| Unit #6 | | 4,162,219 | 54,691 |
| Unit #7 | | 4,261,733 | 55,999 |
| Unit #8 | | 4,550,830 | 59,797 |
| Unit #9 | | 4,583,294 | 60,224 |
| Unit #PH | | 8,091,921 | 106,327 |
| Subtotals | | 45,436,371 | 597,027 |
| 8 Arlington Street | Condominium | | |
| Mental Health Program, Inc | | 1,618,500 | Exempt |
| Unit #1 | | 2,088,400 | 27,441 |
| Unit #2 | | 2,201,700 | 28,930 |
| Unit #3 | | 4,114,000 | 54,957 |
| Unit #4 | | 3,828,100 | 50,301 |
| Unit #PH | | 4,722,700 | 62,056 |
| Unit #TH | | 3,598,870 | 47,289 |
| Subtotals | | 22,172,270 | 270,974 |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES**2. Properties on Arlington Street Between Beacon Street and Commonwealth Avenue (continued)**

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|--|---------------------------------------|---------------------------|---------------------------|
| 10 Arlington Street | Tulles Institute | 1,118,500 | Exempt |
| 11 Arlington Street | Tulles Institute | 1,427,000 | Exempt |
| 12 Arlington St (1 Commonwealth) | Condominium | | |
| Unit #1 | | 4,888,000 | 64,228 |
| Unit #2 | | 5,087,000 | 66,843 |
| Unit #3 | | 4,780,400 | 62,814 |
| Unit #4 | | 2,877,800 | 37,814 |
| Unit #5 | | 3,492,700 | 45,894 |
| Unit #A | | 331,600 | 4,357 |
| Unit #B | | 287,700 | 3,780 |
| Unit #C | | 362,500 | 4,763 |
| Unit #D | | 389,700 | 5,120 |
| Subtotals | | <u>22,497,400</u> | <u>295,613</u> |
| Totals Arlington Street (From Beacon St to Commonwealth Ave) | | <u>116,160,741</u> | <u>1,447,510</u> |
| Total Residential Units (Arlington Street from Beacon Street to Commonwealth Avenue): | | | |
| | Total Residential Condominiums | | 40 |
| | Total Single Family Units | | 0 |
| | Estimated Apartment Units | | 0 |
| | Total Residential Units | | <u>40</u> |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES**3. Properties on the North Side of Marlborough Street between Arlington and Berkeley Streets**

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|-----------------------|--------------------|---------------------------|---------------------------|
| 1 Marlborough Street | Condominium | | |
| Unit #1 | | 1,450,200 | 19,055 |
| Unit #2 | | 927,000 | 12,180 |
| Unit #3 | | 779,300 | 10,240 |
| Unit #4 | | 8,466,700 | 11,125 |
| Unit #5 | | 1,609,200 | 21,144 |
| Subtotals | | 13,232,400 | 73,744 |
| 3 Marlborough Street | Condominium | | |
| Unit #1 | | 1,024,400 | 13,460 |
| Unit #2 | | 856,100 | 11,249 |
| Unit #3 | | 786,300 | 10,331 |
| Unit #4 | | 1,005,100 | 13,207 |
| Subtotals | | 3,671,900 | 48,247 |
| 5 Marlborough Street | Apartments | 2,579,500 | 33,894 |
| 7 Marlborough Street | Condominium | | |
| Unit #1 | | 1,563,500 | 20,544 |
| Unit #2 | | 1,986,100 | 26,097 |
| Subtotals | | 3,549,600 | 46,641 |
| 9 Marlborough Street | Apartment Building | 2,673,000 | 35,132 |
| 11 Marlborough Street | Apartment Building | 2,606,000 | 34,242 |
| 15 Marlborough Street | Condominium | | |
| Unit #1 | | 1,587,400 | 20,858 |
| Unit #2 | | 1,893,100 | 24,875 |
| Unit #3 | | 1,840,100 | 24,178 |
| Unit #4 | | 1,822,100 | 23,942 |
| Unit #5 | | 1,947,400 | 25,588 |
| Outdoor Condo Parking | | 183,300 | 2,408 |
| Subtotals | | 9,273,400 | 121,849 |
| 17 Marlborough Street | Condominium | | |
| Unit #1 | | 792,800 | 10,417 |
| Unit #2 | | 780,400 | 10,254 |
| Unit #3 | | 806,300 | 10,594 |
| Unit #4 | | 751,500 | 9,874 |
| Unit #5 | | 1,014,500 | 13,330 |
| Unit #6 | | 817,500 | 10,741 |
| Subtotals | | 4,963,000 | 65,210 |
| 19 Marlborough Street | Single Family | 6,596,100 | 86,672 |
| 21 Marlborough Street | Condominium | | |
| Unit #1 | | 1,628,700 | 21,401 |
| Unit #2 | | 5,935,600 | 66,167 |
| Unit #3 | | 3,282,600 | 43,133 |
| Unit #4 | | 2,018,700 | 26,525 |
| Subtotals | | 12,865,600 | 157,226 |
| 25 Marlborough Street | Apartment Bldg | 2,218,500 | 29,151 |
| 27 Marlborough Street | Apartment Bldg | 2,218,500 | 29,151 |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES**3. Properties on the North Side of Marlborough Street between Arlington and Berkeley Streets**

| <u>Address</u> | <u>Type</u> | <u>Tax Assessed Value</u> | <u>Current Annual Tax</u> |
|---|---------------|---------------------------|---------------------------|
| 29 Marlborough Street | Condominium | | |
| Unit #1 | | 449,300 | 5,903 |
| Unit #2 | | 323,900 | 4,256 |
| Unit #3 | | 400,500 | 5,262 |
| Unit #4 | | 452,900 | 5,951 |
| Unit #5 | | 862,100 | 11,327 |
| Unit #6 | | 2,421,400 | 31,817 |
| Subtotals | | 4,910,100 | 64,516 |
| 31 Marlborough Street | Condominium | | |
| Unit #1 | | 184,464 | 2,423 |
| Unit #2 | | 292,068 | 3,837 |
| Unit #3 | | 548,268 | 7,204 |
| Unit #4 | | 512,400 | 6,732 |
| Unit #5 | | 512,400 | 6,732 |
| Unit #6 | | 512,400 | 6,732 |
| Subtotals | | 2,562,000 | 33,660 |
| 33 Marlborough Street | Condominium | | |
| Unit #1 | | 3,083,400 | 40,515 |
| Unit #2 | | 479,800 | 6,304 |
| Unit #3 | | 2,377,000 | 31,233 |
| Subtotals | | 5,940,200 | 78,052 |
| 35 Marlborough Street | Condominium | | |
| Unit #1 | | 298,600 | 3,923 |
| Unit #2 | | 227,600 | 2,990 |
| Unit #3 | | 669,200 | 8,793 |
| Unit #4 | | 1,650,300 | 21,684 |
| Unit #5 | | 368,600 | 4,843 |
| Unit #6 | | 308,500 | 4,053 |
| Unit #7 | | 752,100 | 9,882 |
| Subtotals | | 4,274,900 | 56,168 |
| 37 Marlborough Street | Single Family | 4,559,000 | 59,905 |
| 39 Marlborough Street | Condominium | | |
| Unit #1 | | 322,300 | 4,235 |
| Unit #2 | | 1,447,600 | 19,021 |
| Unit #3 | | 650,100 | 8,542 |
| Unit #4 | | 786,200 | 10,330 |
| Subtotals | | 3,206,200 | 42,128 |
| 41 Marlborough St (301 Berkeley) | Apartment | 11,745,000 | 154,329 |
| Totals North Side of Marlborough Street (From Arlington Street to Berkeley Street) | | 92,611,800 | 1,104,943 |
| Total Residential Units (North Side of Marlborough Street from Arlington to Berkeley Street) | | | |
| Total Residential Condominiums | | | 52 |
| Total Single Family Units | | | 2 |
| Estimated Apartment Units in Seven Buildings | | | 70 |
| Total Residential Units | | | <u>124</u> |

ATTACHMENT 3: TAX ASSESSMENT VALUES AND ANNUAL REAL ESTATE TAXES**Recap: Fisher College Properties:**

| <u>Address</u> | <u>Type</u> | <u>Tax Assesed Value</u> | <u>Current Annual Tax</u> |
|---|---------------------------------|--------------------------|---------------------------|
| School Properties: | | | |
| 1 Arlington Street | Fisher College | 2,605,500 | Exempt |
| 102 Beacon Street | Fisher College (Mortimer Hall) | 4,734,634 | Exempt |
| 104 Beacon Street | Fisher College (Smith Hall) | 3,586,648 | Exempt |
| 106 Beacon Street | Fisher College (Smith Hall) | 3,729,335 | Exempt |
| 108/110 Beacon Street | Fisher College | 5,739,933 | Exempt |
| 111 Beacon Street | Fisher College | 1,740,000 | Exempt |
| 112 Beacon Street | Fisher College (Florence Hall) | 3,012,654 | Exempt |
| 114 Beacon Street | Fisher College (Florence Hall) | 2,869,967 | Exempt |
| 116 Beacon Street | Fisher College (Florence Hall) | 3,012,654 | Exempt |
| 118 Beacon Street | Fisher College | 5,739,933 | Exempt |
| 118 Beacon Street | Industrial - Fisher College | 272,000 | 8,693 |
| 131 Beacon Street | Fisher College (Carty Hall) | 3,170,500 | Exempt |
| 133 Beacon Street | Fisher College (Carty Hall) | 3,170,500 | Exempt |
| | Subtotals | 43,384,258 | 8,693 * |
| Investment Residential Apartments: | | | |
| 115 Beacon Street | Apartment Bldg (Fisher College) | 2,205,500 | 28,980 |
| 139 Beacon Street | Apartment Bldg (Fisher College) | 2,539,000 | 33,362 |
| 141 Beacon Street | Apartment Bldg (Fisher College) | 1,814,000 | 23,835 |
| | Subtotals | 6,558,500 | 86,177 |
| Other Properties: | | | |
| 10 Arlington Street | Tellus Institute | 1,118,500 | Exempt |
| 11 Arlington Street | Tellus Institute | 1,427,000 | Exempt |
| | Subtotals | 2,545,500 | 0 |
| | Totals | 52,488,258 | 94,870 |

*Note: Hypothetical annual real estate tax at the \$31.96 commercial tax rate would be \$1,386,561 if the properties were not tax exempt. At the \$13.14 residential tax rate the hypothetical annual tax would be \$570,069.

ATTACHMENT 4:

**FISHER COLLEGE'S VOTE TO INVEST \$15,000,000 IN THE
ACQUISITION, RENOVATION AND EQUIPPING OF 10/11 ARLINGTON
STREET**

Attested
Francis A.
Register

FISHER COLLEGE



2013 00023346
BK: 51078 Pg: 97 Doc: CTF
Page: 1 of 6 03/04/2013 02:53 PM

Clerk's Certificate

I, Scott Fisher, hereby certify that I am the duly elected, qualified and acting Clerk of Fisher College, a Massachusetts non-profit corporation (the "Institution"), and that:

1. Attached hereto as Exhibit D are true and correct copies of the Votes duly adopted by the Board of Trustees of the Institution at a regular meeting duly called on March 4, 2013 (the "Votes") at which meeting a quorum was present, and that since the date of such Votes, such Votes have not been amended, altered, modified or revoked and remain in full force and effect on the date hereof.

2. The following individuals (each an "Authorized Officer") are the duly appointed, acting and qualified officers of the Institution, that each such officer holds the office set forth opposite his name below and is duly authorized to sign each of the documents, agreements, certificates and instruments as described in the Votes, and that the true and genuine signature of each such officer is set forth opposite his name below:

Name

Thomas M. McGovern

Steven Rich

Office

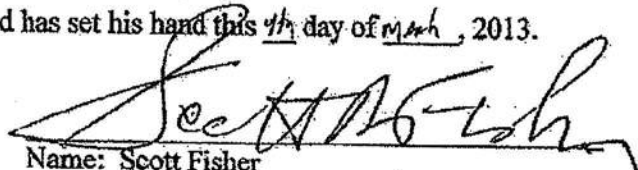
President

Vice President for Finance

Signature

(Signature on Following Page)

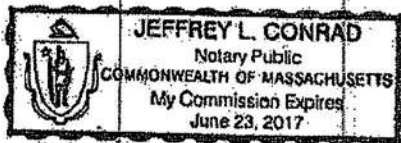
IN WITNESS WHEREOF, the undersigned has set his hand this 4th day of March, 2013.

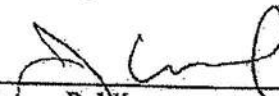

Name: Scott Fisher
Title: Clerk

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 4th day of MARCH, 2013, before me, the undersigned notary public, personally appeared Scott Fisher, Clerk of Fisher College, proved to me through satisfactory evidence of identification, which was PERSONAL KNOWLEDGE, be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public
My Commission Expires: 6/23/17
(SEAL)

VOTES

VOTED: That the College is authorized to purchase the land and the improvements thereon located at 10-11 Arlington Street, Boston, Massachusetts (the "Arlington Street Property") for the purchase price of \$11,750,000 pursuant to the terms of the Purchase and Sale Agreement dated October 12, 2012 between the College and Tellus Institute, Inc.

VOTED: That the College is authorized in connection with the ownership and operation of the Arlington Street Property to enter into leases, service contracts and construction contracts and all other contracts necessary to the ownership and operation of the Arlington Street Property including without limitation a lease to Tellus Institute, Inc.

VOTED: That the College is authorized to borrow the proceeds of a loan (the "Loan") from TD Bank, N.A. or another financial institution (the "Lender"), as determined by an Authorized Officer (as defined below), for the purpose of the financing or refinancing of, or the reimbursement of funds advanced by the College in connection with (a) its purchase of the Arlington Street Property and (b) the costs incurred in connection with the purchase of the Arlington Street Property, such Loan not to exceed \$9,320,000.

VOTED: That the College is authorized to extend the terms of the existing Credit Agreement with the Lender through March 31, 2014 in the maximum credit amount of \$750,000 ("Maximum Credit Amount"); such facility may be renewed annually thereafter in an amount not to exceed such Maximum Credit Amount as determined to be necessary or desirable by an Authorized Officer.

VOTED: In order to secure the College's obligations with respect to the Loan, the College is hereby authorized to grant to the Lender (1) a mortgage on the Arlington Street Property, and (2) an assignment of all leases and rents related to the Arlington Street Property, the granting of such mortgage and assignment is hereby authorized without any further approval of or action by the Board of Trustees.

VOTED: That each Authorized Officer be, and each one of them singly hereby is, authorized, empowered and directed to do any and all things, and to make, execute, deliver, file and record any and all agreements, instruments, papers, certificates and documents which shall be or become necessary, proper or convenient to carry out the Loan and grant of the mortgage and assignment, including, without limitation, one or more of the following agreements and documents, each to contain such provisions and to be in such form as an Authorized Officer acting alone shall determine to be necessary or appropriate, and the execution, acknowledgement and delivery of each such agreement or document by such Authorized Officer shall be conclusive evidence as to authorization by this vote:

- a) A Loan Agreement, dated as of a date to be determined, by and between the College and the Lender;
- b) A Note, dated as of a date to be determined, from the College to the Lender evidencing the obligations of the Loan;
- c) A Hazardous Materials Indemnification dated as of a date to be determined, from the College to the Lender;
- d) Assignment of Leases and Rents dated as of a date to be determined, from the College to the Lender;
- e) Mortgage and Security Agreement dated as of a date to be determined, between the College to the Lender; and
- f) Such other agreements, certificates, instruments and documents in connection with the Borrowing and/or the grant of mortgage and assignment with respect thereto as the Authorized Officer or officers executing or delivering the same determine to be necessary or appropriate to carry out the transactions contemplated by this vote.

VOTED: That any one or more of the Authorized Officers or other officers of the College be, and each of them singly hereby is, authorized to approve the definitive terms of the Loan, including but not limited to the maturity date (not to exceed 16 years), interest rate (not to exceed 4.00%) and final Loan amount (not to exceed \$9,320,000), and the leases, service contracts and construction contracts and all other contracts necessary to the ownership and operation of the Arlington Street Property and to take such further action or to cause such further action to be taken as may be necessary or appropriate to carry out the transactions contemplated by these votes and, in the name and on behalf of the College, to affix the corporate seal to any and all agreements or documents authorized by these votes and to attest thereto.

VOTED: The following persons are each designated as an Authorized Officer for the purpose of these Votes:

| <u>Name</u> | <u>Position</u> |
|--------------------|----------------------------|
| Thomas M. McGovern | President |
| Steven Rich | Vice President for Finance |

VOTED: The College hereby declares its official intent under Section 1.150-2(d)(1) and (e) of the Treasury Regulations as follows:

The College reasonably expects that there shall be reimbursed from the proceeds of tax-exempt bonds capital expenditures (including capital expenditures made within the last 60 days) temporarily advanced for the purchase of the Arlington Street Property, renovations thereto and equipping thereof (the "Project") by the College, the maximum principal amount of such tax-exempt bonds and other obligations reasonably expected to be issued for the Project being \$15,000,000.

These Votes shall take effect immediately.

Dated as of March 3, 2013

ATTACHMENT 5:

BZC #27504 – 133 BEACON STREET

Grant of Dormitory Use Subject to Expiration on June 30, 2009



CITY OF BOSTON

BOARD OF APPEALS

BZC #27504 - 133 Beacon Street

Grant of Dormitory Use Subject

to Expiration June 30, 2009

OFFICE OF THE BOARD OF APPEALS

September 12, 2006

DATE

Decision of the Board of Appeal on the Appeal of
Fisher College

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

133 Beacon Street, Ward 5

in the following respect: Conditional Use

Article(s): 6(6-4)

Extend the occupancy of the dormitory beyond June 30, 2006

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BZC-27504 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday, August 22, 2006

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, September 12, 2006 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit #06-3576 dated April 28, 2006 and plans submitted to the Board at its hearing and now on file in the Building Department.

sh



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

133 Beacon Street, Ward 5

BZC-27504

Date of Hearing: September 12, 2006

Permit #06/3576

Page 2

Decision of the Board of Appeal on the Appeal of

This appeal seeks to extend the legal occupancy of a dormitory beyond June 30, 2006..

The reason for this appeal is to allow the continued use of the premises as a dormitory by Fisher College, according to a previous decision of the Board.

At the hearing, the applicant testified that the Board should grant the requested relief because the use of the premises as student housing has been in continuous existence for nearly forty years, dating from the time that Fisher College (then Fisher Junior College) originally purchased the building. The applicant further testified that the college has demonstrated, through its nearly four-decade period of continuous use of the premises as a dormitory, that such a use is appropriate to the location, does not adversely affect the neighborhood, poses no hazard to vehicles or pedestrians, and does not constitute a nuisance. The Board granted the necessary conditional use permit in 2003 and attached as a proviso that relief would expire in three years. This was done in order to ensure that the use would be reviewed again by the Board in order to determine whether any negatives impacts on the neighborhood were occasioned by the use. The applicant testified that it has had no complaints during the preceding three years and that the use has existed harmoniously with the neighborhood during this time.

At the hearing, the applicant presented testimonial evidence averring that Fisher College is a 100 year-old accredited independent college, offering curricula that integrate a degree-granting liberal arts education with career and pre-professional programs designed to meet the changing needs of both traditional and non-traditional learners.

Fisher College—then Fisher Junior College—purchased 131-133 Beacon Street in 1968 and began using both attached buildings as dormitories. These uses have continued since that time, although the official listed occupancy of 133 Beacon remained "Lodging House & Dormitory" until 2003, when the legal occupancy was changed to "Dormitory" after action by this Board.

No physical addition, alteration or structural work of any kind is to be performed. Fisher College is committed to continuing to adequately address all security-related issues concerning 133 Beacon Street, as well as its entire campus in general.

At the hearing, representatives of the local district city councilor, the Mayor's Office of Neighborhood Services, several at-large city councilors, the Neighborhood Association of the Back Bay, and several neighbors all testified in support of the application, contingent upon the Board attaching a similar expiration date to the relief so as to ensure another opportunity in the future to review the use's impact on the neighborhood.

Therefore, the Board of Appeal makes the following findings:



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

133 Beacon Street, Ward 5

BZC-27504

Date of Hearing: September 12, 2006

Permit #06/3576

Page 3

Decision of the Board of Appeal on the Appeal of

- (a) the specific site is an appropriate location for such use;
- (b) the use will not adversely affect the neighborhood;
- (c) there will be no serious hazard to vehicles or pedestrians from the use;
- (d) no nuisance will be created by the use; and
- (e) adequate and appropriate facilities will be provided for the proper operation of the use.

The Board is of the opinion that all conditions required for the granting of a Conditional Use Permit under Article 6, Section 6-3 of the Zoning Code have been met and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code. Therefore, acting under its discretionary power, the Board (the members and substitute member(s) sitting on this appeal) unanimously voted to grant the requested Conditional Use Permit as described above, annuls the refusal of the Building Commissioner and orders him to grant a permit in accordance with this decision, with the following proviso which, if not complied with, shall render this decision null and void.

PROVISO: This relief to expire June 30, 2009.

APPROVED AS TO FORM:

[Signature]
Assistant Corporation Counsel

A True Copy,

Attest

[Signature]
ERIC SMALL

Chief Administrative Asst.

OCT 10 2006

SIGNED

[Signature]
CHRISTINE ARAUJO - SECRETARY

[Signature]
ANGELO BUONOPANE

[Signature]
PETER CHIN

[Signature]
Dennis Tavano - sub

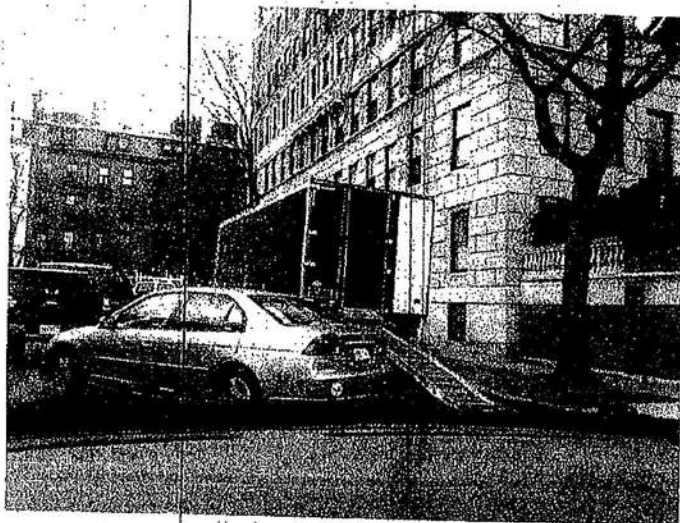
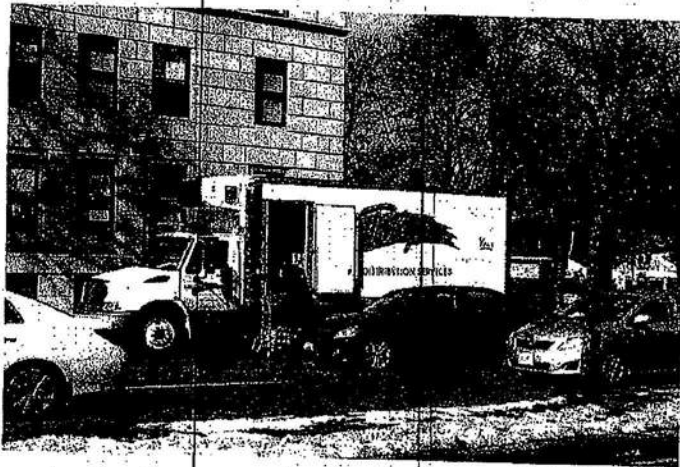
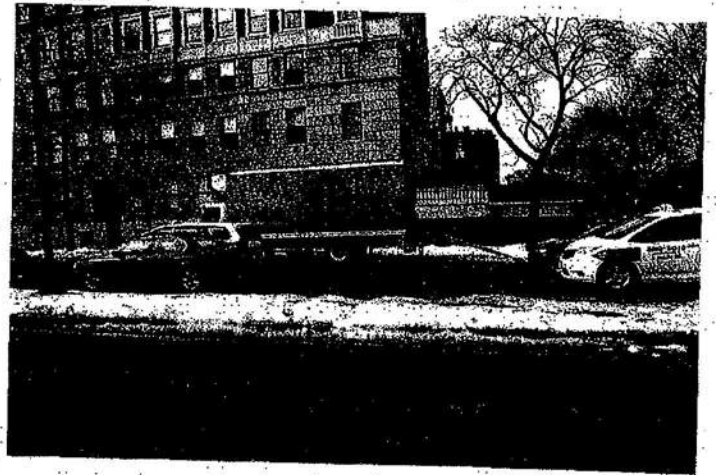
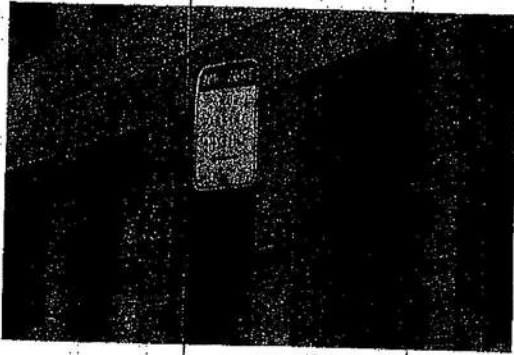
[Signature]
MICHAEL MONAHAN - absent

[Signature]
ANTHONY PISANI

[Signature]
ROBERT SHORTSLEEVE - Chairman

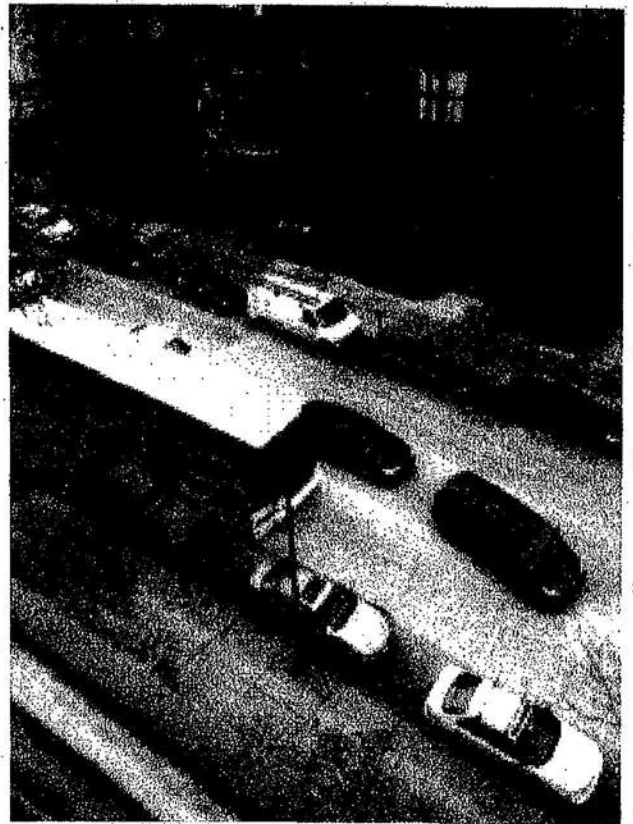
ATTACHMENT 6:

TRUCK DELIVERIES ON THE STORROW DRIVE OFF RAMP



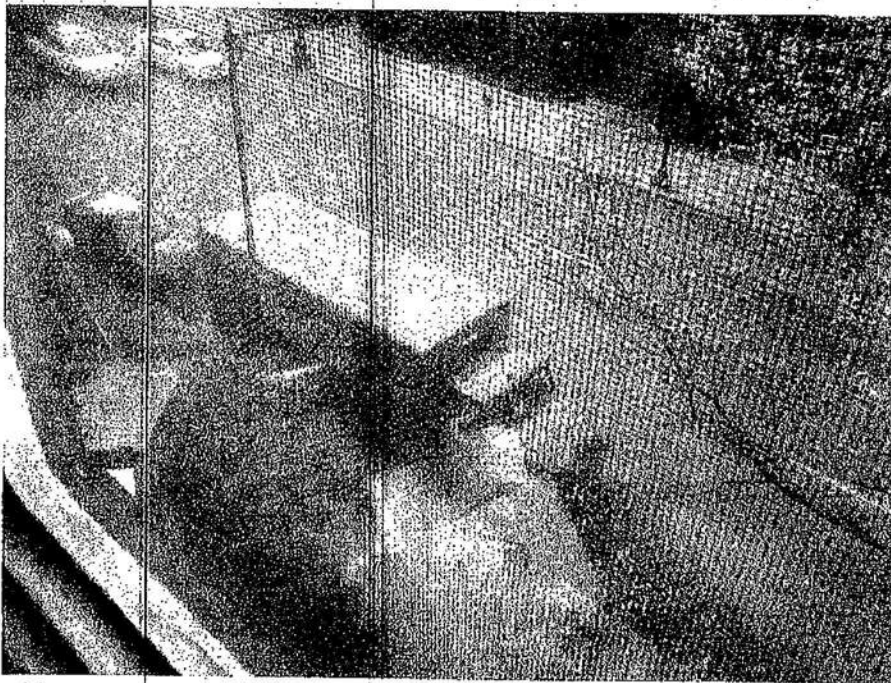
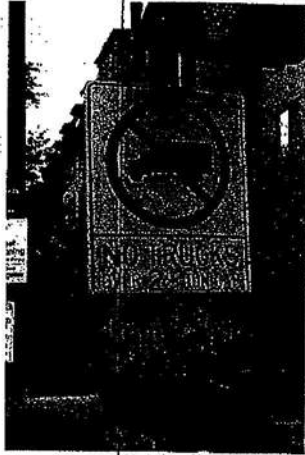
ATTACHMENT 7:

BUS DOUBLE PARKING ON BEACON STREET



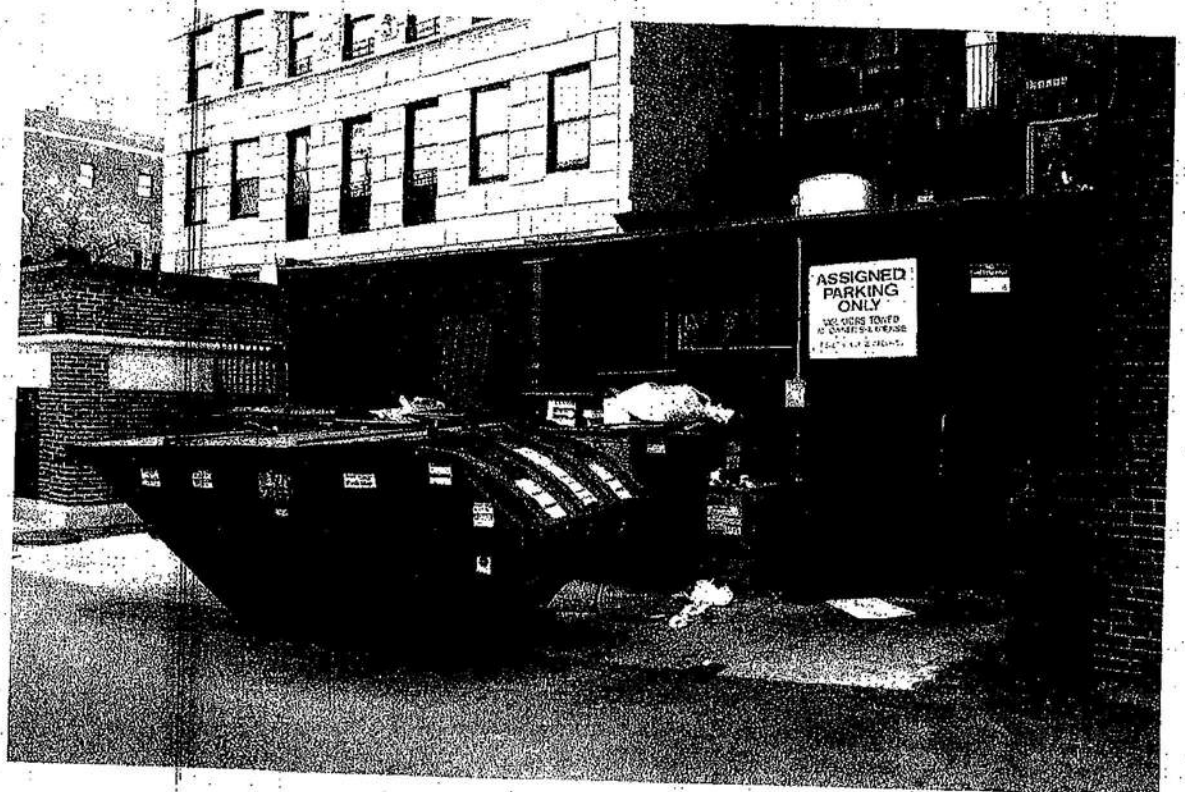
ATTACHMENT 8:

COKE TRUCK EARLY MORNING OFF-HOUR LOADING ON BEACON STREET



ATTACHMENT 9:

OVERFLOWING CAFETERIA TRASH BEHIND 102-118 BEACON STREET



Neighborhood
Association of the
Back Bay



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Jacqueline Royce

Peter Sherin

Barry Solar

Anne Swanson

Jack Wallace

Sam Wallace

Steve Wintermeier

Marvin Wool

Jacquelin Yessian

Emily Gallup Fayen

Office Administrator

August 1, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall – Ninth Floor
One City Hall Plaza
Boston, Massachusetts 02201

Re: Fisher College Institutional Master Plan Notification Form

Dear Ms. Sullivan:

I realize that the Neighborhood Association of the Back Bay, Inc. ("NABB") already has submitted a number of comment letters to the Boston Redevelopment Authority ("BRA") regarding the Fisher College Institutional Master Plan Notification Form ("IMPNF"), and I trust that you are reviewing all of those letters in developing the Scoping Determination detailing those elements which Fisher must include in its Institutional Master Plan. But I would like to emphasize the request made by NABB's Zoning Committee and its Development and Transportation Committee in their June 26, July 17, and July 26, 2013 letters that the BRA require Fisher to revise and resubmit its IMPNF with additional material that should have been (but was not) included in its IMPNF and evaluating an alternative plan to provide expansion wholly outside the Back Bay residential historic district.

1. Fisher's Proposed Institutional Master Plan is short-sighted and, because its success depends upon Fisher's continued growth, is designed to fail after its proposed 10-year period.

In its IMPNF, Fisher states that it has adopted a five-year Strategic Plan that "looks to the future" and calls upon "necessary growth" to "sustain its place in the ever-changing Higher Education community." IMPNF, at p. 4. Indeed, Fisher states that, "[i]n order to sustain its academic viability and maintain its long-term fiscal health," Fisher "must continue to add to its undergraduate enrollment in the Day Program" and "must grow from 820 students today to about 1,100 students in the combined associate's, baccalaureate and master's programs over the 10 year term of this IMP." IMPNF, at p. 8. Fisher also states that it "is never likely to be able to meet the full demand for student beds" it needs "to remain competitive and to attract the students it wants"; but that, "at a minimum," it needs "to create the number of beds that will maintain the ratio of beds to students that it has today – about 42%." IMPNF, at p. 19.

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One of the purposes of the IMP review process is to provide for the well-planned development of institutional uses that need to expand. (Section 80D-1). But here, Fisher's proposed IMP is clearly short-sighted and designed to fail after the end of the IMP's ten-year term. Fisher is proposing to create most of the additional dormitory beds it says it needs to survive over the next ten years by converting three buildings it owns in the Back Bay residential historic district (115, 139 and 141 Beacon Street) to dormitory use. IMPNF, at pp. 17-18. After those conversions, Fisher will not own any other properties that can be converted to dormitory use or any land on which it might be able to construct new housing for students. Therefore, by following its own proposed IMP, after the next ten years, Fisher will be left without any means to secure any additional dormitory beds that it recognizes are necessary "to remain competitive in attracting the students it needs to fulfill its academic and financial goals." IMPNF, at p. 18.

Fisher's current financial situation does not appear to be particularly strong. According to Fisher's most recently filed Financial Statements, as of June 30, 2012, Fisher had only around \$20,200,000 of unrestricted net assets, and \$17,000,000 of those assets were its "investment in plant," namely, its institutional properties in the Back Bay residential historic district. (Fisher College Financial Statements, June 30, 2012, at p. 2). While Fisher's assets as of June 30, 2012 also included \$12,422,000 of investments, which function as its endowment, its liabilities of \$13,962,000, including \$10,302,000 of bonds payable, actually exceed the amount of its endowment. Further, the three buildings that Fisher plans to convert to dormitory use are included in its \$12,422,000 endowment, which, when those buildings are converted, will mean that Fisher's liabilities will exceed its endowment even more. *Id.*, and Note 5, at p. 11.

Also noteworthy, "A major portion of the College's revenues is funded from various student financial aid programs sponsored by the United States Department of Education." *Id.*, Note 1, at p. 5. It also "utilizes a number of agents who, on an ongoing basis, assist in locating international students for a fee" and, although "[t]hese arrangements have provided important revenue to the College," the "arrangements ... are at will." *Id.*, Note 13, at p. 20.

Fisher should be required to develop and compare different plans that would allow it to continue to grow (in both number of students and a corresponding number of dormitory beds) both during the next ten years and afterwards. (See Section 80D-3, which provides that the IMP "shall set out and define the longer term goals of the Institution, a *minimum* of ten (10) years into the future. These goals should address the broad direction to be taken by the Institution with regard to its growth and services.") One such plan that Fisher should be required to develop and consider is establishing all of its additional dormitory beds within a reasonable distance from its academic facilities in

another area of Boston, as Fisher already has done by leasing 55 dormitory beds at 19 Stuart Street.¹

Indeed, it should be less expensive for Fisher to establish all of its additional dormitory beds outside of the Back Bay residential historic district. As Fisher itself recognizes, its three residential rental buildings on Beacon Street which it is proposing to convert to dormitory use are in a “prime location” (IMPNTF, at p. 3) where “real estate ... has appreciated substantially in recent years.” (Fisher College Financial Statements, June 30, 2012, Note 5, at p. 11.) Further, although Fisher carries those residential rental buildings on its financial statements at amortized cost, which is around \$2,900,000 after accumulated depreciation, it estimates the market value of the three buildings to be approximately \$12,000,000. *Id.* Normal market conditions should result in Fisher being able to sell those three buildings at a substantial profit and use the proceeds to create more dormitory beds elsewhere in the City than the buildings themselves reasonably could provide.²

Establishing all of its additional dormitory beds outside of the Back Bay residential historic district would solve several of Fisher’s other problems as well. Under its currently proposed IMP, Fisher would continue to have no “open space of its own – no quadrangle, no yard, not outdoor commons” (IMPNTF, at p. 10) except for a potential terrace. (IMPNTF, at p. 1). In its IMPNTF, Fisher repeatedly complains that its “physical environment is not one of its own making” (IMPNTF, at p. 46) and that its “presence in Boston does not conform to anyone’s image of a typical college campus” (IMPNTF, at p. 10). Establishing its residential campus elsewhere would at last allow Fisher to create its own environment.

Establishing all of its dormitory beds elsewhere would also address many of the safety and traffic problems that would be created by Fisher’s current proposed IMP. As Fisher itself admits:

- “Beacon Street carries a large volume of automobile traffic as it provides access to and from Storrow Drive and serves as an arterial route for evening commuters heading west.”

¹ If Fisher declines to analyze any other plans for growth both during and after the ten-year term, it should be required to agree that its growth will stop entirely after ten years.

² Fisher similarly should be able to sell its recently-acquired property at 10/11 Arlington Street at a substantial profit, as the seller “accepted a price from Fisher that was less than what the property could have realized from a private developer. (IMPNTF, at pp. 14 & 33).

- “Beacon Street also sees substantial truck traffic, since trucks are prohibited by city regulations from using Storrow Drive, Commonwealth Avenue and Marlborough Street.”
- “Because buses are constrained by municipal regulation from using many streets in the Back Bay, including Storrow Drive, Commonwealth Avenue and Marlborough Street, many buses, beyond those engaged by Fisher, rely on Beacon Street to traverse the Back Bay.”

(IMPAN, at p. 44.) One would think that Fisher would welcome an alternative to housing an additional 177 students in the middle of this already congested location.

2. Fisher should be required to provide information regarding which of its students the proposed additional dormitory beds are for.

In its IMPNF, Fisher states that it currently has about 820 undergraduates in its bachelor's and associate's degree programs in Boston, and that about 20% of these students come from the City of Boston. The 820 undergraduates are comprised of 470 Massachusetts residents, 130 from other New England States, 86 from other states, and 135 international students. (IMPNF, at p. 6). Fisher also states that 42% of those students are residents in Fisher-sponsored dormitories, while the remaining 58% of students commute. *Id.* Fisher also declares that it “wants, at a minimum, to maintain that ratio.” *Id.* at p. 7.

As Fisher's Financial Statements acknowledge, its international students “provide important revenue to the College”; so much so that Fisher “utilizes a number of agents who, on an ongoing basis, assist in locating international students for a fee.” (Fisher College Financial Statements, June 30, 2012, Note 13, at p. 20.) Fisher should be required to provide information regarding how many of its dormitory beds have been (for each of the past ten years), and will be (again, for each of the next ten or more years), occupied by students in each of its degree programs (associate's, bachelor's and master's) and how many of those students in each program will be from Boston, other areas in Massachusetts, other New England states, other states, or other countries. Certainly Fisher should be required to allow Boston and Massachusetts residents to occupy the same ratio of dormitory beds in the future as they have occupied in the past.

Conclusion

As NABB previously has demonstrated in its prior comment letters, allowing Fisher to submit a proposed IMP based upon its IMPNF would be illusory, as no such IMP could conform to the plan for the City as a whole. Fisher's proposed IMP also would necessarily be both injurious to the neighborhood and otherwise detrimental to the public welfare. Indeed, the BRA could not even weigh "all of the benefits and burdens" of Fisher's proposed IMP because it does not offer any benefits to the neighborhood at all, only more and more burdens that the more than 250 residential property owners directly abutting Fisher properties simply cannot be asked to bear. Instead, Fisher should be required to develop and compare different plans that would allow it to continue to grow (in both number of students and a corresponding number of dormitory beds) both during the next ten years and afterwards, and would establish all of its additional dormitory beds within a reasonable distance from its academic facilities in another area of Boston.³

Sincerely,



Howard Kassler
Chair

³ In our prior letters, we also have pointed out that Fisher is already using its property at 111 Beacon Street for institutional purposes that are unlawful in the H-3-65 district, and has mounted external mechanical equipment, exhaust ducts, HVAC equipment, signs and flags at several of its properties in the Back Bay residential historic district that are in violation of both zoning and the Back Bay Architectural Commission requirements. Fisher should not be allowed to benefit from its own unlawful conduct and, accordingly, should also be required, as part of the IMP Review Process, to remedy all of those violations and come into full compliance with the Boston Zoning Code and the Back Bay Architectural Commission regulations before submitting its proposed Institutional Master Plan.



July 2, 2013

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Michael McCord

Myron Miller

Tim Ian Mitchell

Molly Mosier

Janine Mudge-Mullen

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Jacqueline Royce

Peter Sherin

Barry Solar

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Sam Wallace

Steve Wintermeier

Marvin Wop

Jacquelin Yessien

Emily Gallup Fayen

Office Administrator

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
City of Boston
One City Hall Square
Boston, MA 02201

RE: FISHER COLLEGE IMP Opposition to 118 Beacon St. Addition

Dear Ms. Sullivan:

The Architecture Committee of the Neighborhood Association of the Back Bay would like to go on record in opposition to Fisher College's proposal for a 25' high, two story rear yard addition at 118 Beacon Street. The proposal is inconsistent with the zoning requirements of the residential Back Bay, and with the guidelines and practices of the Back Bay Architectural Commission.

The building at 118 Beacon Street, which was constructed in 1907, currently exceeds the allowed Floor-to-Area Ratio (FAR), and is already significantly deeper than its neighbors at 116 and 120 Beacon (see Attachment 1). Since the Back Bay was rezoned in 1978, there has been a consistent effort to enforce a level playing field for developers and residents alike by enforcing the legal zoning restrictions. *In fact, there has been no instance in which NABB has supported or the Board of Appeal has allowed a substantial addition to a nonconforming property such as 118.*

Further, the Back Bay Architectural Commission has never, since it gained review of the alleys in 1981, approved a rear yard addition over one story in height. The goal of the commission's Guidelines is to maintain the visibility of the original rear facades and the historic relationship between the original brownstones and small-scale accessory buildings, as well as to preserve the service function of the alleys.

In The Guidelines for the Residential District, published in 1990 by the Back Bay Architectural Commission, there is a substantial section concerned with Rear Yards, which contains the following paragraphs:

"PURPOSE These guidelines are designed to encourage alterations which facilitate the service function of the alleys while enhancing their residential character, to remove inappropriate additions, to restore historic or characteristic architectural features, to encourage landscaping, and to improve visual quality.

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"DESIGN CRITERIA Removal or replacement of inappropriate structures is encouraged and shall be reviewed by the commission. Building alterations shall be consistent in scale, form, proportion, detail, material, and color with the characteristic architecture of the residential district. Alterations which compound or perpetuate inappropriate structures, or which remove historic features or landscaping are inappropriate.

"INAPPROPRIATE ADDITIONS Inappropriate additions include the following: additions more than one story in height, additions on top of existing additions or ells, freestanding accessory structures, stacked decks, carports, and canopies."

"LANDSCAPING, FENCING AND PAVING The maintenance and addition of historic gardens and garden walls and the replacement of landscaping in rear yards and parking areas is encouraged..."

NABB has consistently supported these guidelines, which allow for limited growth while protecting the historic character of the neighborhood as well as the privacy, light and air of neighboring buildings. Our committee believes that the proposed addition violates the guidelines in several ways:

First, the removal of the four existing parking spaces at 118 Beacon Street will compound, rather than alleviating, the traffic issues on the Arlington to Berkeley block of Back Street. Much of the congestion in that area is due to lack of adequate parking for faculty and staff, as well as lack of a loading area. Removing some of the few available off-street spaces that Fisher owns that block will only compound that problem. Therefore, the addition will not facilitate the service function of Back Street.

Second, adding additional institutional space will detract from, rather than enhance, the block's residential character, no matter how well designed it may be. The proposal includes a roof deck which will, it is stated, be used only for non-student college functions. However, part of Fisher's proposal is to convert the interior office space to dormitory use. If this occurs, it is not clear how the use of the deck would be affected.

Third, and most important, the proposed addition is not consistent in scale, form and proportion with the characteristic architecture of the district. The guidelines encourage maintenance and replacement of gardens and garden walls, which enhance the area's residential character. Where new structures have been approved (usually as a replacement for an existing structure), they have been limited to one story in height, consistent with the form of original carriage houses. The 25' foot high "carriage house" proposed by Fisher is in fact an extension of a proposed library and student center—an enlargement of the existing building—rather than an accessory structure. It is nearly twice the height of garages that have previously been approved for Back Street.

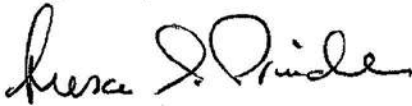
Finally, the illustration on page 28 of the Institutional Master Plan (reproduced as Attachment 2) indicates that part of the proposed structure will be below grade, raising the question of how neighboring buildings will be protected from lowered groundwater. The city and state have worked diligently to raise groundwater in this area, which has

traditionally been plagued by low levels due to drainage below the Storrow Drive tunnel. The proposed below grade excavation could endanger their good work.

The IMP states on page 25 that "the BBAC's comments have been incorporated into the proposed design for the addition." This comment is misleading, at best. Although there may have been a discussion with the staff, the Commission itself has not seen the proposal, much less commented on it. Even if zoning relief were granted by the Board of Appeal or the Institutional Master Plan, it seems unlikely that the Commission would approve it, given its inconsistency with the approved guidelines.

The Back Bay of the last forty years has been a success story for Boston and for its residents. The City agencies and the BRA have a history of upholding the strict zoning and architectural regulations that have so successfully preserved our district. We urge them to continue to do so.

Respectfully submitted,



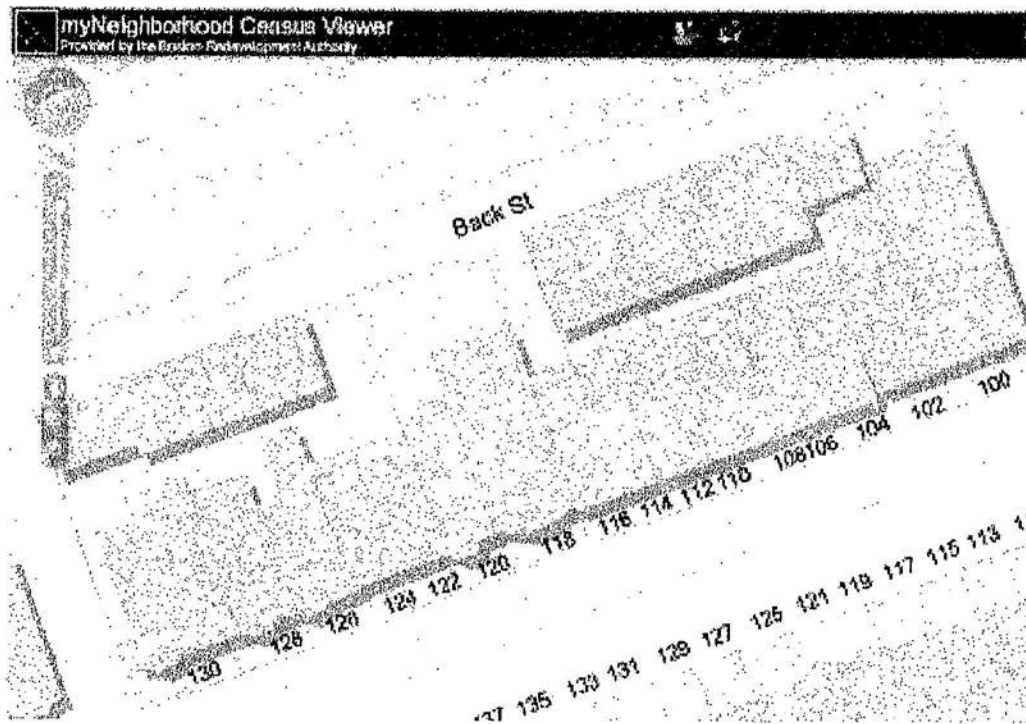
Susan Prindle

Jerome CooperKing

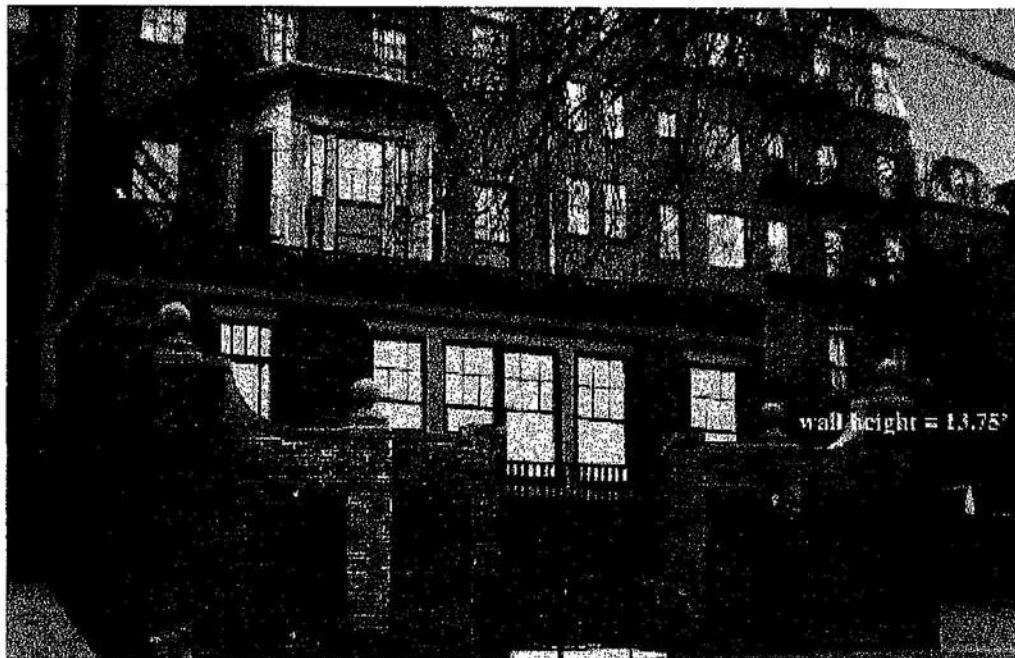
Co-chairs, NABB Architecture Committee

Cc: Mayor Thomas M Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
Linda Kowalcky, Deputy Director for Institutional Sector Management
William Young, Senior Preservation Planner
Mr. Will Brownsberger, Massachusetts State Senate
Mr. Jay Livingstone, Massachusetts House of Representatives
District Eight City Councilor Michael Ross
City Councilor at Large Stephen Murphy
City Councilor at Large John R Connolly
City Councilor at Large Ayanna Pressley
City Councilor at Large Felix Arroyo
Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Dr. Thomas McGovern, President, Fisher College
Steven Rich, VP of Finance, Fisher College
Peter Gori, Consultant to Fisher College

Attachment 1: Depth of 118 Beacon in relation to its neighbors



Attachment 2: Proposed rear yard addition at 118 Beacon



Neighborhood
Association of the
Back Bay



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Barry Solar
Anna Swanson
Jack Wallace
Sam Wallace
Steve Wintermaler
Mervin Wool
Jacquelin Yessian

Emily Gallup Feyen
Office Administrator

July 17, 2013

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Katelyn.Sullivan.bra@cityofboston.gov

RE: Fisher College Institutional Master Plan Notification Form (IMPNF)

Dear Ms. Sullivan:

The Neighborhood Association of the Back Bay (NABB) understands the necessity for Fisher College (Fisher) to develop an Institutional Master Plan document in order to meet the requirements for institutions with over 150,000 gross square feet in building area, as outlined by Boston Zoning Code Article 80 D "Institutional Master Plan Review." However, we feel that the proposal as submitted needs substantial revision before it can proceed. We therefore propose that an amended IMPNF be issued, addressing the many issues raised by NABB and by the college's immediate abutters.

NABB's participation in the public process is ongoing. We reiterate the relevance and importance of our comments regarding the Fisher College Institutional Master Plan Notification Form (IMPNF) submitted on June 7th, June 22nd, June 26th, and July 2nd, as well as the many insightful and carefully considered comments of direct abutters and elected officials. NABB continues to oppose essentially all of the major elements of the project as proposed in the IMP, since Fisher seeks an extension and intensification of an otherwise forbidden use in the H-3-65 zone of the residential section of the Back Bay Historic District, negatively impacting several hundred immediately abutting residential properties.

We have continued to review Fisher's June 4th IMPNF document. We find that additional information should be provided prior to proceeding to the preparation of an Institutional Master Plan document. **We urge the BRA to require Fisher to revise and resubmit the IMPNF with additional material, including an alternative plan to provide expansion outside the residential community, rather than progressing to an IMP at this point.**

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Zoning

We also strongly urge the BRA to require any approved projects within the Back Bay to be in substantial compliance with the underlying H-3-65 zoning of the residential section of the Back Bay Historic District. Any Institutional Master Plan Overlay District should respect the well established zoning of the Back Bay residential district that has been relied upon by residential property owners and has been fundamental to the restoration, recovery and success of the Back Bay Historic District over the last thirty-five (35) years.

Comments regarding IMPNF

Mission and Objectives

Fisher should expand and more fully detail and quantify the description of the population it serves, currently and projected into the future. It should include all programs and all populations, including populations from other institutions, programs using Fisher facilities, and non-degree granting programs. It should also include the results of the student assessments described on page 4 of the IMPNF, as well as graduation rates and placement data. In addition to the number of full and part time faculty, include the full time equivalent (FTE) for faculty, the student/teacher ratio for the various programs and an indication of how many faculty and staff are Boston residents should be detailed. The property condition assessment of facilities noted on page 4 of the June 4th IMPNF and Fisher's Strategic Plan should also be included.

Existing Facilities

In order to fully appreciate Fisher's facility needs, it is necessary to understand the existing facilities. On page 12, the total square footage owned by Fisher is listed as 150,000 sq. ft. Program uses are also listed; however, the space allocation among uses is not delineated and should be provided.

Fisher should expand this information to indicate how much space is allocated for each subuse. This should include simple building plans for any building in which a project is proposed. For example, on page 21 of the IMPNF, the Day Division is noted to require more facilities. However, the number and nature of those facilities is not specified. Further, there is no indication of how much space is required for the College 101 program noted on page 36 of the IMPNF. Nor is there any indication of whether the Continuing Education program mentioned on page 7 will require additional facilities or produce additional impacts.

Fisher should provide a plan or table to indicate the current and proposed uses and identify high impact subuses. Uses should include service, such as loading docks, as well as on-site and on-street parking.

Detailed descriptions of the offsite programs and spaces occupied by Fisher programs should be provided, including specific locations, space areas, and descriptions of the athletic programs and outdoor recreation space used by Fisher students and faculty. Page 17 of the IMPNF notes that Fisher relies on leased space for a portion of their program. These spaces belong as part of the IMPNF.

Proposed Future Projects

The following information is required by Article 80 for any proposed future project:

- (a) site locations and approximate building footprints;
- (b) uses (specifying the principal subuses of each land area, building, or structure, such as classroom, laboratory, parking facility);
- (c) square feet of gross floor area;
- (d) square feet of gross floor area eliminated from existing buildings through demolition of existing facilities;
- (e) floor area ratios;
- (f) building heights;
- (g) parking areas or facilities to be provided in connection with proposed projects;
- (h) any applicable urban renewal plans, land disposition agreements, or the like;
- (i) current zoning of sites;
- (j) total project cost estimates;
- (k) estimated development impact payments;
- (l) approximate timetable (include dates vs and average over the ten year period) for development of Proposed Institutional Projects, with the estimated month and year of construction start and construction completion for each.

We note that while some of the information above is included, it is generally incomplete, omitted or difficult to connect with the Fisher educational mission. For example, building footprints are of too small a scale to provide adequate information (more the scale of a site location plan than a building plan). Spaces should be shown as they currently function and with the proposed projects. Both the cost estimates for each proposed project (j) and estimated development impact payments (k) and are omitted, and should be included.

Fisher should indicate the impact of its proposed student body expansion on the size of the faculty and administrative staff, as well as on available space. In particular, Fisher should provide plans or other illustrations to show how the administrative facilities would be reorganized to provide better accommodations for student services.

Fisher should also provide additional information regarding the housing of all students and clarify the number of students who commute to campus each day, when they arrive and leave, where (by zip code) they commute to/from and what mode of transportation they use.

Proposed project 1: Convert institutional uses to dormitory use and introduce additional beds: It is NABB's position that there should be no additional dormitory beds in the residential district to support an extension or intensification of what pursuant to the underlying zoning is a forbidden college use. If Fisher insists on seeking additional dormitory beds, they should be required to provide the information listed above, including floor plans and cost estimates. In addition, Fisher should provide and conform to the design guidelines and requirements of the Back Bay Architectural Commission, as well as applicable zoning requirements, including all applicable parking and open space requirements, in their documentation.

Proposed projects 2, 3, and 4: Conversion of existing rental housing at 115, 139 and 141 Beacon Street to dormitory/institutional use and introduction of additional dormitory beds: Fisher's proposed expansion, especially expansion that entails conversion of rental housing into dormitory space, has no support within the community. It is contrary to the spirit of the Principles and Guidelines for Future Development of the Back Bay developed by NABB in 1999, as well as more recent City policy. It is crucial that Fisher College provide a revised IMPNF that envisions no increase in the number of dormitory beds in residential zoning, before proceeding with further planning.

Proposed Project 5: Carriage House Addition at 118 Beacon Street: See NABB's Comments dated June 22nd and the separate letter dated July 2, 2013 from NABB's Architecture Committee. The proposed Carriage House Addition contemplates not only an extension of a forbidden college use in the residential district but also a major expansion of the floor area ratio (FAR), of a property which already materially exceeds the permitted FAR of the district. In addition, it contemplates a rear yard structure more than one story in height, contrary to the published guidelines of the Back Bay Architectural Commission.

Proposed Project 6: The College Terrace on 112-114 Beacon Street: Fisher should provide an inventory of the existing rooftop mechanical equipment, including kitchen exhaust ducts and HVAC equipment, which has been installed or replaced since the alley façades came under the jurisdiction of the Back Bay Architectural Commission in 1981, and a plan

of how the properties will be brought into compliance with the requirements Back Bay Architectural Commission before the proposed College Terrace is considered. The Back Bay Architectural Commission generally will not provide a Certificate of Appropriateness for a building that has outstanding architectural violations, which some of these installations seem to be.

Proposed Project 7: Convert 10/11 Arlington St to Use – As outlined in our letter of June 22, NABB opposes the conversion of 10/11 Arlington Street to otherwise forbidden college use in the H-3-65 residential district. The proposal would extend Fisher College along Arlington Street and would facilitate extension and intensification of student use on already overburdened Beacon Street.

Other Issues Necessary for an Adequate IMPNF

Legalization of 111 Beacon Street: No information has been presented to enable the community to evaluate the impacts of the proposed legalization of 111 Beacon Street, the former Butera School of Art Building--historically operated as a for profit school subject to real estate tax and zoned as use item #18 "Trade, professional or other school"--as a non-profit non-taxable property zoned as use item #16A "College or university granting degrees by authority of the Commonwealth of Massachusetts, although this is a forbidden use in the H-3-65 district. Fisher should supply information on the uses and occupancy they propose for the building, as well as floor plans and some indication of PILOT payments to supplant the tax revenues forgone by the City.

Loading Dock: The difficulties posed by deliveries to the existing Fisher facility have been well documented. With the proposed expansion, these difficulties will only increase. Information need be provided on how Fisher will incorporate the loading dock(s) necessary to serve the properties at 102 thru 118 Beacon Street in its plans. Loading dock plans should include ameliorating the existing unsatisfactory conditions, as well as projecting and dealing with the impacts any proposed expansion.

Process: The relationship between the proposed IMP and future Article 80 reviews should be clarified, as should the process for amending the IMP.

Community Benefits

Fisher College should provide a description of any proposal for Payment in lieu of taxes (PILOT). In addition, since it is described as a public benefit, Fisher should be required to make public the results of its College 101 program in terms of enrollment, graduation rates, job placement, and student debt default rates.

Transportation, Sustainability and Urban Design

Fisher should provide plans in sufficient scale to show on-street and on-site parking, drop-off, and pick-up, etc. on both Beacon and Back Streets. On-street parking is shared with the other residents and owners, as well as the public. A parking plan should be developed that provides equity for the public on-street spaces. A schedule for special requests for use of metered parking should also be provided for a calendar year, including "move-in day".

Fisher should provide additional detail for Fisher traffic, including student, faculty and staff traffic, as well as bus and the various types of service vehicle activity. Proposals to mitigate neighbor concerns and alleviate congestion and double parking should be detailed. Pedestrian, bicycle, and automobile traffic should be included in any traffic study.

Fisher should provide an analysis of current and proposed pedestrian and vehicle circulation on public sidewalks and streets, and on Back Street throughout a 24 hour period when school is in session. This should be compared to a study of a comparable period when Fisher is not in session, in order to provide baseline data. Neighbors have raised many concerns about pedestrian safety which should also be addressed.

Fisher should provide a review of the historic resources within the area of the IMPNF, including buildings and historic parks. The impacts of additional students on historic parks, in particular, should be assessed.

Historic District Architectural Review

Fisher College should provide any Certificates of Appropriateness issued by the Back Bay Architectural Commission and building permits or other documentation supporting exemption therefrom for all external mechanical equipment, exhaust ducts, and HVAC equipment mounted at the lower level of 1 Arlington Street and 10/11 Arlington Street and on the roof of the rear mall structure at 102 through 114 Beacon Street.

Fisher should provide an inventory of all signs and flags including supporting Certificates of Appropriateness issued by the Back Bay Architectural Commission and permits in use or contemplated to be in use on the Fisher properties or a plan of how these will be brought into compliance.

Zoning

Fisher should include detailed presentation of the current underlying zoning for each property Fisher owns, including legal use, occupancy, setbacks, open space, parking and loading requirements, etc.

Fisher should provide an overview of existing groundwater conditions and a proposal to meet Groundwater Conservation Overlay District (GCOD) requirements for each of its properties. A general statement of the intention to comply is not sufficient.

Comments on anticipated Fisher Institutional Master Plan Submission

The Boston Zoning Code is explicit in the information required by institutions in the preparation of an IMP. Despite the relative small square footage of Fisher, we expect that all components of the requirements will be fully explored and recorded. We recognize that BRA's authority to waive elements of the requirements; however, given the evident tight fit between the existing spaces and the anticipated space requirements, best practice would dictate preparation of a complete IMP, once an acceptable IMPNF has been prepared. The document will clarify what is needed, the location, and the schedule, and will help everyone assess the plan and proposed projects within the context of the existing facilities.

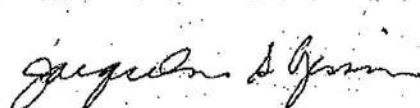
Final Remarks

As NABB has emphasized, college use is and has been for over thirty-five (35) years a forbidden zoning use in the H-3-65 zoning of the residential section of the Back Bay Historic District. There are over 250 residential property owners directly abutting the Fisher properties, making any extension, increase or intensification of college use materially inappropriate. The projects proposed by Fisher in the June 4th IMPNF would be directly contrary to that zoning designation and "injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens." The plan, with respect to increasing student housing and extension and increase intensity of students in the residential neighborhood of the Back Bay does not "conform to the general plan for the City as a whole".

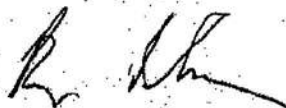
The Mayor embarked on a program in all neighborhoods to minimize impact of student housing. The City also requires institutions to hold contiguous sites for institutional use.

While we recognize that Fisher must produce an IMP, at this point Fisher is far removed from presenting an acceptable plan. The revised IMPNF should concentrate on fully presenting the existing facility conditions, correcting existing illegalities, and seeking expansion space outside of the Back Bay residential district. Fisher needs only to look to Emerson College and Suffolk University for successful examples of expansion and successful academic programs.

Respectfully submitted,



Jacquelin Yessian, Co-Chairs



Barry Solar, Co-Chairs

NABB Development and Transportation Committee

Cc: Mayor Thomas M Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
Mr. Will Brownsberger, Massachusetts State Senate
Mr. Jay Livingstone, Massachusetts House of Representatives
District Eight City Councilor Michael Ross
City Councilor at Large Stephen Murphy
City Councilor at Large John R Connolly
City Councilor at Large Ayanna Pressley
City Councilor at Large Felix Arroyo
Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Mr. William Young, Senior Preservation Planner, Back Bay Historic District
Mr. Steve Young, Chair, Beacon Hill Civic Association
Ms. Anne Brooke, President, Friends of the Public Garden
Dr. Thomas McGovern, President, Fisher College
Steven Rich, VP of Finance, Fisher College
Peter Gori, Consultant to Fisher College

Michael Weingarten
120 Beacon Street #4
Boston, MA 02116
mikew@signallake.com

June 20, 2013

Fisher IMPNF (Un)Sustainability

This memo addresses our concerns about the Fisher IMPNF's lack of sustainability and supports our assertions with detailed analysis.

In particular, we reviewed Fisher's 10-year calculations and assumptions for its projections through 2023, and ***believe that Fisher will need significantly more space than it suggests in its plan.*** This is because:

- Fisher's recent historical growth rate has been 2.5-3.5 times higher than the growth rate in the IMPNF (pp. 3-4)
- Fisher's actual dorm bed demand is substantially higher than the 42% residential share target in the IMPNF. Two years ago, Fisher's residential percentage was 48% and only dropped to 42% because of lack of dorm space. Most other local schools are in the 50-85% range. (pp. 4-6)
- Fisher is planning on building micro-dorms with 183 square feet per bed. If the BRA directed Fisher to build dorms with the industry standard 350 square feet, the required square footage would double. (pp. 6-7)
- Fisher's non-dorm space, even with the planned IMPNF additions, will be at half the square footage per FTE (full time equivalent student), compared to other schools like Suffolk. (pp. 8-9)
- An additional 45% capacity expansion will be needed to support growth in the 30 years after 2023. (pp. 9-10)

As a result, Fisher needs to consider alternative plans in which it grows in other neighborhoods. There isn't enough additional space to support Fisher's requirements in the Back Bay residential district without changing the neighborhood's fundamental character.

Recommendations

We urge that the BRA in its Scoping Determination raise the sustainability question with Fisher as something that needs to be resolved before the IMPNF can go forward.

In particular, the BRA should direct Fisher to provide a detailed analysis of prospective growth and capacity demand along the dimensions discussed in this memo. Fisher also needs to explain how it plans to expand once its current properties reach capacity. Does it propose to keep buying and converting Back Bay residential district properties as they come on the market?

Given the improbability that Fisher can develop an acceptable sustainability plan that relies on remaining in the Back Bay, the BRA should direct Fisher to develop alternative plans in which it looks to move some or all of its facilities to new neighborhoods.

Fisher's analyses and detailed supporting calculations should be made available for public review and comment. As a vehicle for facilitating BRA and public in-depth review, Fisher should provide the BRA and the public with live Excel workbooks that show all underlying assumptions and formulas.

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Detailed Discussion

1. For any institutional development plan to be sustainable, it needs to allow a pathway for continued growth beyond the 10-year IMP pro forma

Institutions like Fisher are not like real estate developers who develop a site and then move on to other projects. They have infinite lives; as Fisher likes to point out, it has owned 118 Beacon Street since 1939.

This means that any Institutional Master Plan for a college needs to deal with obvious long-range **sustainability** questions; in particular, if the BRA grants extraordinary zoning relief for a 100% Back Bay solution to support a 10 year pro forma, how quickly could the new capacity **actually** be used up, and how can the institution grow once that happens? Will a one-time BRA zoning variance be sufficient to jumpstart the institution on a permanent basis, or is this just the first in a series of required variances as capacity is used up?

We point out that there is an inherent contradiction between Fisher's need for growth and the sustainability of that growth. If Fisher needs additional space to be successful, then with success it will use up this capacity eventually – at which point it will need additional space (the more successful, the sooner). Therefore, unless stopped by the BRA, Fisher will need to purchase more and more buildings in Back Bay – as a cancer eating at the fundamental character of the Back Bay residential district.

Given these concerns, we develop in the balance of this memo an estimate of required square footage, and then compare these to the IMPNF numbers.

2. The sustainability issue involves both dorm as well as non-dorm space

If the IMPNF is approved, Fisher will have 192,801 square feet of space, of which dorms represent 60% and non-dorm space 40%.

Looking at these, the basic question is the extent to which Fisher can function within this 197,026 footprint, or whether it will need more space; and if so, how soon?

Total Fisher Square Footage (Assuming IMPNF Approval)

| | Square Feet | % |
|---------------------|----------------|---------------|
| Dorm | 115,095 | 59.7% |
| Non-Dorm | 77,706 | 40.3% |
| Total Fisher | 192,801 | 100.0% |

3. Dorm demand is driven by three key factors

Given the 60% share of square footage devoted to dorms, we begin by focusing on dorm demand. Fundamentally, dorm demand is driven by three key factors, which we review below in turn:

- Overall day student growth
- Residential share of day students
- Dorm square footage per bed.

4. Day Student Growth: Fisher forecasts that day student registration will increase to 1,100 by 2023. But if we trendline based on historical growth rates, 2023 registration could be substantially higher than this.

The IMPNF shows that day registration for the 2012-2013 academic year was 820, and it forecasts that 2022-2023 registration will grow to 1,100. Over 10 years, this is equal to a 3.0% compound annual growth rate (CAGR).

To test the degree to which this growth rate is consistent with historical trends, we reviewed two sets of available data:¹

- The NCES (National Center for Educational Statistics) database shows that for 2008-2011, Fisher full time enrollment grew at a compound annual growth rate (CAGR) of 7.66%.²
- From Peter Gori's June 18 Task Force Meeting presentation, Fisher day school enrollment grew at an annual rate of 10.55% from 2010 to 2012.

Thus, recent historical enrollment has grown by 7.66% to 10.55% annually, not the IMPNF's 3.0%.³

If we apply the historical CAGRs to Fisher's 2012 enrollments, and then assume the 42% residential share called for in the IMPNF,

- **Fisher 2022-2023 overall enrollment could be as high as 2,235, not the IMPNF's 1,100**
- **2022-2023 dorm bed demand could be as high as 938, not the IMPNF's 466.**

¹ We requested but did not receive 10 years of historical registration data from Fisher.

² Per advice from Peter Gori, approximately 347 of the 1,092 full time students in 2011 were non-day students from the Division of Accelerated and Professional Studies who took more than 6 credits in the semester.

³ As a further metric of historical growth, Fisher's historical revenues (most of which are tuition-based) have grown at a 9.5% annual growth rate since FYE 2003 (source: IRS 990 filings). Net of a 3.0% tuition inflation rate, this suggests long term real historical growth of 6.5%.

Fisher Day Student Enrollment At Historical Growth Rates

| | IMP NF Day Students 2022-3 | 2022-2023 Trendline @7.66% | Comparison vs IMPNF 2022-3 | 2022-2023 Trendline @10.55% | Comparison vs IMPNF 2022-3 |
|---------------------------|--|----------------------------------|----------------------------------|-----------------------------------|----------------------------------|
| Residential | 466 | 720 | +254 | 938 | +472 |
| Commuter | 634 | 996 | +362 | 1,297 | +663 |
| Total Day Students | 1,100 | 1,715 | +615 | 2,235 | +1,135 |

Looked at another way, at 7.6% to 10.6% historical growth rates, Fisher would use up its IMPNF 466-bed dorm capacity in 3-4 years (starting in the 2015-2016 academic year) – not in the 10 years called for in the IMPNF.

Analysis: Number of Years To Reach 1,100 Day Student Goal

| | Required Years @ 7.66% | Enrollment in Required Year | Required Years @ 10.55% | Enrollment in Required Year |
|---------------------------|------------------------------|--------------------------------------|-------------------------------|--------------------------------------|
| Residential | | 462 | | 462 |
| Commuter | | 638 | | 638 |
| Total Day Students | 4.0 | 1,100 | 2.9 | 1,100 |

Note: We anticipate that when Fisher reviews these numbers they will argue that they are unreasonably high. Our response is that:

- While the historical numbers certainly are high compared to 3.0%, they actually occurred in the past, so why can't they continue for some time?
- This is particularly true, given that Fisher's new MBA and other Masters programs will extend the underlying high demand growth into the future, as will any increase in the share of BA versus AS students (a stated Fisher goal).⁴
- Even if growth tapers off somewhat (to, say, 4-5%), any CAGR over 3.0% means that Fisher will run out of capacity sooner than in the IMPNF.

In sum, we believe that Fisher is likely to need more space before 2022-2023 from registration growth alone.

5. Residential Share: Fisher's plan needs to accommodate an increase in residential student share from the current 42% to as much as 60%.

The Fisher IMPNF assumes that Fisher will maintain its current 42% residential share of day students through 2023, and implicitly positions this as maintaining the status quo.

We have several problems with this position. First of all, it assumes that 42% is Fisher's traditional share number, which is incorrect. From the data provided in Fisher's June 18

⁴ From 2010 to 2012, AS students increased at a 13.2% CAGR versus 7.6% for BA students. If this were reversed, there would be a substantial increase in overall enrollment.

presentation, it is clear that as recently as 2010-2011, Fisher's residential student share was 48%, not 42%. The 42% clearly seems to reflect the fact that Fisher ran out of dorm space, forcing students to find rental apartments. As a result, commuter CAGR far outstripped residential growth.

Fisher Residential Share, 2010 and 2012

| | 2010 Actual | 2012 Actual | CAGR | 2010 % of Total | 2012 % of Total |
|--------------------------|------------------------|------------------------|---------------|----------------------------|----------------------------|
| Residential | 321 | 344 | 3.52% | 48% | 42% |
| Commuter | 350 | 476 | 16.62% | 52% | 58% |
| Total Day Student | 671 | 820 | 10.55% | 100% | 100% |

If so, the 'right' number for residential share is at least 48%, not 42%. And since in 2010, Fisher was sending 32 beds of surplus demand to a remote YMCA location⁵ that was presumably less desirable to students, this suggests that the unconstrained real dorm demand at Fisher is at least 50%.

The following quotes from Fisher documents suggests that Fisher agrees with our assessment (emphasis added):

*The beds proposed in the IMPNF represent the **minimum** beds necessary to allow the college to remain competitive in attracting the students it needs to fulfill its academic and financial goals. – Fisher IMPDF p. 18.*

*Although Fisher is **never likely to be able to meet the full demand for student beds**, in order to remain competitive and to attract the students it wants, Fisher will need, at a **minimum**, to create the number of beds that will maintain the ratio of beds to students that it has today – about 42%. – Fisher IMPDF p. 19*

*Fisher's proposed new dormitory beds will **increase the proportion of resident students**, thus diminishing the demand for parking from commuting students. – Fisher College on Beacon Street: Issues and Practices, Feb 28, 2003*

From: "Gori, Peter D" <Peter.Gori@colliers.com>
Subject: RE: Question Regarding Dorm Bed Usage
Date: June 12, 2013 9:25:47 AM EDT
To: Michael Weingarten <mikew@signallake.com>

Hi Michael,

*I confirmed that **every year we begin the semester with 100% occupancy and a waiting list in all resident dorms and leased properties including the H.I. Hostel on Stuart Street....***

⁵ Source: Gori June 18 presentation and comments.

Comparing Fisher to other Boston schools reinforces the need for more dorm capacity. As seen in the chart below, only Suffolk and Berklee have lower residential percentages, and they each have been heavily engaged working with the BRA to build new dorms:

Residential Student Percentage By School

| | |
|-------------------|------------|
| Boston College | 85% |
| Emmanuel | 72% |
| Wheelock | 68% |
| Boston University | 60% |
| Emerson | 59% |
| Simmons | 51% |
| Fisher | 42% |
| Suffolk | 23% |
| Berklee | 18% |

Source: *US News*

Accordingly, we believe that Fisher's growth proformas, even in the next 10 years, should reflect higher residential shares.

As shown in the chart below, adjusting residential share to 60% by 2023 results in a +194 increase in required beds.

Required Fisher Dorm Beds

At 42% and 60% Residential Share of Day School Students

| | Current | 2023 |
|---------------------------------------|----------------|-------------|
| 42% Residential (incl leased) | 344 | 466 |
| 60% Residential (incl leased) | NA | 660 |
| Difference: 60 versus 40 cases | NA | +194 |

6. Square Feet Per Bed: *Fisher's square footage allocation per dorm bed is inadequate, and needs to be increased*

In a separate comment memo on Fisher dorm size, we point out that while Fisher's current on-campus dorms have 302 gross square feet per bed, its new dorms (with 152 bed capacity) will only provide 183 square feet per bed.⁶ This is approximately half of the 350 square foot industry standard.

In total, these dorms have 27,770 square feet of space.

If Fisher were required by the BRA to build dorms at the 350 industry average, this would result in additional demand for 25,430 square feet. This is equivalent to three buildings of the size of 115 Beacon.

⁶ The 152 beds do not include 25 beds that will be added to existing Fisher dorm rooms, for a total increase of 177 beds.

Required Dorm Sq Ft to Support 152 New Beds

| | |
|--------------------------|---------------|
| IMPNF new dorm sq ft | 27,770 |
| Required sq ft @ 350/bed | 53,200 |
| Difference | 25,430 |

7. As a result of (4) – (6), Fisher will need substantially more dorm space by 2023 compared to the IMPNF.

Since each demand driver in (4) - (6) is multiplicative, we show here the combined effect, using an admittedly maximum case in which

- Demand grows by 10.55% per year
- Residential share is 60%
- New dorms are at 350 gsf/bed.

The results show that in this case, *Fisher could need as much as 336,000 square feet of dorm space over and above the 28,380 in the IMPNF. While we acknowledge that this is a maximum scenario, any reasonable combination of growth rate, residential share and dorm size will result in substantial incremental demand compared to the IMPNF.*

This is why we believe that the IMPNF substantially understates Fisher's 10-year needs.

Maximum Case: Required Dorm Square Feet

| Year Beginning | Total Students | On-Campus Residential | Incremental Residential vs Current | Incremental Sq Ft @ 350 | Less IMPNF Sq ft (28,380) |
|-----------------------|-----------------------|------------------------------|---|--------------------------------|----------------------------------|
| 2012 | 820 | 314 | | | |
| 2013 | 907 | 544 | 230 | 80,467 | 57,087 |
| 2014 | 1,002 | 601 | 287 | 100,551 | 77,171 |
| 2015 | 1,108 | 665 | 351 | 122,753 | 99,373 |
| 2016 | 1,225 | 735 | 421 | 147,298 | 123,918 |
| 2017 | 1,354 | 812 | 498 | 174,433 | 151,053 |
| 2018 | 1,497 | 898 | 584 | 204,430 | 181,050 |
| 2019 | 1,655 | 993 | 679 | 237,592 | 214,212 |
| 2020 | 1,829 | 1,098 | 784 | 274,252 | 250,872 |
| 2021 | 2,022 | 1,213 | 899 | 314,780 | 291,400 |
| 2022 | 2,236 | 1,341 | 1,027 | 359,584 | 336,204 |

* Including 25 beds that will be added to current dorms in the IMPNF case; excludes leased Stuart Street beds.

8. Fisher's 10-year non-dorm capacity requirements are greater than Fisher suggests.

Having discussed dorm bed demand, we move to a review of non-dorm square footage needs.

Until 2006, Fisher only had 42,969 square feet of non-dorm space, which was woefully inadequate. In 2006 and 2010, it then added 1 Arlington and 111 Beacon, which gives it a current total of 61,571 square feet.

In the IMPNF, Fisher is requesting the rezoning of 10/11 Arlington for educational use, and approval for an addition to 118 Beacon (less the loss of 116 Beacon office space repurposed to dorm use). This will add an additional 16,135 square feet, for a total of 77,706.

Fisher Non-Dorm Space

| | Sq Ft |
|--------------------------------------|---------------|
| 108/110 Beacon | 18,619 |
| 118 Beacon | 20,735 |
| 116 Beacon (office) | 3,615 |
| Subtotal Core | 42,969 |
| 1 Arlington Street | 10,370 |
| 111 Beacon | 8,232 |
| Recent Additions | 18,602 |
| Current Total | 61,571 |
| 118 Beacon addition | 2,500 |
| 10/11 Arlington | 17,250 |
| Less: 116 Beacon Repurposed to Dorms | -3,615 |
| IMPNF Additions | 16,135 |
| Total | 77,706 |

Even with these additions, at issue is whether this space can meet demand going forward.

To test adequacy, we computed Fisher's square footage per full time equivalent student (FTE), and compared this to other schools.⁷ The results indicate that ***Fisher, even with the IMPNF additions, will have approximately half the non-dorm square feet per FTE compared to other schools:***

- Fisher currently has an estimated 54 square feet per FTE, which will grow to 67 with the IMPNF additions
- In contrast, Suffolk University has 134 square feet per FTE, or 2x Fisher post-IMPNF (source: Suffolk IMP filed with the BRA)

⁷ Since we do not have good information on the average number of credits per part-time students, we assumed that each part-time student is .33 FTE. Our calculations for Suffolk, based on an IMP filed with the BRA, suggests that Suffolk part time students are .58 FTEs. So our numbers may be conservative.

- The 38th Annual Maintenance & Operations Cost Study for Colleges states that in 2008-2009, the median total square footage per FTE was 238. If we subtract half of this for dorm space, this leaves 119 for non-dorm space – thus suggesting that the Suffolk data are directionally correct.
- Finally, we received confidential information from a major Boston college/university, suggesting that it, too, has twice Fisher's square footage per FTE.

Thus, ***Fisher's non-dorm space appears inadequate even with 10/11 Arlington and the 118 Beacon addition.*** This makes intuitive sense, given that Fisher:

- Has acknowledged that it has a severely substandard library, and plans to use more space at 118 Beacon to fix this.
- Has no loading dock for receiving freight and it has a rudimentary garbage solution
- Has no athletic facilities.

Getting Fisher up to Suffolk's non-dorm space per FTE would require 77,706 square feet beyond the IMPNF additions.

In addition to meeting current needs, Fisher will need more non-dorm space by 2023 as its student population grows. If we assume that:

- Day student enrollment over the next decade grows at the previously mentioned 3.0%, 7.6% and 10.6% CAGRs
- This student growth requires a proportional increase in non-dorm square footage
- Part-time students do not affect capacity needs (since they use space in the evenings only)⁸

Then non-dorm square footage for 2023 would need to increase by factors of 1.34x, 2.09x and 2.73x, respectively – *in addition to fixing the 2x current deficiency.*

As a result, if Fisher wants to grow successfully, it will need much more non-dorm space than it currently shows in its IMP.⁹

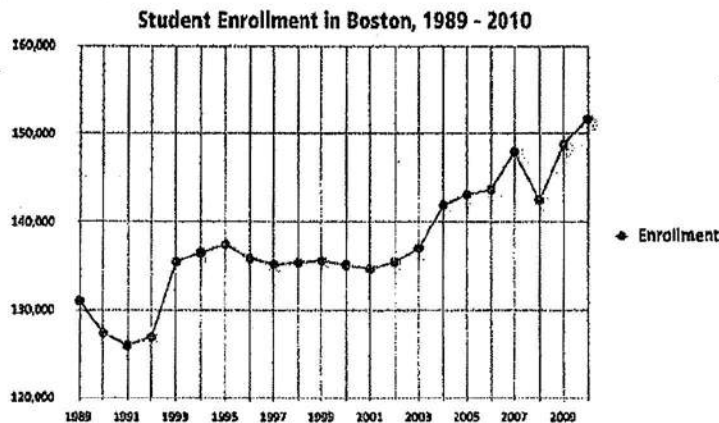
9. Longer term, Fisher will need approximately 45% additional space to support growth through for the next 30 years through mid century

Beyond provisioning Fisher adequately for the next decade, Fisher also needs to develop a plan that facilitates growth after 2023.

From BRA data regarding overall college/university student enrollment in the City of Boston, this appears to have been growing at a 1.33% CAGR since 2002.

⁸ The previously referenced NECS showed that part time students were growing at a 23.7% CAGR. At some point, this higher growth rate versus day student growth could result in increased need for capacity.

⁹ Fisher undoubtedly recognizes this, which perhaps explains why it initially proposed to add 8,000 square feet of space in a second story addition to the Fisher Mall. This was later dropped in the IMPNF, apparently due to strong community opposition.



Source: New England Board of Higher Education data from 1989 through 2007. University Accountability Ordinance data for 30 of the 35 colleges for 2008-2010 with counts for the other 5 colleges obtained from the web or phone calls.

If we use 1.33% CAGR as a long term growth target, Fisher's dorm and non-dorm space will need to increase by an additional 45% by 2050.

Even on top of the IMPNF's 190,000 square feet, this means another 86,000 square feet, or 11 buildings of the size of 115 Beacon – without any consideration for the 10 year additional demand factors previously discussed.

10. As a result, Fisher needs to consider alternative plans in which it grows in other neighborhoods

From the above analyses, it is highly improbable that Fisher will be able to buy sufficient additional space by buying townhouses in Back Bay. This is why we strongly believe that the Fisher plan is unsustainable.

The obvious solution, therefore, is for Fisher to make plans to grow in other, non-residential areas. This is what Emerson and Suffolk have done successfully, and it arguably results in a sustainable outcome.

As Robert Silverman, Emerson's VP for Administration and Finance, said in a 2003 *Boston Business Journal* article, staying in Back Bay was no longer a sustainable option for Emerson, and growth meant moving:

"The completion of the relocation from Back Bay to midtown will provide Emerson with a larger, more efficient, fully accessible, safer, more cohesive and dramatically more up-to-date Boston campus than it had 10 years ago... the growth of the institution ... had already rendered a collection of charming brownstones and small apartment buildings obsolete."

-- Source: E. Douglas Banks, "Emerson College tunes up for its Plano Row project, Boston Business Journal, October 20, 2003

It also is reinforced by Emerson's recent June 5, 2013 letter of intent to the BRA, in which one decade after moving from Back Bay to Downtown (selling 650,000 square feet of space in Back

Bay and buying 850,000 square feet in Downtown),¹⁰ Emerson is now looking to build an additional 260,000 square feet of space (a 31% increase).

The College proposes to construct a new mixed use facility consisting of a residence hall for approximately 750 students, a dining facility, fitness center, academic offices, an equipment distribution center and the Emerson College Police Department. The proposed project will contain approximately 260,000 square feet of new construction.
-- Emerson 6/5/13 letter of intent to BRA

The point here is clear. Growing institutions do not make 10 year plans that are forever plans. These plans only set the stage for future growth (the BRA understands this, which is why it requires updated IMPs every ten years). In the end, the fatal and uncorrectable flaw in the Fisher IMP is that there is no way that it can continue to grow by buying ever more brownstones in Back Bay. Emerson realized this; it is time that Fisher did as well.

11. We cannot rely on Fisher assurances that it will make no further moves to acquire properties in Back Bay or Beacon Hill

In response to these comments, we anticipate that Fisher will respond by saying that the proposed IMPNF projects, if approved, will satisfy Fisher for the foreseeable future and that it has no intention to expand further.

The problem with this is that Fisher already has a history of making promises and then violating them when this suits its needs. In particular, Fisher told the NABB in 1997 that its purchases of 115, 139 and 141 Beacon were for investment purposes only and that it had no plans to convert these buildings into dorms. Clearly that promise was thrown out when it became inconvenient for Fisher:

When Fisher College acquired the 115, 139 and 141 Beacon Street properties in 1997 the principals of the college represented to the Neighborhood Association that it was doing so for investment purposes and would not seek to put the properties into use as dormitories. We are disappointed that this agreement, upon which we and the neighbors relied, is no longer being honored.

-- NABB letter to the BRA, June 7, 2013

Making matters worse, Fisher in its IMPNF essentially dissimulated (either in 1997 to the NABB or today in the IMPNF) when it suggested that the plan for 115/139/141 *always* was to convert these some day to academic or dorm space:

In 1997, Fisher bought three residential buildings at 115, 139, 141 Beacon Street as an investment in its immediate environment. ... At the time of purchase, Fisher had no internal need to incorporate these buildings into institutional use, but by virtue of owning them, Fisher would have the option of converting them into academic or residential assets at some point in the future, when or if they were needed to meet the College's space needs. -- IMPNF, pp. 17-18

As this memo shows, with continued growth, Fisher **MUST** expand its real estate footprint at some point. So any carefully-crafted non-promises by Fisher (i.e., 'we have no plans for additional property acquisitions... we think that the proposed projects will suffice for the foreseeable future') would fly in the face of mathematical imperatives.

¹⁰ Source: *Boston Business Journal* op cit

* * * * *

Recommendations

We urge that the BRA in its Scoping Determination raise the sustainability question with Fisher as something that needs to be resolved before the IMPNF can go forward.

In particular, the BRA should direct Fisher to provide a detailed analysis of prospective growth and capacity demand along the dimensions discussed in this memo. Fisher also needs to explain how it plans to expand once its current properties reach capacity. Does it propose to keep buying and converting Back Bay residential district properties as they come on the market?

Given the improbability that Fisher can develop an acceptable sustainability plan that relies on remaining in the Back Bay, the BRA should direct Fisher to develop alternative plans in which it looks to move some or all of its facilities to new neighborhoods.

These analyses and detailed supporting calculations should be made available for public review and comment. As a vehicle for facilitating BRA and public in-depth review, Fisher should provide the BRA and the public with live Excel workbooks that show all underlying assumptions and formulas.

* * * * *

Respectfully submitted,



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June 21, 2013

Fisher Micro-Dorm Plans

In this memo, we address concerns about Fisher's dorm plans; and in particular the square footage per bed for its new dorms. On its website, Fisher touts its dorms as being in elegant townhouses with modern amenities:

Located just around the corner from the Public Gardens and Boston Common, students reside in elegant, 1900's "brownstone" townhouses with all the comforts of home. The turn of the century residence halls have modern amenities such as security systems, common areas with full-size refrigerators and microwaves, and TV/Lounge rooms with both cable TV and DVD players making the halls a comfortable place to study, relax, or just hang out with friends. – <http://www.fisher.edu/student-life/residential-life.html>

However, in reviewing the Fisher IMPNF, which makes dorm addition a central plan element, we discovered something disturbing -- **that Fisher's new dorms will be 183 square foot micro-cells that are half the size of industry median-sized dorms (350 square feet).**

In our view, the result is likely to be damaging for Fisher, and for Boston:

- The Boston college 'brand,' and with it, the health of one of Boston's largest industries, is dependent on students having good school experiences. Being trapped in micro-dorms rather than elegant townhouses is not consistent with this goal.
- As the word gets out about the micro-dorms, students may choose to avoid attending Fisher, except as a last resort. Apparently, students are already complaining about the existing (larger) dorms:
The housing is horrible. The rooms are small, there is no air conditioning, there is stories of mice in rooms constantly, the bathrooms are gross. Worst of all, they show you the best dorms on the tour and trick you. (For complete quotes, see p. 4)
- Even if Fisher is able to maintain enrollment, an increasing number of students will seek to avoid the dorms by renting local apartments. This conflicts with Mayor Menino's and the BRA's goal of moving students **out** of rental units.

Recommendations

We suggest that the BRA express its concern about dorm size to Fisher, and require that Fisher develop an alternative dorm expansion plan that is based on providing dorms with industry median space (350 gross square feet per bed).

Since doing this will require that Fisher come up with an additional 33,570 square feet of space (equivalent to four buildings of the size of 141 Beacon), it is unlikely that Fisher will be able to do this on the Beacon Block between Arlington and Berkeley

Accordingly, the BRA should make it clear to Fisher that it should develop alternative plans for locating the dorms outside of Beacon Street.

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Detailed Discussion

Fisher currently has 289 on-campus beds, with an **average of 302 gross square feet per bed.**

Existing Fisher Dorms Excluding 116 Beacon

| Building Address | GFA | Beds | GFA/Bed |
|-------------------------|---------------|------------|------------|
| 112 Beacon | 9,253 | 34 | 272 |
| 114 Beacon | 8,938 | 33 | 271 |
| 131 Beacon | 10,583 | 33 | 321 |
| 133 Beacon | 9,830 | 34 | 289 |
| 102 Beacon | 21,179 | 76 | 279 |
| 104 Beacon | 11,100 | 29 | 383 |
| 106 Beacon | 11,610 | 34 | 341 |
| 116 Beacon (sq ft estd) | 4,832 | 16 | 302 |
| Total Dorm | 87,325 | 289 | 302 |

How comparatively large is 302 square feet? Based on the following data, it appears that Fisher's dorms are approximately 14% smaller than the 350 gross square feet industry median (including hallways, staircases and entryways):

- The 2011 *College Housing Report* states that "The space allocated per bed over nine years of research averaged out at 336 sq. ft. There was one residence hall (at a seminary) that provided just 60 sq. ft. per bed, and there were a few indicating that their residence halls provided almost 500 sq. ft. per student, but the great majority provide 310 to 375 sq. ft. per bed. **In the last two years the median has stabilized at 351 sq. ft. per bed.**"
- Emerson's 10-year-old dorm at 144-146 Boylston has 185,000 gross square feet for 600 students, for an average of **308 square feet per bed.**
- Berklee's recently approved IMP calls for 430,000 gross square feet for 1,200 student beds, for an average of **358 square feet per bed.**
- Suffolk's dorms average **365 square feet per bed.**

Suffolk University Dorms

| | Square Feet | Beds | Sq Ft/Bed |
|----------------------|----------------|--------------|------------|
| 10 Somerset | 131,000 | 345 | 380 |
| 150 Tremont | 149,000 | 420 | 355 |
| 10 West | 99,000 | 274 | 361 |
| Total Suffolk | 379,000 | 1,039 | 365 |

Source: Suffolk IMP

So net-net, the current Fisher dorms are somewhat smaller than most dorms, but reasonably close to the median – with some dorms, like 102, 112, and 114 Beacon, only having 270-280 square feet.

We next looked at the 177 new on-campus beds discussed in the IMPNF. These are made up of 152 beds in new facilities, and 25 beds that are being shoehorned into some of the larger existing dorm rooms.

Unfortunately, the new beds are substantially smaller than the existing 302 average:

- Looking first at the 25 beds added to existing facilities, the following chart shows that the average gross square feet per bed for all existing dorms will drop from 302 to 277 (similar to 102/112/114 Beacon). This will make these dorms 20% smaller than the industry median.

Additional Beds in Existing Fisher Dorms

| | Square Feet | Beds | Sq Ft/Bed |
|----------------------------------|--------------------|-------------|------------------|
| Total Dorms (ex 116 Beacon) | 82,493 | 273 | 302 |
| Existing Dorms (Revamped) | 82,493 | 298 | 277 |

- Looking next at the 152 beds in new facilities (including 4,225 square feet being repurposed at 116 Beacon), these have **183 square feet per bed. This is half of the industry median.**

Fisher Beds in New Dorm Buildings

| Building | Square Feet | Beds | Sq Ft/Bed |
|-----------------------|--------------------|-------------|------------------|
| 115 Beacon | 8,700 | 43 | 202 |
| 139 Beacon | 7,655 | 43 | 178 |
| 141 Beacon | 7,800 | 43 | 181 |
| 116 Beacon repurposed | 3,615 | 23 | 157 |
| New Dorm Space | 27,770 | 152 | 183 |

Fisher Room and Board Fees

One mitigating factor might be if Fisher were charging less than other schools for smaller dorm space. However, the following data from *US News* suggests that Fisher's room and board rates are not substantially different from other local schools.

Room and Board, 2012-2013

| | |
|---------------|---------------|
| Suffolk | 14,730 |
| Emerson | 13,958 |
| Fisher | 13,786 |
| Boston Univ | 13,190 |
| Wheelock | 12,800 |
| Emmanuel | 12,990 |

Observations and Conclusions

The new Fisher dorms, in contradiction to recent college trends in which new dorms must support increasingly demanding student requirements,¹ will offer significantly less space than Fisher's current dorms.

This is a highly risky strategy for Fisher, whose announced 'brand image' has been tied to attracting students who wish to live in elegant Back Bay brownstones – but who *already* have been complaining on Internet chat sites about Fisher 'bait and switch' tactics:

I am a first year student at Fisher College, I was excited to start my college education at Fisher seeing that this school was located on Beacon street one of the nicest streets that Boston has to offer. Yet, it was THE BIGGEST mistake I have ever made... lets talk about housing, the dorms are HORRIBLE! The buildings are old and nasty the walls look like they are about to fall on you. The bathrooms are not too nice and for all the money that we pay to come here it is just plain filthy! ... commuting might be your best option because, living here is not worth it! On the Campus tour they show you the biggest rooms making you think that the dorms are nice. NO THEY AREN'T its all a lie. They will show you the quads and the triples to get you all excited and happy, PSHH PLEASE don't fall for it

I am a fashion merchandising major here at Fisher college and I must say, I greatly dislike this school. The housing is horrible. The rooms are small, there is no air conditioning, there is stories of mice in rooms constantly, the bathrooms are gross. Worst of all, they show you the best dorms on the tour and trick you.

http://www.studentsreview.com/MA/FC_comments.html?page=2&type=&d_school=Fisher%20College

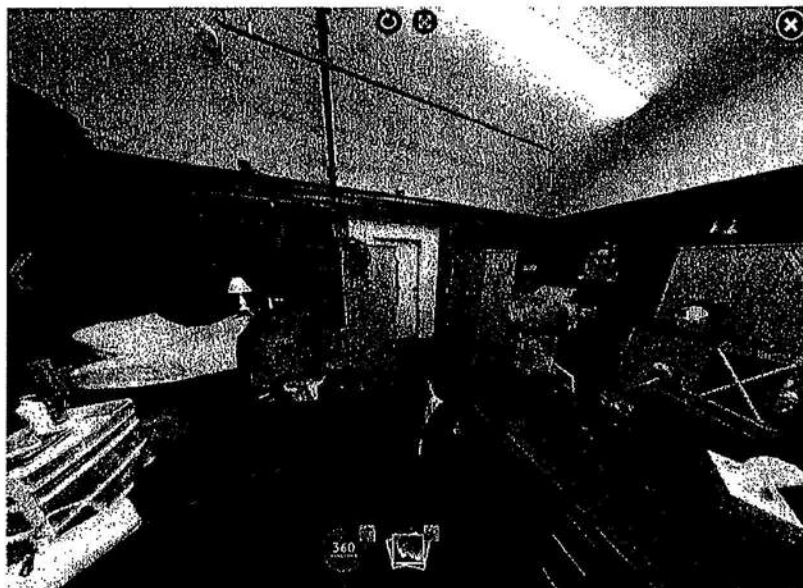
¹ For a *Boston Globe* article about Boston University's new upscale dorms, see:
http://www.boston.com/news/local/massachusetts/articles/2009/09/02/bu_dorm_offers_a_study_in_luxury/.

For a good review of the upscale dorm phenomenon with multiple article references, see:
<http://www.commentarymagazine.com/2013/06/20/fancy-dining-dorms-not-whats-ailing-higher-education/#more-827803>

FYI, Boston University's newest Agganis Way dorm has 412 gsf/bed.
<http://www.educationdesignshowcase.com/view.esi?pid=309>

In support of these comments, here is a Fisher 180-degree promotional photo of a large dorm room with a high arched ceiling and elegant bookshelves. This is in marked contrast to a student Flickr photo of a small and relatively Spartan double:

Photo of (Large) Fisher Dorm (From Fisher Virtual Tour)



<http://www.youvisit.com/yourcampus2.php?college=79964>

Student Flickr Photo of a Current (Small) Fisher Double



<http://www.flickr.com/photos/87191251@N05/7986089900/in/photostream/>

Based on the numbers in the IMPNF, new dorm residents of 115/116/139/141 Beacon will find themselves living in seminary-like micro-dorms. If so, this will soon become apparent to prospective students, who may choose to go elsewhere.

If Fisher (perhaps prodded by the BRA) were to choose to provide 350 square foot dorms, what does this suggest for additional required total square feet?

- If we leave the existing dorm space unchanged at 302 square feet and decide that only the additional 177 beds will be provisioned at 350/bed, then **Fisher will need 61,950 square feet of dorm space for these beds.**
- Subtracting from this the 28,380 square feet already allocated for dorm space from 115/116/139/141 Beacon, this means that Fisher will need an additional 33,570 square feet.
- **This is equivalent to four buildings of the size of 141 Beacon.**

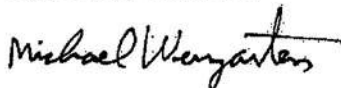
Where can Fisher find this additional space?

- Looking at the remaining non-dorm space in the Fisher buildings (assuming that the IMPNF is approved), these will only have 81,321 square feet in total.
- Repurposing 33,570 square feet from non-dorm to dorm usage would only leave Fisher with 47,751 square feet of space for all of its college activities.
- This clearly is a non-starter for a school with 1,800 students.

So if Fisher is to provision students with industry standard dorms, it will have to look outside of its current Back Bay footprint.

* * * * *

Respectfully submitted,



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June 24, 2013

Fisher and Traffic/Parking Congestion

When Fisher College announced its intention to expand its footprint in Back Bay substantially, neighbors raised concerns that this would exacerbate the already heavy traffic and parking problems on the Beacon block between Arlington and Berkeley (the 'Beacon block').

In this analysis, we conclude that ***Fisher's presence on Beacon Street is substantially worsening what already is a high traffic street used by motorists to enter and exit Storrow Drive.***

The magnitude of Fisher's role is much greater than the IMPNF suggests:

- In the IMPNF, Fisher only counts 820 day students, which leaves out the pertinent point (from a traffic perspective) that day students represent less than half of Fisher's total enrollment. ***Current Boston campus enrollment plus staff is approximately 1,865, not 820.***
- Since the approximately 860 students taking classes at the DAPS¹ Boston campus attend classes starting at 5:30 PM, this puts an especially difficult strain on traffic and parking during evening drive time.
- Fisher's historical growth rate (including DAPS), has been somewhere between 6.5% and 13.0%, ***not*** the IMPNF's 3.0%. ***If we trendline Fisher growth at historical rates, Fisher could have as many as 3,500-6,400 students on the Beacon block by 2023, not the 1,100 suggested in the IMPNF.***

As a result, ***the block is already near the tipping point, particularly at evening drive time. If Fisher is allowed to expand, it is easy to see how the tipping point could be reached.***

In this context, Fisher's treatment of the traffic question has been upsetting to many people in the community. In a 46 page IMPNF, traffic and parking issues only cover two pages. In these pages, Fisher's stance is dismissive; i.e., that the problem largely is a Back Bay-wide problem, not one that Fisher has contributed to materially or primarily.

With respect to solutions: while some of the problems can be ameliorated (most notably if Fisher were to build up-to-code off-street loading docks on its Back Street property to prevent illegal vendor parking), other problems are the result of having a large number of students and staff on a critical block of Beacon. These cannot be solved with acceptable measures and will be exacerbated by growth. Therefore, the real solution is for Fisher to move; and as a secondary choice, not to grow further.

Recommendations

The BRA in its Scoping Determination should tell Fisher that traffic congestion is a serious problem that Fisher must address effectively before the IMP process can proceed.

We ask that the BRA require that Fisher fund an *independent* traffic engineer selected by the Boston Transportation Department to conduct traffic studies and make independent recommendations – or if this is not feasible, to allow the residents of the neighborhood sufficient time to provide a rebuttal expert report prior to any BRA board vote on the IMP.

¹ Division of Accelerated and Professional Studies.

Detailed Discussion

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1. These are highly trafficked streets, particularly during evening rush hour.

The core Fisher College block ("Fisher Block") is bounded by Arlington, Beacon, Berkeley and Back Streets.

Looking first at **Beacon Street**, there is a 21,200-22,000 average daily traffic count between Charles Street and Arlington.² Of this traffic, approximately 25% exits at Arlington Street/David Mugar Way in order to enter Storrow Drive East or to make a left turn onto Arlington going south. The remaining 16,200 cars continue on Beacon past the Fisher Block to Berkeley where we estimate that 66.7% exit onto Berkeley to access Storrow Drive and Back Street (10,805 cars), with 33.3% continuing on Beacon (5,395 cars). These 5,395 cars then merge with approximately 4,150 cars making a left turn from Berkeley onto Beacon.

As a result, 9,500 cars (from the Beacon and Berkeley streams) continue on Beacon to Clarendon, dropping to 9,000 by Marlborough Street.

Thus, *much of the total traffic on Beacon between Arlington and Berkeley is exiting traffic, with drivers using Beacon to access Storrow Drive or Arlington Street.*

² Given that the numbers date to 2005, the current traffic may be higher than this; a 3% increase per year would increase the 2013 traffic counts by 26.7%.

Beacon Street Average Daily Traffic Count³

| Location | Count Date | Daily Traffic Count | Index |
|---------------------------------|-------------|---------------------|------------|
| West of Charles Street | 2005 | 21,200 | 131 |
| East of Brimmer Street | 2007 | 22,000 | 136 |
| West of Arlington Street | 2005 | 16,200 | 100 |
| West of Clarendon Street | 2005 | 9,500 | 59 |
| West of Dartmouth Street | 2007 | 10,400 | 64 |
| West of Exeter Street | 2005 | 7,600 | 47 |
| East of Massachusetts Ave | 2005 | 8,900 | 55 |

Source: Massachusetts DOT Database

Looking next at **Arlington**, there is substantial traffic (20,500 cars) merging from Beacon Street and the Arlington off-ramps from Storrow. Over half of the cars then exit onto Beacon, Marlborough, Commonwealth and Newbury, so that the traffic at Arlington and Boylston drops to 9,700.

Thus, like Beacon Street, **Arlington Street between Beacon and Commonwealth is largely a through street that is used to access the rest of Back Bay.**

Arlington Street Average Daily Traffic Count

| Location | Count Date | Daily Traffic Count | Index |
|--------------------------------------|-------------|---------------------|------------|
| South of Beacon Street | 2007 | 20,500 | 100 |
| South of Commonwealth Ave. | 2007 | 22,700 | 111 |
| Between Boylston St & Providence St. | 2007 | 9,700 | 47 |
| South of Stuart Street | 2007 | 9,900 | 48 |

Source: Massachusetts DOT Database

Like Beacon and Arlington, **Berkeley Street** is heavily used as an entranceway to Storrow Drive (16,600 cars). From personal observation, approximately 75% of these cars (12,450) exit onto Storrow/Back Street, with 25% (4,150) making a left turn onto Beacon driving towards Clarendon.

Berkeley Street Average Daily Traffic Count

| Location | Count Date | Daily Traffic Count | Index |
|------------------------------------|-------------|---------------------|------------|
| Between St. James and Stuart St. | 2007 | 12,000 | 72 |
| North of Boylston Street | 2007 | 13,100 | 79 |
| North of Marlborough street | 2007 | 16,600 | 100 |

Finally, **Back Street**, unlike other Back Bay alleyways that are used primarily for local service purposes, has become a major thoroughfare which drivers use as a way to get from Berkeley to Arlington. This is because Marlborough and Beacon are one way streets going west rather than east.

As a nominally private way, there are no Mass DOT statistics for Back Street traffic. We estimate, however that 10% of the traffic going north on Berkeley from Beacon makes a hard right turn onto

³ Since the data are from 2005, current traffic levels presumably are even higher.

Back Street. Given our estimates that there are 23,355 cars going north on Berkeley from Beacon (10,805 making a turn from Beacon, 12,450 continuing on from Berkeley), this suggests that Back Street has daily traffic of around 2,326 – which is high for an alleyway with only 8-10 foot clearance by the Fisher properties.

In sum, Beacon, Arlington and Berkeley experience heavy daily traffic volumes, with traffic concentrated at evening as well as morning drive times (as drivers enter/exit Storrow Drive for daily commuting). Even Back Street is relatively congested, compared to normal service alleyways.

2. Traffic is exacerbated by Storrow Drive merger problems

Beacon Street: Given that approximately 67% of the traffic on the Arlington-Berkeley block makes a right turn onto Berkeley and then Storrow/Back Street, there generally is a pattern in which two or even three lanes of traffic merge to the right lane in order to turn on Berkeley (and then slow up as they make the turns). This slows up traffic substantially.

Making matters worse, there frequently is a three-way merger problem on Berkeley and Back Street, with cars on Back Street *in both directions* trying to get onto Storrow Drive in competition with cars driving north on Berkeley. This frequently leads to backups extending onto Beacon Street.

**Three-Way Merger from Berkeley and Back Streets before the Storrow Entrance
(see dark SUV in rear on Back Street maneuvering around bicyclist)**



A related structural factor, which happens surprisingly frequently, is when trucks try to enter Storrow Drive from Berkeley and get stuck when they reach the height barriers. Because there generally are cars right behind them, they cannot easily back out without police help.

Arlington Street: At the northern entry to Arlington, there is a three-way merger between the Storrow West and East on-ramps, as well as Back Street that frequently causes delay. In addition, at the intersection between Arlington and Beacon, the 15-20 second traffic light delay for making right turns frequently result in cars in the middle lane wishing to make a right turn tying up

traffic for cars wishing to make a left turn. To avoid this, cars frequently maneuver to get into the correct lane to avoid getting stuck. This creates further delays.

Back Street: At the outlet to Arlington, cars find it difficult to make a right turn onto Arlington due to high traffic from the Storrow Drive off-ramps, with drivers often not noticing that there is oncoming traffic from Back Street.

3. Traffic also has been exacerbated by Fisher's presence on the block

A key exacerbating factor has been Fisher's large population on the block compared to the non-Fisher residential population.

There are 125 residential condominiums and 60 residential rental apartments on the Beacon block, for a total 185 residential units.⁴ At a 1.5 average Back Bay household size,⁵ this suggests total residential population of 278.

With respect to Fisher population, the IMPNF lists 820 day school student registration for the 2012-2013 academic year. This, however, substantially understates the Fisher population from a traffic perspective, because it ignores the large number of students in the Division of Accelerated and Professional Studies (DAPS), as well as staff members.

If we include DAPS and staffers, Fisher in the 2012-2013 academic year had an estimated 2,104 students, plus 246 staff, for a total of up to 2,350 students and staff.⁶ Subtracting for students and staff at satellite campuses, **we estimate that 1,865 work/attend classes at the main Boston campus.**⁷

⁴ NABB letter to BRA, February 26, 2013

⁵ Source: <http://www.city-data.com/neighborhood/Back-Bay-Boston-MA.html>

⁶ Despite multiple requests, Fisher has not provided us with Fisher registration information by category or by campus. We therefore have been forced to make reasonable assumptions based on available data. To facilitate discussion on the traffic issue going forward, the BRA should require Fisher to produce accurate enrollment data by category, by location and by year for 10 years.

⁷ An unknown share of DAPS students and Fisher staff attend classes at satellite campuses and online, but we believe that many attend classes in Boston (which is why the other locations are called "satellites".) However, given that the non-Boston locations are "satellite campuses," we have estimated that these represent 33% of total enrollment, and believe that this is directionally correct. We also have assumed that 25% of total Fisher staff works at these locations.

Estimated Fisher College Students and Staff

| | Fall 2008 | Fall 2011 | Fall 2012 | Fall 2102 Boston Only |
|-------------------------------|-----------|-----------|-----------|-----------------------------|
| Day Students | NA | 745 | 820 | 820 |
| Full Time DAPS | NA | 347 | 382 | 256 |
| Part Time DAPS | 385 | 729 | 902 | 604 |
| Total DAPS | NA | 1,076 | 1,284 | 860 |
| Total Students | 1260 | 1821 | 2,104 | 1,680 |
| Fisher Staff | NA | NA | 246 | 185 |
| Total Students + Staff | NA | NA | 2,350 | 1,865 |

Source: National Center for Educational Statistics; Fisher College day student information from IMPNF; 2012 DAPS extrapolation from 2008-2011 growth rate

Thus, Fisher has a presence on the block that is almost seven times larger than the resident population. This puts enormous pressure on traffic/parking on the Beacon block.

4. Fisher exacerbates traffic/parking in several ways

The large number of Fisher students and staff affects traffic/parking in several ways:

Student/Staff Doubleparking

The first issue is doubleparking by students and staff. There are only 46 metered on the block. To the extent that demand for spaces exceeds supply, this leads to doubleparking, as (a) students/staff wait for metered spaces to open up; and/or (b) sit waiting for friends to come out from the school buildings.

The impact of doubleparking on traffic flow is severe. Beacon Street has three traffic lanes; to the extent that the right or left lanes are blocked (Fisher has buildings and dorms on both sides of the street), this results in only two or even one traffic lane(s) being available. When added to the preponderance of traffic merging right and turning onto Berkeley, this causes substantial traffic delays.

How serious is this problem? Against the 46 metered spaces on the block, there is an enormous population of Fisher students, staff and friends with an interest in using the spaces:

- As noted in the previous section, we believe that there are 1,865 Fisher students and staff at the Boston campus. Subtracting 28 Fisher deeded spaces,⁸ there are 1,837 students and staff with an interest in using the spaces
- 1,837 students and staff against 46 metered spaces is a ratio of 40x.
- This ignores the legitimate use of the parking spaces by residents and people wishing to visit Back Bay for non-Fisher purposes.

⁸ The Fisher June 18 presentation shows that Fisher currently uses 29 deeded parking spaces, of which one is used for the Fisher van.

As a somewhat amusing illustration of how Fisher staff misuses non-Fisher property for its own use, here is a photo taken on June 6. A car drove up and parked in the 120 Beacon Street deeded parking lot. A female Fisher police officer then got out and went to work. She apparently did not feel that she could do this on Fisher property, perhaps because Fisher has video surveillance of its property and it reserves these for high-ranking staff. She did this again on the morning of June 19 (no photo available).

**Fisher Police Officer Exiting Illegally Parked Car
At 120 Beacon Street Private Property Lot off Back Street
(Note Coke truck in rear approaching Fisher for a delivery; later parks on Arlington)**



Taken: June 6, 651 AM

In this context, it is useful to consider what Fisher says about its contribution to traffic congestion. In a February 23, 2103 document titled *Fisher College on Beacon Street: Issues and Practices*, Fisher largely denies that it is contributing to the problem:

1. "Most members of the Fisher community either choose not to drive to campus or park in the commercial parking supply because the two-hour limit does not provide them with the duration of parking they need. Students who may have only a single class might try to take advantage of an open parking space on the street."
2. "In keeping with City-encouraged practice, Fisher College, like most colleges in Boston, does not allow resident undergraduates to bring cars to campus."
3. "If students own cars, they must find parking in the open supply in the City; most use the Boston Common Garage."
4. "Staff and faculty that drive park in the Boston Common Garage where they benefit from monthly parking rates."
5. "Because of the limited parking available to Fisher's commuter students and employees, most of them tend not to drive to school. Due to the active enforcement of the two hour parking limit, many learn not to park on Beacon Street."

Looking at these arguments, we have the following reactions:

- Fisher is disingenuous when it argues that the two-hour limit deters students and staff from parking on Beacon. From Fisher's website, here is a copy of a Fisher staff reimbursement form in which it says that it will reimburse staff up to \$10 per day for metered spots.

**FISHER COLLEGE PARKING PLAN
REIMBURSEMENT FORM**

NAME: _____

WEEK OF: _____ AMOUNT: _____

*DAYS PARKED IN GARAGE: _____ DAYS PARKED AT METER: _____

____M____T____W____T____F ____M____T____W____T____F

*A MAXIMUM OF \$20/DAY IS REIMBURSABLE A MAXIMUM OF \$10/DAY IS REIMBURSABLE

SIGNATURE _____

PLEASE SUBMIT TO FINANCE OFFICE BY MONDAY

If you wish to donate a portion of your reimbursement to the Fisher College Annual Fund Campaign, please check the box and indicate the amount of your donation. This amount will be deducted from your reimbursement.

Yes, I wish to donate ☐ \$ _____

Source: http://www.fisher.edu/assets/downloads/Communique/Parking_Plan_R.pdf

- Although Fisher claims that dorm students are not allowed to own cars, a review of Fisher's *Student Code of Conduct* and *Housing Agreement* says nothing about cars, or any prohibition on dorm students owning cars.

http://www.fisher.edu/assets/downloads/student_life/Code_of_Conduct.pdf

http://www.fisher.edu/assets/downloads/student_life/Housing%20Agreement.pdf

- Looking at the estimated 860 DAPS students attending classes in Boston, we note that as young professionals already out in the workforce, these students are much more likely to own cars. Since classes for this division are scheduled for 5:30PM-8:00PM, this means that these students will be looking for metered spaces on the Fisher block during the start of evening drive time. [During the school year, classes are held on other weekdays as well as Saturday.]



FISHER COLLEGE

Division of Accelerated and Professional Studies
Boston

Course Schedule- JULY 2013 TERM

MONDAY, July 8, 2013 - SATURDAY, August 24, 2013

Tuition for 3-credit course is \$975 (\$325 per credit)

| MONDAYS AND WEDNESDAYS 5:00pm-8:00pm | | |
|--------------------------------------|---|-----------|
| PS101 | Introduction to Human Services and the Social Welfare Professions | 3 CREDITS |
| MA191 | Basic Statistics (Prerequisite: MA106 with a C- or better, Placement Test) | 3 CREDITS |
| WEDNESDAYS ONLY 5:00pm-8:00pm | | |
| MG821† | Organizational Behavior (Prerequisite: MG801 or FM220 and PS101) | 3 CREDITS |
| ENR65† | Selected Themes in American Literature (Prerequisite: EN102) *Synchronous online course option* Class meets Wednesdays 5:00-8:00pm via Collaborate or on Boston campus | 3 CREDITS |
| PS151† | Social Psychology (Prerequisite: PS101) *Synchronous online course option* Class meets Wednesdays 5:00-8:00pm via Collaborate or on Boston campus | 3 CREDITS |

http://www.fisher.edu/assets/downloads/dce_academics/BOST6.pdf

- Fisher says nothing about doubleparking to pick up friends. This is a substantial contributor to traffic congestion.
- Even if a substantial number of students and staff are, as Fisher suggests, deterred from parking/doubleparking on Beacon, this still leaves an enormous demand/supply imbalance. If/when Fisher grows, the imbalance will only get worse.
- The fiction that Fisher College students don't drive is contra-indicated by Fisher College's new Head of Security running a driver's education course for Fisher students in April 2013, taking up substantial parking on the block for an entire day. If Fisher students don't drive, why have this class?

Student/Staff Doubleparking

A second problem is illegal doubleparking by Fisher vendors on Beacon, Arlington and Back Streets. In its February 23 document, Fisher says the following about its delivery traffic:

- "Food and larger trucks deliver to Fisher at the rear of 116 Beacon on Back Street where the ramps into the building are located; deliveries are scheduled for 7 AM when the nighttime truck restriction on Beacon Street is lifted."
- "Fed Ex/UPS trucks also use Back Street for deliveries to Fisher; Fisher picks up and drops off at the post office all of its incoming and outgoing US Mail."
- Furthermore, at the BRA May 30 meeting, Peter Gori asserted that Coke trucks in particular did not double park, and that any problems can be resolved through more careful scheduling.

Looking at these arguments, we have the following reactions:

- The assertion that "food and larger trucks deliver to Fisher at the rear of 116 Beacon... where the ramps into the building are located" is substantially misleading and therefore designed to be disingenuous.

There is no truck loading ramp at 116 Beacon. There are simply two doors, one of which has a 6 inch metal incline to facilitate use of loading carts. On normal school

days, cars are parked by Back Street, so that there is no available space for even panel trucks to park.

There absolutely is no space available for large semi-trailers.

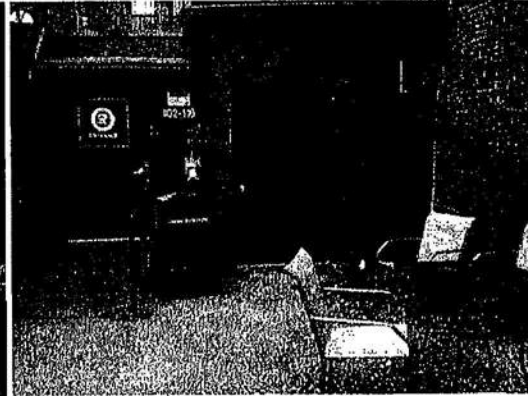
116 Beacon 'Loading Dock':

Showing two parked cars and no available parking for panel trucks



116 Loading Dock Close-Up

Showing a small metal ramp and no dock space; to the right is a student smoking area



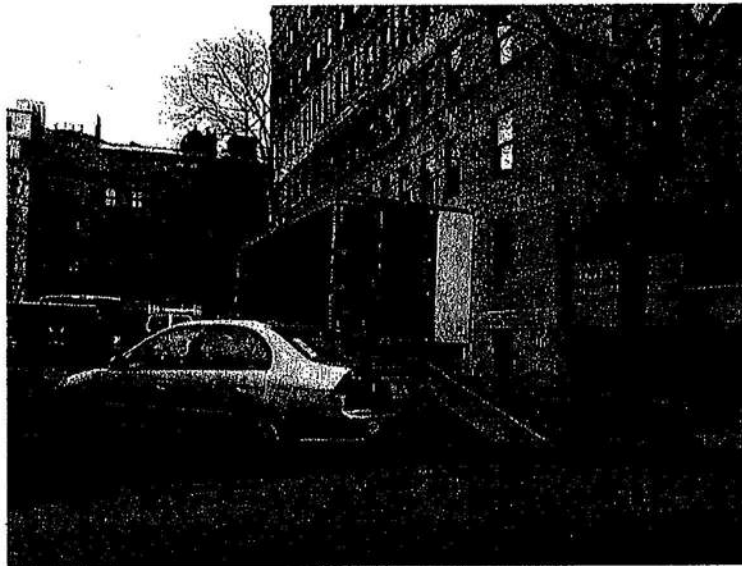
- As a result of the lack of space for semi-trailers or panel trucks, vendors are forced to park on Arlington Street and make handcart deliveries from Arlington to 116 Beacon. When this occurs, Arlington narrows from three to two traffic lanes; cars wishing to make a right turn frequently end up in the middle lane, blocking drivers who seek to make a left turn onto Arlington. As a result, when this occurs, cars can and do back up onto Storrow Drive.
- In support of this, here are photos showing semi-trailers illegally parked in a tow zone on Arlington, with cars being forced to divert to the center lane:

**Food Delivery Semi-Trailers illegally parked on Arlington
(note Coke Truck in rear)**



Taken: 3/15/13 12:00 PM

**Food Delivery Semi-Trailer illegally parked on Arlington
forcing traffic to merge to the left**



Taken: 3/15/13 12:00 PM

**Cars Wishing to Exit At Arlington Being Backed Up on Storrow Drive
Due to Fisher Vendor Parking Illegally on Arlington**



Taken: 3/1/13 12:00 PM

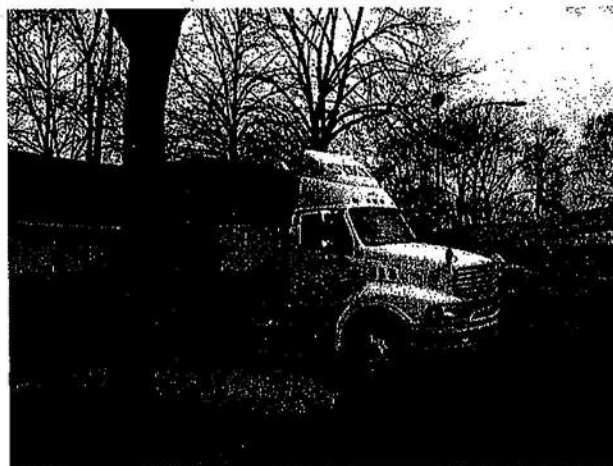
- Here is a June 6 photo of a Coke truck illegally parking on Arlington at 6:57 AM, forcing morning drive time traffic to divert from the left lane. Note that this comes even after Peter Gori at the May 30 meeting denied that this was occurring (and was loudly contradicted by resident attendees).



Taken: June 6, 6:57AM

- As an alternative to illegally parking on Arlington, delivery trucks (typically panel trucks, but also semis) often park on Back Street in front of non-Fisher-owned private property, sometimes blocking access to deeded parking spaces and also sometimes sticking out dangerously onto Arlington (in particular, this makes it difficult for Back Street traffic to make a right turn safely onto Arlington). They do not park on Fisher property, because all of Fisher's space is used for car parking and/or garbage dumpster space.

**Sysco food truck parked in front of 100 Beacon
(blocking 100 Beacon's garage entrances
and sticking out onto Arlington Street)**



Taken: 3/28/13 2:42PM

Fedex truck blocking the entrance to private deeded parking at 124 Beacon



Taken: 3/1/13 12:04PM

Fisher Garbage Dumpsters and Parked Car Blocking Possible Panel Truck offloading site



Taken: 3/1/13 12:10 PM

From: Michael Weingarten xxx
Subject: Fisher Delivery Story
Date: March 1, 2013 12:08:39 PM EST
To: xxx

I just drove to my home at 120 Beacon via Storrow from Leverett Circle (11 AM on Friday March 1) and found that the Arlington Street offramp was backed up 100 feet or so onto Storrow. When I got to Arlington street, I found that there was a large food truck semitrailer parked on the right, which was the source of the traffic blockage. They were delivering food by hand truck around to the back. I then turned onto Back Street to park in our resident space area, and was blocked by a Fedex truck. The driver was delivering to Fisher, but there was no place to park at Fisher, and he instead doubleparked by our lot. When I honked, he moved back toward 124 Beacon. Later, when I drove up Back Street and took a good look at Fisher's loading zone, I realized that it is filled with two garbage dumpsters and a private car, and there is no room for deliveries. So Fisher is using Arlington Street for its big food deliveries and Back Street for its small parcels.

- In addition to illegally parking on Arlington or Back Street, some Fisher vendors make their deliveries by parking/doubleparking on Beacon. This particularly is the case with Coke, which (a) frequently violates the 7AM curfew by delivering as early as 6:15PM; (b) typically doubleparks; and (c) remains onsite for an hour at a time (this is not simply a case of making quick drop-offs).

Coke Truck Doubleparking on Beacon Street

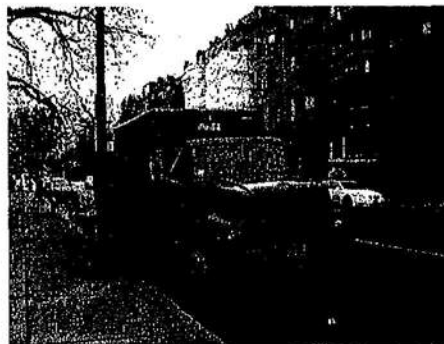


Taken: 2/28/13 8:54AM

Coke Truck Pre-7AM Deliveries on Beacon Street



Taken: 4/24/13 at 6:35 AM



Taken: 4/24/13 at 7:30 AM



Taken: 5/8/13 at 6:02 AM

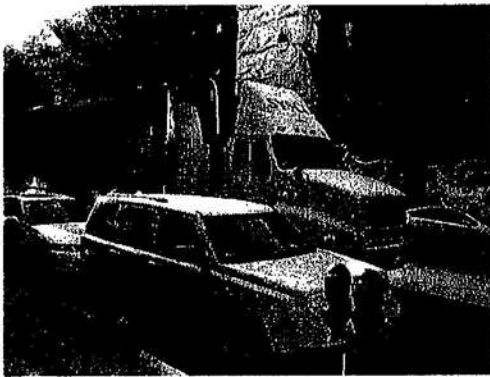


Taken: 5/8/13 at 7:12 AM

Sysco Truck Doubleparking on Beacon



Sysco Truck Doubleparking on Beacon June 13, 2013, 717AM



The situation gets worse in the winter during snow periods, when the number of traffic lanes is reduced by snow. Here is a photo of a Coke truck doubleparking in the snow this past winter, resulting in there only being one traffic lane left.

**Coke Truck Doubleparking in the Winter
Resulting In Only One Traffic Lane**



In all of the above, one important factor in the lack of delivery space on Back Street is Fisher's use of every possible deeded parking area for parking cars of its higher-level staff; garbage dumpsters; and (more recently) space for a single Fisher van.⁹ If Fisher had used some of its space to create a parking area for semi-trailers, these problems might have been more manageable.

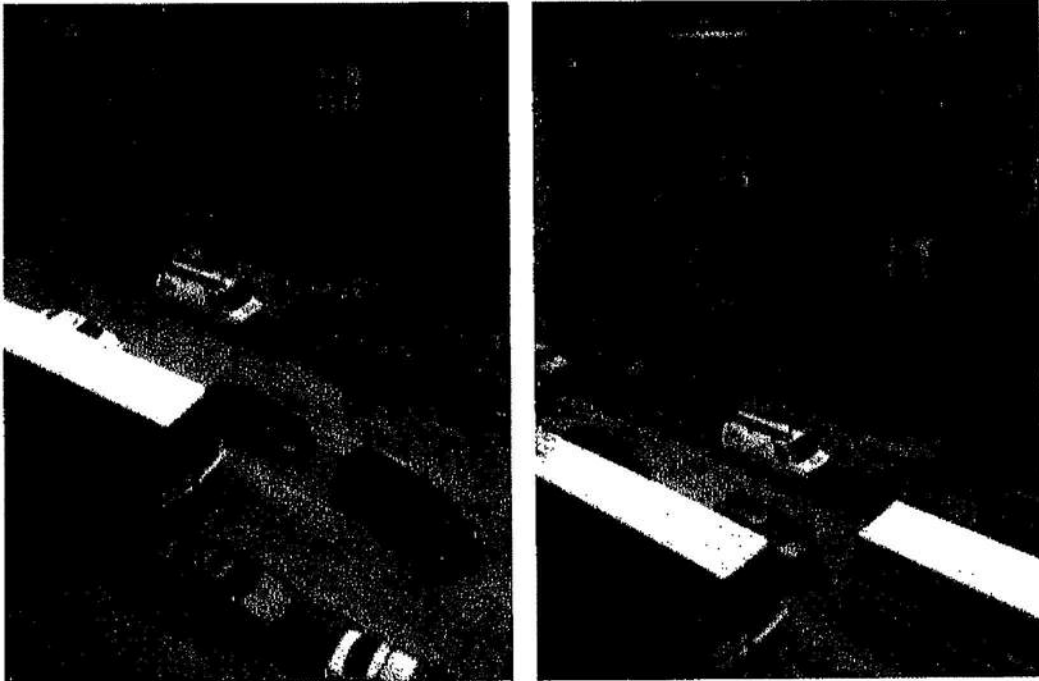
Bus Doubleparking

In addition to student/staff doubleparking and Fisher vendor doubleparking, a third contributor to traffic congestion is ***Fisher's use of large Greyhound-sized buses for pickups*** for Fisher off-campus events; in particular sports teams. From its February 28 memo, here is what Fisher says about this issue:

- *On a few occasions over the course of academic year, buses are used for academic trips and student activities.*
- *Fisher requires buses to transport its soccer, basketball and baseball/softball teams for some practice sessions and games ... All other team transportation is done in vans which drop-off and pick-up athletes on Back Street. The size of vehicle required is determined by the number of athletes that need to be transported at one time. The contract with the bus company spells out a protocol for the bus to arrive 10 minutes prior to departure time to allow for loading equipment and athletes. From time to time, a driver does not conform to this arrangement; when that happens, Fisher speaks with the driver to remind him that his bus is not welcome to sit for longer than the prescribed 10 minutes. Fisher will exercise greater vigilance over the bus activity to alleviate the concerns raised by residents, and has initiated contact with the City of Boston to investigate other ways to handle the bus operations.*
- *The total number of days/year that buses use Beacon Street is 62.*
- *"Fisher College is very open to working with its neighbors and the City of Boston to identify other locations/arrangements for bus pick-up/drop-off which would be amenable to all concerned." -- February 23 memo*

⁹ Fisher's intensive use of Back Street has resulted in its parking cars on both sides of the street -- resulting in a traffic lane that is only 11 feet wide. This compares to the Boston Fire Department's 20 foot fire lane standard. With such a narrow traffic lane, any vehicle obstruction immediately results in a stoppage of traffic on Back Street.

Fisher Bus Doubleparked on Beacon



Fisher Bus Doubleparked During Evening Drive Time



Taken: 2/1/13 526 PM

Here is our reaction to Fisher's claims:

- Even if the total number of bus pickups on Beacon is 62, this is a substantial amount of disruption. Given that Fisher operates approximately 8 months per year net of school vacation periods, this means that the school year is approximately 32 weeks long; on a 5 day schedule this comes to 160 school days. Thus, Fisher is basically saying that they feel that it is OK to block Beacon Street almost 40% of the time.
- We have NEVER seen a bus come to Fisher and leave within the 10 minutes claimed. This is pure fantasy. Buses almost always sit for at least a half-hour to an hour. This is due to the fact that some students on the teams are always late.
- While they sit, the buses almost always idle illegally. From experience, it makes little sense to call 911, because by the time the police arrive for an admittedly low-priority complaint, the driver simply turns off the ignition.
- The situation is not stable. It has gotten substantially worse over time. From Fisher's IRS 990 statements, Fisher travel costs have risen by a factor of 5.3x since 2002

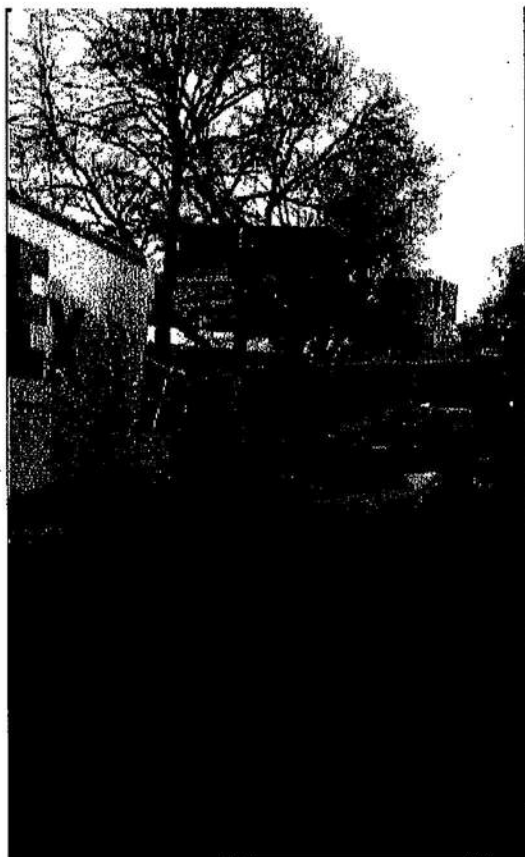
Fisher Travel Expenses (from IRS Form 990)

| | Travel \$ | Index |
|------------|------------------|--------------|
| YE 6/30/02 | 89,114 | 100 |
| YE 6/30/03 | 130,531 | 146 |
| YE 6/30/04 | 185,039 | 208 |
| YE 6/30/05 | 274,548 | 308 |
| YE 6/30/06 | 315,820 | 354 |
| YE 6/30/07 | 312,482 | 351 |
| YE 6/30/08 | 291,079 | 327 |
| YE 6/30/09 | 387,369 | 435 |
| YE 6/30/10 | 380,266 | 427 |
| YE 6/30/11 | 428,846 | 481 |
| YE 6/30/12 | 473,313 | 531 |

- The doubleparking incidents occur in the afternoon after classes are finished for the day. They therefore occur in evening drive time, making it particularly problematic.
- Even if Fisher's claims were true about limited use of Beacon Street, we ask why it is acceptable for Fisher to be allowed to use Beacon Street, when it has sufficient deeded parking on Back Street to create a Fisher-owned bus stop.
- We are unaware of any Fisher initiative in the three months since the February 23 memo to "working with its neighbors and the City of Boston to identify other locations/ arrangement for bus pick-up/drop-off which would be amenable to all concerned." To us, this raises concerns about Fisher saying nice things when necessary but not really being interested in substantive change.

Even Fisher vans cause problems on Back Street, as they back into the Fisher spots in the absence of proper loading areas. Here is a photo of traffic on Back Street stopping as the van maneuvered into place:

Fisher Van Stopping Traffic On Back Street As It Maneuvers to Park



Student Jaywalking

The final way in which Fisher exacerbates traffic is *via student jaywalking*. Fisher's student center and cafeteria are located at 116 Beacon, and two of its dorms are directly across the street at 131-133 Beacon. This results in an almost constant stream of students crossing the street in the middle of the block. As a result, traffic frequently gets stopped.¹⁰

¹⁰ We do not have photos of student jaywalking, due to fear of retaliation if we were found taking pictures.

Table 2-9: Existing Key Intersection Analysis

| Intersection | Delay (Second) | Level of Service | West Approach | 50th % Queue Length (car lengths) | 95th % Queue Length (car lengths) |
|---|----------------|------------------|--|-----------------------------------|-----------------------------------|
| AM PEAK PERIOD | | | | | |
| Commonwealth Avenue at Harvard Street | 38.9 | D | Harvard Street from the South | 14 | 23 |
| River Street at Soldiers Field Road | 101.9 | F | Off Ramp from Massachusetts Turnpike | 33 | 37 |
| Commonwealth Avenue at Carlton Street | 66.8 | E | Carlton Street from the South | 27 | 33 |
| Park Drive at Brookline Boylston Street | 164 | F | Boylston Street from the East | 30 | 33 |
| Kennedy Sq. (Commonwealth Ave./Brookline Ave./Beacon St.) | 77.3 | E | Brookline Avenue from the East | 17 | 23 |
| Boylston Street at Bowdoin Overpass | 99.4 | F | Boylston Street from the East | 18 | 23 |
| Washington Avenue at Francis Street | 179.1 | F | Francis Street from the West | 12 | 13 |
| Washington Avenue at Longwood Street | 37.3 | D | Longwood Avenue from the East | 8 | 13 |
| Washington Avenue at Ruggles Street | 33.6 | D | Longwood Avenue from the West | 16 | 24 |
| Trinmont Street at Ruggles Street | 81.8 | F | Trinmont Street from the South | 13 | 19 |
| Trinmont Street at Melrose Cam Boulevard | 92.1 | F | Trinmont Street from the South | 13 | 27 |
| Massachusetts Avenue at Melrose Cam Boulevard | 119.3 | F | Melrose Cam Boulevard from the West | 28 | 33 |
| Massachusetts Avenue at Beacon Street | 26.1 | C | Massachusetts Avenue from the South | 11 | 13 |
| Dorchester Street at Saint James Avenue | 19.7 | B | Saint James Street from the East | 7 | 10 |
| Arlington Street at Beacon Street | 34.4 | C | Off Ramp from Storrow Drive | 13 | 21 |
| Arlington Street at Beacon Street/Columbus Avenue | 23.3 | B | Arlington Street from the North | 11 | 13 |
| Washington Street at Beacon Street | 38.5 | C | Beacon Street from the East | 7 | 9 |
| Washington Street at Beacon Street | 16.4 | B | Beacon Street from the West | 7 | 10 |
| Atlantic Avenue at Summer Street | 11.9 | B | Atlantic Avenue from the South | 2 | 10 |
| Congress Street at East Service Road | 19.3 | B | Off Ramp from I-90 I85 | 3 | 8 |
| West Fourth Street at Dorchester Avenue | 19.2 | B | Dorchester Avenue from the South | 6 | 17 |
| Albany Street at Herald Street | 10.6 | B | Albany Street from the North | 3 | 11 |
| Leverett Circle | 68.9 | E | Charles River Dam Road from the North-west | 28 | 30 |
| PM PEAK PERIOD | | | | | |
| Commonwealth Avenue at Harvard Street | 47.8 | D | Harvard Street from the South | 14 | 23 |
| River Street at Soldiers Field Road | 156.6 | F | Off Ramp from Massachusetts Turnpike | 33 | 36 |
| Commonwealth Avenue at Carlton Street | 64.1 | F | Carlton Street from the South | 30 | 40 |
| Park Drive at Brookline Boylston Street | 244.3 | F | Boylston Street from the East | 27 | 33 |
| Kennedy Sq. (Commonwealth Ave./Brookline Ave./Beacon St.) | 61.5 | E | Brookline Avenue from the South | 19 | 25 |
| Boylston Street at Bowdoin Overpass | 92.5 | F | Boylston Street from the East | 23 | 27 |
| Washington Avenue at Francis Street | 412.9 | F | Washington Avenue from the West | 20 | 23 |
| Washington Avenue at Longwood Street | 31.5 | D | Longwood Avenue from the West | 12 | 13 |
| Washington Avenue at Ruggles Street | 34.5 | D | Washington Avenue from the West | 11 | 17 |
| Trinmont Street at Ruggles Street | 43.4 | D | Trinmont Street from the North | 16 | 24 |
| Trinmont Street at Melrose Cam Boulevard | 168.2 | F | Melrose Cam Boulevard from the East | 20 | 27 |
| Massachusetts Avenue at Melrose Cam Boulevard | 110.7 | F | Melrose Cam Boulevard from the West | 33 | 38 |
| Massachusetts Avenue at Beacon Street | 31.6 | C | Massachusetts Avenue from the North | 17 | 23 |
| Dorchester Street at Saint James Avenue | 23.3 | C | Saint James Street from the East | 8 | 10 |
| Arlington Street at Beacon Street | 30.3 | C | Beacon Street from the East | 17 | 24 |
| Arlington Street at Beacon Street/Columbus Avenue | 31.6 | C | Arlington Street from the North | 12 | 14 |
| Washington Street at Beacon Street | 28.9 | C | Beacon Street from the West | 8 | 11 |
| Washington Street at Beacon Street | 16.2 | B | Beacon Street from the East | 8 | 10 |
| Atlantic Avenue at Summer Street | 11.9 | B | Atlantic Avenue from the South | 1 | 6 |
| Congress Street at East Service Road | 18.4 | B | Congress Street from the West | 2 | 3 |
| West Fourth Street at Dorchester Avenue | 16.0 | B | West Fourth Street from the East | 6 | 10 |
| Albany Street at Herald Street | 37.4 | D | Herald Street from the West | 10 | 17 |
| Leverett Circle | 81.6 | F | The Backus Road from the West | 30 | 33 |

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Office of Transportation Planning

From this, we make the following observations:

The current Arlington-Beacon LOS (level of service) is still acceptable, but is close to becoming marginal and even unacceptable.

- AM Peak Period: Arlington Street at Beacon Street shows a 24.4 second delay with a C Level of Service
- PM Peak Period: Arlington Street at Beacon Street shows a 30.3 second delay with a C Level of Service
- To get a D grade would require an average delay of 35 seconds (only 4.7 seconds more than currently).
- To get an E or F grade would only require delays of 60 and 80 seconds, respectively. With more Fisher population, these numbers are achievable.
- Anecdotally, the E and F grades already occur with some frequency when/if there are blockages to one or more of the three traffic lanes on Beacon or Arlington.

Looking next at *car queue length data*, the current Arlington-Beacon car length queues are already marginal. When there is blockage, the level is clearly unacceptable, particularly from the Beacon Street from the East side (i.e., from Beacon Hill)

- **AM Peak**

- **Off-Ramp from Storrow Drive:** the 50 percentile level is 13 car lengths, and the 95 percentile level is 21 cars. While this may not seem like much and a number of the other intersections are worse, we note that the off-ramp on Arlington past the merge area is only around 200 feet (or 8 cars). Thus, at the 95% level, 13 cars are backed up 325 feet into the Storrow tunnel.
- **Arlington Street from the North:** the 50 percentile level is 11 car lengths, and the 95% level is 18 cars. Per the above discussion, this means that at the 95 percentile level, 10 cars are backed up 250 feet into Storrow Drive Westbound.
- **Beacon Street from the East:** the 50 percentile level is 17 car lengths, and the 95 percentile level is 23 cars. 23 car lengths is 575 feet, resulting in a backup on Beacon going back to between Brimmer and River near the Public Garden.

- **PM Peak**

- **Arlington Street from the North:** the 50 percentile level is 12 car lengths, and the 95 percentile level is 14 cars. While this is less congestion than the AM peak, it still results in a 95% level backup into Storrow of 150 feet.

- **Beacon Street from the East:**

This is the worst congestion backup for this intersection, and at the 95 percentile level is the 3rd worst among 23 key intersections studied by MDOT.

The 50% level is 17 car lengths, and the 95 percentile level is 34 cars, or 850 feet. This results in a backup starting at Charles Street.

The 2x increase in traffic queue between the 50% and 95% levels highlights how susceptible Beacon Street is to congestion due to traffic lane blockages on the Fisher block.

In sum, the delay times and peak queues suggest that we are already reaching an unacceptable level of delay. Any substantial increase in these metrics could take us past the tipping point.

6. Fisher's plan is likely to take the block past the tipping point

Each of the factors discussed above is likely to be exacerbated by Fisher growth in coming years.

In its IMPNF, Fisher suggested that the current day school registration of 820 students would grow to 1,100 by 2023 -- an increase of 280 students. This level of increase makes the growth sound limited and manageable.

However, an 820 current enrollment and +280 growth over 10 years substantially misstates the size and probable growth of the Fisher population problem, for the following reasons:

- The 820 figure does not include an estimated 860 DAPS students and 185 Fisher staff in Boston.¹² For academic year 2012-2013, we previously estimated that Fisher actually had 1,865 Boston campus students in 2012-2013. ***This is almost 2.3 times what Fisher reports in its IMPNF, and it heavily impacts traffic/parking congestion on the Beacon block.***¹³
- These numbers become substantially worse when one factors in future growth. Fisher's historical growth has been in the 6.5% to 13.1% range,¹⁴ ***not*** the 3.0% growth assumed in the IMPNF. ***If we extrapolate forward at a 6.5-13.1% range, total Fisher Boston campus student plus staff could grow to 3,500-6,400 by Spring 2013.***

**2013-2013 Estimated Fisher College Boston Campus + Staff
Extrapolated From Historical Growth Rates**

| | Current (2013) | Growth Rate | Projected 2023 |
|-------------------------|-------------------|----------------|-------------------|
| At a 6.5% growth rate | 1,865 | 6.5% | 3,501 |
| At a 13.05% growth rate | 1,865 | 13.05% | 6,359 |

This means that by 2023, Fisher's contribution to downtown traffic/parking congestion will be 3-6 times larger than the 1,1000 shown in the Fisher IMPNF.

7. Fisher's IMPNF largely ignores the traffic issue

After reviewing the IMPNF, our reaction is that Fisher is not taking our expressed concerns seriously and will only negotiate in good faith if forced to do so by the BRA. We are particularly concerned that Fisher's entire treatment of the parking and traffic issues each take less than a single page in the document (see pages 43-44), reinforcing the low priority that Fisher gives this subject. Furthermore, the treatment is largely the same as in the previously discussed February 23 document – showing that Fisher did not budge from its positions over the ensuing three months. In the little space that it devotes to this topic, Fisher essentially is saying that traffic issues are not due to Fisher and that it has done a good job of scheduling deliveries and pickups. Implicitly, Fisher is saying that there isn't anything further that it needs to do.

¹² Per advice from Peter Gori, students from the Division of Accelerated and Professional Studies who take more than 6 credits in the Fall semester are categorized as full time for that year.

¹³ Per the IMPNF: "The Continuing Education and Online programs are not the subject of this master plan" (p. 7)

¹⁴ The 6.5% growth rate reflects Fisher's 2002-2012 revenue growth rate of 9.5% (source: IRS 990 filings) less a 3.0% tuition inflation rate. The 13.1% growth rate reflects NECS data for Fall 2008 through Fall 2011.

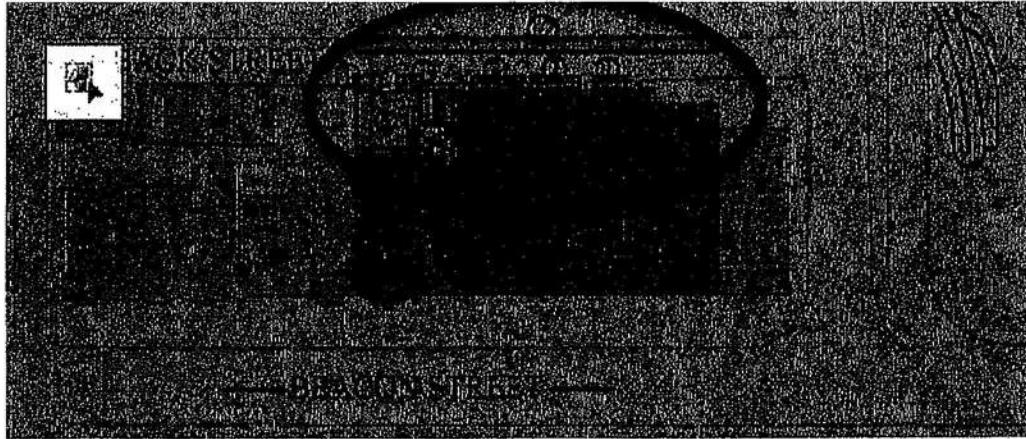
As further support for this range, we note that Fisher's day student enrollment grew at an annual rate of 10.55% from Fall 2010 through Fall 2012 (source: Fisher June 18 presentation). It also is supported by the fact that Fisher's part time student enrollment at DAPS grew at an annual rate of 23.7% from 2008 to 2011 (source: NECS).

8. Some problems can be fixed, but others cannot

In the May 30 and June 18 meetings, Peter Gori's stance was that Fisher would listen closely to all community complaints, and then fix the problems. Our quick answer is: 'easier said than done.'

Fixing the loading/unloading problem

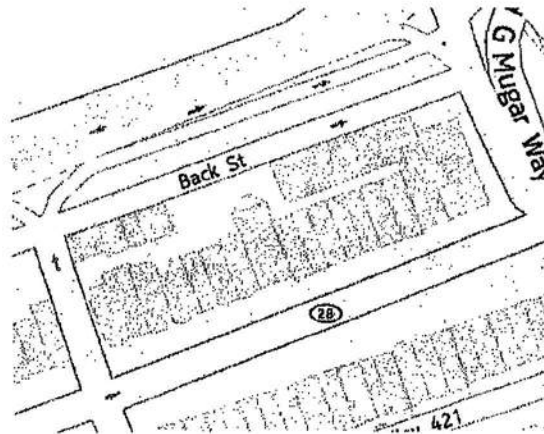
One solution that was suggested by Peter Gori on June 18 is the idea of repurposing some of Fisher's Back Street parking spaces for loading docks. From the June 18 presentation, here is an illustration showing the location of Fisher's Back Street spaces:



FYI, this illustration is inaccurate, in that it suggests that Fisher's spaces on the south side of Back Street fall largely within a property/usage line that are consistent with similar extensions at 124-130 Beacon. In fact, Fisher's spaces extend considerably beyond any usage at 126-130 Beacon. With respect to 124 Beacon, there is no rear extension garage at all; the painted parking designations for 124 Beacon extends a couple of feet into Back Street, but not nearly as far as the Fisher south-side spaces.

For a more accurate illustration, see Yahoo maps below. Fisher's south-side spaces take up part of the 'white' Back Street traffic area:

More Accurate Map of Back Street from Yahoo Maps



There are several problems with Fisher's suggested solution to use Back Street parking spaces for vendor deliveries. The first has to do with ***the lack of width to handle large trucks and busses without further narrowing the (already narrow) traffic lane.***

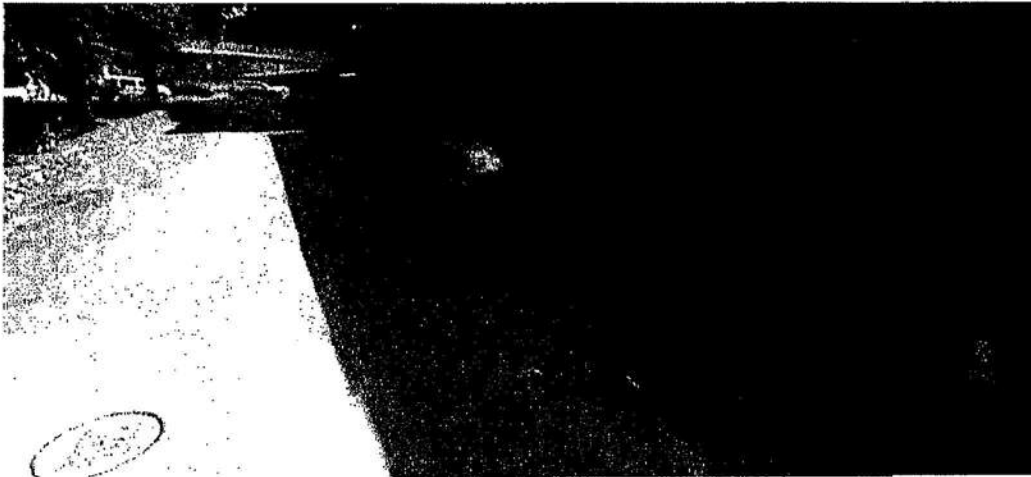
- Normal traffic lanes (and Boston fire lanes) are 20 feet wide. Here, due to Fisher's using 8 foot wide deeded parking spaces on both sides of Back Street, there is only an 11.5 foot traffic lane – which already is 42.5% narrower than the average traffic lane.
- In actual practice, the traffic lane is constrained by the fact that for physical reasons, cars cannot park right up to the 'curb.'
 - On the north side closer to Storrow Drive, there is a 2-3 foot high stone wall. If you park too close to the wall, you risk sideswiping the vehicle driver side, and/or you can't get out of your car. See photo below of a car parked two feet from the wall with minimal ability to get out of the car.¹⁵
 - On the south side closer to Beacon Street, the spaces directly abut the Fisher Mall building. As a result, if you park too close to the wall, you risk sideswiping the vehicle passenger side. See photo below:

Parking at the 120 Beacon North-Side Parking Space



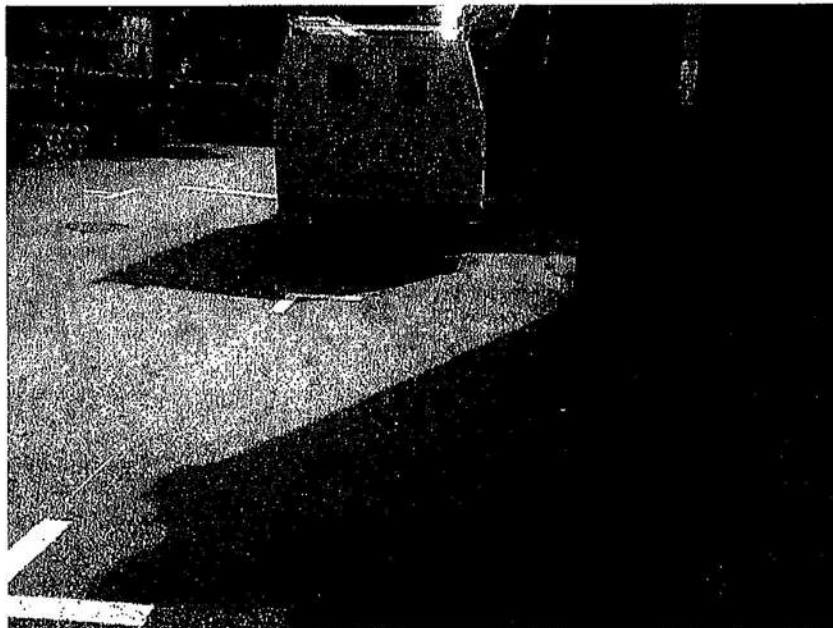
¹⁵ This is why the owner of the deeded space (at 120 Beacon) has installed a rubberized mat to avoid car damage (see photo).

Fisher South Side Spaces Abutting the Fisher Mall Wall



- As a result, this narrows the effective traffic lane considerably. On June 20-21, Fisher painted divider lines on Back Street to better delineate each space, perhaps with the goal of encouraging users not to park over the lines. This works only to some degree, with cars overhanging by 1-2 feet on each side – thereby reducing the traffic lane from 11.5 feet to as little as 7.5 feet.

Photos Taken June 21 and 22: Cars/Trucks Overhanging Fisher's Boundary Lines





- With respect to using this narrow effective traffic lane for handling large trucks and buses, we note that semi-trailers and large buses have a maximum width of 102 inches, or 8.5 feet.¹⁶ Hence, they already exceed Fisher's 8 foot space widths by 0.5 feet; and if they park two feet away from the 'curb,' they will reduce the traffic lane from 11.5 feet to 9 feet – assuming that there isn't an equivalent blockage on the other side (in which case, the traffic lane clearance would only be 6.5 feet).
- We also note that even if an 8.5 foot wide semi-trailer were to magically fit into an 8 foot wide space, this is well below the BTB's standards, which call for a minimum 14 foot wide space:

BTB Guidelines for use by the Zoning Board of Appeal

Any project subject to or electing to comply with Article 80 Large or Small Project Review should accommodate associated service/loading activity onsite.

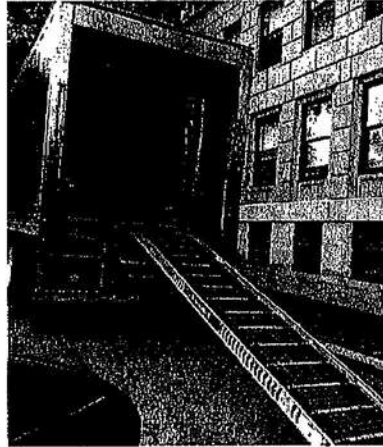
Any project seeking to accommodate off-curb loading must submit to the Boston Transportation Department for approval a loading management plan that includes, but is not limited to:

- *Facilities that have bays, maneuvering areas and appropriate means of vehicular access and egress to and from a street.*
- *Facilities designed to not constitute a nuisance or a hazard or an unreasonable impediment to traffic.*
- *Loading bays that are located entirely on the site that are no less than fourteen (14) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, exclusive of maneuvering areas and access drives. (Note: These dimensions are minimums. Actual dimensions will be determined by the Boston Transportation Department in concert with proposed land use, design vehicles, loading operations, etc. as detailed by the proponent's plans.)*

¹⁶ 16 foot box trucks are approximately 8 feet wide.

- One final concern is that we would be surprised if Fisher were willing to free up a sufficient number of spaces to handle large semi-trailers. Based on our review, typical tractors are as much as 20 feet long; trailers are up to 45 feet long; and the attached photo suggests that loading ramps add another 20 feet – for a total length of 85 feet, plus offloading space. As a result, Fisher would have to free up 5 parking spaces @ 20 feet long – and even then, it would have the traffic lane restriction problem.

Sysco Truck Doubleparking on Arlington June 21 1:30 PM
See length of Trailer Ramp



In sum, use of deeded spaces on Back Street is not a good traffic solution, particularly as student density increases; and with it, demand for pickups and deliveries.

We do believe that there is a good fix here, but it is one that will be painful for Fisher; namely, that Fisher should use some portion of the Fisher Mall between 102 and 114 Beacon to build multiple loading docks.

This will be resisted by Fisher, since this is where the school has located its kitchen and dining room, as well as Fisher's Alumni Hall. However, if Fisher wants to move from a small school to a growing institution, it is time that it conform to BTM loading dock code.

If the solution is too painful for Fisher, this is an important reason why Fisher, like Emerson, needs to move out of the neighborhood into buildings with modern up-to-code support facilities.

Fixing Parking congestion

We do not see that better Fisher police actions can prevent students and staff from parking on the Beacon block. And with more students, the problem will only get worse.

The most draconian solution would be to remove all metered spaces and make the Beacon Block resident parking only. The next most draconian solution would be to make the Beacon block resident parking only after 6 PM, to prevent DAPS student abuse.

One problem with these is that they also penalize relatively innocent parties, e.g.:

- Residents who do not own cars but would like to park rental cars on their block
- Guests of residents who would like to park on the street while visiting residents
- Non-residents who wish to park to go onto the Esplanade or to go shopping/eat at restaurants in Back Bay.

We would much rather have the BRA restrict growth of student population on the block, than penalize everyone as a strange type of accommodation of a major increase in student population.

Fixing Jaywalking

We haven't heard any solution offered on this subject by Fisher.

One solution might be to have Fisher police prevent jaywalking by issuing fines to offending students and staff. We don't see how this would work in practice. Does Fisher want to become a bizarre type of 'police state' with students as 'prisoners'? If so, what would that do to student interest in going to Fisher?

Another solution would be to put up the type of crowd control fencing that BTM used on Boylston Street during the Boston Marathon. This is problematic on several dimensions:

- This would be truly ugly in an historic district, and undoubtedly would be rejected by NABB and BBAC.
- It would prevent non-Fisher drivers parking on Beacon from accessing the curb or using the curbside doors.
- Students would quickly figure out how to climb the fences.

So we don't see any workable solutions here.

* * * * *

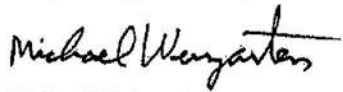
9. Recommendations

The BRA in its Scoping Determination should tell Fisher that traffic congestion is a serious problem that Fisher must address effectively before the IMP process can proceed.

We ask that the BRA require that Fisher fund an *independent* traffic engineer selected by the Boston Transportation Department to conduct traffic studies and make independent recommendations – or if this is not feasible, to allow the residents of the neighborhood sufficient time to provide a rebuttal expert report prior to any BRA board vote on the IMP.

* * * * *

Respectfully submitted,



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July 1, 2013

Fisher IMPNF: Economic Benefits for The City of Boston

This memo considers one of the central questions facing the BRA; namely, what are the economic benefits for the City of Boston if the BRA approves Fisher's Institutional Master Plan? Are these benefits sufficiently large (and superior to other options) that they more than offset the prospective damage to the Back Bay residential neighborhood?

Our conclusion is that ***the IMPNF, in which Fisher stays in Back Bay and expands its footprint there, is not nearly as attractive economically for the City compared to plans in which Fisher moves to other Boston neighborhoods in whole or in part. On every metric, the IMPNF fails decisively.***

This is because unlike some of the other local projects that the BRA is currently considering (e.g., Trinity Place and Copley Place), ***the Fisher IMPNF provides no major construction boost to the economy, does not add to Boston household income and does not add to property taxes.***

The IMPNF also brings with it enormous potential damage to the Back Bay residential neighborhood.

The strongest argument for the IMPNF is that it is needed to help an institution grow (Fisher), in an industry (higher education) that is important to the City of Boston. The problem with this argument is that we believe that ***Fisher, like Emerson before it, can only continue to grow if it moves to modern facilities with adequate space. It will have difficulty growing if it stays with a 100% Back Bay footprint.*** As an Emerson Vice President said a decade ago,

"The completion of the relocation from Back Bay to midtown will provide Emerson with a larger, more efficient, fully accessible, safer, more cohesive and dramatically more up-to-date Boston campus than it had 10 years ago... the growth of the institution ... had already rendered a collection of charming brownstones and small apartment buildings obsolete."

-- Source: E. Douglas Banks, "Emerson College tunes up for its Plano Row project," *Boston Business Journal*, October 20, 2003

To the extent that there is any risk to the Fisher 'brand' by moving, this can be managed via staged relocation.

The answer for the BRA is obvious. It needs to require that Fisher seriously explore Move alternatives, in full and/or in part.

Recommendations

In its Scoping Determination The BRA should require Fisher to perform a detailed and rigorous quantitative analysis of the IMPNF's economic benefits for the City of Boston, versus alternative scenarios in which Fisher grows outside of the Back Bay residential district or relocates entirely.

Unless Fisher can clearly show that remaining in Back Bay is preferable to cases in which Fisher moves to another neighborhood, the BRA should reject the IMPNF in its entirety.

To facilitate BRA and public review, Fisher should provide the BRA and the public with live Excel workbooks showing all underlying assumptions and formulas.

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Detailed Discussion

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Background Context

Since its creation in 1957, a basic function of the Boston Redevelopment Authority (BRA) has been to encourage "economic development... and workforce development" in the City of Boston, while also "respecting [Boston's] past." (source: <http://www.bostonredevelopmentauthority.org>)

This suggests that a critical element in evaluating the Fisher IMPNF needs to be the extent to which it provides substantial economic benefits to the City, so that this can be balanced against its potentially negative impact on the Back Bay historical residential district.

Interestingly, a review of the Fisher IMPNF revealed that despite the issue's obvious importance, the IMPNF never discusses economic benefits *for the City*. Instead, the IMPNF argues that Fisher needs zoning variances in order *for Fisher* to remain viable and to grow:

In order to sustain its academic viability and maintain its long-term fiscal health, Fisher has concluded that it must continue to add to its undergraduate enrollment in the Day Program in Boston...

Fisher's academic and financial goals are inextricably intertwined. In order to continue to attract the students it wants to educate, Fisher must invest in its curriculum, its faculty and its facilities. In order to sustain itself as a thriving and financially healthy organization, Fisher must generate the revenue that will guarantee a sound future. -- IMPNF, p. 8

We therefore thought that we should conduct our own analysis, as a contribution to the Scoping Determination process.

Methodology

We started by asking the question as to what a good economic benefit package would provide to the City. We think that there are 3 key metrics:

1. Upgrading a declining neighborhood or materially improving a neighborhood: Proper redevelopment can be a major contributor to the economic health of Boston. An excellent example is how BRA redevelopment efforts converted the Combat Zone/Theater District into a thriving area today (helped in part by Emerson's move to the area). In this memo, we look at two specific measures of neighborhood improvement:

1a. Increasing Property Taxes: When communities are improved, this increases the assessed property base; and with it, increases City property taxes.

1b. Growing Household-related spending: To the extent that neighborhood redevelopment attracts households into Boston, this results in increased secondary spending on goods and services.

2. Creating construction jobs. One important issue for the BRA clearly is the extent to which new projects result in construction jobs – whether new construction or rehabs.

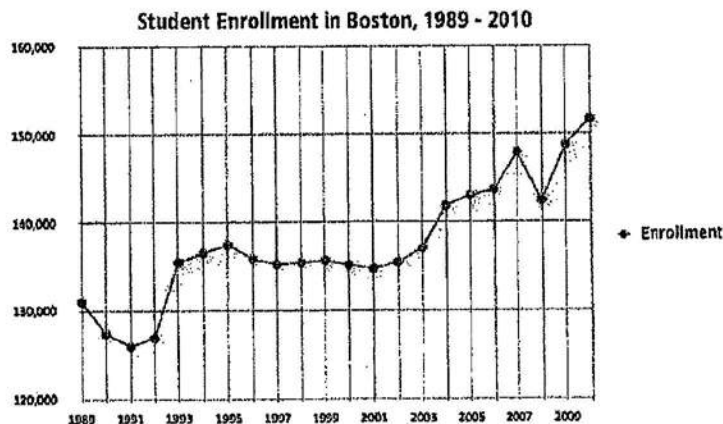
3. Growing College-related employment and spending: In contrast to construction jobs, which tend to be one-time or periodic events at any one site, the growth of institutional enterprises like colleges leads to permanent employment and spending (both primary spending by the enterprises themselves and secondary spending by employees or students).

In this context, the importance of the educational industry is highlighted in the BRA's *Educational Services Industry* study (July 2012), which states that education is one of the largest industries in Boston:

Education is one of the larger industries in Boston, making up 7.6% of total employment in Boston in 2010. This ranks education 5th amongst the 20 major industrial sectors identified by the Bureau of Labor Statistics (BLS). The education industry includes colleges, universities, secondary schools, and other education support services.

Today, Boston's education industry employs more than 50,000 people. The bulk of employment is within colleges and universities. Overall, the education industry employment has experienced very healthy job growth over the last decade. Since 2001, education industry employment in Boston has increased by nearly 13%. The industry actually increased employment from the 2001 economic recession, adding about 3,000 jobs by 2006. After the economic recession of 2008, employment increased by an additional 2,400 jobs.

In addition to staff and direct college spending, *spending by students at colleges and universities* is a major economic benefit to the City. From the following BRA chart, there are now over 150,000 students in Boston, who patronize local facilities during the academic year.



Source: New England Board of Higher Education data from 1989 through 2007. University Accountability Ordinance data for 30 of the 35 colleges for 2008-2010 with counts for the other 5 colleges obtained from the web or phone calls.

Caveat: Spending Should be Within The City

An important caveat is that to be a benefit to the City of Boston, *the above spending should be spent in the City itself*. We would argue that hiring employees, vendors or contractors who are located in the suburbs does not help the City economy substantially, since most of the money goes elsewhere.

In this context, we would like to know how much of Fisher's spending actually is spent within the City. Here are some indications that a number of its key vendors may be suburban, not City:

- In Fisher's latest IRS 990 filing, its largest outside vendors are located outside of Boston (Recillas in Lynn for electrical; Fuller in Danvers for plumbing).
- In its recent renovation of the Fisher Mall, Fisher used Eckert Associates from Watertown as architect and Connaughton Construction from Waltham for construction services.
- Two of Fisher's largest food/drink vendors, Sysco (Stoughton) and Coke (Needham Heights) are not located in Boston. Aramark, its food services provider, is located outside of Boston, although it may employ kitchen help who live in the City.
- On information and belief, most (although not all) of Fisher's higher salaried officers and staff live outside of the City

Other Considered (But Rejected) Metrics

Educating Boston students: While educating local students clearly has a benefit for the City of Boston, it is unclear that in the absence of Fisher, the students who attend Fisher would fail to attend or graduate from other colleges. If Fisher wishes to make the argument that it teaches otherwise uneducable students, it will need to prove this 'last resort' proposition with evidence. We note, however, that state community colleges have a 100% acceptance rate, so any 'last resort' proposition would be dubious.

Scholarships: We considered including scholarships as an economic benefit, since Fisher discusses this in its IMPNF and its public meeting presentations ("Fisher College provided a total of \$2.3 million in scholarships last year to City of Boston students enrolled at Fisher. The average scholarship per Boston students was \$10,200." – IMPNF, p. 38).

We believe, however, that this is inappropriate, since in recent years, colleges in general, and Fisher in particular, have been playing a game in which they increase the list price of education each year above the general inflation rate, and then discount the net price for price-constrained families – who still end up heavily in debt and with low graduation rates. This was eloquently discussed by Ann O'Hara at the June 26 meeting. It is reinforced by a review of statistics and rankings from CollegeFactual.com, which states that:

- Fisher is ranked dead last nationwide last out of 1,283 colleges on "Value for your Money," with a grade of F-. In New England, it is rated F+ (115 out of 141).
- For low income students, Fisher is rated in the Most Expensive category, with a net price of \$24,691 per year
- The average scholarship student ends up with \$38,154 in student loans (low income students have \$18,969 in loans).

We also note that state community colleges are far less expensive than Fisher, even after accounting for scholarships,

We therefore believe that the value of scholarships is not a true economic benefit.

Quantifying the Metrics

Ideally, each of our economic metrics should be adjusted for how much a dollar of benefit results in a change in the City's gross domestic product.

Since certain factors are annual while others are one-time events, the analysis ideally should be in the form of a multi-year computation discounted at the City's cost of capital.

While the author is capable of doing such an analysis, we decided that this would be overkill for an initial memo on this subject – particularly since we believe that we can make our basic points without drowning readers in numbers and assumptions.

We recommend, however, that the BRA tell Fisher that it wants to see a comprehensive analysis, complete with Excel workbook in which every assumption is highlighted and every formula is accessible for review.

Need to Compare Benefits to Potential Damages

As noted in NABB's June 26, 2013 letter to the BRA, the BRA's own standards for IMP review under Section 80-D4 requires that the BRA balance the economic benefits of the plan versus the potential damages to the community:

"... The Boston Redevelopment Authority shall approve an Institutional Master Plan only if the Authority finds that: (a) the Institutional Master Plan conforms to the provisions of this Article; (b) the Institutional Master Plan conforms to the plan for the City as a whole; and (c) on balance, nothing in the Institutional Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens." (emphasis added)

In this particular case, the assessed value of the non-Fisher properties on the Beacon block between Arlington and Beacon and on Arlington between Beacon and Commonwealth is \$271 million. To the extent that approval of a Fisher IMP resulted in reduced property values (and with it, property taxes), this could represent a significant offset to the positive economic benefits; e.g., a 10% decline would cost homeowners \$27.1 million in lost property value.

Beyond the impact on immediate abutters, the BRA needs to consider the risk to the entire Back Bay historical district of overturning 35 years of zoning consistency that residential housing acquirers have counted on to preserve the value of their property investments.

Accordingly, ***the BRA needs to feel confident that the positive benefits of any Fisher IMP substantially outweigh the potentially large downside risks.*** The type of extraordinary zoning variance that Fisher is requesting should not be granted unless the BRA were to find that there were extraordinary upsides that justify approval.

We suggest that an appropriate reward to risk ratio is on the order of 3-4 times, or \$81-\$108 million; or conversely, that a plan that only provides \$10-20M of benefits to the City is not worth the risk and upset to the community.

Need to Compare IMPNF Versus Other Cases

Finally, we would argue that the correct comparison is *not* the economic value of the IMPNF versus the downside risk. Instead it is the incremental economic value of the IMPNF versus the best alternative plan.

To illustrate, if the BRA were to find that the IMPNF case resulted in economic benefits of \$130 million and the downside risk was \$30 million, for a net benefit of +\$100 million, this might suggest that this is a good risk-adjusted return, and that the project should be approved.

However, if there were some Case B with an upside of \$120 million and downside risk of \$0M – for a net benefit of +\$120 million – Case B would be a better option.

The basic point is clear. For the IMPNF to pass an economic benefits test, it must not simply result in a positive risk-adjusted return. It must be better than the tangible alternatives.

Case Definitions

Accordingly, in this memo, we look at two cases:

- The 'Stay' Case, in which we follow the Fisher IMPNF plan for the next decade through 2022-2023.
- An Emerson-type 'Move' Case, in which Fisher sells all of its property in the Back Bay to developers (who convert these properties into high end condos); and then uses the proceeds to buy and develop a campus in a new neighborhood.

We also note that there is one other possible case, which is a Suffolk-like 'Stay Put/Grow Elsewhere' case, in which all new growth comes from outside the neighborhood – perhaps with Fisher selling 115, 139, and 141 Beacon, as well as 10/11 Arlington to raise initial capital for the new growth locations.

We decided not to consider this option explicitly, since it is likely to yield a result that is between Stay and Move.

In the next several sections, we review the Stay and Move cases for each metric.

1. Neighborhood Upgrade

This metric is a clear win for the Move Case.

In the Stay case, given that the immediately abutting area already would be one of the most desirable neighborhoods in Boston (but for the negative impact of Fisher's presence), there arguably is no Neighborhood Upgrade benefit from further Fisher expansion.

In the Move case, just as Emerson's move from Back Bay helped improve Beacon Street property values and tax payments between Arlington and Clarendon, a 100% conversion of Fisher properties to residential condos would improve the abutting neighborhood's desirability significantly.

The results will be seen in improved property taxes and household spending:

- In the **Stay case**, three taxable properties (115, 139, 141 Beacon) would be removed from the tax rolls, which currently pay \$86,177 in property tax. 36 households also would be removed from the neighborhood. The net economic effect for this metric therefore is negative.
- In the **Move case**, 190,301 square feet of Fisher properties currently valued at \$49,942,758 (which at residential rates would pay \$570,069 in property tax) would be sold and redeveloped as condos. As a guesstimate, if these properties were assessed at

\$1,000 per square foot, with 25% common area, this would result in a property assessment of \$143 million, and annual property tax of \$1.875 million.¹ With respect to household income growth, the incoming residents would spend substantial sums in the City of Boston for goods and services.

2. Construction Jobs

This metric, too, is a clear win for the Move case, since it will result in approximately \$125 million of incremental construction cost versus the Stay case. This is due to the gut rehab of up to 450,000 square feet of space, versus partial rehabs of a few Fisher properties:

In the *Stay case*,

- Fisher would repurpose 10/11 Arlington, with up to \$3.3 million allocated for this (\$191.30 per square foot).² However, the IMPNF suggests that there will be no construction work here or at 1 Arlington:

One Arlington will remain a mixed office and classroom building, while 10/11 Arlington Street will be used predominately as institutional office space. Moving these uses is not anticipated to require any construction. Rather Fisher prefers to repurpose existing rooms in order to maintain as much as possible, the original interiors of these fine buildings – IMPNF p. 33

- Fisher would convert 115/139/141 Beacon into dorms, along with 4,225 square feet at 116 Beacon. The total square footage for these dorm conversions is 28,380. If we assume \$150 per square foot for these, the construction cost would be \$4.3 million.
- The 2,500 square foot 118 Beacon carriage house addition @ \$400 per square foot would add another \$1 million.
- Total cost: \$5.3 million

In the *Move case*,

- 190,301 square feet of Fisher properties would be gut rehabbed at \$300 per square foot, for a total cost of \$57 million.
- If Fisher were to buy 250,000 of commercial property and renovate these at \$300 per square foot, this would add an additional \$75 million.
- Total cost: \$132 million.

3. College Jobs and Spending

The answer here depends on which option will result in a larger Fisher college employing more staff and educating more students – remaining in the Back Bay with its unique ambience, or moving into larger and more modern facilities?

On numerous occasions, Fisher has argued that the Fisher 'brand' depends heavily on its presence in the Back Bay. From this perspective, the Move case therefore equates to death (at

¹ Against this, the commercial property that Fisher purchases would be removed from the tax rolls, but the assessment on a building that needs to be renovated presumably would be substantially lower than the increased residential taxes (even adjusting for the higher commercial tax rate).

² Fisher purchased 10/11 Arlington for \$11.7 million, and has allocated \$15 million total for the project – leaving \$3.3 million for renovation.

the extreme). However, Fisher has made other comments suggesting that this might not be entirely true:

- Fisher has pointed out in public meetings that without Fisher, a number of its students would not go to college. If so, then Fisher cannot say that its students only will attend the school if it is located in Back Bay – since by definition, they have no other choices.
- Fisher in the June 26 public meeting touted its three successful and growing satellite campuses. This, too, suggests that being in Back Bay is not a 100% necessity.

We also note that Fisher has a 60% acceptance rate, meaning that it rejects 40%. If moving from the Back Bay resulted in lower yield (at least temporarily), Fisher could offset this by accepting a higher percentage of students until it restored its reputation in a new location.

In addition, the Stay case brings with it important downsides. The first is that over time, the Stay case's inherent capacity constraints will exacerbate student quality-of-life issues – making the Back Bay 'brand' increasingly problematic as a basis upon which students will choose Fisher:

- Our separate Sustainability memo shows that Fisher, even if it obtains the IMPNF's requested zoning variance, will have half the non-dorm space per FTE,³ compared to other local schools and national averages. Over time, this will get worse.
- Due to the lack of space in Back Bay, Fisher is being forced to propose the conversion of 115, 139 and 141 Beacon (as well as 116 Beacon repurposed space) into tiny micro-dorms for its students that are less than half of the national dorm median size.⁴ Students are already complaining about bait and switch tactics, in which they see nice dorm rooms on the campus tours, and then live in much less desirable housing when they register. Arguably, cramming students into micro-dorms when they think they are moving into elegant townhouses will hurt the Fisher brand further:

I am a first year student at Fisher College, I was excited to start my college education at Fisher seeing that this school was located on Beacon street one of the nicest streets that Boston has to offer. Yet, it was THE BIGGEST mistake I have ever made... lets talk about housing, the dorms are HORRIBLE! The buildings are old and nasty the walls look like they are about to fall on you . The bathrooms are not too nice and for all the money that we pay to come here it is just plain filthy! ... commuting might be your best option because, living here is not worth it! On the Campus tour they show you the biggest rooms making you think that the dorms are nice . NO THEY AREN'T its all a lie. They will show you the quads and the triples to get you all excited and happy, PSHH PLEASE don't fall for it

I am a fashion merchandising major here at Fisher college and I must say, I greatly dislike this school. The housing is horrible. The rooms are small, there is no air conditioning, there is stories of mice in rooms constantly, the bathrooms are gross. Worst of all, they show you the best dorms on the tour and trick you.

http://www.studentsreview.com/MA/FC_comments.html?page=2&type=&d_school=Fisher%20College

³ Full time equivalent student

⁴ See our separate memo on Micro-Dorms.

Beyond quality-of-life issues, if Fisher grows at recent historical growth rates rather than at the comparatively low 3% embedded in the IMPNF, Fisher will run out of capacity in Back Bay to grow:

- At the June 26 public meeting, Steve Rich, Fisher's EVP Finance, said that at the current time, Fisher is already at 100% capacity and will not be able to grow without zoning relief.
- Our Sustainability memo suggests that even *with* IMPNF approval, this is likely to occur well before 2023.

So from the standpoint of whether the Stay option will allow Fisher to grow, Steve Rich's own comments reinforce that this is not a workable long-term solution. At some point, Fisher will outgrow its footprint, and unless the BRA is willing to countenance endless attacks on the Back Bay residential district via progressive IMP revisions, some form of Move case is inevitable -- since this would provide Fisher with:

- Larger and more modern facilities
- A roadmap for future expansion without triggering strong community reaction.

This essentially is the conclusion that Emerson came to a decade ago (see quote on page 1).

In conclusion, from the perspective of maximizing college size, Fisher will need to adopt the Move case at some point -- so it should start on this NOW.

To the extent that Fisher truly believes that its survival requires remaining in Back Bay, it could reduce the short-term risk by keeping the current campus and moving all expansion elsewhere; or by moving in stages.

4. Potential Damages

This is a clear victory for the Move case.

In the Stay case,

- There would be major potential damage to the \$271 million assessed property value for non-Fisher owners, if the local neighborhood becomes less attractive due to a large student population increase
- There would be major potential damage to the multi-billion dollar assessed property valuation of residential units in the overall Back Bay historical residential district, since prospective homeowners will no longer be able to rely on the protection of 35 years of zoning consistency.

In the Move case,

- Property values in the abutting blocks would be enhanced, as the blocks become some of the higher value residential properties in the City.
- There would be no damage to the broader Back Bay residential district, since the continuity of zoning precedents would be reaffirmed by the BRA and the City.

Summary: Economic Benefits and Risks

The results suggest that on all dimensions, the Move case wins over the IMPNF Stay case, with superior economic benefits and no downside risk. The major risk is whether Fisher can survive outside of Back Bay. If so, a hybrid strategy could address this.

| Metric | Winner | Rationale |
|------------------------------|-----------|--|
| 1. Neighborhood Upgrade | Move case | Fisher moving from Back Bay will improve the neighborhood – increasing property tax collections and household spending in the City |
| 2. Construction Jobs | Move case | Substantial rehabilitation of 400-450,000 square feet of space |
| 3. College Jobs and Spending | Move case | Allows Fisher to continue to grow without constraints. |
| 4. Potential Damages | Move case | No downside risk, possible upside |

Conclusions

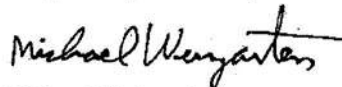
The above analysis suggests that the IMP case is substantially less attractive to the City than the Move case. This is largely because unlike some of the other local projects that the BRA is currently considering (e.g., Trinity Place and Copley Place), the Fisher IMPNF provides no major construction boost to the economy, does not add to Boston household income and does not add to property taxes.

The strongest argument for the IMPNF is that this is needed to help an educational institution grow (Fisher), which is an industry that is important to the City of Boston. The problem with this argument is that we believe that Fisher, like Emerson before it, could actually grow more if it moved to new modern facilities with adequate space; and that any risk to the brand can be managed via staged relocation.

Against this, the IMP case brings with it non-trivial potential damage to the neighborhood, due to substantial increased student density in a very small geographic footprint; as well as permanent damage to 35 years of zoning consistency in the entire Back Bay.

The answer for the BRA is obvious. It needs to require that Fisher begin seriously exploring Move alternatives, in full and/or in part.

Respectfully submitted,



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July 8, 2013

118 Beacon Addition

As a resident of the abutting 120 Beacon Street property, I am deeply concerned about Fisher's planned 118 Beacon addition, described as a "Carriage House Addition." I ask the BRA to reject IMPNF Proposed Institutional Project 5, for the following reasons:

1. This is an egregious zoning violation. Vic Castellani of NABB in his June 22, 2013 letter to the BRA has pointed out that 118 Beacon already has an FAR well in excess of allowed limits (3.46 versus a maximum of 3.00) and therefore is a non-conforming property. The proposed addition would take the FAR to 3.87. Sue Prindle and Jerome CooperKing of NABB's Architectural Committee pointed out in their letter of July 2, 2013 that there has never been a case in which a two-story rear addition in Back Bay has been approved – let alone an addition to a nonconforming property like 118 Beacon.

For the BRA to grant this extraordinary zoning relief would create a terrible precedent in Back Bay, with other property owners arguing "if Fisher can get this, why can't we?"

2. This is an egregious violation of BBAC guidelines. In addition to zoning approvals, exterior changes to buildings in the Back Bay Residential District must receive a Certificate of Acceptability from the Back Bay Architectural Commission (BBAC).

As noted in the July 2 NABB letter to the BRA, the BBAC Guidelines clearly indicate that the 118 Beacon addition would violate several elements of the section on "Rear Yards:"

- The two-story 118 Beacon addition¹ unambiguously violates the guideline that **"inappropriate additions include... additions more than one story in height."**
- Given that the building's FAR is already substantially greater than other buildings in the neighborhood, a Carriage House addition violates the "Design Criteria" guideline that **"alterations which compound or perpetuate inappropriate structures... are inappropriate."**

Building alterations shall be consistent in scale, form, proportion, detail, material, and color with the characteristic architecture of the residential district. Alterations which compound or perpetuate inappropriate structures, or which remove historic features or landscaping are inappropriate.

- The addition does nothing to **"facilitate the service function of the alleys while enhancing their residential character."** Instead, it removes 5 parking spaces and reinforces the institutional character of 118 versus the residential character of the neighborhood.
- Filling in a rear yard or parking area violates the "Landscaping, Fencing and Paving" guideline that **"the maintenance and addition of historic gardens and garden walls and the replacement of landscaping in rear yards and parking areas is encouraged. Rear yards and parking courts may be walled or fenced in brick, wrought iron, or vertical board painted an appropriate color."** Eliminating the Carriage house enclosure area rather than maintaining it with a walled-in area is a substantial violation of this guideline.

¹ The IMPNF refers to "a two-story addition at the basement and first floor levels" (IMPNF p. 25).

3. There potentially are major groundwater and abutter damage problems. At the governmental agency scoping meeting on June 24, 2013, it was noted that the pilings under 118 Beacon were found to be deficient in 1910. We therefore are concerned that building the carriage house addition could result in damaging abutters' groundwater levels and/or damage to our building at 120 Beacon.

To consider this project going forward, the BRA needs to require that a groundwater study as well as a physical impact study of the project must be undertaken, both with respect to 118 Beacon but also to the abutting properties (120-130 Beacon, to the west of 118; and 100-116 Beacon to the east).

4. Even Fisher says that this is not that important a project. Excluding IMP Project 5, Fisher would still have 190,000 square feet of space. A 2,500 square foot addition is only a 1.3% increment, which suggests that it is not critical for Fisher to get this space.

Fisher itself describes the addition as one of "two small additions" (IMPNF p. 1; the other addition being the Fisher Mall Student Terrace). Fisher can't have it both ways. If it is just a small addition, Fisher can't argue that getting this variance is critical.

Fisher is simply being greedy here. It wants an additional 2,500 square feet of free space that once constructed would be worth \$1000 per square foot, for a total value of \$2.5 million.

5. The terrace addition is not needed. In the same spirit, we do not see why Fisher needs a terrace on the top of the 118 extension. In the IMPNF, there is a cursory mention of the terrace in the plan, but with no information whatsoever regarding what it would be used for or why it is needed:

A two-story addition at the basement and first floor levels within the area's remnant walls will provide library and office space for such student services as the Tutoring Center, Student Advisory Services, Career Services, and others, and an outdoor terrace at the first floor level. IMPNF p. 25

Arguably, if the outdoor terrace were so important, Fisher would have included some elaboration about its function/purpose.

In his public meeting presentations, Peter Gori (perhaps recognizing that the IMPNF failed to provide any reason for the terrace) emphasized that the terrace only would be used for a few college events a year and would not be used by students.

If this is the explanation, we again question why the terrace is needed. For those few college events, Fisher could simply use:

- The proposed Student Terrace on the Fisher Mall building, or
- The roof deck on 118 Beacon, which has been used for July 4 parties for many years and which is equipped with 20 chairs/bench seats and several tables.²

In sum, Fisher doesn't need the extra terrace.

² We note that the furniture on the roof has only recently been installed, leading to concerns about who uses the roof deck, with what restrictions and at what times. In any discussion of terrace usage, appropriate roof deck restrictions need to be included.

Fisher 118 Beacon Roof Deck



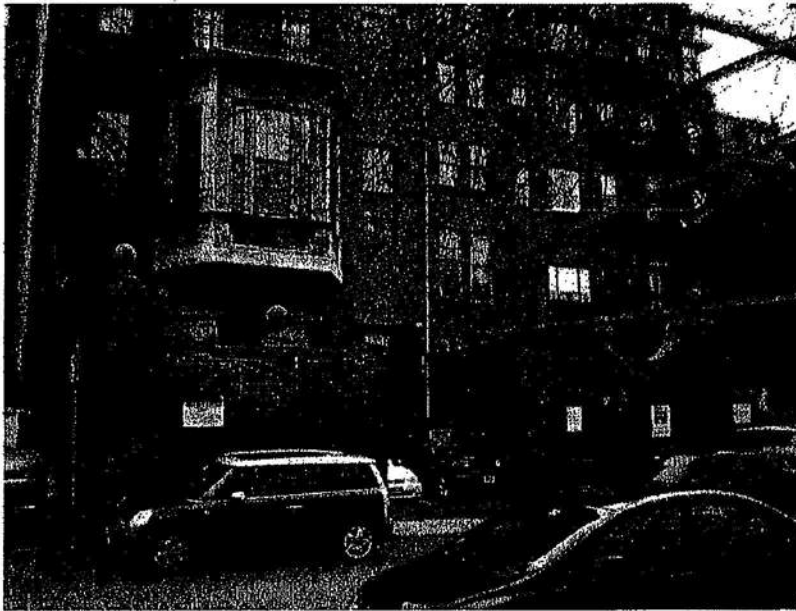
5. The building addition will be a highly intrusive addition for abutters with respect to sunlight and views. We are concerned that the proposed building addition would obscure our views and sunlight at 120 Beacon even more than 118 Beacon does today.

118 Beacon already extends by 21 feet 8 inches beyond the 120 Beacon building line. While this substantially obscures our view of the Hatch Shell area of the Esplanade, at least the property owners were aware of this when they purchased their units.

If this new 'second addition' is approved, a 25 foot high terrace with an additional 3-4 foot railing for the terrace will further obscure the views from the ground terrace, the second floor and the third floors, with partial obstruction of the view from the fourth floor. This can be seen in the photos below.

With respect to sunlight, our neighbor Claude Cicchetti, who owns the ground floor unit 1B, has already written eloquently about how his unit will lose much of its sunlight if the addition is built.

Current Actual Photo: See visibility of 120 Beacon 4th, 3rd and 2nd Story Windows



120 Beacon 4th, 3rd
and 2nd story
windows

**Fisher Proposed Addition: No Visibility for 120 Beacon 3rd and 2nd story windows;
obscured 4th story Window**

120 Beacon
4th Floor
windows



New Obstruction

6. The Terrace will be a highly intrusive addition for abutters with respect to noise and privacy. For property owners at 120 Beacon, one of the primary reasons why we purchased our units was the opportunity to have a beautiful waterside Beacon view with substantial privacy. In our case, we don't even have window shades, because there has been no need for them.

If the terrace is built, this will change drastically, particularly for the lower floors. The following photo from our window at 120 Beacon Unit 4 shows the nature of the problem. Looking down from our window, we can see much of the proposed terrace area – which means that they can see us. Again, the problem is much worse for floors 1-3. Even if Fisher is telling us the truth that the building only will be used a few times a year, there still will be maintenance people and police on the deck regularly – who will be able to look in on us.

**View of the Proposed Terrace Area from 120 Beacon #4
(Grey area on the Right is the Existing 20 Foot 118 Beacon Extension)**



In a convoluted manner, Fisher in the IMPNF actually agrees with us. When it discusses the Student Terrace on the Fisher Mall building, one of its touted 'positive' points is that "the sight line to the terrace from the 120 Beacon Street building will be obscured by the Carriage Area addition proposed at 118 Beacon Street." (Fisher IMPNF p. 26). So we are being told not to worry about seeing the proposed Student Terrace at 114 Beacon, because the 118 Terrace will obscure our view!

The potential noise from terrace events (when they occur) could be major. Looking at Boston Fire Department rules, at standing capacity, it is legal to have 5 square feet per person, with space left for exits. So if 25% of a 1250 square foot terrace were used for aisles with 938 square feet for standees, capacity would be 188 people. This would represent a major noise problem.

Our concerns about noise are not simply theoretical. Our building neighbor Claude Cicchetti in Unit 1B has a ground floor level terrace. Some years ago, he allowed his then-recent college graduate son to use the unit. We had multiple experiences with loud noise coming from parties (with only 10-20 people), which disturbed us on the 4th floor of the building to the point where even when we closed our windows, we were disturbed by objectionable noise levels. In our case, we were able to resolve the issue by contacting Claude directly, but our experience with Fisher on the Beacon Street side makes us concerned about what would happen if there were a party on a building that at 25 feet higher than Claude's terrace would be much closer to our windows and could have many more people present.

Again, if this were something that was absolutely vital to Fisher's future, it might be appropriate for the BRA to vote in favor of economics over the rights of someone like me who has lived at 120 Beacon for 35 years relying on Back Bay zoning protection. But in this case, as already noted, Fisher has no stated need for this terrace. So the balancing of the merits should be in our favor, not Fisher's.

7. Fisher's vague reassurances about the terrace fly in the face of underlying imperatives. Given the fact that Fisher's stated reasons for the 118 Terrace do not make sense to us, we wonder if there is a hidden agenda at work.

In particular, we wonder if over time, Fisher plans to use the 118 Terrace as additional student space but is being intentionally misleading about this in the IMPNF, where it only refers to "an outdoor terrace at the first floor level" without a specified function.

Our concern regarding Fisher's intentions is based on the fact that over time, we believe that 118 Beacon will be used primarily for student rather than office purposes. As the IMPNF says about the Carriage House addition, this will be used for "library and office space for such student services as the Tutoring Center, Student Advisory Services, Career Services, and others" (IMPNF, p. 25). And the whole point of buying 1 Arlington and then 10/11 Arlington has been to move non-student functions away from the Beacon block.

If so, it is natural that students using the other student facilities at 118 will wish to use the terrace there – rather than walking downstairs to Beacon Street, then walking over to the Fisher Mall entrance at 116 Beacon and then going to the Mall roof.

It also makes sense to us that as Fisher student enrollment expands, a single 2,500 Student Terrace at the Fisher Mall will not provide sufficient space, so that Fisher will want to repurpose the 118 terrace.

In sum, the only purpose for the 118 Terrace that makes sense is for it to be used long-term as a second Student Terrace in a student-oriented 118 Beacon building.

We think this is why the IMPNF states no purpose for the 118 Terrace. To our mind, the omission is not an accident. By being intentionally vague, there presumably will be no BRA restrictions to get in the way of repurposing when Fisher is ready to make the change.

The BRA therefore should be much tougher on Fisher regarding its plans for the 118 Terrace, asking why the terrace is needed and how the abutters can be reassured that this won't become a second student terrace long-term. It also should ask why the terrace is needed at all, if it will only be used a few times a year.

8. Before the BRA makes any decisions about the addition, it needs to think about the alternative possible use of this space as a loading zone. Given Fisher's need to come up with a better loading dock and pickup area solution behind 116, no decision of 118 Beacon should be made until and unless Fisher comes up with a viable solution for truck, garbage and van/bus parking. This is because the space in question (which is located next to what Fisher calls its 'loading dock' at 116 Beacon) may be needed for logistical solutions.

Conclusions and Recommendations

Given that the abutters

- Have invested large amounts of personal net worth in these valuable waterside Beacon residential properties
- With explicit consideration to the views and privacy that they were purchasing
- And in good faith that these would be protected by zoning rules,

It is unfair that Fisher now be able to change the rules for a small addition that is not critical to its overall plan. Fisher likes to say that it prides itself on being a good neighbor, but its stance here is anything but neighborly.

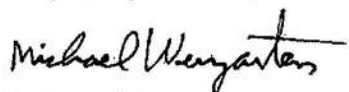
The BRA therefore should require Fisher to explain in detail why it needs this building and why the proposed usages for the 2,500 square feet addition cannot easily be relocated elsewhere in Fisher's 190,000 square feet of space. The BRA should ask Fisher why, if it characterizes the building as one of "two small additions," it is so important to Fisher that abutter rights and 35 years of zoning precedent should be overturned.

With respect to the terrace; the BRA should require Fisher to explain why it can't use other facilities for its occasional campus events; and why its proposed 'few times a year' usage should be allowed to harm abutters 365 days a year.

In sum, this is a clear case in which the balance of economic and historical rights clearly favors the latter. Fisher can prosper without the Carriage House addition. It just is asking the BRA for everything it can think of. The BRA should respond by saying no.

* * * * *

Respectfully submitted,



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Subject: Comments on the Fisher IMPNF: The Fisher Mall
Attachments: mall_071113.pdf
Follow Up Flag: Follow Up
Flag Status: Flagged

Katelyn,

Please find attached a memo regarding Fisher IMP Proposed Project 6, which relates to a terrace addition on the Fisher Mall building at the rear of 112-114 Beacon.

We have several concerns about the Mall relative to the IMPNF:

1. Rather than building a terrace, Fisher needs to repurpose the Mall to deal with its traffic problem: By building the Mall on Back Street, Fisher took a large alleyway-facing space whose natural purpose is facilitating deliveries and vehicle parking, and repurposed it in a manner that left Fisher without off-curb loading. As a result, Fisher vendors regularly park illegally on the streets, contributing to traffic congestion.

This issue needs to be addressed in the IMPNF process, with BRA approval for any of Fisher's Institutional Projects 1-7 contingent (in part) on addressing the loading problem. We believe that the only way to provide off-curb space consistent with Boston Transportation Department standards is to dismantle part of the Mall building and/or the adjacent 102 Beacon rear extension. If there is no mall, the question of a terrace becomes moot.

2. Fisher needs to fix an eyesore at variance with Back Bay architectural norms: The current Mall, relying on grandfathered protection, is an ugly industrial-park-like structure that would never be allowed today by the Back Bay Architectural Commission.

Before allowing what Fisher calls "an attractive ... well-landscaped outdoor gathering and sitting space... with brick elements in keeping with the well-designed and appointed terraces elsewhere on Back Street," Fisher should be required to renovate the building exterior in a manner consistent with Back Bay architectural norms. It is the height of arrogance for Fisher to build a "well designed and appointed terrace" on top of a building with exposed cinderblock sides.

3. Adding a large terrace on top of a set of buildings with a 3.26 FAR is inappropriate (the normal allowed limit is 3.00). We don't believe that additional usable space should be added, since this terrace will be used for hours a day by large numbers of students and staff. There are already enough people shoehorned into these buildings.

4. The potential capacity of the terrace is unacceptable to abutters. Based on Boston Fire Department regulations, the terrace could accommodate 300 people on a standing basis, and over 100 on a sitting basis. This would create unacceptable noise and crowd control problems, and is unfair to abutters, who purchased their properties with a reasonable expectation of quiet and privacy on the Charles River-facing side.

5. The 2,500 square foot terrace inevitably will expand to the entire roof area. If the terrace is popular, it will need to grow as student population increases. The result will be a 2.4 times increase in potential issues related to noise, smoke, etc.

6. Fisher may need to correct non-grandfathered violations of BBAC guidelines. We believe that Fisher at these properties may have violated BBAC restrictions against rooftop mechanical equipment installed on lower roofs. We count 13 roof additions, most of which do not appear to have grandfathered protection. The BRA in its Scoping Determination should require Fisher to provide documentation regarding these additions and take corrective action if needed.

Please confirm receipt of this memo.

Regards,
Michael

July 11, 2013

Rethinking The Fisher Mall

This memo focuses on the Fisher Mall, a large one-story extension behind 104-114 Beacon facing on Back Street ('the Mall'), as well as the adjacent smaller extension behind 102 Beacon.

In *IMPINF Proposed Institutional Project 6*, Fisher proposes to add a 2,500 square foot College Terrace on the Mall roof – leaving the underlying structure unchanged.

We have several concerns about the Mall relative to the IMPNF:

1. Rather than building a terrace, Fisher needs to repurpose the Mall to deal with its traffic problem: By building the Mall on Back Street, Fisher took a large alleyway-facing space whose natural purpose is facilitating deliveries and vehicle parking, and repurposed it in a manner that left Fisher without off-curb loading. As a result, Fisher vendors regularly park illegally on the streets, contributing to traffic congestion.

This issue needs to be addressed in the IMPNF process, with BRA approval for any of Fisher's Institutional Projects 1-7 contingent (in part) on addressing the loading problem. We believe that the only way to provide off-curb space consistent with Boston Transportation Department standards is to dismantle part of the Mall building and/or the adjacent 102 Beacon rear extension. If there is no mall, the question of a terrace becomes moot.

2. Fisher needs to fix an eyesore at variance with Back Bay architectural norms: The current Mall, relying on grandfathered protection, is an ugly industrial-park-like structure that would never be allowed today by the Back Bay Architectural Commission.

Before allowing what Fisher calls "an attractive ... well-landscaped outdoor gathering and sitting space... with brick elements in keeping with the well-designed and appointed terraces elsewhere on Back Street," Fisher should be required to renovate the building exterior in a manner consistent with Back Bay architectural norms. It is the height of arrogance for Fisher to build a "well designed and appointed terrace" on top of a building with exposed cinderblock sides.

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5. The 2,500 square foot terrace inevitably will expand to the entire roof area. If the terrace is popular, it will need to grow as student population increases. The result will be a 2.4 times increase in potential issues related to noise, smoke, etc.

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66

Detailed Discussion

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Issue 1: Lack of off-curb loading docks

Our greatest single concern is that the IMPNF fails to deal with a critical need for a growing Fisher student population; namely, the lack of off-curb loading docks for trucks and buses. This was addressed in detail in our Traffic memo.

Looking at the Fisher properties, it is clear that the Mall, which takes up a 40' x 150' space along Back Street, is a logical place for off-curb loading. This is why service alleyways like Back Street were created – to provide for rear-building deliveries.

**Rear of Fisher Buildings Showing Mall Exterior
Abutting on Back Street**



Therefore, the BRA needs to require that Fisher, as a condition for IMP approval for any of its Proposed Institutional Projects 1-7, develop alternatives in which it repurposes some portion of the Mall for loading docks and logistical support.

It may be that Fisher cannot come up with a responsive plan that it considers economically feasible. The Mall currently houses Fisher's kitchen, dining room, auditorium and student center space. Without the Mall, we don't know where Fisher could locate these facilities. On the other hand that is Fisher's problem to solve if it wishes to grow in Back Bay; and it reinforces the

community's point that Fisher needs to consider solutions that involve moving out of the neighborhood.

To the extent that some portion of the Mall is repurposed for off-curb loading docks, this could make the issue of a Student Terrace moot, since there may no longer be a structure at the rear of 112-114 Beacon on which a terrace could be built.

Issue 2: Need for an architectural makeover

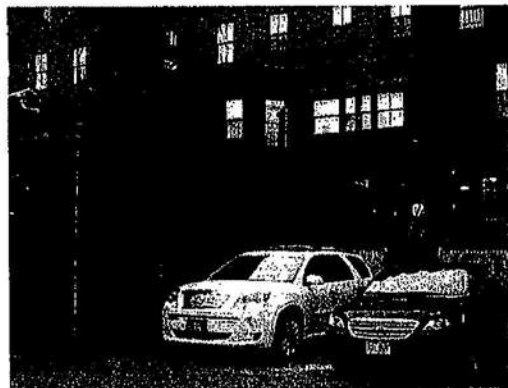
If the BRA allows the Mall to remain, it should require exterior renovation as a condition for IMP approval. Compared to the well-executed parking garages at 128-132 Beacon and at 100 Beacon, the Mall building pictured above, along with the shed-like structure at the rear of 102 Beacon pictured below, are ugly industrial park type structures that are embarrassments to the block. We particularly object to the cinderblock walls and the permanent outside storage of dumpsters (instead of rolling them outside on pickup days). These facilities are not in keeping with Fisher's professed reverence for maintaining the standards of the neighborhood:

Fisher's contribution to the urban quality of its street and neighborhood is to maintain all of its facilities to a very high standard, and to undertake meticulous preservation and renovations of its buildings. Fisher takes pride in its stewardship of all the buildings it owns by maintaining their historic and architectural importance and in the careful choice of external materials when undertaking capital improvements. – Fisher IMPNF p. 46

**Rear of 102 and 104 Beacon (and side of the Mall Building)
With Black Cinder Block Walls**



Red Cinder Block Wall Facing Rear of 116 Beacon



Red Cinder Block Wall at rear of 116 Beacon (Entry to the Mall)



As a condition for IMP approval, the BRA should require that the Mall facade is renovated to BBAC standards.

Issue 3: These buildings are already overbuilt

The maximum allowed Back Bay FAR (floor area ratio (FAR) is 3.00. In contrast, the Fisher buildings from 102-114 Beacon have an FAR of 3.26, or 10% over the limit. If the proposed terrace space were included, the FAR for these properties would rise to 3.36.

102-114 Beacon Street Gross Square Feet and FAR

| Property | GFA | Lot Area | FAR |
|-----------------------|---------------|---------------|-------------|
| 102 Beacon Street | 21,179 | 4,950 | 4.28 |
| 104 Beacon Street | 11,100 | 3,750 | 2.96 |
| 106 Beacon Street | 11,610 | 3,900 | 2.98 |
| 108/110 Beacon Street | 18,619 | 6,000 | 3.10 |
| 112 Beacon Street | 9,253 | 3,150 | 2.94 |
| 114 Beacon Street | 8,938 | 3,000 | 2.98 |
| Total | 80,699 | 24,750 | 3.26 |

We understand that outdoor terraces do not count in FAR computations (a point that is emphasized in the IMPNF).¹ However, in most cases roof decks are rarely used by owners (perhaps a few hours a month) and typically only have only a few users at a time. Here, the Student Terrace is intended to be used for hours each day, and potentially by a large number of students and staff, since it "will be accessed directly from the major student activities spaces in the Mall below:"

Fisher proposes to create an outdoor terrace ... to provide an outdoor social space where all members of the Fisher community can sit and socialize. The College Terrace fulfills a critical unmet need of the

¹ "This proposed terrace does not add any FAR to the Mall as it is unenclosed usable open space." – IMPNF p. 26

² http://www.cityofboston.gov/images_Documents/Place%20of%20Assembly%20Application%20and%20Requirements_to_m3-33879.pdf

³ We recognize that the ability to use the entire 6,000 square feet area may be limited by the 6 mechanical

College as Fisher currently has no outdoor space where its students, staff and faculty can sit in a casual environment with tables and chairs and enjoy each others company... The location of the terrace is appropriate since it will be accessed directly from the major student activities spaces in the Mall below..." – IMPNF p. 26

Accordingly, we believe that the Terrace will be used as a highly trafficked 'room' at Fisher, and on this basis, the impact on effective FAR should be taken into account. The Terrace should be rejected, because the density of use for these properties already is too high.

Issue 4: The terrace capacity is unacceptable to abutters

The Boston Fire Department allows 5 square feet per person standing (less room for exits) and 15 square feet per person for seating areas.² If we assume 25% for exit space, the total roof capacity of a 2,500 square foot terrace would be 312 students (standing) and 104 (seated).

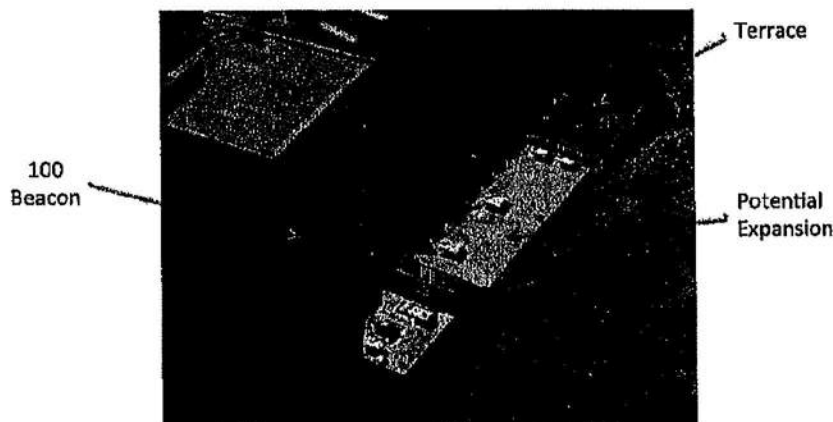
This concentration would create major noise and crowd control problems, and is unfair to abutters, who purchased their properties without the expectation that Back Street would house large outdoor student populations. Changing the rules now is inappropriate.

Issue 5: Longer term, the terrace inevitably will expand to the entire roof area

If the terrace is popular, it will need to grow as student population increases. This leads to an obvious issue regarding Fisher's intentions for the remainder of the 6,000 square foot roof.

This concern is reinforced by the fact that while the Student Terrace area only represents 42% of the Fisher Mall roof area, the school is looking for fencing approval along the entire 6,000 square foot roof perimeter.

Fisher Mall Aerial Photo Showing Fencing around the entire Mall Roof



² http://www.cityofboston.gov/Images_Documents/Place%20of%20Assembly%20Application%20and%20Requirements_tcm3-33879.pdf

If Fisher some day seeks to expand the terrace by up to 2.4 times to use most or all of the 6,000 square foot roof area,³ this will greatly increase the potential for upsetting abutters with noise and other problems:

- If the terrace is expanded to 6,000 square feet, capacity would be 900 students (standing) and 300 (seated).
- Such an expansion also would bring the Terrace much closer to the residential units at 100 Beacon.

We anticipate that in response, Fisher will say that it would need a revision of the IMPNF before any expansion (so that abutters need not worry). However, if the BRA approves the current IMP, Fisher would have every reason to believe that an extension would be obtainable when needed.

Issue 6: Need to review potential BBAC guideline violations

A final issue is the need to review and possibly correct what may be as many as 13 non-grandfathered violations of Back Bay Architectural Commission guidelines at the Mall and 202 Beacon.

BBAC Guidelines

According to BBAC guidelines, which apply to post-1983 Back Bay residential district exterior changes, "persons contemplating any exterior work must obtain approval from the commission prior to commencing work." The approval is in the form of a Certificate of Authenticity (COA).

With respect to roof mechanical equipment, all additions are supposed to be placed on the uppermost roof **of the main building**, not on the addition roof; and they should be grouped in the center of the roof, not at the edges where they are visible from the street:

ROOFTOP MECHANICAL EQUIPMENT All mechanical systems should be located on the uppermost roof to minimize their visibility, and shall be incorporated within new volumetric additions. Equipment should be the smallest available, and should be grouped near the center of the roof and mounted as close to the roof as possible. Compliance with noise regulations is required. Exterior ductwork and conduit are inappropriate. – BBAC Guidelines

Skylights are acceptable under some circumstances, but only with BBAC approval:

SKYLIGHTS New skylights may be allowed if they have a or traditional mullioned shape and are minimally visible from street level. Skylights or roof windows in 1 mansard roof not appropriate. (errors in original PDF)

Investigating the number of roof additions

Based on these guidelines, we took photos of the Fisher Mall and 102 Beacon roofs (from the elevation of the Fielder bridge), with a goal of assessing:

- How many pieces of roof mechanical equipment and/or skylights are there?
- Do the roof additions appear to be less than 30 years old?

Looking first at the Fisher Mall, there are 6 pieces of mechanical equipment; 4 HVAC units and 2 exhaust stacks. All of the units are clearly less than 30 years old.

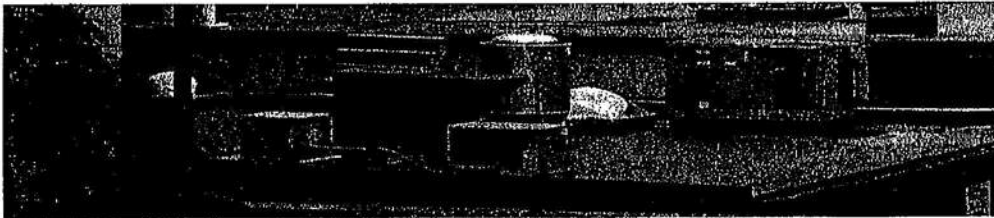
³ We recognize that the ability to use the entire 6,000 square feet area may be limited by the 6 mechanical additions on the roof (see Issue 6). To the extent that these have valid Certificates of Appropriateness, these can be moved to the center rear to maximize the footprint for an expanded terrace.

**Fisher Mall Roof
Showing 4 HVAC systems and 2 Exhaust Stacks**



Looking next at 102 Beacon, there are 7 roof additions: 3 HVAC systems with substantial exposed wiring for the two small units in front), 2 skylights, 1 exhaust and 1 liquid container/water tower. Of these, the only addition that may pre-date 1983 is the large black exhaust.

**102 Beacon Roof
Showing 7 roof additions**



In total, therefore, there are 13 additions on the two roofs: 7 HVAC systems, 3 exhausts, 2 skylights and 1 liquid container. Of these only one exhaust is possibly pre-1983.

Roof Addition Legal Compliance

In theory, the only units that could receive COAs would be the skylights and HVAC replacements for pre-1983 grandfathered units. Post-1983 lower roof mechanical additions would be in violation and should not receive COAs.

To test the issue, we investigated the permit status of the two exhaust ducts at the edge of the Fisher Mall (visible in the photo below)

Page 29 IMPNF Photo



Exhaust Vents at
Edge of Roof

Based on a review of the attached permit application,

- The application clearly is referring to the ducts in question. The inspection application improperly lists 118 Beacon as the building location and fails to include any information about the rear extension. However, the listed reason for the ducts is to "cut 2 roof top fans... to duct/ draft range hood in kitchen area of school cafeteria." Since the kitchen is located at the left of the Mail building (where exhaust ducts are located), this corroborates that the page 29 ducts are the same as those listed in the permit.
- The ducts were installed in 2003 and therefore do not have grandfathered protection. This is reinforced by the fact that since the roof is being cut twice, the ducts are not replacements for earlier units.
- As new roof mechanical additions on a lower roof, and as ducts that are visible from the street and are not grouped in the center of the roof, they violate BBAC guidelines.

Fisher 2003 Permit Application for Exhaust Ducts

PARCEL # 2574

APPLICANT MUST USE TYPEWRITER IN FILLING IN THIS APPLICATION

INSPECTIONAL SERVICES DEPARTMENT 0922

Location, 118 Beacon Street, District, Boston, Ward, 65

Name of owner, Fisher, College, Address, 118 Beacon St., No. 118

Name of architect or engineer, 118 Beacon St., No. 118

Style of roof, 118 Beacon St., No. 118

Construction of roof, 118 Beacon St., No. 118

Size of building, feet front, 50, feet rear, 50, feet deep, 50, No. of stories, 3

No. of feet in height from sidewalk to highest point of roof, 80, Material of foundation, Stone

Thickness of exterior walls, Party walls

LEAD. OCCUPANCY OR USE (Applicant is not to fill in this test)

College 590/1961

Front stained, X, Back stained, X, Fire escape, X, (See laterals)

Is building equipped with automatic sprinkler system, No

Type of construction, Collaps

Building to be occupied for, After alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long, No. of feet wide, No. of feet high above sidewalk

Of what material will the extension be built, Foundation

How will the extension be occupied, Type of construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION. (ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INDICATED)

Due to roof top fans, install 2" x 24" x 24" roof curbs. Install 1- 300078 roof fans to duct/draft range hood in kitchen area of school cafeteria. Install 5' down on unit to connect to range hood

MASS DESTRUCTIONAL LAW 180A, 180B, 180C, 180D, 180E, 180F, 180G, 180H, 180I, 180J, 180K, 180L, 180M, 180N, 180O, 180P, 180Q, 180R, 180S, 180T, 180U, 180V, 180W, 180X, 180Y, 180Z

GROUND WATER SURVEY

Problems to: Exterior wall, yes () no (), Foundation, yes () no (), Basement Area, yes () no ()

Date, 05/24/03

Estimated cost, \$12,400.00

Owner's House, 781-340-3040

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

Signature of Owner, Richard F. Goguer, Jr.

Type Name of Person Signing, Richard F. Goguer, Jr.

(Address), 118 Oak Street, Boston, Mass.

Type Name of Person Signing, Richard F. Goguer, Jr.

(Address), 118 Oak Street, Boston, Mass.

(Address), 118 Oak Street, Boston, Mass.

(Address), 118 Oak Street, Boston, Mass.

My license expires, 05/24/05

Phone, 781-340-3040

Phone, 781-340-3040

601141152

To double-check on the legal status of these ducts, we asked the BBAC if it had ever received a COA application; and if so, how it was resolved. Sue Prindle of NABB advised us that she spoke to William Young at the BBAC, who said that the records were being digitized and were not available. We also asked Peter Gori (representing Fisher) about the issue, who said that he would follow up but has not gotten back to us.

Our conclusion, therefore, is that these exhaust stacks appear to be in violation of BBAC guidelines. We are skeptical that Fisher ever applied for a BBAC Certificate of Appropriateness. It is more likely that Fisher's contractor simply asked for an inspectional certificate without going to the BBAC for a COA (where the project would have been rejected).

FYI, this is not a minor issue, since these exhaust stacks are used to vent Fisher's kitchen facilities and are therefore vital to Fisher operations.

This also raises a question regarding the COA status of the 11 other roof additions. If the exhaust stacks do not have a COA, we suspect that this is true for many of the 11 other roof additions.

Fisher Awareness of This Issue

Fisher's awareness that it may have violated BBAC guidelines is supported by the way in which the IMPNF obscured these and other roof additions in at least two photos.

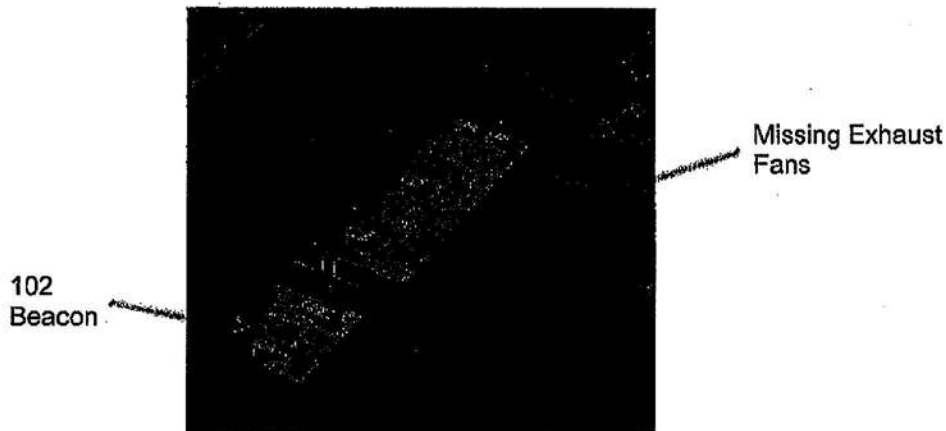
While the photo of the current building on page 29 does show the two exhaust vents (from a low elevation that obscures other roof additions),

- The photo on page 30 hides the vents behind hedges
- The aerial mockup of the new terrace on page 31 has Photoshopped the vents out of the picture entirely.

IMPNF Page 30: Obscuring the Exhaust Vents Behind Hedges



IMPNF Page 31: Photoshopping Out the Vents Entirely



FYI, in the page 31 photo, 4 of 7 roof additions on 102 Beacon also have been removed; the four remaining HVAC units on the Mall roof may be the same unit replicated four times and the front one on the right has been moved, presumably from the area to be used for the Student Terrace.

Recommendation

The BRA in its Scoping Determination should require Fisher to provide documentation regarding these additions and take corrective action if needed.

* * * * *

Respectfully submitted,

Michael Weingarten

Michael Weingarten
120 Beacon Street #4
Boston, MA 02116

To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

Cc: Mayor Thomas M. Menino; mayor@cityofboston.gov
Shaina Augbourg; Shaina.Aubourg@cityofboston.gov
State Representative-Elect Jay Livingstone; livingstone.james@gmail.com
State Senator Will Brownsberger; willbrownsberger@gmail.com
District Attorney Daniel F Conley; danconley2013@gmail.com
City Councilor Michael P. Ross; Michael.Ross@cityofboston.gov
Sarah Hinton; Sarah.Hinton@cityofboston.gov
City Councilor Felix Arroyo; Felix.Arroyo@cityofboston.gov
City Councilor Ayanna Pressley; Ayanna.Pressley@cityofboston.gov
James Sutherland; James.Sutherland@cityofboston.gov

City Councilor John R. Connolly; John.R.Connolly@cityofboston.gov
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City Council Candidate Michael Nichols; nicholsforboston@gmail.com
City Council Candidate Josh Zakim; josh@joshzakim.com

Sullivan, Katelyn

From: Michael Weingarten [mikew@signallake.com]
Sent: Wednesday, July 17, 2013 10:09 AM
To: Sullivan, Katelyn
Cc: Aubourg, Shaina; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; johnfbarros@gmail.com; info@charlesforboston.com; danconley2013@gmail.com; john@connollyforboston.com; rob@robconsalve.com; will@willdorcena.com; mikerossboston@yahoo.com; johnlaing@laingenterprises.com; portnoy@barstoolssports.com; cgrichie@mac.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyanecy@aol.com; info@nabbonlone.com; Meade, Peter; James.livingstone@gmail.com; Hinton, Sarah; Sutherland, James; Committee to Elect Michael J. Nichols; Josh Zakim
Subject: Comments on the Fisher IMPNF: 10/11 Arlington
Attachments: arlington_071713.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Katelyn,

Please find attached a memo regarding Fisher *IMPNF Proposed Project 7*, which relates to the repurposing of 10/11 Arlington. In contrast to IMPNF projects 1-4 and 6, which focus on dorms and an outdoor terrace, 10/11 Arlington is Fisher's major initiative dealing with *non-dorm space* (by directly providing office facilities and/or by repurposing existing space). Thus, a critical question is whether 10/11 Arlington's incremental square footage is sufficient to support Fisher's non-dorm needs through 2023. Our conclusion is *no*, for the following reasons:

- Fisher's current non-dorm space per student is less than half that of other schools. Fisher would need an additional 93,841 square feet to achieve parity, so 13,635 square feet will not solve this problem.
- Even if Fisher had adequate facilities today, this will not support a projected 34% student enrollment increase over the next decade.

In general, we believe that Fisher knows that it has woefully inadequate space along multiple dimensions and that 10/11 Arlington is an insufficient solution. It is making its proposal as the best way to "maintain its small footprint" and "make full use of its very limited space" (IMPNF p.12).

As a result, the BRA should reject Project 7 as a 'band-aid' solution that is inadequate for Fisher's needs, but which will substantially damage Back Bay's residential nature. The right answer is for Fisher to grow somewhere else.

We also object to the negative impact that conversion of 10/11 Arlington would have on the local Back Bay neighborhood.

Please confirm receipt of this memo.

Regards,
Michael

Michael Weingarten
120 Beacon Street #4
Boston, MA 02116
mlkew@signallake.com

July 17, 2013

10/11 Arlington Street

This memo reviews Fisher's proposed Project 7 to convert 10/11 Arlington for institutional use.

In contrast with Projects 1-4 and 6, which focus on dorms and an outdoor terrace, 10/11 Arlington will provide Fisher with office capacity, allowing it to repurpose other facilities. As such, it is Fisher's major initiative dealing with *non-dorm space* (which includes offices, classrooms, laboratories, multipurpose rooms, dining/kitchen, athletic facilities, library, logistics and other student facilities).

Thus, a critical question is whether 10/11 Arlington's incremental 13,635 square feet² is sufficient to support Fisher's non-dorm needs through 2023. Our conclusion is *no*, for the following reasons:

- Fisher's current non-dorm space per student is less than half that of other schools. Fisher would need an additional 93,841 square feet to achieve parity, so 13,635 square feet will not solve this problem.
- Even if Fisher had adequate facilities today, this will not support a projected 34% student enrollment increase over the next decade.

In general, we feel that Fisher has been less than clear about its non-dorm needs. While the IMPNF seems to say that (a) previous building acquisitions have addressed classroom shortages and (b) the 10/11 conversion will support much of its institutional office needs,

- None of this is quantified
- There is minimal discussion of other non-dorm needs (aside from student support space to be located in the small 118 Beacon addition).

We therefore believe that Fisher knows that it has woefully inadequate space along multiple dimensions and that 10/11 Arlington is an insufficient solution. It is making its proposal as the best way to "maintain its small footprint" and "make full use of its very limited space" (IMPNF p.12).

As a result, the BRA should reject Project 7 as a 'band-aid' solution that is inadequate for Fisher's needs, but which will substantially damage Back Bay's residential nature. The right answer is for Fisher to grow somewhere else.

Suggested Data Production

The BRA should require Fisher to provide copies of reports that deal with space considerations. Fisher also should produce quantitative information regarding non-dorm supply and demand by category, by building and by year. This will allow the BRA to examine the adequacy of Fisher's non-dorm plans. A proposed set of data production is listed at the end of this memo.

We also ask that Fisher prepare a study of the vehicular and pedestrian traffic impact of this project, as well as documentation on possible BBAC violations.

¹ Project 5 would add 2,500 square feet of indoor non-dorm space and an additional terrace at 118 Beacon.

² 17,625 square feet for 10/11 Arlington minus an estimated 3,815 of 118 Beacon non-dorm space repurposed for dorms.

Detailed Discussion

When we first looked at *IMP Proposed Project 7: Convert 10/11 Arlington Street to Institutional Use*, our reaction was that it was an office project of secondary importance. Like most members of the community, our focus was on dorm projects 1-4 and traffic issues; followed by Back Street projects 5-6. Even Fisher lists this project last.

However, after reviewing 10/11 Arlington in detail, we came to believe that it is a potential lynchpin for the entire IMPNF. This is because it is the only project that will add a significant amount of non-dorm space over the next decade (118 Beacon will add 2,500 square feet). Although 10/11 is to be used primarily for offices, this will allow Fisher to repurpose other facilities for non-office needs.

Accordingly, we decided to review Project 7 from the perspective of its impact on:

- A. Overall non-dorm space requirements
- B. The Arlington Street neighborhood.

A. Overall Non-Dorm Space Requirements

Fisher IMPNF Comments

The IMPNF paints a picture in which Fisher has methodically identified shortages and has come up with actionable solutions:

- In the 2006-2010 period, Fisher focused on augmenting its *classroom space*, via the purchase of 1 Arlington and 111 Beacon (IMPNF p. 14)
- Having addressed the classroom shortage, Fisher's next priority was to address an *office shortage* by acquiring 10/11 Arlington (IMPNF pp. 14, 33)
- Residual needs for a *student resource center* will be addressed by the proposed 118 Beacon addition (IMPNF p. 25)

The reader comes away with a sense that IMPNF approval will result in a fundamental solution to Fisher's capacity issues, although Fisher also acknowledges that this is difficult, given Fisher's limited footprint:

Fisher seeks to use its facilities to their maximum efficiency so as to maintain its small footprint, and to make full use of its very limited space. – IMPNF p.12

Reactions

We applaud Fisher for addressing serious deficiencies in classroom and office space. However, we are concerned about its use of qualifiers (e.g., 'reducing' rather than eliminating overcrowding of classrooms; meeting 'much' rather than all of its office needs – IMPNF pp. 14, 33). We therefore wonder what capacity deficiency remains.

We also are concerned that Fisher's IMPNF discussion ignores the need for non-dorm functions such as athletic/fitness facilities and logistics facilities – that Fisher does not appear to possess, and which are ignored in the IMPNF:

Over the long term, Fisher aims to own as much of its critical academic and residential space as possible, but owning athletic facilities is unlikely – IMPNF p. 17

Even where Fisher does possess facilities, such as dining services, Fisher says nothing in the IMPNF about the need for expansion, as it grows student enrollment by 34% over the next decade.

We therefore come away thinking that reassuring words are nice, but that to properly assess Fisher's plans, we need a quantitative assessment of space plans, and a benchmarking comparison versus other schools.

Quantitative Assessment

In the absence of detailed capacity or benchmarking information from Fisher, we decided to conduct our own assessment:

- In 2005, Fisher had 42,969 square feet of non-dorm space.
- By 2012, with the acquisition of 1 Arlington and 111 Beacon, this grew by 43% to 61,571 square feet (+18,602).
- If the IMPNF is approved, the 10/11 Arlington and 118 Beacon projects (minus the elimination of office space at 116 Beacon) will add 16,135 square feet of non-dorm space through 2023 (+26%).
- If 10/11 is approved but the 118 Beacon project is rejected, there will only be +13,165 square feet (+22%).

Fisher Non-Dorm Square Footage

| Building Address | 2005 | 2012 | 2023 IMPNF | 2023 Ex 118 Beacon |
|------------------------|---------------|---------------|---------------|--------------------------|
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| 10/11 Arlington | NA | NA | 17,250 | 17,250 |
| Total | 42,969 | 61,571 | 77,706 | 75,206 |
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*Total square footage minus 16 dorm beds @ 302 square feet/bed (current Fisher average)

Is this enough space? Ultimately, the answer is one of competitive parity. To attract students, colleges need to show prospective applicants that they have adequate facilities compared to other schools.

To test for adequacy, we computed Fisher's square footage per full time equivalent student (FTE), and compared this to other schools. The results indicate that ***Fisher, even with the IMPNF additions, will have approximately half the non-dorm square feet per FTE compared to other schools:***

- Fisher currently has an estimated 54 non-dorm gross square feet (GSF) per FTE, which will grow to 67 with the IMPNF additions.³
- In contrast, Suffolk University has 134 non-dorm GSF per FTE, or 2x Fisher post-IMPNF (source: Suffolk IMP)
- The *38th Annual Maintenance & Operations Cost Study for Colleges* states that in 2008-2009, the median total GSF per FTE was 238. If we subtract half of this for dorm space, this leaves 119 for non-dorm space – suggesting that the Suffolk data are directionally correct.
- We received confidential information from a major Boston college/university, suggesting that it, too, has twice Fisher's non-dorm GSF per FTE.

Thus, ***Fisher's non-dorm space, even with the addition of 10/11 Arlington, is grossly inadequate:***

- For Fisher to match Suffolk's current non-dorm GSF per FTE would require 155,412 square feet, which is 93,841 square feet beyond the current level.
- By 2023, assuming that square footage needs to grow proportionally with Fisher's planned 34% enrollment growth, the required square footage will grow to 208,252. This is 146,681 square feet beyond the current level.

**Fisher Non-Dorm Gross Square Feet:
Current and at Competitive Parity**

| | Square Feet | Delta Versus Current | Delta Versus IMPNF |
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| Day Student Growth: 2023 versus 2013 | 1.34x | NA | NA |
| GSF @ Competitive Parity: 2023 | 208,252 | 146,681 | 130,546 |

Therefore, giving Fisher a 16,135 square foot 'band aid' only delays Fisher's inevitable need to move from the Back Bay residential district. The BRA would do Fisher a real service by forcing it to confront the need to grow elsewhere.

[Postscript: What sorts of things contribute to the enormous gap between Fisher and other schools? To some extent, this reflects Fisher's inadequate classroom, laboratory and office space. But it also reflects the fact that Fisher has no gymnasium or substantial fitness center; minimal performance and meeting space; a very small library; a very small dining and kitchen facility, and almost no logistical space (like loading docks). These deficiencies need to be quantified by category.]

³ Note on FTE calculations: Since we do not have data on the average number of credits per Fisher DAPS student, we assumed that each Fisher part-time student is 1/3 of an FTE. However, each Suffolk part time student is 58% of an FTE (source: Suffolk IMP). If we were to assume a similar .58 FTE for each DAPS student, Fisher's current square footage per FTE would drop from 54 to 44.

B. Arlington Street Impact

In addition to the above questions related to 10/11 Arlington's adequacy as a solution for non-dorm capacity shortages, we have the following objections to IMP Project 7 that are related to its potentially negative impact on the local neighborhood:

1. The BRA should discourage the creation of a second Fisher block in the Back Bay Historical Residential District

If this project is approved, there will be three Fisher institutional properties on Arlington Street (1, 10 and 11). This will make Arlington between Beacon and Commonwealth another 'Fisher block,' in addition to the block it already inhabits on Beacon. The BRA should not allow this to happen. Back Bay is an historical residential district. The City needs to take a clear position against institutional growth in this neighborhood.

2. Moving office square footage from 116 Beacon to 10/11 Arlington will make the Beacon block more of a student quad

By moving office facilities from 116 Beacon to Arlington, the remaining space on Beacon will become an increasingly student-oriented quad. This will exacerbate noise, security and traffic/parking issues that we already have on the block.

3. Even if 10/11 Arlington is used for office and not classroom space, the result will still be a large increase in student traffic on Arlington Street

Peter Gori in his June 18 and 26 presentations emphasized that the conversion of 10/11 Arlington should not cause abutters to worry about students overrunning the block, since the building would be used for office space and not student facilities or classrooms.

However, if 10/11 is approved for institutional office use, Fisher will move classrooms from 116 Beacon to 1 Arlington. It will then move offices from 1 Arlington to 10/11 Arlington. The net result is that 1 Arlington will become much more of a classroom building than it is today. This, in turn, will result in substantially more student traffic on Arlington Street than in the past.

... offices will be moved from the 116 Beacon Street building where administrative office uses will be displaced to allow conversion to dormitory beds. In turn, some of the institutional office space now in One Arlington Street will also move to 10/11 Arlington Street so as to accommodate and centralize the classroom space displaced from 116 Beacon Street. - IMPNF p. 33

4. Approval could harm the abutting Public Garden

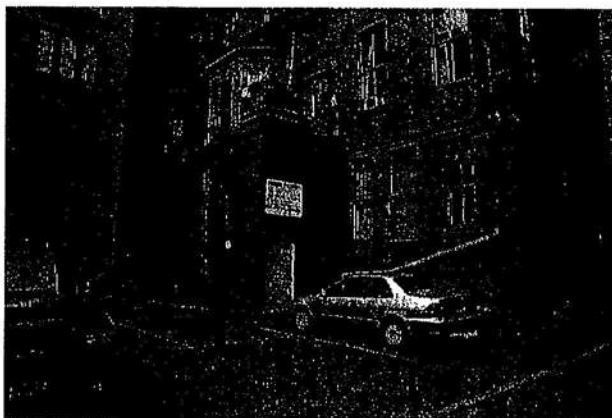
The Public Garden is directly across the street from 10/11 Arlington. If Arlington becomes a second Fisher block, there could be adverse consequences to the Public Garden due to overuse by students, as well as misuse of for, e.g., Frisbee and football games.

5. Approval will result in increased traffic

As noted in our *Traffic* memo, Arlington Street south of Beacon has a 20,500 daily traffic count -- which already makes this a heavily trafficked area. An obvious issue therefore is the extent to which IMP approval would result in increased traffic delays

One reason for concern is the limited parking for deliveries at 10/11 Arlington. Despite the fact that we are dealing with two buildings occupying a total of 17,250 square feet, there are only three parking spaces (one rented; source: Fisher's June 18 presentation), each capable of handling a single car (see photo).

Parking at Rear Of 10/11 Arlington Street



Clearly, there will be insufficient room for institutional-level pickups and deliveries – particularly in the likely event that the spaces are used for Fisher officers and senior staff. As a result, if Fisher is allowed to use these buildings for educational purposes, we are concerned that double-parking on the right traffic lane will slow up through-traffic.

Alternatively, trucks could illegally park in the alleyway between Commonwealth and Marlborough (right next to 11 Arlington). Given its narrowness, this would completely block the alleyway.

Abutting Alleyway



6. 10/11 Arlington Street appears to be in violation of BBAC guidelines. The BRA should not consider project approval until it returns to compliance

As noted in our *Fisher Mall* memo, BBAC guidelines require that there should be no rooftop mechanical additions on roof extensions, and no exterior conduit. As seen in the photo below, there is a modern (post-1983) Carrier HVAC unit on the roof of the rear entry addition, with exposed conduit. Since these would appear to be in violation of guidelines, the BRA should ask Fisher for documentation.

HVAC and Conduit on Rear Rooftop Extension



There is a similar issue at 1 Arlington Street, with 5 HVAC blowers in a recessed basement entryway facing at the rear of the building on Beacon Street. The BRA should therefore ask Fisher for documentation on this addition.

HVAC Units

At Beacon Street rear of 1 Arlington Street



C. Recommendations

To more fully understand Fisher's space issues, the BRA should require Fisher to provide copies of the following reports that deal with space considerations:

- **Fisher Strategic Plans:** In the IMPNF, Fisher touts its 2005 and 2011 strategic plans as key underpinnings for the document (IMPNF pp. 3-4). In a one page summary of the 2011 Fisher Strategic Plan on the fisher.edu website, Goal 1(c) is "Explore physical expansion."⁴ Accordingly, these documents should be made publicly available for review.

⁴ <http://www.fisher.edu/about/office-of-the-president/strategicplan>

- **Property Condition Assessment:** The IMPNF states that it "conducted a complete property condition assessment of facilities at all locations in support of the strategic priority to improve the functionality of all of its buildings" (IMPNF p. 4). Fisher should make this assessment publicly available.
- **Accreditation Report:** At the June 26 BRA public hearing, a woman who identified herself as a college professor asked if Fisher was accredited, and asked if she could see any accreditation report. Fisher replied that it was accredited with the New England Association of Schools and Colleges, but declined to provide the report.

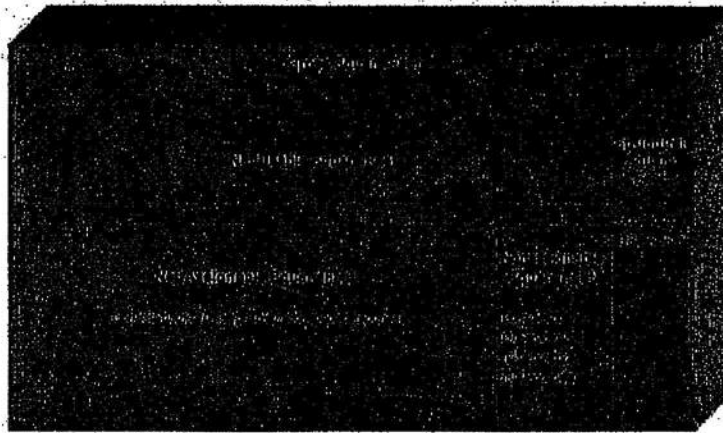
It is our understanding that accreditation reports typically deal in part with the adequacy of square footage for different college functions. The BRA therefore should require that Fisher make this information public, so that we can test the extent to which the IMPNF adequately addresses any identified weaknesses.

Next, the BRA should require Fisher to provide detailed quantitative information about non-dorm demand and supply. Fisher should supply this information in a 'live' Excel workbook; i.e., with underlying formulas and assumptions included, and no linkages to inaccessible workbooks. The Excel file should be made available to the public

Here are some proposed quantitative questions that Fisher should answer:

1. For each building used for non-dorm space, what is the gross square feet (GSF) and net assignable square feet (NASF)? This will help ensure that all analyses are done on an 'apples-to-apples' basis.

CONCEPTUAL FRAMEWORK FOR ANALYZING BUILDING SQUARE FOOTAGE



Source: <http://access.ewu.edu/Documents/Construction%20and%20Planning/Campus%20Space%20Data/BuildingAreaMeasurement.pdf>

2. What is Fisher's historical GSF and NASF usage by building, by category (for each building) and by year (for each building) since 2005? Categories should include but not be limited to:
 - Classrooms and laboratories
 - Faculty Offices
 - Non-faculty offices
 - President's office
 - Financial/Bursar/Financial Aid
 - Admissions
 - Security
 - Student Life

- Student space (excluding dining room and kitchen)
 - Dining Room and kitchen
 - Auditorium/multi-purpose rooms
 - Library
 - Athletic facilities
 - Logistics space (loading, storage, garbage)
 - Any other college functions (itemize)
3. What is Fisher's student FTE population, by year since 2005? Show underlying detail for day and DAPS students.
 4. How does Fisher's GSF and NASF per FTE compare to other schools, for each year since 2005 (by category if possible)?
 5. Fisher in its IMPNF says that it has "undersized and overcrowded Institutional offices today" (IMPNF p 33). Fisher should quantify why it is still "undersized and overcrowded," even after substantial space was added since 2006 at 1 Arlington and 111 Beacon. It should then extend this analysis to compute its current demand needs for each of the other non-dorm categories (without consideration of supply constraints). What are the key underlying assumptions in developing these estimated demand requirements?
 6. If there were sufficient capacity today to meet these demand needs, how would Fisher's GSF and NASF per FTE compare to other colleges (by category)?
 7. Going forward, what is Fisher's projected capacity, by building by year through 2023? What is the planned space usage by building and by category, for each year?
 8. What are Fisher's demand needs by category by year through 2023, without being limited to the available capacity in the IMPNF? What is the basis for the assumed demand growth needs?
 9. Will the capacity in (7) be sufficient to cover the demand needs in (8)? Or will Fisher still have inadequate space? If so, by how much?
 10. What are Fisher's projected FTEs by year through 2023? Based on this, what is the projected GSF/NASF per FTE (by category and by year), based on projected capacity in (7), as well as projected total demand in (8)?

If the answer to (9) is that Fisher will have inadequate space in 2023, Fisher should be required to develop alternative plans in which it expands outside of Back Bay.

Other Data Requests

Fisher should be required to provide a traffic study showing how its projected use of 10/11 Arlington, along with 1 Arlington, will affect congestion on Arlington and/or the alleyway between Commonwealth and Marlborough. How will it avoid double-parking on Arlington and illegal stoppages on the abutting alleyway? Will Fisher's rear parking will be made available for vendor deliveries, or does Fisher propose to use the parking spaces for Fisher officers and staff?

Given that another type of traffic congestion is student/staff pedestrian congestion, Fisher should be required to develop an impact study of pedestrian traffic on Arlington Street and the Public Garden.

With respect to the potential HVAC roof mechanical addition violations at 10/11 and 1 Arlington, Fisher should produce permit/certificate documentation.

* * * * *

Respectfully submitted,



Michael Weingarten
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To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

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July 22, 2013

Three Scoping Suggestions

We recommend that the BRA require the following changes in Fisher's next IMP submission:

1. Expand the IMP's Scope to include all Fisher College divisions

A fundamental problem with the IMPNF is that it only discusses facilities needs for the Day Division:

This IMPNF lays out the framework for meeting Fisher's facilities needs for its Day Division in Boston during the next ten years. — IMPNF p.21

The BRA should require Fisher to reflect *all* of its institutional needs in the IMP, including but not limited to the Division of Accelerated and Professional Studies (DAPS). It is our understanding that DAPS represents a large share of Fisher's student body.¹ Its impact on facilities and traffic/parking issues needs to be included.

2. Require data by fiscal and academic years, NOT by calendar year

Given that (a) Fisher's student data are compiled by academic year and (b) Fisher's fiscal year ends on June 30, the BRA should require student and financial data on these bases.

This will clear up the IMPNF's muddled time-delineation. For example, the IMPNF, which was issued on June 4, 2013, states that:

- "Fisher must grow from 820 students **today** to about 1,100 students in the combined associate's, baccalaureate and master's programs over the 10 year term of this IMP" (IMPNF p. 8).
- Fisher has a "**current** ratio of 42% resident students and 58% commuters" (IMPNF p. 24). [emphases added]

In fact, Fisher's June 18, 2013 slidedeck makes it clear that both of these reflect Fall 2012 student registration (page 15). By the IMPNF's June 4 publication date, this was last year's data.²

To clear up these issues,

- Fisher should time-denominate all data with academic or calendar year designations, as appropriate.
- Calendar year designations should be eliminated as confusing.³
- The word 'current' should only be used when a particular presentation is published during a particular academic/fiscal year.

¹ The NCES (National Center for Educational Statistics) database shows that for 2010-2011, total Fisher enrollment was 1,812, while day school enrollment was approximately 745 (interpolating between Fisher's

² Fisher's most recent graduation ceremony was held on May 11, 2013.

³ I.e., "this Institutional Master Plan Notification Form (IMPNF) ... identifies ... initiatives through the decade 2013 to 2023" (IMPNF p. 1).

3. Extend the time horizon

A logical implication of (2) is that the time horizon for the IMP needs to be extended by one year:

- At the present time, Fisher's IMPNF's projections are for the academic years 2012-2013 through 2022-2023.
- However, as we have already noted, 2012-2013 is not the current academic year – it is last year. In a few weeks, Fisher will be starting 2013-2014, which will then be the current year.
- And Fisher acknowledges that it does not anticipate IMP approval until early 2014 at the earliest. By the time of a BRA board vote, the then-current baseline year will be 2013-2014 (at the earliest).

Accordingly, we recommend that Fisher's next BRA submission should use:

- 2013-2014 as a base Year 0
- 2014-2015 as Year 1, and
- Extending through the academic year 2023-2024 as Year 10.

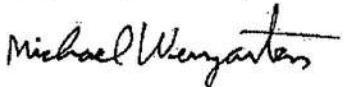
To the extent that an IMP board vote is delayed past September 2014, these numbers should be extended by a further year, and so on.

An important implication of a one-year extension is that:

- Instead of the IMPNF's 2022-2023 forecasted 1,100 day students and 466 dorm beds,
- An additional one year of growth @ 3.0%/year will result in a 2023-2024 forecast of 1,133 students and a 480 dorm bed demand (+14 beds).
- While an additional 14 dorm beds may not seem like much, at the industry median 350 gross square feet per bed, this means that Fisher will need another 4,900 square feet of capacity.

* * * * *

Respectfully submitted,



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July 17, 2013

10/11 Arlington Street

This memo reviews Fisher's proposed Project 7 to convert 10/11 Arlington for institutional use.

In contrast with Projects 1-4 and 6, which focus on dorms and an outdoor terrace, 10/11 Arlington will provide Fisher with office capacity, allowing it to repurpose other facilities. As such, it is Fisher's major initiative dealing with *non-dorm space* (which includes offices, classrooms, laboratories, multipurpose rooms, dining/kitchen, athletic facilities, library, logistics and other student facilities).¹

Thus, a critical question is whether 10/11 Arlington's incremental 13,635 square feet² is sufficient to support Fisher's non-dorm needs through 2023. Our conclusion is *no*, for the following reasons:

- Fisher's current non-dorm space per student is less than half that of other schools. Fisher would need an additional 93,841 square feet to achieve parity, so 13,635 square feet will not solve this problem.
- Even if Fisher had adequate facilities today, this will not support a projected 34% student enrollment increase over the next decade.

In general, we feel that Fisher has been less than clear about its non-dorm needs. While the IMPNF seems to say that (a) previous building acquisitions have addressed classroom shortages and (b) the 10/11 conversion will support much of its institutional office needs,

- None of this is quantified
- There is minimal discussion of other non-dorm needs (aside from student support space to be located in the small 118 Beacon addition).

We therefore believe that Fisher knows that it has woefully inadequate space along multiple dimensions and that 10/11 Arlington is an insufficient solution. It is making its proposal as the best way to "maintain its small footprint" and "make full use of its very limited space" (IMPNF p.12).

As a result, the BRA should reject Project 7 as a 'band-aid' solution that is inadequate for Fisher's needs, but which will substantially damage Back Bay's residential nature. The right answer is for Fisher to grow somewhere else.

Suggested Data Production

The BRA should require Fisher to provide copies of reports that deal with space considerations. Fisher also should produce quantitative information regarding non-dorm supply and demand by category, by building and by year. This will allow the BRA to examine the adequacy of Fisher's non-dorm plans. A proposed set of data production is listed at the end of this memo.

We also ask that Fisher prepare a study of the vehicular and pedestrian traffic impact of this project, as well as documentation on possible BBAC violations.

¹ Project 5 would add 2,500 square feet of indoor non-dorm space and an additional terrace at 118 Beacon.

² 17,625 square feet for 10/11 Arlington minus an estimated 3,615 of 116 Beacon non-dorm space repurposed for dorms.

Detailed Discussion

When we first looked at *IMP Proposed Project 7: Convert 10/11 Arlington Street to Institutional Use*, our reaction was that it was an office project of secondary importance. Like most members of the community, our focus was on dorm projects 1-4 and traffic issues; followed by Back Street projects 5-6. Even Fisher lists this project last.

However, after reviewing 10/11 Arlington in detail, we came to believe that it is a potential lynchpin for the entire IMPNF. This is because it is the only project that will add a significant amount of non-dorm space over the next decade (118 Beacon will add 2,500 square feet). Although 10/11 is to be used primarily for offices, this will allow Fisher to repurpose other facilities for non-office needs.

Accordingly, we decided to review Project 7 from the perspective of its impact on:

- A. Overall non-dorm space requirements
- B. The Arlington Street neighborhood.

A. Overall Non-Dorm Space Requirements

Fisher IMPNF Comments

The IMPNF paints a picture in which Fisher has methodically identified shortages and has come up with actionable solutions:

- In the 2006-2010 period, Fisher focused on augmenting its *classroom space*, via the purchase of 1 Arlington and 111 Beacon (IMPNF p. 14)
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| Day Student Growth: 2023 versus 2013 | 1.34x | NA | NA |
| GSF @ Competitive Parity: 2023 | 208,252 | 146,681 | 130,546 |

Therefore, giving Fisher a 16,135 square foot 'band aid' only delays Fisher's inevitable need to move from the Back Bay residential district. The BRA would do Fisher a real service by forcing it to confront the need to grow elsewhere.

[Postscript: What sorts of things contribute to the enormous gap between Fisher and other schools? To some extent, this reflects Fisher's inadequate classroom, laboratory and office space. But it also reflects the fact that Fisher has no gymnasium or substantial fitness center; minimal performance and meeting space; a very small library; a very small dining and kitchen facility, and almost no logistical space (like loading docks). These deficiencies need to be quantified by category.]

³ Note on FTE calculations: Since we do not have data on the average number of credits per Fisher DAPS student, we assumed that each Fisher part-time student is 1/3 of an FTE. However, each Suffolk part time student is 58% of an FTE (source: Suffolk IMP). If we were to assume a similar .58 FTE for each DAPS student, Fisher's current square footage per FTE would drop from 54 to 44.

B. Arlington Street Impact

In addition to the above questions related to 10/11 Arlington's adequacy as a solution for non-dorm capacity shortages, we have the following objections to IMP Project 7 that are related to its potentially negative impact on the local neighborhood:

1. The BRA should discourage the creation of a second Fisher block in the Back Bay Historical Residential District

If this project is approved, there will be three Fisher Institutional properties on Arlington Street (1, 10 and 11). This will make Arlington between Beacon and Commonwealth another 'Fisher block,' in addition to the block it already inhabits on Beacon. The BRA should not allow this to happen. Back Bay is an historical residential district. The City needs to take a clear position against institutional growth in this neighborhood.

2. Moving office square footage from 116 Beacon to 10/11 Arlington will make the Beacon block more of a student quad

By moving office facilities from 116 Beacon to Arlington, the remaining space on Beacon will become an increasingly student-oriented quad. This will exacerbate noise, security and traffic/parking issues that we already have on the block.

3. Even if 10/11 Arlington is used for office and not classroom space, the result will still be a large increase in student traffic on Arlington Street

Peter Gori in his June 18 and 26 presentations emphasized that the conversion of 10/11 Arlington should not cause abutters to worry about students overrunning the block, since the building would be used for office space and not student facilities or classrooms.

However, if 10/11 is approved for institutional office use, Fisher will move classrooms from 116 Beacon to 1 Arlington. It will then move offices from 1 Arlington to 10/11 Arlington. The net result is that 1 Arlington will become much more of a classroom building than it is today. This, in turn, will result in substantially more student traffic on Arlington Street than in the past.

... offices will be moved from the 116 Beacon Street building where administrative office uses will be displaced to allow conversion to dormitory beds. In turn, some of the institutional office space now in One Arlington Street will also move to 10/11 Arlington Street so as to accommodate and centralize the classroom space displaced from 116 Beacon Street. - IMPNF p. 33

4. Approval could harm the abutting Public Garden

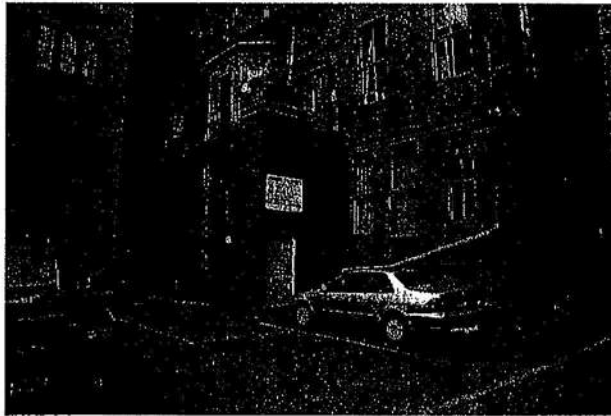
The Public Garden is directly across the street from 10/11 Arlington. If Arlington becomes a second Fisher block, there could be adverse consequences to the Public Garden due to overuse by students, as well as misuse of for, e.g., Frisbee and football games.

5. Approval will result in increased traffic

As noted in our *Traffic* memo, Arlington Street south of Beacon has a 20,500 daily traffic count - which already makes this a heavily trafficked area. An obvious issue therefore is the extent to which IMP approval would result in increased traffic delays

One reason for concern is the limited parking for deliveries at 10/11 Arlington. Despite the fact that we are dealing with two buildings occupying a total of 17,250 square feet, there are only three parking spaces (one rented; source: Fisher's June 18 presentation), each capable of handling a single car (see photo).

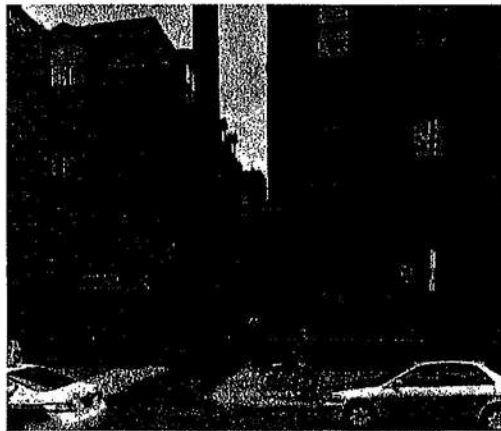
Parking at Rear Of 10/11 Arlington Street



Clearly, there will be insufficient room for institutional-level pickups and deliveries – particularly in the likely event that the spaces are used for Fisher officers and senior staff. As a result, if Fisher is allowed to use these buildings for educational purposes, we are concerned that double-parking on the right traffic lane will slow up through-traffic.

Alternatively, trucks could illegally park in the alleyway between Commonwealth and Marlborough (right next to 11 Arlington). Given its narrowness, this would completely block the alleyway.

Abutting Alleyway



6. 10/11 Arlington Street appears to be in violation of BBAC guidelines. The BRA should not consider project approval until it returns to compliance

As noted in our *Fisher Mall* memo, BBAC guidelines require that there should be no rooftop mechanical additions on roof extensions, and no exterior conduit. As seen in the photo below, there is a modern (post-1983) Carrier HVAC unit on the roof of the rear entry addition, with exposed conduit. Since these would appear to be in violation of guidelines, the BRA should ask Fisher for documentation.

HVAC and Conduit on Rear Rooftop Extension



There is a similar issue at 1 Arlington Street, with 5 HVAC blowers in a recessed basement entryway facing at the rear of the building on Beacon Street. The BRA should therefore ask Fisher for documentation on this addition.

HVAC Units

At Beacon Street rear of 1 Arlington Street



C. Recommendations

To more fully understand Fisher's space issues, the BRA should require Fisher to provide copies of the following reports that deal with space considerations:

- **Fisher Strategic Plans:** In the IMPNF, Fisher touts its 2005 and 2011 strategic plans as key underpinnings for the document (IMPNF pp. 3-4). In a one page summary of the 2011 Fisher Strategic Plan on the fisher.edu website, Goal 1(c) is "Explore physical expansion."⁴ Accordingly, these documents should be made publicly available for review.

⁴ <http://www.fisher.edu/about/office-of-the-president/strategicplan>

- **Property Condition Assessment:** The IMPNF states that it "conducted a complete property condition assessment of facilities at all locations in support of the strategic priority to improve the functionality of all of its buildings" (IMPNF p. 4). Fisher should make this assessment publicly available.
- **Accreditation Report:** At the June 26 BRA public hearing, a woman who identified herself as a college professor asked if Fisher was accredited, and asked if she could see any accreditation report. Fisher replied that it was accredited with the New England Association of Schools and Colleges, but declined to provide the report.

It is our understanding that accreditation reports typically deal in part with the adequacy of square footage for different college functions. The BRA therefore should require that Fisher make this information public, so that we can test the extent to which the IMPNF adequately addresses any identified weaknesses.

Next, the BRA should require Fisher to provide detailed quantitative information about non-dorm demand and supply. Fisher should supply this information in a 'live' Excel workbook; i.e., with underlying formulas and assumptions included, and no linkages to inaccessible workbooks. The Excel file should be made available to the public

Here are some proposed quantitative questions that Fisher should answer:

1. For each building used for non-dorm space, what is the gross square feet (GSF) and net assignable square feet (NASF)? This will help ensure that all analyses are done on an 'apples-to-apples' basis.

CONCEPTUAL FRAMEWORK FOR ANALYZING BUILDING SQUARE FOOTAGE



Source: <http://access.ewu.edu/Documents/Construction%20and%20Planning/Campus%20Space%20Data/BuildingAreaMeasurement.pdf>

2. What is Fisher's historical GSF and NASF usage by building, by category (for each building) and by year (for each building) since 2005? Categories should include but not be limited to:
 - Classrooms and laboratories
 - Faculty Offices
 - Non-faculty offices
 - President's office
 - Financial/Bursar/Financial Aid
 - Admissions
 - Security
 - Student Life

- Student space (excluding dining room and kitchen)
 - Dining Room and kitchen
 - Auditorium/multi-purpose rooms
 - Library
 - Athletic facilities
 - Logistics space (loading, storage, garbage)
 - Any other college functions (itemize)
3. What is Fisher's student FTE population, by year since 2005? Show underlying detail for day and DAPS students.
 4. How does Fisher's GSF and NASF per FTE compare to other schools, for each year since 2005 (by category if possible)?
 5. Fisher in its IMPNF says that it has "undersized and overcrowded institutional offices today" (IMPNF p 33). Fisher should quantify why it is still "undersized and overcrowded," even after substantial space was added since 2006 at 1 Arlington and 111 Beacon. It should then extend this analysis to compute its current demand needs for each of the other non-dorm categories (without consideration of supply constraints). What are the key underlying assumptions in developing these estimated demand requirements?
 6. If there were sufficient capacity today to meet these demand needs, how would Fisher's GSF and NASF per FTE compare to other colleges (by category)?
 7. Going forward, what is Fisher's projected capacity, by building by year through 2023? What is the planned space usage by building and by category, for each year?
 8. What are Fisher's demand needs by category by year through 2023, without being limited to the available capacity in the IMPNF? What is the basis for the assumed demand growth needs?
 9. Will the capacity in (7) be sufficient to cover the demand needs in (8)? Or will Fisher still have inadequate space? If so, by how much?
 10. What are Fisher's projected FTEs by year through 2023? Based on this, what is the projected GSF/NASF per FTE (by category and by year), based on projected capacity in (7), as well as projected total demand in (8)?

If the answer to (9) is that Fisher will have inadequate space in 2023, Fisher should be required to develop alternative plans in which it expands outside of Back Bay.

Other Data Requests

Fisher should be required to provide a traffic study showing how its projected use of 10/11 Arlington, along with 1 Arlington, will affect congestion on Arlington and/or the alleyway between Commonwealth and Marlborough. How will it avoid double-parking on Arlington and illegal stoppages on the abutting alleyway? Will Fisher's rear parking will be made available for vendor deliveries, or does Fisher propose to use the parking spaces for Fisher officers and staff?

Given that another type of traffic congestion is student/staff pedestrian congestion, Fisher should be required to develop an impact study of pedestrian traffic on Arlington Street and the Public Garden.

With respect to the potential HVAC roof mechanical addition violations at 10/11 and 1 Arlington, Fisher should produce permit/certificate documentation.

* * * * *

Respectfully submitted,



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To: Katelyn Sullivan
Project Manager
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July 24, 2013

Comments On Institutional Projects 1-7

On several occasions, Katelyn Sullivan of the BRA has asked that comments be mapped against specific Fisher Proposed Institutional Projects 1-7.

To be responsive, we summarize our positions in this memo by project. To the extent that our positions were discussed in previously filed comments, we reference what we said in those memos.

Like NABB, we oppose each of these projects, even if Fisher is willing to withdraw Projects 2-4. We believe that this is true of most members of the Back Bay community.

Proposed IMP Projects

| Project | Description |
|---------|---|
| 1 | Convert Institutional Use to Dormitory Use |
| 2 | Convert 115 Beacon Street to Dormitory Use |
| 3 | Convert 139 Beacon Street to Dormitory Use |
| 4 | Convert 141 Beacon Street to Dormitory Use |
| 5 | Build Addition at 118 Beacon Street |
| 6 | Build Addition at 112-114 Beacon Street |
| 7 | Convert 10/11 Arlington Street to Institutional Use |

Summary: Previously Filed Comments Mapped Against IMP Projects

| Previous Memo | IMP Project | | | | |
|-----------------------|------------------------------------|-------------------------------|---------------------|-------------------------|-----------------------------------|
| | 1 | 2-4 | 5 | 6 | 7 |
| | Dorms in existing Fisher Buildings | Dorms at 115, 139, 141 Beacon | 118 Beacon Addition | 112-114 College Terrace | 10/11 Arlington Institutional Use |
| Sustainability | x | x | | | |
| Micro-Dorms | x | x | | | |
| Traffic/Parking | x | x | x | x | |
| Economic Benefits | x | x | x | x | x |
| 118 Beacon | | | x | | |
| Fisher Mall | | | | x | |
| 10/11 Arlington | | | | | x |
| 3 Scoping Suggestions | x | x | | | |

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IMP Project 1: Convert Institutional Use to Dormitory Use

This project will add 48 beds by repurposing space at 116 Beacon from non-dorm to dorm use; and will also add beds to larger existing dorm rooms.

We oppose Project 1 for the following reasons:

- As demonstrated in our *Sustainability* memo, Fisher needs hundreds of dorm beds, not 48. Approving a 'band-aid' solution only puts off the time of reckoning when Fisher will be forced to deal with its inability to grow if it continues to rely on a 100% Back Bay footprint. This is reinforced in our 3 *Scoping Comments* memo, which suggests that using a 10 year period that ends in the 2013-2014 academic year will require an additional 14 beds beyond what Fisher forecasts for 2012-2013.
- If the 10/11 Arlington Street project were rejected, the space at 116 Beacon to be repurposed for dorms would need to remain as classroom/office space. As a result, this project would only add around 25 beds, which is a small fraction of Fisher's actual needs.
- As demonstrated in our *Micro-Dorm* memo, Fisher's new dorms at 116 Beacon would be tiny micro-dorms that are half the size of the industry median. The BRA should not support a 'bait and switch' tactic, in which prospective students think they will be moving into elegant Back Bay brownstones, only to find that they are being crammed into substandard spaces.
- As noted in our *Sustainability* memo, Fisher has half the non-dorm square footage per full time equivalent student. The BRA should not approve plans that reduce this inadequate square footage further by converting non-dorm into dorm space.
- As noted in our *Economic Benefits* memo, the City would be better served if 116 Beacon were sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.
- As noted in our *Traffic Memo*, adding additional students to this block will result in additional traffic and parking congestion.
- Other neighbors have written eloquently about the noise, garbage and security problems created by the large student concentration on the block, which this project would exacerbate.

IMP Projects 2-4: Convert 115/139/141 Beacon Street to Dormitory Use

These projects will add 129 beds by converting three buildings from rental apartment to dorm use.

We oppose Projects 2-4 for the following reasons:

- Converting apartments to dorms goes against Mayor Menino's (and the BRA's) long-standing policy that the purpose of dorm construction is to increase the supply of housing for permanent City residents
- As demonstrated in our *Sustainability* memo, Fisher needs hundreds of dorm beds, not 129. Approving a 'band-aid' solution only puts off the time of reckoning when Fisher will be forced to deal with its inability to grow if it continues to rely on a 100% Back Bay footprint. This is reinforced in our 3 *Scoping Comments* memo, which suggests that using a 10 year period that ends in the 2013-2014 academic year will require an additional 14 beds beyond what Fisher forecasts for 2012-2013.
- As demonstrated in our *Micro-Dorm* memo, Fisher's new dorms at 116 Beacon would be tiny micro-dorms that are half the size of the industry median. The BRA should not support a 'bait and switch' tactic, in which prospective students think they will be moving

into elegant Back Bay brownstones, only to find that they are being crammed into substandard spaces.

- As noted in our *Economic Benefits* memo, the City would be better served if these properties were sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.
- As noted in our *Traffic* Memo, adding additional students to this block will result in additional traffic and parking congestion
- Other neighbors have written eloquently about the noise, garbage and security problems created by the large student concentration on the block, which this project would exacerbate.

IMP Project 5: Build Addition at 118 Beacon Street

This project will result in a two-story rear addition at 118 Beacon, with a terrace on the roof of the addition.

We oppose this project for the following reasons:

- As noted in our *118 Beacon* memo, this project would violate long-standing zoning laws with respect to FAR limitations, as well as BBAC guidelines regarding the maintenance of "Rear Yards." This 2,500 square foot project is of minimal importance to the overall Fisher footprint, which would exceed 190,000 square feet if all projects were approved. However, it would harm the abutters at 120 Beacon, who would face a loss of sun and privacy, as well as noise coming from the proposed terrace.
- Taking away 5 parking spaces at the rear of 118 Beacon will exacerbate parking problems noted in our *Traffic* memo.
- As noted in our *Economic Benefits* memo, the City would be better served if 118 Beacon (with its rich original detail) was sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.

IMP Project 6: Build Addition at 112-114 Beacon Street

This project will result in the building of a College Terrace for student use on the rear extension of 112-114 Beacon (the Fisher Mall). It also will result in the building of a railing around the perimeter of the entire 6,000 square feet of the Mall Building (which runs from 104-114 Beacon).

We oppose this project for the following reasons:

- As noted in our *Fisher Mall* and *Traffic* memos, this space should be used to provide adequate loading dock space to service Fisher College. The BRA should not provide Fisher with new zoning variances for this space (or for any part of the IMPNF) until Fisher agrees to give up its grandfathered protection allowing it to operate a large institutional facility without off-curb loading space.
- As noted in our *Fisher Mall* memo, Fisher is proposing to build an architecturally attractive terrace on top of an ugly industrial-park quality building. It should be required to bring the entire building up to BBAC standards before it is allowed to build a terrace.
- As noted in our *Fisher Mall* memo, Fisher appears to be a serial violator of BBAC requirements regarding Roof Alterations and Roof Mechanical equipment. It should be required to correct these violations before the BRA considers this application.

- As noted in our *Fisher Mall* memo, we are concerned about noise and privacy problems for abutters at 100 Beacon; and are concerned that Fisher's building of a railing on the entire perimeter of the Mall building is a sign that Fisher eventually will be seeking to expand the Terrace to most of the 6,000 square feet of the roof. We are deeply skeptical that any agreement to control the use of the terrace would be adhered to long term.
- As noted in our *Economic Benefits* memo, the City would be better served if these properties were sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.

IMP Project 7: Convert 10/11 Arlington Street to Institutional Use

This project will result in using 10/11 Arlington for institutional office space, with current office space at 116 Beacon repurposed to make room for dorms.

We oppose this project for the following reasons:

- The additional capacity is insufficient to meet Fisher's demand needs for non-dorm space. To achieve competitive parity versus other schools, Fisher will need to move from the Back Bay.
- As noted in our *10/11 Arlington* memo, Fisher should not be allowed to create a second Fisher block in Back Bay, in addition to its existing Beacon block. Fisher instead should be required to develop plans in which it grows in other neighborhoods.
- Moving office space from Beacon to Arlington in order to add dorm beds on Beacon will exacerbate the issues that abutters already have with Fisher on the Beacon block
- Approval of this project could result in overuse/misuse of the abutting Public Garden by students
- Approval will exacerbate problems on an already heavily trafficked Arlington Street. This is because Fisher has no loading space for these properties, which will result in double-parking on the block.
- As noted in our *Economic Benefits* memo, the City would be better served if these properties were sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.

* * * * *

Respectfully submitted,



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To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

July 25, 2013

Information Requests

In reviewing other representative BRA Scoping Determinations, we noticed that the BRA typically requires the IMPNF proponent to provide specified information that will help shape the BRA's decisionmaking process.

We therefore propose the following information requests, with supporting rationale for each.

1. Student Registration Data

Data Rationale

Fisher bases much of its IMPNF on the need to support a day student population growing at a 3.0% compound annual growth rate from 820 students in 2012-2013 to 1,100 students in 2022-2023. However, our earlier memos pointed out that:

- Recent historical growth rate has been much higher than this (6.5% to 13.5%) – which suggests a need for more capacity going forward
- The IMPNF omits the substantial number of students who are enrolled in the Division of Accelerated and Professional Studies (DAPS) – despite the fact that DAPS may be larger than the day school and appears to be growing more rapidly. This could affect the capacity utilization of Fisher facilities and increase the amount of evening drive time traffic and parking congestion.
- We have no information for Fisher's remote or online facilities. What share of DAPS students have attended classes at the main Boston campus over time? The greater the number of DAPS students in Boston, the greater the stress on capacity, traffic and parking.
- There is no information on prospective enrollment for the 5th year MBA program; evening/weekend MBA enrollment; or Fisher MA programs aside from MBAs.

The number of Fisher students and need for dorm beds also will be affected by the following:

- **The ratio between associate and bachelors candidates.** Fisher says that its goal is to "continue the transition to become a predominately baccalaureate institution, while recognizing the need to continue to offer associate's degree and certificate programs (IMPNF p. 4). Right now, there is a 54/46 AS/BA mix (51/49 in Fall 2010), but we don't know how this has changed since Fisher began offering BA degrees a decade ago.

At the extreme, if there were the same number of newly matriculating students each year and all students were BA candidates, the total number of students would increase by 50%, assuming 4-year graduation rates (more than this, if time to graduation is prolonged).

- **The share of BA management majors enrolling for the 5th year MBA program.** To the extent that a large fraction of Fisher students were management majors and a large share of these register for the 5th year MBA program, this would increase Fisher's total enrollment. We therefore need to know what Fisher's assumptions are with respect to these percentages.

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- **The size of the dorm waiting list.** In an email exchange with Fisher, we were informed that there has been a dorm waiting list in recent years. Understanding the size of this waiting list at the start of the Fall semester would help inform us regarding the underlying demand for dorm space.

Finally, Fisher touts its Boston public school and lower income students, but we only have fragmentary data on these students, and no data over time to show whether the share of these groups are increasing over time.

[FYI: based on the following IMPNF reference, the total number of Boston students in 2012-2013 was 225 (\$2.3M divided by \$10,200), which represents 25.6% of day school enrollment.]

Fisher College provided a total of \$2.3 million in scholarships last year to City of Boston students enrolled at Fisher. The average scholarship per Boston students was \$10,200. – IMPNF p. 38

Conversely, we believe that Fisher has been recruiting foreign students who can afford Fisher's full tuition. We would like to see if the number of these students has been increasing over time; as well as information regarding scholarships/loans received or taken by these students.

Data Requests

Provide Fall semester student registration data by year for the academic years 2003-2004 through 2012-2013; update with data for 2013-2014 as base Year 0 when this information becomes available in September 2013. Also provide forecasts for each year from 2014-2015 through 2023-2024.

| Year | Beginning | End |
|------|-----------|------|
| -10 | 2003 | 2004 |
| -9 | 2004 | 2005 |
| -8 | 2005 | 2006 |
| -7 | 2006 | 2007 |
| -6 | 2007 | 2008 |
| -5 | 2008 | 2009 |
| -4 | 2009 | 2010 |
| -3 | 2010 | 2011 |
| -2 | 2011 | 2012 |
| -1 | 2012 | 2013 |
| 0 | 2013 | 2014 |
| 1 | 2014 | 2015 |
| 2 | 2015 | 2016 |
| 3 | 2016 | 2017 |
| 4 | 2017 | 2018 |
| 5 | 2018 | 2019 |
| 6 | 2019 | 2020 |
| 7 | 2020 | 2021 |
| 8 | 2021 | 2022 |
| 9 | 2022 | 2023 |
| 10 | 2023 | 2024 |

The data to be provided:

- 1) Number of day school students
 - a) Total
 - b) Residential
 - c) Commuter
 - d) Associate degree students
 - e) BA degree students
 - i) Total BA
 - ii) Management majors

- f) International day students – residential
- g) International day students – commuter
- h) City of Boston day students-BA candidates
- i) City of Boston day students-Associate degree candidates
- 2) Day students with household income under \$50,000
- 3) Number of day students on the dorm waiting list at the start of the Fall Semester.
- 4) Forecasted number of MBA students
 - a) Day students (also provide assumptions on share of day students choosing to pursue a 5th year MBA)
 - b) Evening/weekend students
- 5) Forecasted number of MA students (aside from MBAs)
 - a) Day students (also provide assumptions on share of day students choosing to pursue a 5th year MA)
 - b) Evening/weekend students
- 6) Students in the Division of Accelerated and Professional Services
 - a) Overall
 - b) Attending classes in Boston
 - c) Calculate FTEs for (a) and (b) (Full Time Equivalents; specify methodology for computing)

2. Fisher Staffing Data

Data Rationale

Fisher's need for additional space is based not just on student registration growth. It also must be based on the need to support increasing Fisher staff levels. To establish a basis for increased square footage, we need to understand Fisher's historical staff growth. To the extent that a large share of employees included in the IRS 990 form (Part 1 line 5) are students, we need to distinguish between students, full time staff and part time staff.

Information on the share of salary and staff numbers for employees who live in the City of Boston is needed to help inform any IMP economic benefits analysis.

Office capacity requirements for this staff are addressed in the next section.

Data Request

Provide employee staff and wage/benefit levels by year for fiscal years 2003-2004 through 2012-2013. Provide data for 2013-2014 as base Year 0 when this information becomes available in September 2013 (using September 2013 actuals; modify after the end of the fiscal year on June 30, 2014). Also provide forecasts for each year from 2014-2015 through 2023-2024.

- 1) Total staff and wages included in 990 forms
- 2) Officers and full time staff and wages
 - a) Total
 - b) Located on the Boston campus
 - c) Located on the Boston campus and living in the City of Boston
- 3) Part time staff and wages excluding students
 - a) Total
 - b) Located on the Boston campus
 - c) Located on the Boston campus and living in the City of Boston
- 4) Student employees and wages

- a) Total
- b) Located on Boston campus

For part time staff categories, please provide FTEs (full time equivalents; specify methodology for calculating).

Also provide a total FTE count by year (full time + part-time FTEs).

3. Fisher Non-Dorm Capacity Analysis

Data Rationale

Our *Sustainability and 10/11 Arlington* memos suggested that Fisher has less than half the non-dorm capacity per student FTE compared to other schools. Our *10/11 Arlington* memo raised doubts about whether the incremental non-dorm space due to conversion of 10/11 Arlington would adequately support Fisher's needs. We therefore suggest that Fisher provide more granular information to the BRA regarding current and projected needs for non-dorm capacity by category.

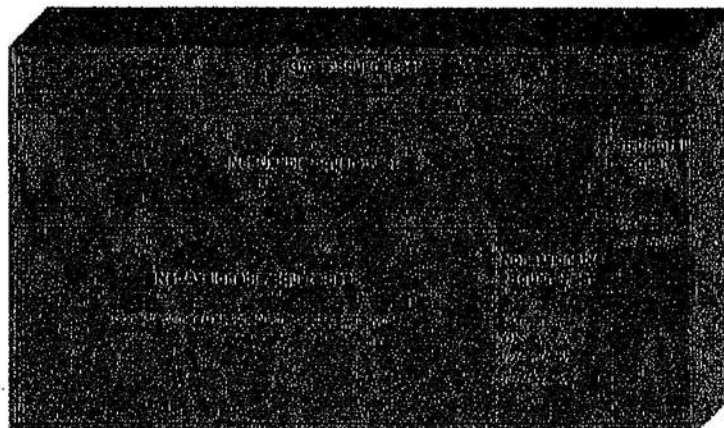
The following requests were originally made in the *10/11 Arlington* memo.

Data Requests

Fisher should provide quantitative data/analysis in the form of an Excel workbook with live formulas for the following:

1. For each building used for non-dorm space, what is the gross square feet (GSF) and net assignable square feet (NASF)? This will help ensure that all analyses are done on an 'apples-to-apples' basis.

CONCEPTUAL FRAMEWORK FOR ANALYZING BUILDING SQUARE FOOTAGE



Source: <http://access.ewu.edu/Documents/Construction%20and%20Planning/Campus%20Space%20Data/BuildingAreaMeasurement.pdf>

- 1) What is Fisher's historical GSF and NASF usage by building, by category (for each building) and by year (for each building) since 2005. Categories should include but not be limited to:
 - a) Classrooms and laboratories
 - b) Faculty Offices
 - c) Non-faculty offices
 - i) President's office

- ii) Financial/Bursar/Financial Aid
 - iii) Admissions
 - iv) Security
 - v) Student Life
 - d) Student space (excluding dining room and kitchen)
 - e) Dining Room and kitchen
 - f) Auditorium/multi-purpose rooms
 - g) Library
 - h) Athletic facilities
 - i) Logistics space (loading, storage, garbage)
 - j) Any other college functions (itemize)
2. What is Fisher's student FTE population, by year since 2005. Show underlying detail for day and DAPS students.
 3. How does Fisher's GSF and NASF per FTE compare to other schools, for each year since 2005 (by category if possible)?
 4. Fisher in its IMPNF says that it has "undersized and overcrowded institutional offices today" (IMPNF p 33). Fisher should quantify why it is still "undersized and overcrowded," even after substantial space was added since 2006 at 1 Arlington and 111 Beacon. It should then extend this analysis to compute its current demand needs for each of the other non-dorm categories (without consideration of supply constraints). What are the key underlying assumptions in developing these estimated demand requirements?
 5. If there were sufficient capacity today to meet these demand needs, how would Fisher's GSF and NASF per FTE compare to other colleges (by category)?
 6. Going forward, what is Fisher's projected capacity, by building by year through 2023-2024? What is the planned space usage by building and by category, for each year?
 7. What are Fisher's demand needs by category by year through 2023-2024, without being limited to the available capacity in the IMPNF? What is the basis for the assumed demand growth needs?
 8. Will the capacity in (7) be sufficient to cover the demand needs in (8)? Or will Fisher still have inadequate space? If so, by how much?
 9. What are Fisher's projected FTEs by year through 2023-2024? Based on this, what is the projected GSF/NASF per FTE (by category and by year), based on projected capacity in (7), as well as projected total demand in (8)?

If the answer to (9) is that Fisher will have inadequate space in 2023-2024, Fisher should be required to develop alternative plans in which it expands outside of Back Bay.

4. Fisher Graduation and Student Loan Data

Data Rationale

Fisher has emphasized its role in educating lower income first-generation Boston public school students -- suggesting that this is an important reason why the BRA should support Fisher's growth plans.

On the other hand, several community members in BRA public meetings have commented that Fisher appears to have low graduation rates and its lower income students leave Fisher with large student loan debts.

To help resolve this issue, Fisher needs to provide data that answers critical questions on graduation and loan levels

Data Requests

Provide information showing how many students in the following categories matriculated at Fisher, for each year from 2003-2004 through 2013-2014

- 1) AS degree day students
 - a) Total
 - b) From Boston Public Schools
 - c) First college student in the family
 - d) Household Income below \$50,000
 - e) International students
- 2) BS degree day students
 - a) Total
 - b) From Boston Public Schools
 - c) First college student in the family
 - d) Household Income below \$50,000
 - e) International students

For each of the categories above, and for each matriculation year, show the:

- 2 and 4 year graduation rate (for AS candidates)
- 4 and 6 year graduation rate (for BA candidates)

For each of the categories above, and for each matriculation year, what was the cumulative amount of Fisher scholarships that students incurred (on a total and per-student basis)?

For each of the categories above, and for each matriculation year, what was the cumulative amount of student debt that students incurred (on a total and per-student basis)?

For each of the categories above, and for each matriculation year, what was the three-year loan default rate?

5. Fisher Accreditation Reports

Data Rationale

In the IMPNF, Fisher has emphasized its "unique niche... as an institution dedicated to educating students from a broad range of backgrounds, many the first-in-family to attend college, and to preparing them for a lifetime of intellectual and professional pursuits" (IMPNF p. 1).

On the other hand, several community members have commented that Fisher's low graduation rate and high prices suggest that the school is not doing a good job of educating students. At the June 26 BRA public hearing, a woman who identified herself as a college professor asked if Fisher was accredited, and asked if she could see the accreditation report. Fisher replied that it was accredited with the New England Association of Schools and Colleges, but it declined to provide the report.

It is our understanding that accreditation reports deal with the adequacy of, e.g., staff-to-student ratios; and square footage for different college functions. They also point out different areas in which the school needs to improve. We therefore request that Fisher make this information public, so that we can test the extent to which the IMPNF adequately addresses these weaknesses.

Data Requests

Make available for public inspection Fisher's last accreditation report.

6. Fisher Strategic Plan

Data Rationale

The Fisher IMPNF touts its strategic planning process as an important basis for its IMPNF:

Under the leadership of its current and recent presidents, Fisher has undertaken substantive strategic planning processes. As a preliminary step to developing its first strategic plan in 2005, the College conducted comprehensive analyses of strengths, weaknesses, opportunities, and threats. As part of that effort, trustees, faculty, staff, Advisory Board members (industry practitioners, including alumni, who advise Program Directors), and students engaged in a year-long process to formulate the strategic directions that would guide the College through 2010. What resulted was Fisher's Strategic Planning framework. The College renewed its strategic planning work in 2011, so as to launch a new direction and goals for the period 2011 to 2016. Many of the outcomes of this second phase of planning are reflected in this IMPNF – IMPNF pp. 3-4.

The BRA would be well served to review these strategic plans, as a vehicle for assessing the degree to which the IMPNF adequately addresses the school's identified needs and considers obvious alternatives to remaining in Back Bay; e.g.:

- Fisher says that it needs to become bigger to be viable (IMPNF p. 8). How much bigger, and why? Is the relatively modest +280 student growth in the IMPNF through 2023-2024 sufficient, or does Fisher need to become even bigger?
- What additional investments would Fisher make if it were bigger; e.g., with respect to more faculty/staff and additional facilities (and which types of facilities)? How will Fisher deal with the lack of athletic facilities, in particular?
- Does the strategic plan explicitly consider the tradeoff between retention of the Fisher Back Bay brand versus the need for more space beyond that called for in the IMPNF?
- Did Fisher ever explicitly consider the 'move' option, and whether/how it could implement an Emerson or a Suffolk type plan?

Data Requests

Provide copies of the first strategic plan undertaken in 2005, and the second Fisher 2011-2016 strategic plan.

7. Fisher Property Condition Assessment Report

Data Rationale

The IMPNF notes that Fisher has conducted a "complete property condition assessment" of its facilities. Given the centrality of building issues to the IMP, these reports could be important in helping to inform the BRA's decisionmaking process.

To ensure that program enrichment can be accommodated, attention to facilities management is essential. The College conducted a complete property condition assessment of facilities at all locations in support of the strategic priority to improve the functionality of all of its buildings. – IMPNF p. 4

Data Requests

Provide a copy of the Fisher Property Condition Assessment Report.

8. Fisher Program Assessments

Data Rationale

The IMPNF notes that Fisher regularly assesses its performance via data-driven program reviews. These reports could be important in helping to inform the BRA's decision-making process.

Beyond these steps, the College regularly assesses the overall student experience through such measures as data-driven program reviews, capstone courses and experiences, the Cooperative Institutional Research Program (CIRP) Freshman Survey, the College Senior Survey (CSS), and the Measure of Academic Proficiency and Progress (MAPP, recently renamed ETS Proficiency Profile). This data informs on-going program planning and development. – IMPNF p. 4

Data Requests

Provide the most recent copies of the above-mentioned reports.

9. Fisher Financial and Economic Benefit Proformas

Data Rationale

The Fisher IMPNF argues that it needs to grow to be financially viable. It also suggests that Fisher's presence is good for the City of Boston – focusing largely on Fisher's role in educating lower income students, and students who are the first in their families to attend college.

...an institution dedicated to educating students from a broad range of backgrounds, many the first-in-family to attend college. – IMPNF p.1

39% of the classes entered with an Estimated Family Contribution of zero; 63% of the classes were eligible for Pell grants; 94% of the classes received institutional aid, with the average award being over \$10,200. – IMPNF p. 7

However, the IMPNF fails to show quantitative information in support of its financial viability assertions or the economic benefits for the City of Boston. Nor does it show how its IMPNF case compares to the following three cases:

1. 'Status quo' case, in which Fisher operates using its existing footprint;
2. 'Move' case, in which Fisher moves outside of Back Bay entirely
3. 'Stay put/grow elsewhere' case, in which Fisher keeps its current footprint but grows outside of Back Bay

Data Requests

1. Provide a **Fisher financial proforma** for the next ten years through 2023-2024, including staffing, capital expenditures and square footage assumptions, for the IMPNF as well as the above three cases.

To facilitate comparisons between historical actuals and 10-year forecasts, the proformas should show historical data starting with 2003-2004, using 2013-2014 as Year 0.

2. Provide an **economic benefits analysis** from the perspective of the City of Boston for the next ten years through 2023-2024, for the IMPNF as well as the above three cases.

The metrics for this analysis may include educational benefits, but must also include, at the minimum, how the plan:

- **Materially benefits the Back Bay neighborhood, or any other neighborhoods impacted by Fisher.** Supporting metrics should include: property tax assessment base and household income improvement

- **Creates construction jobs.** Quantify the amount of construction spending and the fraction that would be spent with firms located in the City of Boston.
- **Grows College-related employment and spending:** Quantify the amount of Fisher spending in the City of Boston. For college staff, identify the share of non-student employees and wages that are paid to employees living in the City of Boston. For major expenditure categories, show how much of the totals by category are spent with firms located in the City of Boston. To the extent that a major vendor is located outside of Boston but hires employees living inside the City of Boston, these employee expenditures may be included as a benefit to the City.

The proformas/analyses should be in the form of Excel workbooks, with live underlying formulas and identified key assumptions.

10. Fisher Mall Certificates of Appropriateness

Data Rationale

Our memo regarding the Fisher Mall raised questions as to whether 13 roof additions on the Mall and 102 Beacon rear extensions have BBAC Certificates of Appropriateness (COA).

Our 10/11 Arlington memo raised a similar issue regarding a large HVAC system mounted on the rear entryway to the building, as well as an HVAC blowers at 1 Arlington on the rear Beacon Street side.

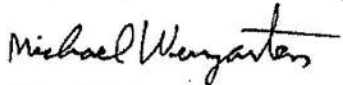
Data Requests

Provide permit/COA documentation for each of the roof additions on the Fisher Mall and the 102 Beacon rear extension.

Provide permit/COA documentation for the HVAC unit mounted on the rear entryway of 10/11 Arlington and for the 1 Arlington HVAC blowers on the Beacon Street rear side.

* * * * *

Respectfully submitted,



Michael Weingarten
120 Beacon Street #4
Boston, MA 02116

To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

Michael Weingarten
120 Beacon Street #4
Boston, MA 02116
mikew@signallake.com

July 29, 2013

Traffic Update

In reaction to the start of the Longfellow Bridge rehabilitation last week:

- The Boston Police Department has assigned a policeman to control traffic at the intersection of Beacon and Berkeley during evening drive time. The BPD's D-4 District desk sergeant says that this will continue throughout the bridge reconstruction period.
- A video camera was installed at the intersection of Beacon and Berkeley, presumably to facilitate traffic monitoring.
- There is a new electronic message board at the Berkeley street on-ramp to Storrow Drive, informing motorists that the Longfellow Bridge is closed and they should use the Mass Avenue Bridge. This undoubtedly will slow up traffic, as confused drivers try to figure out whether this means that they should go east or west on Storrow.

Given that the bridge rehabilitation project is scheduled to last 3.5 years, this makes it even more important that Fisher be required to address its traffic and parking problems.

In this context, we see no signs of change in Fisher's behavior during summer break. Here are some observations from the past few days:

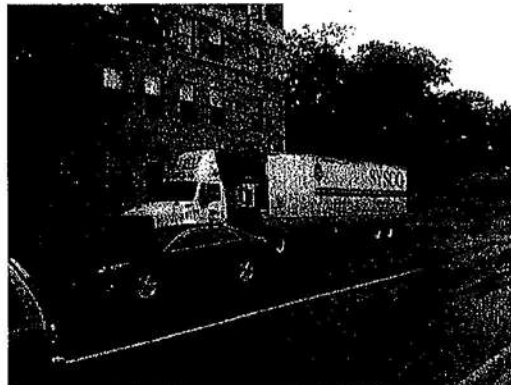
- Fisher vendors continue to use the Storrow Arlington Street off-ramp for deliveries (photo 1)
- Buses (from tour groups using the Fisher dorms) and vendor trucks continue to use Beacon as a pickup/dropoff area and/or arrive illegally before 7:00 AM:
 - The bus in photo 2 pulled up on Saturday morning at 5:30 AM and started making objectionable beeping noises as it backed up.
 - In photo 3, taken on Saturday at 9:00 AM, a large bus is legally parked (but only because there were parking spaces available).
 - In photo 4, a van and an SUV are double-parked on a Sunday afternoon, with a third vehicle parked illegally by a fire hydrant.
 - In photo 5, a coke truck pulled up on Monday morning at 6:07 AM, making objectionable beeping noises as it backed up.
- Despite Fisher's comments at the June 26 BRA meeting that it was considering repurposing deeded parking spaces to provide a truck delivery zone for the next academic year, this has not occurred. Instead, the week before the meeting, Fisher painted single-car parking space lines along Back Street (photo 6) – which is at odds with plans for establishing a truck delivery zone. Given that the academic year begins on August 31, we are skeptical that there will be any near-term changes.

We therefore ask that the BTD implement enhanced enforcement of Fisher violations.

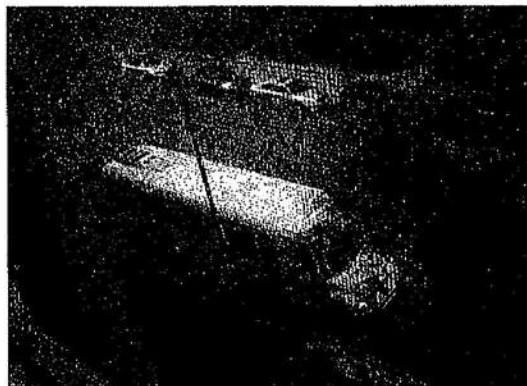
71

We also ask the BRA to make it clear to Fisher that the resolution of traffic and parking issues is a necessary precursor for IMP approval. Fisher should not be allowed to use promises that it will stop violating BTD regulations in the future as a bargaining chip for gaining IMP concessions.

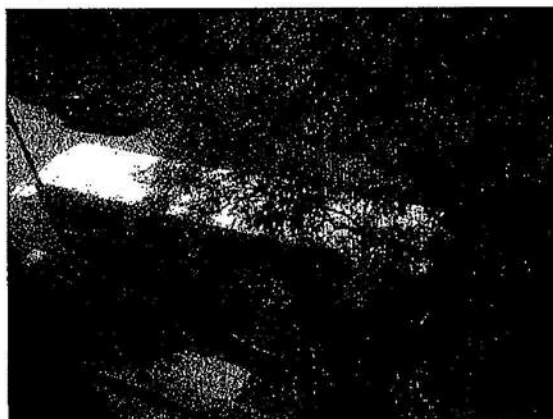
1. Sysco Truck Illegally Parked Friday July 26 10:34 AM



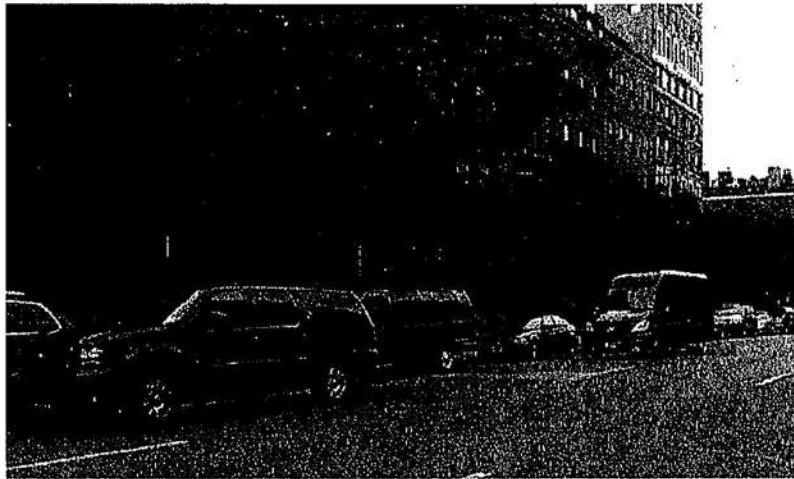
2. Bus Parked on Beacon Street Saturday July 27 5:54 AM



3. Bus Parked on Beacon Street Saturday July 27 9:00 AM



**4. Three Vans/SUVs DoubleParked/Illegally Parked
on Beacon Street Sunday July 28 5:54 AM**



5. Coke Truck on Beacon Monday July 29 6:07 AM



6. Single-Car Parking Space Lines Painted in Mid-June



* * * * *

Respectfully submitted,

Michael Weingarten

Michael Weingarten
120 Beacon Street #4
Boston, MA 02116

To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

Cc: Shaina Aubourg <Shaina.Aubourg@cityofboston.gov>
Rachel Szakmary <Rachel.Szakmary@cityofboston.gov>

Sullivan, Katelyn

From: Sam Plimpton [sp@baupost.com]
Sent: Friday, May 24, 2013 9:30 PM
To: Sullivan, Katelyn
Cc: Meade, Peter
Subject: Please reject Fisher
Attachments: Fisher 5-24-13.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Sullivan:

I am sorry that previously scheduled travel keeps me away from this important meeting concerning Fisher College's expansion plans. These plans would have a devastating impact on our quality of life and property values. The block on Beacon Street is already a disastrous traffic and service problem, without ANY Fisher expansion. I share other citizens views on the current student impacts of loitering, double parking, noise, etc., but my biggest concern is about the massive student, faculty, and staff population density increase that would drive further impacts, and costs to service that density.

From:
Sent:

Attached is an exhibit which shows the density and tax impact of Fisher's plans. The assessment data is public record for the 08/09 fiscal year, and the taxes are calculated at the then rate of \$10.63. The impact of their relative headcount presence versus residential use is incredibly troubling, and remains so even if the density assumptions in the exhibit are tweaked. I would appreciate seeing the numbers for 11/12, but while the current tax rates and assessments may have changed, the conclusion will remain the same as to relative density and miniscule taxes paid versus market rate, as in this sample analysis:

Dear :

-Approximately 260 tax paying residents, were the facilities to instead be used solely as market housing
-1100 students plus unknown number of faculty and admin headcount, if used as Fisher proposes
-few taxes paid currently, versus \$288,827 due, if taxed as assessed (even as far back as 08/09 assessments!) -no taxes proposed versus \$830,000 due if assessed and taxed as only \$600/sf housing going forward

the

is a

sample

The Fisher plan results in excess of 4 times the headcount density load as from a residential use, with the resultant traffic, service, water and sewer, rubbish, and other impacts. One cannot quadruple the human density without increasing the impacts! The City is currently using real estate tax exemptions to subsidize this use (with its negative impacts on property values and quality of life), by foregoing many hundreds of thousands of tax dollars (from even a low value assessment), so roughly 4x the impact and 25% of the taxes. Why is this good planning or policy, or remotely fair to the City or to the citizens who live here to increase the service requirement and lower the tax base? In addition, please note the public record that Fisher's default rates on student loans was around 19% in 2009 (versus 1.5% for Harvard) and 13.1% in 2010 (vs 1% for Harvard). However you measure it, Fisher is receiving

Dear

1

APC:

work:

72

substantial subsidies from both Boston real estate taxpayers and from income tax payers (who unlike Fisher, bear the brunt of defaulted loan costs).

I urge you to encourage Fisher to go to sites where density is needed, to encourage life and vitality in areas that are not already clogged with traffic, and are already difficult to access and to service. Please reject expansion.

Sincerely Yours,

Sam Plimpton

Registered voter on Beacon St in 02116

June 6, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, 9th Floor
One City Hall Place
Boston, MA 02201

RE: Fisher College Institutional Master Plan Notification Form ("IMPNF")

Dear Ms. Sullivan:

I write to object to the IMPNF as presented at the 6/18/13 Task Force public meeting. The Fisher College impact on our neighborhood is already detrimental, without any of the increases contemplated in the IMPNF, as you heard repeatedly from all of the Task Force and from all of the neighbors present. Attached is an exhibit which details some of the impacts of the proposed IMPNF on the neighborhood:

- 61% increase in beds from 289 to 466 in our neighborhood
- 34% increase in students in our neighborhood
- Virtually no tax payments to Boston, versus a potential of over \$1,000,000 per year
- 500% population density increase as compared to a market residential use

Our street is clogged with loitering students at all hours, visitors, faculty and staff (only 11% of employees live in Boston), delivery trucks, sports vans, and the city is burdened with the additional costs of servicing this dense population. It would be beneficial to the quality of life in our historic neighborhood were the H-3-65 current residential zoning strictly enforced. Fisher should be encouraged to make a long-term plan to relocate to an appropriate site that could revitalize a new neighborhood and provide the school with better facilities (parking, loading docks, outdoor space expansion capacity, housing, etc.). Permitting Fisher College to expand uses prohibited under H-3-65 residential zoning would diminish and degrade the quality and value of our neighborhood, and would reduce tax revenues from currently taxable properties.

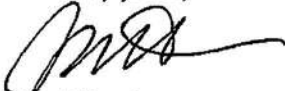
73

Samuel Plimpton
100 Beacon Street
Boston, MA 02116

June 6, 2013

I stand ready to work with Fisher on an appropriately timed relocation plan. Please reject this damaging IMP in the overall best interests of the neighborhood, and of the citizens of Boston.

Sincerely yours,



Sam Plimpton

Attachment: Density and Tax Analyses

cc: Mayor Thomas Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
Mr. Gerald Autler, Senior Project Manager, Boston Redevelopment Authority
Mr. Howard Kassler, Chair, Neighborhood Association of the Back Bay
Mr. Will Brownsberger, Massachusetts State Senate
Mr. Jay Livingstone, Candidate, Massachusetts House of Representatives
District Eight City Counselor Michael Ross
City Counselor at Large Stephen Murphy
City Counselor at Large John R. Connolly
City Counselor at Large Ayanna Pressley
City Counselor at Large Felix Arroyo
Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Mr. William Young, Senior Preservation Planner, Back Bay Historic District
Mr. Steve Young, Chair, Beacon Hill Civic Association
Ms. Anne Brooke, President, Friends of the Public Garden
Dr. Thomas McGovern, President, Fisher College
Task Force members

| Property | Assessed Land | Assessed Building | Assessed Total | Exm | Parcel s.f. | GFA |
|---|---------------|-------------------|----------------|-------------|-------------|------|
| 102-100 Beacon Street | \$1,784,121 | \$2,949,813 | \$4,733,934 | E | 4,950 | 16,5 |
| 104 Beacon Street | \$1,352,063 | \$2,234,585 | \$3,586,648 | E | 3,750 | 10,4 |
| 108 Beacon Street | \$2,163,790 | \$3,576,143 | \$5,739,933 | E | 6,000 | 15,8 |
| 106 Beacon Street | \$1,405,852 | \$2,323,483 | \$3,729,335 | E | 3,900 | 10,8 |
| 111 Beacon Street | \$561,800 | \$1,178,200 | \$1,740,000 | E | 2,464 | 8,5 |
| 112 Beacon Street | \$1,135,684 | \$1,876,970 | \$3,012,654 | E | 3,150 | 8,6 |
| 114 Beacon Street | \$1,081,895 | \$1,788,072 | \$2,869,967 | E | 3,000 | 8,6 |
| 115 Beacon Street | \$931,500 | \$1,274,000 | \$2,205,500 | T | 2,464 | 9,3 |
| 118 Beacon Street | \$2,163,790 | \$3,848,143 | \$6,011,933 | E | 6,000 | 21,6 |
| 116 Beacon Street | \$1,135,684 | \$1,876,970 | \$3,012,654 | E | 3,150 | 8,6 |
| 131 Beacon Street | \$1,238,100 | \$1,932,400 | \$3,170,500 | E | 2,795 | 10,3 |
| 133 Beacon Street | \$1,025,300 | \$2,145,200 | \$3,170,500 | E | 2,795 | 9,9 |
| 141 Beacon Street | \$668,900 | \$1,145,100 | \$1,814,000 | T | 2,464 | 8,2 |
| 139 Beacon Street | \$1,045,100 | \$1,493,900 | \$2,539,000 | T | 2,240 | 7,8 |
| 1 Arlington Street | \$1,439,200 | \$1,166,300 | \$2,605,500 | E | 4,351 | 11,9 |
| 10 Arlington Street | \$613,500 | \$505,000 | \$1,118,500 | ? | 2,200 | 8,0 |
| 11 Arlington Street | \$727,900 | \$699,100 | \$1,427,000 | ? | 2,750 | 10,2 |
| Total 2013 assessment | | | \$52,487,558 | total sella | | |
| 2013 due if all taxed at residential rate (\$13.14) | | | \$689,687 | | | |
| Tax on Taxable parcels \$ | | | 52,816 | | | |

Not included:(a)dorm on Stuart St. (b) It could not be determined where the School made a total of \$16:

Notes:

1. Sellable area assumes at 70% of Gross Floor Area (GFA)
2. Occupancy assumed at 2/1000 s.f. of sellable areas
3. Value assumed at \$600 psf selling price
4. Assessment data is for fiscal year 2013
5. Tax rate is 2013 residential rate of \$13.14; not known if taxable rates were comm 0.01314
6. Per Fisher filings-**does not include** staff or faculty load: 34 Faculty, 90 staff full time; 122 part time fa
7. Institutional Plan submittal by Fisher to BRA on June 7 2013, requests 61% increase in Beds in neighb

Sullivan, Katelyn

From: Sam Plimpton [sp@baupost.com]
Sent: Saturday, June 15, 2013 9:25 AM
To: Sullivan, Katelyn
Cc: Meade, Peter
Attachments: Fisher 6-13-13 v SMW-2_xlsx - Microsoft Excel Web App_xlsx.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Sullivan:

I look forward to seeing you on the 18th concerning Fisher College's expansion plans. Please confirm that the meeting will be held at 6PM at 116 Beacon St.

These plans would have a devastating impact on our quality of life and property values. The block on Beacon Street is already a disastrous traffic and service problem, without ANY Fisher expansion. I share other citizen's views on the current student impacts of loitering, double parking, rubbish, noise, etc., but my biggest concern is about the massive student, faculty, and staff population density increase that would drive further impacts, and costs to service that density.

Attached is an exhibit which shows the density and tax impact of Fisher's plans. The assessment data is updated to reflect public record. The impact of their relative headcount presence versus residential use is incredibly troubling, and remains so even if the density assumptions in the exhibit are tweaked, the message is the same:

- Approximately 260 tax paying residents, were the facilities to instead be used solely as market housing
- 1100 students plus an unknown number of faculty and admin headcount, if used as Fisher proposes -few taxes paid currently, versus \$690,000. due, if taxed as assessed -no taxes proposed versus \$1,024,000. due if assessed and taxed as only \$600/sf housing going forward

The Fisher plan results in excess of 4 times the headcount density load as from a residential use, with the resultant traffic, service, water and sewer, rubbish, and other impacts. One cannot quadruple the human density without increasing the impacts! The City is currently using real estate tax exemptions to subsidize this use (with its negative impacts on property values and quality of life), by foregoing many hundreds of thousands of tax dollars (from even a low value assessment), so the result is roughly 4x the impact for residents and virtually none of the potential taxes for the City to deal with those impacts. Why is this good planning or policy, or remotely fair to the City or to the citizens who live here to increase the service requirement and lower the tax base?

In addition, please note the public record that Fisher's default rates on student loans was around 19% in 2009 (versus 1.5% for Harvard) and 13.1% in 2010 (vs 1% for Harvard). Fisher student retention rates are low at a 30% yr 1 drop out rate, and graduation rates are also low by any metric, with a published 4 yr graduation rate of 32%. However you measure it, Fisher is receiving substantial subsidies from both Boston real estate taxpayers and from income tax payers (who unlike Fisher, bear the brunt of defaulted loan costs) for running one of the least selective fully private academic operations. What benefit to the City or to local residents do these massive subsidies to a private school provide? Why increase them?

I urge you to encourage Fisher to go to sites where density is needed, to encourage life and vitality in areas that are not already clogged with traffic, and are already difficult to access and to service. Please reject expansion, and further subsidy....

Sincerely Yours,

Sam Plimpton

Registered voter on Beacon St in 02116

Sullivan, Katelyn

From: Sam Plimpton [sp@baupost.com]
Sent: Saturday, August 03, 2013 4:39 PM
To: Sullivan, Katelyn
Subject: Fisher

Dear Katelyn:

This will reiterate my opposition to expansion of Fisher beds, academic, or admin space in our dense and historic residential neighborhood. Fisher and advisors have not responded with any plans to relocate, nor to requests for staging of those plans which the neighborhood might support. The students and resultant traffic and other impacts create service burdens that our alleys and streets can't handle. Please reject the imposition of increased impacts on our neighborhood.

Sincerely Yours
Sam Plimpton
100 Beacon

Sent from my iPhone

On Aug 2, 2013, at 12:29 PM, "Sullivan, Katelyn"

<Katelyn.Sullivan.bra@cityofboston.gov<<mailto:Katelyn.Sullivan.bra@cityofboston.gov>>> wrote:

REMINDER: The Fisher College IMPNF comment deadline is Monday, August 5, 2013. Please send your comments to the contact info below.

Thank you,
Katelyn

Katelyn Sullivan

Project Manager

Boston Redevelopment Authority

One City Hall Square

Boston, MA 02201

P: 617-918-4425

Katelyn.Sullivan.bra@cityofboston.gov<<mailto:Katelyn.Sullivan.bra@cityofboston.gov>>

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, 9th Floor
One City Hall Place
Boston, MA 02201

RE: Fisher College Institutional Master Plan Notification Form ("IMPNF")

Dear Katelyn:

I am writing to object to the proposed IMPNF submitted to the B.R.A. by Fisher College. I live on the block in question, and feel the college already creates very difficult impacts on our neighborhood, before any increase in density. The proposal increases the dorm beds in our block from 289 to 466 (61%) and the student count from 820 to 1100 (34%), and that is without accounting for resulting increases in staff, faculty, service/delivery vehicles, and visitors. The City has made great strides to work with local neighborhoods to preserve and enhance residential neighborhoods and parks. This IMPNF would create substantial negative impacts on residents, no tax dollars, and few benefits for allowing non-conforming dorm and institutional uses to expand in a historical residential zoned H-3-65 neighborhood.

Please encourage Fisher to withdraw the plan, and to work constructively with neighbors to craft a long-term exit plan from this historic residential neighborhood. That exit would produce tangible benefits in terms of reducing density, increasing taxes, noise reduction, traffic reduction, disturbance reduction, and lower demand for rubbish/water/sewer/power. Please do not damage our neighborhood by approving this plan.

Sincerely yours,



Wendy Shattuck

Cc:

Mayor Thomas Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
Mr. Henry Lee, citizen
Antonia Pollak, Commissioner, Boston Parks

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Sullivan, Katelyn

From: Martyn Roetter [mroetter@gmail.com]
Sent: Thursday, June 20, 2013 2:44 PM
To: Sullivan, Katelyn; Peter.Meade.bra@cityofboston.gov; Mayor; Ross, Michael (City Council); Arroyo, Felix; Ayanna.Presley@cityofboston.gov; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; NABB
Cc: tom@jaylivingstone.com
Subject: Fisher IMP

FISHER INSTITUTIONAL MASTER PLAN (FIMP)

My wife and I have resided at 144 Beacon Street, close to Berkeley Street and adjacent to the block where Fisher College currently operates and plans to expand, for almost 8 1/2 years. I have reviewed the Draft Master Plan Documents and attended several meetings on this matter. I hereby submit the following observations and recommendation.

From:
Sent:

Conclusion and Recommendation

The only acceptable and reasonable outcome of the BRA's review of Fisher College's IMP is outright rejection in its entirety.

This plan foresees an increase in student residents on the Beacon Street block between Arlington and Berkeley Streets of 177 by 2023, a growth of some 60% over the current number of 289, to reach a total of 466. This number is close to the number of students (499) resident in the same area before Emerson College moved. In other words this plan involves a "back to the future" move as far as the character of Back Bay is concerned. Its approval would set an unhealthy precedent for future undesirable changes in zoning practices affecting the rest of Back Bay and other neighborhoods.

The implementation of this IMP would inevitably create an intolerable environment for non-student residents and for the students themselves whose presence would be the source of increasing and justified resentment by their neighbors.

Fisher College should be encouraged to seek alternative locations to pursue its laudable educational mission and expand as it must to become financially viable as a baccalaureate institution.

Consequences of Implementing the FIMP

The disturbing implications of the inevitable increase in student-related traffic and activities within and adjacent to one block of Beacon Street and Back Street are clearly foreseeable in light of the congestion and other problems that are already regularly encountered here on certain days and at certain times of day.

This
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This planned expansion of Fisher College will create an intolerable environment both for non-student residents and for the students themselves. The plan is in effect attempting to squeeze a gallon of liquid into a quart pot.

The interactions between the various individual projects that are proposed, i.e. expansion of dormitory living and construction of an outside space for use by students are so intertwined that it makes no sense to argue that it might be reasonable to approve a subset or even just one of the projects that are included in the plan even if its other elements are rejected.

No Plan Can Be Considered Seriously Absent Financial and Traffic Analyses

It passes my understanding how or why any project of this nature and scope should even be eligible for consideration by the BRA without being accompanied by an analysis of its financial viability and risks as well as by an independent study of its consequences for traffic patterns and flows (vehicular and pedestrian) within and through this heavily traveled area. This area is adjacent to major attractions for national and international tourists as well as for residents of Back Bay and indeed other neighborhoods in Boston and people who work in Back Bay.

Yet the financial parameters of the plan and the capacity and sources of funding for Fisher College to pay for this expansion have been shrouded in secrecy. This gap is ironic since we have been told that Fisher College intends to introduce an MBA program in 2014 in which surely the analysis of the financial viability and risks of large investment projects and ways to mitigate these risks will be part of the curriculum. A nightmare scenario can be envisaged in which this area becomes plagued with unsightly partly completed projects generating no value for anybody because as is happening with other, especially small colleges Fisher may run into financial headwinds that prevent it from paying for their completion (see for example "Colleges Struggling to Stay Afloat," New York Times, April 12, 2013, <http://www.nytimes.com/2013/04/14/education/edlife/many-colleges-and-universities-face-financial-problems.html?pagewanted=all&r=0>).

Another financial aspect of Fisher College's planned expansion will be a further reduction in Boston's tax base and perhaps more importantly a longer term and larger shortfall in potential tax revenues for the city from non-exempt use of the properties Fisher now owns. Residents of Boston who do pay property taxes that underwent a substantial increase a few short years ago quite rightly perceive this impact of Fisher College's IMP as another significant reason to reject it. To the best of my knowledge Fisher does not even participate in the city's PILOT program to the minimum extent practiced by some other educational institutions.

No realistic appreciation of future traffic patterns is available, even though the substantial impact of the planned increase in the number of resident students is obvious. It should also be obvious that for substantial periods of time movement in and through this area would be disrupted by extensive renovation and construction works that are foreseen in the plan. It would be amazing and inconsistent with the many experiences I and others have had with both private and public sector construction projects in Boston if this work did not drag on for much longer than is planned.

An Alternative Path for Fisher College

Fisher College's educational mission is laudable and its history in making educational opportunities available to women from the beginning of the 20th century and to Boston residents who might otherwise not have access to them is admirable. Fisher's imperative to grow to a financially viable size now that it is a 4 year institution is also understandable. But it makes no sense to plan this expansion in such a way as to disrupt the character and lifestyles of a neighborhood and community with no offsetting benefits and to create an environment for its students in which their presence will as a result be increasingly resented.

There are alternative paths to growth and Fisher College should be encouraged to go back to the drawing board and explore them, in Boston proper and/or in the greater Boston metropolitan area. Fisher's property assets in Back Bay should command high sales prices in this highly desirable neighborhood where realtors are complaining about a shortage of inventory to sell to buyers eager to move in. The sale of these assets should enable the College to acquire real estate and establish living, teaching and administrative facilities in locations that will benefit from its presence and will not be disruptive to its neighbors and the surrounding community.

Thank you for your attention.

Sincerely,

Martyn Roetter

144 Beacon Street
Boston, MA 02116-1449
USA
tel: +1 617 820-5205
fax: +1 617 820-5223
cell: +1 617 216 1988
Skype ID: martynroetter

Sullivan, Katelyn

From: Martyn Roetter [mroetter@gmail.com]
Sent: Monday, July 08, 2013 10:56 AM
To: Meade, Peter; Mayor; Ross, Michael (City Council); Arroyo, Felix; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; NABB; Pressley, Ayanna; Sullivan, Katelyn; tom@jaylivingstone.com
Subject: Fisher IMP

Additional and Updated Comments on Fisher College IMP

Introduction

I would like to update and reinforce my earlier comments and recommendation about this plan based on additional information of which I have become aware regarding the financial prospects and challenges for the College and its ability to provide competitive facilities for its students within its footprint in the Back Bay.

Recommendation

Additional information makes it clear that it is in Fisher College's as well as in the Back Bay neighborhood's interest to have the IMP terminated or withdrawn NOW from consideration by the BRA. There should be no further investment of money, time and human resources on any of our parts, including the BRA's, in trying to paper over the yawning gaps in an unworkable plan (or in less elegant words put lipstick on the face of a pig).

Fisher College would be well advised to devote its time and resources to finding and pursuing an alternative path forward (i.e. a different location for its expansion) before it is too late. Fisher should stop spending its money on real estate and traffic consultants focused on sections of Beacon and Back Streets and wasting the time and energy of its own staff in the pursuit of an impossible dream that will inevitably turn into a nightmare for everybody concerned.

Financial Risks, Dubious Benefits, and Certain Harm

The need for Fisher College to grow to achieve financial sustainability is undeniable. A sizable proportion of the funds it expects or hopes to receive to achieve sustainability will have to come from various student Government grant and loan programs. The outcomes of these programs in terms of default and graduation rates are coming under increased scrutiny and giving rise to justified concerns about whether or to what extent they actually benefit the students who receive them. The financial model which Fisher College is using must be fraught with significant risks and dubious benefits or outcomes. The absence of financial information in the IMP is troublesome since without such information it is impossible to identify and assess all the risks that may be involved and the capability of Fisher College to implement its plans even if they were approved.

Whatever steps Fisher College may try to take to cope with the impact of adding 177 student residents in the Arlington-Berkeley block of Beacon Street the physical dimensions of this area cannot be altered. The incidence of traffic congestion and extent of the disruptions to the ebb and flow of daily life and activities will become increasingly intolerable as the number of resident students increases. In addition the impact of the construction and renovation work associated with the implementation over time of Fisher College's plans has not been addressed. The presence of contractors and their vehicles and materials to implement a series of projects makes it likely that the area would also have to endure being a construction site for an unspecified period of time. We all know from experience how unlikely it is that such projects will be accomplished on time or within budget.

It is physically impossible to build facilities for students in this area that can match the space and amenities available at other colleges with which Fisher has to compete to attract students. Students' experiences will also suffer from the increasing resentment at their very presence they will encounter from Back Bay residents because of the degradation in the quality of life resulting from their sheer numbers, no matter how careful and respectful they are collectively and individually.

The Alternative Path for Fisher College

It would be the height of irresponsibility not only towards the neighborhood but also towards its future students for Fisher College to continue to pursue its IMP. It also makes no sense for the BRA to let Fisher College continue along a path that has already been clearly revealed to be a disaster in waiting.

Property in the Back Bay is at a premium. It is inconceivable that Fisher College should be unable to receive a good price for its properties (or its new properties if it wishes to retain its status quo in Back Bay). The College should then be able to find another growing neighborhood for its expansion in Boston. This location would be better and more suitable for its future students and would enhance the life and vibrancy of the neighborhood around it, for example Fort Point or the Innovation Center, in contrast to the harm that would be inflicted on Back Bay if the IMP is implemented as proposed. An ancillary benefit of an alternative location for Fisher College would be an increase in the tax base in Back Bay to deliver additional revenues to the City of Boston from properties that would no longer be tax exempt.

The sooner Fisher College redirects and devotes all its efforts to the goal of finding a new location for its expansion the better, especially in light of its current lease arrangement for 55 beds on Stuart Street. This lease runs out in 2016 with

no guarantee of renewal. Hence the need to find residential space outside Back Bay to accommodate all Fisher's students even assuming its enrolment stays constant is rapidly becoming urgent.

Sincerely,

--
Martyn Roetter

144 Beacon Street
Boston, MA 02116-1449

USA

tel: +1 617 820-5205

fax: +1 617 820-5223

cell: +1 617 216 1988

Skype ID: martynroetter

Neighborhood Association of the Back Bay

From: Martyn Roetter [mroetter@gmail.com]
Sent: Thursday, July 11, 2013 9:43 AM
To: NABB
Subject: Re: NABB Meeting scheduled for July 17 is postponed

The discussion between NABB and Fisher College should be about *rescission* and then replacement not *revision* of the current IMP.

On Wed, Jul 10, 2013 at 4:08 PM, Neighborhood Association of the Back Bay <info@nabbonline.com> wrote:

Many of you already know this.

The public meeting concerning Fisher College's proposed expansion in the Back Bay residential district, which was scheduled for Wednesday, July 17th at the French Cultural Center, has been postponed. NABB Chair Howard Kassler and delegates from the Fisher Task Force have agreed to meet with representatives of the College to discuss revisions to the Institutional Master Plan. We expect that meeting to take place later this month.

In the interim, it is crucial that everyone interested in and affected by Fisher's proposed expansion in the Back Bay residential historic district take part in the public process. We urge you to write to the BRA before the August 5 deadline and voice your concerns. Comments should be addressed to:

Katelyn Sullivan, Project Manager

Boston Redevelopment Authority

9th floor, Boston City Hall

Boston, MA 02201

Katelyn.Sullivan.bra@cityofboston.gov

Neighborhood Association of the Back Bay

160 Commonwealth Avenue #L-8

Boston, Massachusetts 02116-2749

E-mail: info@nabbonline.com

7/11/2013

79

Web: www.nabhonline.com

Tel: 617-247-3961

--
Martyn Roetter

144 Beacon Street
Boston, MA 02116-1449
USA

tel: +1 617 820-5205

fax: +1 617 820-5223

cell: +1 617 216 1988

Skype ID: martynroetter

7/11/2013

Sullivan, Katelyn

From: marie small [mariewsmall@yahoo.com]
Sent: Thursday, June 06, 2013 11:20 AM
To: Sullivan, Katelyn
Subject: Fisher College Expansion

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Sullivan,

I am writing to express my concern over the expansion plans of Fisher College in the Back Bay area of Boston. This is a residential area and any further expansion by Fisher will continue to make it feel less and less like a residential area. Fisher already causes may traffic delays, students leave litter and clog residential egress from our own buildings. We don't want late night noise to worsen. Congregation of large groups of people can be un-nerving for residents esp in the later evening. It doesn't seem that Fisher college is aware of the problems their students may cause residents or they look the other way.

Fisher College should find a nearby area that already has more commercial buildings.

Any further expansion by Fisher College in Back Bay (esp Beacon Street) will increase tensions between residents and the Fisher students which would could be detrimental to both groups.

thank you for listening,

Regards,

Marie Webster

109 Beacon st

5618099391

From:

Sent:

To:

Subject:

Follow Up:

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Sullivan, Katelyn

From: Marie Small [mariewsmall@gmail.com]
Sent: Wednesday, July 03, 2013 10:57 AM
To: wchase@fisher.edu
Cc: Sullivan, Katelyn; info@nabbonline.com
Subject: blocked steps 109 Beacon

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
I'm writing to let you know that Fisher students are currently congregating and sitting on the steps of our apt building which is blocking access. I doubt they mean any harm but this is the type of activity which is awkward and unsettling to residents.
Thank you for directing them to an alternate location.
Regards, Marie Small.

Neighborhood Association of the Back Bay

✓ **From:** marie small [mariewsmall@yahoo.com]
Sent: Monday, April 08, 2013 3:09 PM
To: info@nabbonline.com
Subject: Fw: Fisher IMP

Dear NA of the BB
thank you for your letter.

I live at 109 Beacon st and generally have found Fisher College to be good neighbors ie they are mostly quiet and do not cause much commotion. The one exception is the students constantly sit on our front steps and some smoke cigarettes, do not move when we exit the building and leave cigarette butts on the ground. The exit of our apt building should be off limits to all students. It seems unsightly to place a sign on our entrance nor do we want to ask them to move/leave each time we encounter students on our steps.

I am concerned about Back Bay becoming more commercial and less residential. If Fisher College continues to grow, I think the negative effects on residents and historical area of Boston should be evaluated fully before they are given any permission to expand. Maybe there is a more commercial area nearby where the college can expand in instead of the historic Back Bay?

Please add me to you mailing list. Thank you for keeping me up to date on this project.

Best regards,
Marie Small

6/26/2013

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Neighborhood Association of the Back Bay

✓ **From:** marie small [mariewsmall@yahoo.com]
Sent: Tuesday, June 18, 2013 5:34 PM
To: info@nabbonline.com
Subject: Re: REMINDER: Fisher College Task Force Meeting tonight at 6PM

I am out of town and will be unable to attend.
I'd like to express my strong opposition to the expansion of Fisher College and the impact it will have on detracting from our residential area.
Fisher should expand only in a more commercial section of Boston.
Maintaining residential historical areas seems to be the ideology of the City of Boston too.
I hope the expansion can be prevented to protect this historical part of Boston.
thank you!
Marie Webster

From: Neighborhood Association of the Back Bay <info@nabbonline.com>
To: Neighborhood Association of the Back Bay <info@nabbonline.com>
Sent: Tuesday, June 18, 2013 2:19 PM
Subject: FW: REMINDER: Fisher College Task Force Meeting tonight at 6PM

Greetings-

This is an email reminder that there will be a meeting of the Fisher College Task Force tonight, Tuesday, June 18, 2013 at 6pm in Fisher College's Alumni Hall, 116 Beacon Street. We will be discussing the recently submitted Fisher College Institutional Master Plan Notification Form ("IMPNF"). There is a draft agenda attached. If there are any questions please use the information below.

You can access an electronic copy of the IMPNF at
<http://www.bostonredevelopmentauthority.org/DevelopmentProjects/devprojects.asp?action=ViewProject&ProjectID=1568>

Thank you,

Katelyn

Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
P: 617-918-4425
Katelyn.Sullivan.bra@cityofboston.gov

6/26/2013

83

Sullivan, Katelyn

From: Sharon Ryan [stravels2@yahoo.com]
Sent: Tuesday, June 18, 2013 3:15 PM
To: Sullivan, Katelyn
Subject: Fisher College Expansion

I live at 109 Beacon St and have for the past 22 years. I did attend the last meeting and felt that it was simply a PR meeting to inform the neighborhood of the expansion that Fisher College has every intention of completing with or without the approval of any of us who live here. Noise is an issue, along with the students lack of common sense when it comes to where they should be throwing their trash, which is most often, wherever they feel like leaving it. Daily, when I leave or return to my condo, I am picking up cigarette butts and trash which is just left on our front stairs. The kids who went to Butera's school at 111 Beacon, were very nice! If they were playing hacky-sack, they moved out of the way when my neighbors or myself come or left our building. If they were sitting on our steps, they would move immediately and even asked if they could help us with packages or groceries. Fisher College kids, who are always on our stairs, wouldn't move it we were carrying a grand piano and I have to work my way around them to get to my front door! They also enjoy opening their dorm windows and shouting to their friends in other buildings or those standing on the sidewalk below.

There is also the issue of parking or lack thereof. Fisher has told us that their students don't drive to school which is not true as I see kids getting in and out of their cars for school every day. They use the alley behind my building as their playground and I can't even imagine how much worse that will be if there are more students living here. I fully understand college kids, I had 2 of my own, but they lived on a college campus, not an historic residential area of The Back Bay in Boston! If Fisher College wants to expand, they should do what Emerson did and move to an area which is less residential and more conducive to their expansion plans. The first block of Beacon isn't it!!! If their problem is that they need more revenue, charge the current student body more per year or, if Fisher college's administration office is run like most colleges, they could probably cut their staff in half and save themselves a boatload of money! I love this neighborhood and while I'm not happy with the current size of Fisher, I can live with that if they can police their students better and leave the college just as it is now...no new dorms or increase in enrollment! Many of my neighbors have spent a great deal of money on their condos and like me, we don't want to see our property values go down while Fisher College takes over.

Sharon Ryan

Sent from my iPad

83 84

85

Sullivan, Katelyn

From: Sharon Ryan [stravels2@yahoo.com]
Sent: Wednesday, July 31, 2013 12:24 PM
To: Sullivan, Katelyn
Subject: Fisher College

It has come to my attention that Fisher College has had a brain storm and decided to move the proposed dorms from one side of the street to the other. And this is your grand idea how? Apparently the college personnel are hard of hearing. It has been evident from the 3 neighborhood meetings that Back Bay doesn't want more Fisher students and more dorms...ON ANY SIDE OF ANY STREET IN BACK BAY! This is not a college campus nor is this neighborhood equipped to handle the proposed number of students that Fisher wants to add. What part of this is Fisher not getting? It's amazing to me that there is such arrogance from Fisher College and seemingly no desire to work with the neighborhood! It's really mind boggling!

Sharon Ryan
109 Beacon St

Sent from my iPad

SA 86

Sullivan, Katelyn

From: Susan Morris [susanmorrisuk@yahoo.com]
Sent: Sunday, August 04, 2013 9:46 PM
To: Sullivan, Katelyn
Subject: Fw: Fisher College IMP

Dear Ms. Sullivan:

As a taxpayer in the city of Boston, which is heavily dependent on property taxes to support the government of the city and the programs and services for the citizens of Boston, I oppose the approval of a non compliance zoning for 10-11 Arlington Street. Changing a zoning compliance should always be for the greater good of a neighborhood. The Tellus Institute at 10-11 Arlington is a nonprofit office building. Fisher College proposes a mixed use college zoning which removes approximately \$150,000 annually from the tax base in Boston for at least the next ten years, forcing the city to raise property taxes to compensate for this "gift" to Fisher College. I could support such a change if Fisher had demonstrated, through the PILOT program that it added benefit to the community but the college does not participate in the PILOT program and in the proposed application listed such greater good projects such as the NABB Alley Ralley (which is done by taxpayers in the Back Bay who don't assign a monetary value to it) and volunteering to help at the 4th of July on the Esplanade (when Fisher is not in session and thus doesn't have students to volunteer).

If the Tellus Institute were given to Fisher for tax free use, it would not be restored to a high standard like the privately owned buildings on Arlington Street have been which lowers property values on Arlington and upper Marlborough. Arlington, the Public Garden and Marlborough would have increased student use when students visit their professors and would likely suffer from the smoking, damage of private property, trash, debris and vomit seen on Beacon Street by the private property owners. In an unofficial survey, the number of airconditioners in windows both facing Beacon Street and Arlington Street increases when property is owned by Fisher, even though the Dean of Students at Fisher said the electrical service in her Fisher building is so antiquated that although the staff is allowed airconditioners, the students are not.

I oppose changing the use of the Tellus Institute through the BRA process because it would damage the city of Boston, the Back Bay Historic District, our property values and The Public Garden. Please deny this use.

Thank you,
Susan W. Morris
617 236-5160
301 Berkeley Street, Apt. 6
Boston,
MA 02116

Sullivan, Katelyn

From: Susan Morris [susanmorrisuk@yahoo.com]
Sent: Tuesday, June 04, 2013 4:04 PM
To: Sullivan, Katelyn; Barbara Vogelsang; Tony Morris
Subject: Fisher College

Follow Up Flag: Follow up
Flag Status: Flagged

Fisher College is creating a Back Bay Campus in the first block of Beacon Street by using the BRA Institutional Master Plan process to rezone two tax assessed properties (139 and 141 Beacon) for use as dormitories. In order to qualify for this program which exempts Fisher from actually applying to rezone the two properties, Fisher has purchased the Tellus Institute to increase their property to greater than 150,000 square feet.

I strenuously object to this plan for the following reasons:

1. The two properties are unsafe architecturally for dormitories. They have restricted stairways and egress for fire for as many people Fisher plans to house (43 students per building).
2. The two properties were originally single family dwellings and the antiquated sewer and water systems cannot support 86 people.
3. Removing two properties from the tax rolls is unconscionable considering the high cost of maintaining the historic back bay streets and infrastructure. Fisher has only made in kind donations to the PILOT program, giving 76 Boston day students partial scholarships. Please note Boston students will not be housed in these buildings.
4. The Back Bay historically supports educational and academic institutions which enrich the citizens of Boston. Denying the use of these two buildings for campus like RESIDENTIAL purposes does not change the historical support for the academic programs at Fisher.
5. The block of Beacon Street from Arlington to Berkeley is the "beginning of the Back Bay" but it is also a freeway exit for both east and west traffic from Storrow Drive. Putting 86 teenagers, many from international countries with differing traffic laws and patterns across a busy street from their classes is more than dangerous, it is a tragedy waiting to happen.
6. Fisher has been allowed one dormitory in the block considered. According to public testimony, those students have not respected the residential zoning of Beacon Street but have been loud and drunk, vomiting in private gardens, damaging private cars in the alley, littering with trash and their cigarette butts, playing frisbee in private gardens, damaging shrubbery and property. If that one dormitory cannot be controlled by the administration, how will they control the 86 students proposed for the newly converted buildings?
7. Approving an IMP for Fisher guarantees zoning exemptions for them in the future. But it will change the zoning for the families

who bought their homes when the zoning was residential and still is until Fisher asks to nullify the residential zoning of 139 and 141 Beacon Street.

8. This block in the Back Bay does not need redevelopment. Market prices and trends are adding useful tax dollars to the city. But the BRA should let zoning determine what uses are permitted in the Back Bay. There are limited resources in the city of Boston and Fisher College should not be using them to rezone without applying to the Zoning Board.

9. A higher and better use for these properties would be to sell them for residential use and use the profits to house their students in an area of Boston that needs redevelopment.

10. Denying this "redevelopment" plan would not negate Fisher College from marketing itself as a downtown or Back Bay College. It would mean they are not a campus, but they are still performing their historical use. I would point out the Back Bay began in 1848 and Fisher began in Somerville in 1939.

11. In good faith(?) Fisher College told the neighbors when they bought 139 and 141 that they would not use them as dormitories. The zoning prohibited it. But once Fisher bought the Tellus Institute they qualified for BRA master planning where they could work through the assessors office to rezone these currently tax paying buildings.

12. The Dean of Students spoke about the futility of convincing mainly international students who live in student residences not to smoke and Fisher's frustration that banning smoking within 25 feet of their academic buildings sent the students on to private property. Yet the IMP moves the admin around the corner on Arlington Street at the Tellus Institute property out of sight of the students they are hoping to control. The administration has failed to police its students on private property, has failed to control restricted deliveries from semi trucks in in posted areas, failed to curtail pickups of large busses in traffic contrary to traffic laws.

13. When Fisher College realized the level of opposition (NABB and others) at the original meetings, they hired a publicity firm and did not answer calls from the neighborhood. They asked for two meetings to discuss the plan during graduations and summer vacations and a 30 day comment period. The disrespect of the residents is offensive.

In sum, the IMP should not be approved. It is a waste of taxpayer money and residents' time to have 6 months of meetings and reports and power points to review a more than flawed idea unanimously opposed by the residents of Back Bay. Such energy should be spent collecting taxes, obeying the zoning laws and redeveloping areas of Boston in dire straits.

Thank you,

Susan W. Morris
860 992-8534

Neighborhood Association of the Back Bay

From: Susan Morris [susanmorrisk@yahoo.com]
Sent: Thursday, June 06, 2013 4:40 PM
To: Neighborhood Association of the Back Bay
Subject: Re: Fisher College IMP

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6/26/2013

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Thank you,

Susan W. Morris
860 992-8534

6/26/2013

ANTHONY P. MORRIS

301 Berkeley Street - #6
Boston, Massachusetts 02116
USA

Tel: +1-617-528-8470
Email: tony@morris-company.com

August 2, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Opposition to Fisher College IMP

Dear Ms. Sullivan:

I write to oppose the Fisher Institutional Master Plan (IMP) in total as a completely incompatible, inappropriate, and possibly unlawful use of the buildings, street, and neighborhood in Back Bay.

The section of Back Bay in which Fisher sits is a historic residential neighborhood for which a college campus, let alone any expansion of a college campus, is completely improper, degrades the quality of life of neighbors, degrades the surrounding property, adds a dangerous level of traffic to already crowded and heavily used streets, and erodes the City's tax base in an unwise and avoidable way.

Projects 1 (additional dorm beds); 2, 3, and 4 (conversion of existing rental units to dorms); 5 (carriage house addition); and 6 (College Terrace) add student and staff density, intensity of use, traffic, potential noise, and unsightliness that are not merely incompatible with the existing area, they are actually hostile to qualities of the neighborhood and the quality of life which taxpaying neighbors should be able to enjoy.

Project 7 (Tellus) also represents a continuing incompatible use of what could be highly valuable, tax producing residential property.

Project 1 and Projects 2, 3, and 4 – additional beds and the proposed conversion of 115, 139, and 141 Beacon to dormitories - are particularly egregious and improper proposed uses of property including the three buildings now currently on the tax rolls.

On the first block of Beacon, Fisher proposes to add 280 students to the roughly 820 using the area today (total 1100) including 177 new full time residents in addition to the 289 currently present (IMP p.19).

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On the first block of Beacon, Fisher proposes to add 280 students to the roughly 820 using the area today (total 1100) including 177 new full time residents in addition to the 289 currently present (IMP p.19).

How can Beacon Street, Public Alley 421, and the adjacent streets absorb this increase in population, especially the new 177 full time residents, without unreasonable and unnecessary reductions in public and personal safety, security, health and cleanliness, and quiet enjoyment for the very high tax paying residential properties that are adjacent to the Fisher property?

- What will happen to the traffic in Public Alley 421 with 129 new full time student residents living on it?
- How will deliveries, trash pickup, ingress/egress, car traffic from this increase in population not disrupt and aggravate the existing conditions including vehicular and rodent traffic and noise?
 - Will there be 0700 trash pickup with big compacting trucks cycling their systems?
- Where will the amenities be that will keep these 177 new residents from 'playing in the streets' any less than the current students play in the streets?
- Where is the outdoor space they can freely use?
- How close are the basic amenities including a convenience store, restaurants, dry cleaner, liquor store, etc.?
-
- What will happen to the property values of the remaining private buildings on the first block of Beacon?
- What owner will be motivated to make substantial improvements or redevelopment of the remaining residential buildings on the first block of Beacon?
- What will happen to the property values (and tax base) of buildings on Alley 421 on the Marlborough Street side?

IMP says that residential students are not allowed to bring personal cars but that commuters are obliged to deal with the limited parking situation on Beacon and in the area. The Plan calls for substantial increases in both populations, thereby potentially aggravating traffic and parking.

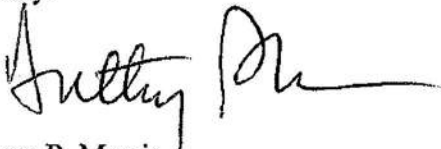
- How is the ban on resident student cars enforced?
- How many infractions have there been discovered in 2013, 2012, 2011?
- How were they dealt with?
- In how many accidents have student pedestrians or student drivers been involved in in the last three years? What is the trend?
- Have students been personally injured by vehicles or injured others with vehicles?
- How will the vehicular access of the extra 280 students and 177 new residents affect existing conditions?

- What steps will Fisher take to keep an already difficult situation from getting worse, especially given the thousand or so possible DAILY jaywalking incidents calculated by a speaker at the last Fisher public hearing, should property use change?

If Fisher has a mission (other than absorbing cash borrowed by students to pay their high tuition fees and expenses), its wisest choice is to convert its high value real estate in Back Bay to cash (as Emerson did and as Suffolk is doing on Beacon Hill) and to invest that cash in a campus where the students could really benefit from residential life in a location that is compatible with student living. The first block of Beacon Street was never that location and is not now.

I thank you in advance for rejecting the Fisher IMP as incompatible, non-conforming, and improper use of the historic Back Bay residential neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony P. Morris', with a long horizontal flourish extending to the right.

Anthony P. Morris

cc: NABB

Sullivan, Katelyn

From: Tony Morris [tony@morris-company.com]
Sent: Monday, August 05, 2013 1:04 PM
To: Sullivan, Katelyn
Cc: Info@nabbonline.com
Subject: Fisher College IMP - Comments in Opposition

[copy of letter sent]

2 August 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Opposition to Fisher College IMP

Ms. Sullivan:

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I thank you in advance for the BRA rejecting the Fisher IMP as incompatible, non-conforming, and improper use of the historic Back Bay residential neighborhood.

Sincerely,

Anthony P. Morris
301 Berkeley Street #6
Boston, MA 02116

August 2, 2013

Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Ms. Sullivan,

My wife and I have lived in the Back Bay across from Fisher College for the past 15 years and we are both vehemently opposed to Fisher College's expansion plans. We are not alone, as everyone we come in contact with in the neighborhood feels that Fisher has not been a good neighbor and that their proposed expansion is totally unacceptable and poses even more problems for the area.

We are aware that expansion of an institution such as Fisher College is a forbidden use in a historic residential district like the Back Bay, and has been for over 30 years. The IMP represents a significant change to the zoning that has protected the residential district for the last 40 years. It will degrade the quality of life of its residents, as well as our property values. We rely on zoning in acquiring our properties. Changing it undermines the stability of our neighborhood. After all, this is an historic district and not a campus. People come from all over the world to enjoy it. We change the zoning rules at our own peril.

Our understanding is that the IMP will be in effect for 10 years, and will be renewed thereafter. Given Fisher's need to expand, how can we assume that the current proposal will satisfy their needs over the long term? And, what input would residents have in the amendment and renewal process?

Fisher College already exceeds the area's ability to function efficiently, burdening the neighborhood infrastructure and causing major traffic congestion for those trying to navigate through this historic area of the City. Our community is already taxed with limited space, and already burdened with old sewer, water and electrical systems. The planned expansion is without question, an unnecessary and unwarranted action.

We are opposed to any increase in the number of dormitory beds in this residential area. We have numerous concerns about the adequacy and safety of the buildings being proposed as dorms. A single building housing a small college is one thing, but purchasing several buildings on this residential street to house more students is, quite frankly, outrageous, and the BRA and the City both have a responsibility to serve the public they represent and ensure that this planned expansion is denied.

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With respect to traffic congestion, noise and public safety, it has been frequently noted (and documented) that large Greyhound-size buses double park mid-block and sit idling for as long as 45-minutes to pick up and drop off Fisher students. It has caused major disruptions to traffic on Beacon Street and without question, represents a public hazard. We have had to call Fisher security more than 20 times in the past year to instruct them to stop these extremely noisy and double-parked vehicles from idling and polluting the environment. Despite Fisher's claims that their security team is always monitoring the street, we have yet to see them policing this situation. When called, they do exit Fisher buildings, but rarely are they on the scene to prevent this situation from occurring. The fact that they haven't dealt with this issue proactively is another cause for concern and another sign of either incompetence or sheer arrogance.

Delivery trucks also double-park daily, and some block access on Back Street when they leave their vehicles/trucks to make deliveries. I personally have had to sit behind these vehicles waiting to turn onto Arlington for an extending amount of time because the drivers have not been instructed properly. When approached, these delivery drivers could care less about respecting the needs of the community. Additionally, we have been advised that the proposed addition at the rear of 118 Beacon is in fact, a violation of architectural and zoning standards. The building is already larger than would be allowed today, and 2-story rear yard additions have not been approved on Back Street or in other alleys in the district.

To compound the traffic problem, students are picked up and dropped off all day long and often jaywalk across Beacon Street, expecting traffic to stop for them instead of going to the crosswalk. This again is another public hazard.

As you know, this is a residential neighborhood with young children walking to schools, but Beacon Street becomes almost impassable with students hanging out and smoking since they have nowhere else to turn. They throw their cigarettes, food containers, cans and other litter around the neighborhood -- usually picked up by Fisher staff and only on Fisher property. We have observed Fisher students leaving their trash on our steps and those of our neighbors on a repeated basis.

There seems to be quite a bit of arrogance on the part of the leadership of Fisher College as despite numerous complaints by residents, they turn a deaf ear to these problems. Even having raised these issues many times before, no real progress has been made and the problems seem to be getting worse, not better. You might expect Fisher to see the wisdom of offering to be good neighbors by contributing something back to the neighborhood, e.g. having students incentivized to clear the snow, helping the elderly across the street/snow banks, etc.--something beyond just those actions that benefit the College itself.

Fisher has been insular, selfish, and aloof in dealing with the residents of this community and it is no wonder that not one single resident wants the College to

expand any further. In fact, we would prefer that they seek to find another area in the City (or potentially outside the City) to fulfill their expansion plans.

We implore you to take the right action, to respect the desires of the residents of this community for which you serve, and to prevent this from going any further.

Thanks for your consideration.

Bob and Ellen Robbins
121 Beacon Street

Sullivan, Katelyn

From: Robbins Bob [bob.robbins@catchpointpartners.com]
Sent: Saturday, August 03, 2013 9:19 AM
To: Sullivan, Katelyn
Subject: Fisher College

Ms. Sullivan,

It is early Saturday morning and again, despite the protests from the residents of this neighborhood, two large vehicles are again double-parked and idling on Beacon Street. There are available parking for these vehicles but they choose to double park. Despite calling and complaining these vehicles continue to idle and disrupt the neighborhood. It is unbelievable that they continue their outrageous behavior.

BOB ROBBINS MANAGING PARTNER
545 Boylston St., 12th Floor,
Boston, MA 02116
Office: 1.617.933.5849
Mobile: 1.617.529.8114
www.catchpointpartners.com

Sullivan, Katelyn

From: BarbaraVogelsang@aol.com
Sent: Wednesday, June 05, 2013 7:57 AM
To: Sullivan, Katelyn
Cc: susanmorrisuk@yahoo.com; vogelsan@bu.edu
Subject: Fisher College

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Katelyn Sullivan:

For the following reasons we vehemently object to Fisher College's expansion plan, in which it wants to rezone two taxed properties (139 and 141 Beacon Street) and vastly increase the number of students in its dormitories.

- 1) Fisher is already creating lots of disturbances for the neighborhood, which is totally unfit for a campus. There is virtually no outdoor space for students to live during their leisure time. If the additional dormitories are allowed the neighborhood will fully lose its character and the property values for residential buildings and apartments close to Fisher will plummet. We moved into this neighborhood because of its high residential value, paid top dollars for our properties and are paying among the highest property taxes in the city. As property owners we consider this as a taking of our property and reserve the right for compensation and reduced property taxes.
- 2) Fisher has proven itself to not be trustworthy and to be a bad neighbor.
 - a) A few years ago at a public meeting the Fisher president declared that Fisher had no intention whatsoever to convert the residential buildings 139 and 141 Beacon Streets into dormitories. He assured me again privately.
 - b) Neighbors to current Fisher dormitories stated in the May 30 meeting that they were victims of Fisher and that they felt constantly harassed by loud, drunken students playing excessively loud music and partying to late hours and that Fisher did nothing to alleviate their complaints. There is absolutely no reason to believe that Fisher will do a better job in policing so many more students if they cannot do it with their current smaller student population.
- 3) The two properties are unsafe for the 86 students, whom Fisher wants to move into them and will create a fire hazard for the adjacent properties.

In sum, Fisher should not be allowed to proceed with the conversion of properties from residential use to dormitories on the back of the neighbors. Converting two small residential buildings into dormitories for 86 students will create a tragedy waiting to happen. If Fisher wants to build additional dormitories they should do so in areas that require and can accommodate more development.

Thank you for your consideration,

Barbara and Ingo Vogelsang

303 Berkeley Street, Unit 9

Neighborhood Association of the Back Bay

✓
From: BarbaraVogelsang@aol.com
Sent: Saturday, April 06, 2013 8:31 PM
To: info@nabbonline.com
Cc: jodygill@mac.com; imiller1099@gmail.com; kinikia04@aol.com; susanbotsford@mac.com; hbarry@post.harvard.edu; mkbrody@gmail.com; ajb303@gmail.com; rvaule@aol.com
Subject: Fisher IMP

Dear Howard Kassler:

Many thanks for opposing and informing us about Fisher's expansion plans.

We live on the corner of Berkeley and Beacon Street (303 Berkeley Street, Unit 9) and are direct neighbors to two Fisher-owned apartment buildings. Currently these apartments are rented out commercially. The noise coming from those apartments to our bedrooms at night is barely tolerable. We would be afraid not to get any sleep any more should these buildings be converted into student dorms.

Any time day or night when you pass the dorms of Fisher College you see students hanging out sitting on the stairs, usually being noisy and smoking. It is unacceptable for us that Fisher should be able to convert more buildings into dorms and encroach on the residential neighborhood.

We encourage you to continue to oppose strongly Fisher's expansion plans. Please keep us informed.

Best regards,

Barbara and Ingo Vogelsang

6/26/2013

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Sullivan, Katelyn

From: Tsai, Theodore [theodore.tsai@novartis.com]
Sent: Monday, June 24, 2013 4:52 PM
To: Sullivan, Katelyn
Cc: sherry.tsai@childrens.harvard.edu

Follow Up Flag: Follow up
Flag Status: Flagged

We live at 129 Beacon and though we have a keen interest in Fisher College plans, we have been unable to attend your open meetings. I have written previously to the Back Bay Neighborhood Association and am writing directly to you as further documentation of our objection to the expansion plan.

The objections have been enumerated by the Back Bay Neighborhood Association and we support most of these points. From our perspective, the entire character of the neighborhood will be further changed with the proposed expansion – and adversely so. The current environment is already raucous with students hanging out, yelling at each other on or across the street, and with their already large numbers, causing congestion of the sidewalks and interfering with traffic on Beacon street as they jaywalk in the middle of the block. On weekend evenings, the situation is frequently worse, with a block party atmosphere, loud music, and double parked vehicles of students or their friends invading the block. All of this will only be exacerbated – and to an intolerable, unacceptable level, by increasing the number of resident students. Fisher college frequently double parks large tour buses on the block waiting for or dropping off students. This on a block that already is stressed by the large volume of traffic coming off of Storrow drive. I can't see how more such buses can be accommodated on this stretch of Beacon St. College events such as moving days, parent days, etc, eliminate parking, lead to more double parking and an incredible degree of sidewalk congestion and jaywalking that in turn leads to angry drivers sounding horns and even more noise.

Beacon St admittedly is not a quiet street but the level of noise and traffic should not be exacerbated by further increasing housing density and establishing what amounts to a commercial enterprise on a residential block.

Theodore Tsai

Theodore F Tsai MD MPH FIDSA
Novartis Vaccines
350 Massachusetts Ave
Cambridge, MA 02139
Landline: +1 617 871 8052
Cell: +1 610 804 0988

PA

Neighborhood Association of the Back Bay

From: Tsai, Theodore [theodore.tsai@novartis.com]
Sent: Wednesday, March 27, 2013 8:25 AM
To: info@nabonline.com
Subject: Fisher IMP

Your letter to backbay residents gave an incorrect email address and my original email bounced. Not everyone will persist.

Theodore F Tsai MD MPH FIDSA
Novartis Vaccines
350 Massachusetts Ave
Cambridge, MA 02139
Landline: +1 617 871 8052
Cell: +1 610 804 0988

From: Tsai, Theodore
Sent: Wednesday, March 27, 2013 8:22 AM
To: 'info@nabonline.com'
Subject: Fisher IMP

We live at 127-129 Beacon amidst current Fisher buildings. We strongly object to their further expansion in the neighborhood. The often raucous atmosphere, approaching a full block party on warm weekend evenings, their large buses that frequently block Beacon, increasingly frequent second hand marijuana smoke and the general institutional atmosphere associated with college – all make them poor neighbors within a close residential setting.

Ted and Sherry Tsai

✓ Theodore F Tsai MD MPH FIDSA
Novartis Vaccines
350 Massachusetts Ave
Cambridge, MA 02139
Landline: +1 617 871 8052
Cell: +1 610 804 0988

6/26/2013

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Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201
August 2, 2013

Dear Ms. Sullivan:

Having lived at 120 Beacon Street for over 35 years, I have a long term perspective on Fisher College as well as the changes that have taken place in the Back Bay during that time. As a direct abutter, based on the College's current and past actions, I strongly oppose its IMP as well as any expansion in this location whatsoever. I respectfully request that the BRA ask Fisher to either withdraw the IMP or submit a new, totally revised version focusing on expansion opportunities in alternative sites in the city of Boston. An alternative location would advance the school's future plans benefitting both its students as well as preserving the residential integrity of the Back Bay. The current IMP accomplished neither.

Why remedies are impossible at the current site

Fisher's actions over the past twenty years have led me to conclude that it has already reached a tipping point causing major harm to and jeopardizing the health and safety of neighbors, pedestrians, drivers, and its own students. It's unwillingness to enter into serious conversations with the NABB or direct abutters has resulted in an unnecessarily acrimonious relationship. Moreover, Fisher has evidenced daily a disregard or utter ignorance of its effect on the environment, city, the neighborhood and its students. And, this lack of integrity in dealing with others such as the fiction of a loading dock in memo from the President's Office or Fisher's promise not to turn income producing buildings into a dorms (at the Lenox Hotel meeting) has given neighbors much more reason to be skeptical than trusting on any future Fisher representations or promises.

Unlike many town-gown conflicts, this is not a situation where students spill out from a campus into a neighborhood. There is no campus. Fisher's buildings are oddly configured, randomly spaced brownstones not fully renovated and ill suited for their current purposes. Students have little common space and virtually no on-site facilities for any activities which results in a unique and unfortunate tension with residents. There is no gym, auditorium, theater, art studio, outdoor athletic space or designated parking for students whatsoever. When they do what college students normally do: congregate smoking and blocking the space outside their classrooms, drink a little too much and get sick, smoke pot, hang out in large groups, get rowdy and scream loudly after sport events, they do so on public sidewalks and streets, in private entrances and gardens in the middle of a residential, family neighborhood.

What it Means to Be a Residential Neighborhood

As letters from the NABB and others have indicated, this is a neighborhood not zoned for commercial use or institutional expansion. And, in the past ten years since Emerson's exit to downtown to expand,

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more families as well as retirees and recent graduates have moved onto this block and into the Back Bay.

In our condominium building alone, seven children, from five different families have come home from the hospital to live their entire lives at 120 Beacon St. until they found work and moved elsewhere. They range in age from 2-32 with one leaving for college this year and the youngest starting pre-school.

We, like many residents of the Back Bay, volunteer to support a wide variety of institutions and public spaces including schools, churches and synagogues, the Public Garden and the Esplanade in ways which enhance Boston for all its citizens and visitors. All of this has resulted in a vibrant, interesting and exciting community which attracts more residents demonstrably increasing the tax base necessary in a city where almost 50% of land is owned by non-profits.

Colleges which have chosen to expand have left the Back Bay. It has been an excellent decision. Emerson has thrived downtown and is now preparing for further expansion which it could never have done had it remained. Simmons Graduate School of Business has created a wonderful, energy efficient facility in the Fens. To choose to stay in the Back Bay is by necessity a decision not to expand—a reality for all institutions from which Fisher, for whatever reason, feels exempt, but should not be.

Fisher's Recent, Troubled History

Thirty five years ago, Fisher was a small two year women's college making very few demands on the city. Cars parked on one side of Back Street. Students arrived one year and departed the next. There were no summer sessions.

Sadly for all concerned, that changed dramatically when Fisher became co-ed and introduced its four (usually six) year B.A. program without adequate planning or facilities in place. There were no athletic programs for a much more active student body. There was noise and disruption at all hours of the day and night. As trustee of our building then, I wrote several letters to the President of Fisher lamenting the deteriorating conditions and outlining our concerns.

The Shooting and its Aftermath

The fact that in the early fall of 2001 there was a near riot on Beacon Street after a Fisher College dance was evacuated came, unfortunately, as no surprise. The police were already there trying to gain control of the situation when the shooting occurred. Afterwards, the entire block banded together to express outrage. Hearings were held at City Hall where I and several others testified about the numerous unaddressed issues leading up to the shooting. In a subsequent meeting at the Lenox Hotel, having to get neighbors' approval to refinance an income producing building, Fisher promised that the building would never be used as a dorm. Fisher, however, has "changed its mind" in the IMP.

Fisher has expected total support services from the city and sacrifices from the neighborhood but has given very little back in return.

Lack of Contributions to the City (See PILOT attachment for further details)

In spite of the mayor's request and its recent financial health, Fisher is one of very few private non-profit colleges in the City which has not made a single PILOT (Payment in Lieu of Taxes) contribution. It expects taxpayers to provide police, fire protection, street maintenance and repair, sewer and water, all without contributing a single penny in cash.

Fisher's "contributions in kind" are questionable at best, particularly without further data. Its program for Boston students, which is outlined without any information on the outcome, appears to be primarily a marketing and recruitment strategy to increase enrollment by Boston students. "Financial aid" seems to be a "discount" price to ensure that a large number of students pay tuition and obtain government loans then paid to Fisher. There is no information provided on graduation, placement or student debt burdens. Other universities in the city offer full scholarships to Boston high school students which pay full tuition, room and board, and provide for the purchase of necessary supplies.

Fisher students volunteer to get work experience at non-profits enhancing their own resumes, as is common among college students. As an item for which Fisher takes full monetary credit (as an in-kind contribution) of \$200,000 it strains credibility.

Sacrifice of Quality of Life by Abutters and Neighbors (See parking attachment)

Fisher's presence in the Back Bay in an already densely developed neighborhood places additional burdens of congestion, noise, trash, and far higher density than on any other block. Already, even at night, the supply of parking spaces is half of what is needed by residents. There is a degradation of property and quality of life as well as day to day frustrations and annoyances. None of these is mitigated in any way by Fisher's minimal claimed benefits.

Opposition to Each and Every Project Proposed in the IMP

I also would specifically oppose all of the following projects in the IMP for following reasons:

1. Converting its buildings on Beacon Street from institutional use to dorms not only destroys one of the most historic interiors in the Back Bay (at 118) but also takes Administration offices from the block to where students spend far less time. (Project 1) The balcony at 118 also collapsed in the past as the result of lack of maintenance.
2. Converting 115, 139, and 141 from rental units to dorms also violates the Mayor's stated policy of supporting Boston households rather than dorms for potential, not current students. It would also take \$86,000 off the tax rolls. (Projects 2, 3, &4)
3. Building additions at 118 and 112 are objectionable on multiple levels:
 - a. Building out in a forbidden area to be used (or rented out) without the necessity of a liquor license for the prime purpose of parties in the evening in a residential neighborhood is outrageous on every level.
 - b. Building out at 112 for an "outdoor" space which could only be used less than six months of the year at a time when neighbors would be most affected by the noise, accomplishes little to improve students' lives and much to disturb neighbors'.

- c. In this same space behind 112-118 there is currently proposed: a student center which would be built out, a loading zone, room for parking two vans, room for the four cars currently parked in the other bay, a large recycling area, and storage for bikes. Obviously, this is impossible.
- d. Moreover, all though many of these buildings are rented out to other institutions in the summer, most have no air conditioning, and lack other full renovations.

No proposed space has activities that would engage students or give them outdoor space of their own.(Already, at 120 we have had students jumping on the roof at 5:00 a.m. in the morning.)

Students need space of their own and physical outlets. Other nearby universities in Boston provide fabulous facilities: ice skating rinks, tennis courts, fully equipped gyms, basketball courts, fields for baseball and soccer, dance studios. Fisher's full tuition is not inexpensive. At \$40,000+ per year, should the demographics change at all, Fisher's micro dorms with no air conditioning, little common space, no athletic facilities without busing, and no state of the art spaces may have trouble competing with other local educational options.

In the current IMP neighbors would have students loitering on the front sidewalks smoking, "invitees" on the back deck drinking and partying at private events, and students "hanging out and unengaged" on another back deck. Meanwhile, there would be no loading zone, no parking for vans, four less parking spaces, and general chaos on Back and Beacon Streets. But, still there would be no facilities for student activities or dorms up to current standards.

Fisher has not been a good neighbor. It has benefited but not valued all that the city provides and how much neighbors have tolerated without much complaint. It deserves no "special consideration" or the right to expand when other colleges respected the zoning in place and sought other alternatives.

The amount of construction and change on the block would be major should Fisher move. But, should Fisher wish to expand, it is the only choice. And, in the long term by far the best solution for all involved. I urge the BRA to use its considerable knowledge and interest in developing all areas of the city, to help Fisher find acceptable alternatives beyond the Back Bay for their future expansion.

Respectfully,

Vicki C. Smith

PARKING AND CONGESTION CAUSED BY FISHER COLLEGE

For many Back Bay residents Fisher College now, without any increase in students, ensures the worst of all parking and driving scenarios. Both a large number of day students taking up most all metered parking and being picked up and dropped off every week-day and a large number of boarding students means that not just on "move-in" day but before and after every holiday break including week-ends, there are cars and vans parked and double parked on Beacon Street between Arlington and Berkley while students move in and out everything that they plan to take away for the holidays. Moreover, no one in the City can use any of those spaces for most of Labor Day – a fairly significant burden for others who may be moving in or out, taking children of their own off to college, or having guests – not to mention visitors.

FISHER'S INCREDIBLY HIGH CURRENT PARKING BURDEN ON THE BACK BAY

Fisher currently has 23 spaces on Back Street with another 2 vans parked in a Bay and another 4 parked in spaces that the IMP would eliminate. Those spaces are filled almost every day and virtually every week-end by Fisher staff. And, they are monitored very efficiently by Fisher security. In fact, it seems to be one their most important functions.

Fisher's need for extra parking now is so great that it has taken to routinely "buying" up to 20 spaces from the City from 8:00 -6:00 and occasionally, the entire block, not just for "moving in" days but for special events, and any work they are having done, ensuring that they cannot be used anyone else in the Back Bay.

There is no parking provided whatsoever for students including the more than 300 day students. There is also no parking for their parents, visitors, and the vast cadre of services needed to supply a college. These include the buses used for athletic practices as well as events, the semi trucks supplying food, the largest sized Coke trucks, and the vast number of workers' trucks and vans that all of these historic buildings need (elevator, electrical, plumbing). There are 43 metered spaces on the block which ideally, without Fisher's monopolization of almost 30 on a daily basis, would be used by:

- Residents who are dropping off or picking up in front on their residences
- Workmen working in much for the Back Bay without metered parking
- Greater Boston residents (and many families) who want to visit the Public Garden to ride the Swan Boats or bike on the Esplanade bike path
- Delivery trucks (Fed Ex, UPS, Peapod) making deliveries for residents and students
- Visitors to the city

Day students tie up most of these spaces from 9:00 a.m. until 4:00 p.m. on each week-day. The difference when Fisher is on break is dramatic and visible immediately to anyone who lives there.

This tying up of all of the parking on a block that has up to 16,000 vehicles daily (before the Longfellow Bridge three year repair began) means then, that everyone else has to double park: the buses, the vans, those picking up and dropping off Fisher students, every delivery truck. The street then becomes

incredibly dangerous as cyclists try to navigate, students dart out mid-block behind buses, and cars have to swerve around large vehicles to turn right onto Storrow Drive.

QUESTIONS TO BE ADDRESSED BY THE TRAFFIC STUDY

Therefore as part of the parking study I would respectfully ask the BRA as part of the scoping determination to ascertain:

1. How many permits has Fisher requested from the City in the past 12 months for parking spaces for the entire day? What is the total number of spaces that were then excluded from any other use but Fisher's during the year?
2. How many students use commercial parking as the Fisher memo indicates?
3. Do we have records from the Boston Common Garage (the only commercial facility nearby)?
4. What would be the average cost per week for commuting students?
5. If at \$18.00 for three hours four day a week (or \$1,512.00 per year) does Fisher subsidize those costs particularly for those student who receive financial aid?
6. How many boarding students use the Boston Common garage for the year?
7. Are any Fisher students living in dorms eligible for resident parking stickers?
8. Do any faculty receive additional incentives to park in the Boston Common Garage?
9. How many students buy MBTA passes weekly? Monthly?
10. How many faculty buy MBTA passes weekly? Monthly?

❖ **PILOT Contributions (Payments in Lieu of Taxes) of lack thereof**

Fisher like many non-profit schools in greater Boston relies on the City to provide fire and police protection, road construction and maintenance, snow removal, street cleaning, sidewalk repair and maintenance of an historic and aging infrastructure.

For these services, unlike most non-profit schools in Boston, Fisher makes no voluntary dollar payment whatsoever. Berklee College of Music, Emerson, Simmons, Wentworth Institute of Technology, Suffolk, Northeastern, BU and Tufts all make dollar donations as well as supplying significant other benefits to their students, neighborhoods and the city's quality of life.

A report on the use of PILOTs contends that "PILOT contributions should be based on the value of the real estate owned by an institution... reflecting the size and quality of the real estate holding."

Using that criteria, Fisher's no PILOT contribution, coupled with its ownership of some of the most expensive property in the City which would, if converted to residences, add probably close to a \$1,000,000 to the City revenues is highly significant and makes its unwillingness to contribute that much more concerning. It should not in any way be rewarded for taking a "free ride" at taxpayers' expense. Fisher pays nothing for all of the municipal services it uses daily. Any implication that it would be willing to "contribute" only if it is allowed to change all zoning and residential precedent in the neighborhood is even more abhorrent.

Moreover:

1. Fisher took \$33,000 of property taxes off the tax rolls by purchasing the Butera School of Art Building at 113 Beacon Street without changing the zoning to reflect the change of status to a degree granting institution.
2. Fisher's IMP would take other three Beacon Street buildings, currently income producing and taxpaying properties, and convert them into dorms for future students.
3. Fisher's impact on adjacent streets because it lacks adequate facilities (including a loading dock) is far greater than any normal use by residents. Semi trailer food delivery on the Storrow Drive egress, the Greyhound sized buses parked for long periods on Beacon Street, the continual drop off and pick up of commuter students, students smoking and blocking pedestrian passage, as well as the double parking throughout the neighborhood create dangerous driving and walking environments. Residents have documented many of these instances with photographs. (See Michael Weingarten's comments on traffic.)

Furthermore, this high usage results in dramatically more wear and tear on sidewalks and streets creating potholes as well as other unsafe conditions. The cigarette butts and trash, picked up on Fisher property, but not abutters' negatively impacts everyone

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CONTRIBUTIONS IN KIND -- HOW BENEFICIAL ?

Instead of making any tax donations, Fisher provides general data on what it contributes in kind to the community. Given, the demands it places on the city and neighborhood, I'd request that the BRA ask for far more detailed analysis focusing on Fisher's claims which total more than \$1.5 million. In particular, clarification and analysis is needed to adequately evaluate:

THE DIVERSITY INITIATIVE (A misnomer if 53% are non-minority?)

PROGRAM FOR BOSTON STUDENTS – Fisher's estimated Value: \$1,000,000

This program, according to Fisher, provides discounts "financial scholarships" for 176 day students. Of those 101 receive institutional aid 76 are minorities, apparently 100 are not.

1. Further data on this program is needed to make any assessment of the actual impact and whether or not it is a benefit to Boston students, their families or the city at large. I would reference my earlier letter requesting information on graduation, default and, placement for these students specifically. The Department of Education data indicates that only 13% of all first time, full-time, B.A. candidates at Fisher College graduate in four years. Unless a large proportion of students successfully transfer, graduate, obtain employment and are not burdened by excessive student debt this is not an advantage. (So far Fisher has been, in spite of several requests, unwilling to release this information to the public.)
2. A full response with complete data from the Department of Education to Ann O'Hara's letter to the BRA is also requested. In addition, Fisher should supply charts that quantify how this student population would be impacted by any change in the student loan rates, and how Fisher would be affected by the loss of Federal dollars should its programs be put at risk by its high default rate. (In 2010 Fisher's default rate for Pell grants which go to the neediest students was 35.3%)

CULTURAL SERVICES \$75,000

In terms of cultural services provided, given the vast range of options in Boston at the BPL, and other Boston institutions, how many neighbors attend Fisher events? In 35 years I have never seen one publicized.

CHARITY AND VOLUNTEER \$200,000

Fortunately, this generation volunteers at an amazing level. How many students volunteer for how many hours? Can we have a list of exactly how many functions Fisher has held for non-profit groups? Would Fisher compare their philanthropic activities with other non-profit schools in the city to give us some understanding of where they stand comparatively?

As members of a city and community it is expected that every student and every school in some way contribute. Doing so should not result in an extra \$200,000 benefit claim to the community unless the schools can demonstrate that they contribute in tangible ways dramatically more than other institutions.

BACK STREET (\$10,000)

Fisher, which has 23 parking spaces on both sides of Back Street as well as vans in a bay numbers, paints and cleans its property. As an owner of a Back Bay parking space, they do not paint, clean, remove snow or trash from Fisher students from my and anyone else's parking spaces, although until I called the President they did, without permission, use my space for short term parking. As their Back Street parking has dramatically expanded narrowing passage to less than 11 feet which forces all trucks : UPS, Fed Ex, movers (who tried to get onto Storrow), and the City garbage trucks to pass very slowly, it has proved detrimental rather than beneficial to other Back Street abutters. Fisher also closes down Back Street, taking it over on Labor Day for a picnic for new students and making it difficult for other residents to access their spaces.

SECURITY/ FISHER POLICE ON THE BLOCK

Fisher has Security officers some of whom are very courteous, others are not. Fisher security are not called often, because many concerns of residents are conflicts of interest for Fisher: idling buses, double parked delivery trucks, students out of sight of security cameras.(Only once before 7:00 a.m. on a Saturday morning did I see an officer checking on a bus taking a female athletic team to the airport.) At other times, buses have sat for over 40 minutes, idling for at least 10, on Beacon Street at rush hour. No Fisher personnel have ever appeared.

As a dog owner, I have for the past 35 years been out most nights and early mornings. I have never seen a security guard at night. In the past year, students have been smoking pot in residential entryways, in cars parked on Beacon Street, in the Public Garden, on the Fiedler Bridge. And, as I mentioned at the first meeting, there is reason for concern that there is drug dealing. Residents don't call Fisher because traditionally the initial response has always been "Prove its Fisher students."

And, complaints, like mine at the meeting, may or may not be registered but do not seem to be followed up on. What is the policy of Fisher towards students smoking cigarettes and/or pot on the sidewalks of a residential family neighborhood, on the Fiedler Bridge as school children go the Playspace, and on the corner of the Beacon/Arlington section of the Public Garden?

And, if the response as it was in the memo to abutters this winter, that anyone can smoke on a public sidewalk, there really is no benefit to having security who have no interest in protecting the neighborhood.

To: Ms. Katelyn Sullivan

Boston Redevelopment Authority

From: Vicki C. Smith

Re: Fisher College IMP

I would like to request that the BRA ask Fisher to provide far greater information and clarification of its "Community Benefits" section specifically as it relates to Boston High School students. My daughter graduated from a Boston Public High School. She, and her friends, make these issues quite relevant.

Recruitment is important but only a beginning, outcome tells the whole story.

Having headed college recruitment at both Shawmut Bank and BankBoston, I know that most schools have these statistics readily available and do their own ongoing analysis.

In terms of College 101:

Are courses meant to be college level or are they remedial?

Are there lists of companies as well as the positions students held during paid internships over the past 5 years? How many students every year have paid internships?

In terms of dual enrollment and the 9 college level credits received are these credits only for use at Fisher or are they applicable to other colleges and universities? Are they the equivalent of Advanced Placement credits or do they have another designation?

Given that the program has been ongoing for six years, of the students who attend each year, how many enroll in Fisher?

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Of those who do enroll, how many receive a certificate, an Associates degree or a B.A.? What is the graduation time for those students and how many years do they pay tuition?

Given Fisher's very specific curriculum, what happens if a student would like to pursue another field? (Something quite common among 17-18 year olds.)

How actively involved is Fisher in helping students for whom Fisher is the wrong fit find another institution and easing the transfer process?

How many of these students drop-out, transfer, or do not graduate in six years?

Are full scholarships ever given to this group? If not, what is the average loan per student per year?

Does the Placement Office track these students in terms of employment after graduation? What are the results of the past five years?

What does the Placement Office do, specifically for this group, to facilitate their employment in a field which they have studied?

Does the School Department and particularly Boston Public School College Placement Advisors have insights into Fisher's recruitment efforts, education, and outcome that would be useful in understanding which students are best suited for Fisher vs. other institutions?

Thank you so much for your consideration. This information to me seem vital in order to understand Fisher's efforts and the long term outcome for these students.

Sullivan, Katelyn

From: ANNE SWANSON [anneswanson@verizon.net]
Sent: Wednesday, July 17, 2013 3:54 PM
To: Sullivan, Katelyn
Subject: Please Oppose Fisher College IMP Proposed Expansion
Attachments: NABB Fisher IMP Executive Summary.pdf; NABB Fisher IMP Executive Summary.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Sullivan:

The Neighborhood Association of the Back Bay has prepared a very effective response to the Fisher College IMP (copy attached) that represents the interests of 1,300 member households and summarizes the history of Fisher College's impact on neighborhood properties and residents. As stressed in the NABB response, college or university use has been a forbidden use in the Back Bay Historic District for thirty-five years. I do not understand why this proposal is even under consideration except that the BRA has put a review process in motion that scares neighborhood residents because it threatens to completely override our interests.

The Back Bay is worthy of care and preservation. In 2012, the Back Bay won an award from the American Planning Association in the category of "Great Places in America: Neighborhoods." The success of the Back Bay did not happen by chance. It is the direct result of more than a half-century of community activism and historic preservation led by volunteers. The Back Bay Historic District literally would not exist today if not for the residents who formed the Neighborhood Association of the Back Bay in 1955. Hundreds of volunteers have continued to work for its protection and enhancement ever since.

The BRA was involved in applying for the APA award, making use of "NABB's First Fifty Years," the history of a half-century of volunteerism I compiled and edited in 2005. BRA Director Peter Meade lives in the Back Bay. Surely key people at the BRA are aware of the value this fragile historic district contributes to the city. Today we have some of the most valuable high-end real estate in the city, contributing a fortune in property taxes. Many of the city's most prominent philanthropists live here.

Converting valuable residential buildings to institutional use to serve a student population that relies on government funding to attend college at all is completely inappropriate for the real estate in this neighborhood. Such a proposal is detrimental to the Back Bay and the City of Boston.

Please apply intelligent reasoning to this proposal and deny Fisher College the opportunity to expand their occupation of a vital part of the residential Back Bay Historic District.

Anne Swanson
157 Beacon Street, Boston, MA 02116
617-262-0675
anneswanson@verizon.net

Neighborhood Association of the Back Bay

✓ From: ANNE SWANSON [anneswanson@verizon.net]
Sent: Thursday, June 13, 2013 10:40 AM
To: info@nabbonline.com
Subject: Re: Fisher College and NABB's Response

This NABB response and executive summary are very strong. If only we could expect and trust the BRA to make a responsible and wise decision.

Neighborhood Association of the Back Bay

From: ✓ Kathryn Shepherd [kathrynshepherd@yahoo.com]
Sent: Wednesday, June 26, 2013 9:33 AM
To: campaign@felixarroyo.com; johnfbarros@gmail.com; info@charlesforboston.com; danconley2013@gmail.com; john@connollyforboston.com; rob@robconsalvo.com; will@willdorcena.com; johnlaing@laingenterprises.com; portnoy@barstoolsports.com; cgrichie1@mac.com; mikerossboston@yahoo.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyanecy@aol.com; ccyanecy@aol.com; Peter.Meade.bra@cityofboston.gov; william.young@cityofboston.gov; mayor@cityofboston.gov; Shaina.Aubourg@cityofboston.gov; Michael.Ross@cityofboston.gov; Felix.Arroyo@cityofboston.gov; Ayanna.Pressley@cityofboston.gov; John.R.Connolly@cityofboston.gov; Stephen.Murphy@cityofboston.gov; will@mywillbrownsberger.com; James.livingstone@gmail.com; info@nabbonline.com
Subject: Neighbor Comments Related to the Fisher College IMP
Attachments: Fisher Letter 6-25-2013.pdf

My husband and I live at 120 Beacon Street with our two young daughters. As you are aware, Fisher College has recently filed its Institutional Master Plan with the city. I am writing to raise concerns that we have with the College's proposed expansion and have attached our thoughts in the accompanying letter (please open attachment).

As you read my letter, I would like to highlight one significant student safety issue, jaywalking. Fisher College's main student entrance is on the north side of Beacon Street at 116 Beacon Street, directly in the middle of the block and away from the crosswalks. Fisher has proposed converting two residential buildings (139 & 141 Beacon Street) into dorms across the street from its main student center located at 116 Beacon Street. If one assumes that the 86 students (43 beds proposed in each building) housed at 139 & 141 Beacon Street need to cross Beacon Street to the cafeteria at 116 Beacon Street three times per day for meals, then this will result in 516 additional pedestrian crossings per day - and this doesn't even consider the back and forth that will happen as students attend class and meet with friends. Given the frequency with which jaywalking already occurs during the academic year, I am relieved that there hasn't been a major pedestrian-vehicle accident on Beacon Street to date. By proposing to put even more students on the south side of Beacon Street (not to mention new dorm rooms on the north side, too), Fisher College is ratcheting up the ante with potentially dire consequences. This is one of many examples highlighted in the attached letter and is something that needs to be addressed before there is a fatality.

As many of you are aware there is a public hearing this evening, June 26th, at 6:00pm at 118 Beacon Street as part of the Fisher College IMP process. I would strongly urge you, or someone in your office, to attend the meeting to hear neighborhood concerns first hand. Those of us who reside on this block are the eyes and ears for those of you who live elsewhere. We will undoubtedly raise concerns and safety issues this evening that may not come to light in any of Fisher College's presentations to elected officials.

Thank you all very much for your public service. We all appreciate your thoughtful evaluation of this matter and ask for your support.

Thank you,

Kate Shepherd
 Resident
 120 Beacon Street

6/26/2013

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June 25, 2013

Katelyn Sullivan
Boston Redevelopment Authority
City of Boston
One City Hall Square
Boston, MA 02201

RE: Fisher IMP

Dear Ms. Sullivan,

My husband and I moved into 120 Beacon Street just over a decade ago and have chosen to remain in the city to raise our two daughters, ages 2 and 5 years old. When looking to buy our unit, we were initially hesitant to move next to Fisher College because we were made aware of the 2001 Fisher-related shooting. However, we fell in love with our building's central location (which directly abuts Fisher's building at 118 Beacon Street) and decided to take a chance. While Fisher has come a long way over the past decade, I am writing to express my family's strong opposition to Fisher College's IMP; in short, the block of Beacon Street between Arlington Street and Berkeley Street is not an appropriate location for Fisher College to expand its footprint.

As I started researching Fisher College's growth over the decades, I was emailed a copy of the City of Boston Board of Appeal's decision against Fisher College on July 1st, 1975 (Case #BZC-3337). This particular Fisher request dealt with 131 Beacon Street and Fisher College's objective "to allow occupancy to be changed from dormitory to school classrooms in an Apartment House (H-5-70) district." The final ruling and subsequent appeal stated that, "*The Board finds that all the conditions required for granting a Conditional Use under Article 6, Section 6-3 of the Code have not been met. The Board also finds that [1] the specific site is not an appropriate location for such a use, [2] that the proposed use will adversely affect the neighborhood, [3] that a nuisance will be created by the use, [4] that there will be a serious hazard to vehicles and pedestrians. And [5] that adequate and appropriate facilities cannot be provided on this locus for the proper operation of the intended use.*"

Little has changed in the 38 years since Fisher's 1975 appeal was denied. However, after recently buying more Back Bay property on Arlington Street, Fisher College has miraculously been able to skirt the traditional zoning process and is now engaged in the opaque IMP process where straight-forward zoning criteria used to measure a proposal's impact, like those five criteria mentioned in the Board of Appeal's 1975 decision against Fisher, are not required. I feel that it is important for the BRA decision makers to hear directly from those who live in the neighborhood in order to realize how Fisher's day to day activities are already stretching the limits of what should be allowed to safely occur in a residential Back Bay neighborhood. If I were to use the Boston Board of Appeal's "conditions required for granting a Conditional Use" as my guide, then my conclusions would be exactly the same today as the Board of Appeal's conclusions in 1975. Let me elaborate:

[1] The specific site is not an appropriate location for such a use

As someone who abuts Fisher and witnesses the workings of the college on a daily basis, I believe that today, even before the proposed 177-bed expansion outlined in the IMP, the first block of Back Bay is

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simply too small a footprint for any college to run a successful and rewarding educational endeavor. This is especially true given that Fisher College's room & board rate, at \$13,786 in 2012-2013, is comparable to institutions with enough *properly zoned* space to offer their city students significantly better facilities. NABB has written excellent letters to the BRA outlining the underlying zoning issues pertaining to Fisher College's current plan and I strongly agree with NABB's opposition and the reasoning behind it.

[2] The proposed use will adversely affect the neighborhood

I will elaborate below on a number of the IMP's adverse effects. But even in its present state Fisher College is testing the delicate balance between residential and student life, and *any* growth from its current state will adversely tip this scale. As mentioned in the IMP, Fisher College is looking to expand its enrollment by 280 students over a 10-year period. At its current pace, Fisher College appears to be trending far ahead of its projected 10-year growth rate. Is the current IMP, then, simply the beginning of Fisher's Back Bay expansion plans? When and on what city block will the growth stop?

[3] A nuisance will be created by the use

(a) Smoking

Smoking is currently a significant problem on Beacon Street. As students have nowhere to congregate in between classes, they are pushed onto the sidewalks in front of 102-118 Beacon Street. During most hours of the day students can be found eating, drinking and smoking on the sidewalks. The second hand smoke not only pollutes the air for those looking to pass by on the sidewalk, but it also billows up to the adjacent residential buildings. Many families like ours pass through this block of Beacon Street to bring our children to local schools on the flat of Beacon Hill or to the bus stop in front of the Hampshire House. Neighborhood children passing through are constantly subjected to second hand smoke, not to mention the negative images of "cool" young adults smoking. While Fisher College has a smoking policy in place, with punishment for those who break the rules, this policy appears to have been difficult to enforce. Fisher frequently cites the fact that the sidewalk is further than 25 feet from the Fisher buildings and, as such, they cannot stop students from smoking on the sidewalk. I would ask Fisher College why it is unable to adopt a smoke-free campus (as has been done by 1,100 colleges and universities across the nation and most recently by Boston's own Northeastern University beginning in Fall 2013)?

(b) Noise

Above and beyond general student commotion (yelling, music, etc.), the noise associated with delivery vehicles can be extremely disruptive. Specifically, Fisher College receives very early morning deliveries in front of 118 Beacon Street. One example of this is a Coca-Cola truck that frequently makes its delivery around 6:00am, despite the fact that truck traffic is legally restricted in our residential neighborhood between 11:00pm and 7:00am. After months of reassurance, my two young daughters now know that the loud booming sound made when the back door of the truck is raised and lowered is not thunder, though it still wakes them up without fail every day that a delivery occurs.

There is also a significant concern amongst neighbors regarding Fisher College's ability to rent out its unoccupied dorm space during the summer months when school is not in session. The

warmer weather, coupled with a transient summer group with little vested interest in the neighborhood, leads to significantly more noise in the summer. If Fisher is allowed to convert the residential buildings at 139 & 141 Beacon Street to dormitories, then the BRA should seriously consider making a clause that the buildings are for Fisher College's use and could not be subletted during the summer months to others looking for space. If these buildings, therefore, need to sit idle and not produce income for the College during the summer months, then that is a consequence that should be accepted.

[4] There will be a serious hazard to vehicles and pedestrians

(a) Double Parking

Double parking on both sides of Beacon Street is a serious hazard to vehicles and pedestrians. During the course of the day many vehicles can be seen double-parked outside of 116-118 Beacon Street. These vehicles include, but are not limited to, those of commuting students and faculty, delivery trucks of all sizes and mega buses transporting Fisher student-athletes.

Students and faculty who commute to school by car have very few parking options. For this reason, many are transported to and from school by someone who is forced to double-park on the block while waiting for their passenger. Often there are multiple cars double parked outside of 116-118 Beacon, many of which don't have their hazard lights blinking.

During the various sporting seasons Fisher College uses huge buses to transport its athletes to playing fields and practice facilities outside of the city. These buses frequently sit double-parked for 30 minutes at a time at 116-118 Beacon Street waiting for students to board. Fisher College officials will state that the school's policy doesn't allow for drivers to idle on Beacon Street for a significant amount of time, but we neighbors know this not to be true from firsthand experience.

Lastly, Fisher College receives multiple deliveries in front of the 116-118 Beacon Street throughout the course of the day. These large trucks also create a hazard for vehicles.

All of the double-parking mentioned above causes significant congestion on Beacon Street. The Beacon Street block between Arlington Street and Berkeley Street has some unique characteristics. On the Arlington Street side of the street is an off ramp from Storrow Drive and on the Berkeley Street side it is an on ramp to both directions of Storrow drive. This obviously increases the traffic flow on this block of Beacon Street and the heavy vehicular traffic makes this block even less favorable for Fisher College, which is looking to expand its presence on both sides of the block. The impact of just one car being double parked can delay the flow of traffic on this block substantially and this ripple effect is especially obvious during rush hour when idled cars stretch for blocks up Beacon Street toward the State House. My neighbor alerted our building to Mass DOT studies that point to an average daily traffic load on Beacon Street of over 16,000 vehicles, more than even Boylston Street, and a grade of "C" because of current traffic delays. This level of traffic delay is only a few seconds away from being a "D" or even "E." Given that we are already at unacceptable levels, an expansion by Fisher College on this block would undoubtedly put us over the edge.

(b) Jaywalking

Jaywalking is a significant safety concern and it is amazing, given the frequency with which it occurs, that no one has been seriously injured to date. Most of the Fisher College student foot traffic passes in and out of 116 Beacon Street. Unfortunately 116 Beacon Street is located in the middle of the block, far away from the cross walks that span either end of the block. Instead of utilizing the crosswalks, students frequently can be seen dashing across the street with little regard to oncoming traffic. Fisher College's IMP indicates that the school intends to convert the 139 & 141 Beacon Street buildings to dormitories. By having the new dormitories across the street from the cafeteria, student center and classrooms, even more students will be looking to traverse Beacon Street throughout the day. If the college is looking to add 86 beds in the new dorms on the south side of Beacon Street (43 beds in each dorm) and one assumes that each student will need to enter the cafeteria (on the north side) three times a day for meals, then the need for food alone will cause students to make **516 extra trips across our block of Beacon Street each day**. It also sounds as if Fisher College may look to add both a student center and a gym on the south side of Beacon Street, which would pull students living on the north side of the street across Beacon Street to these new facilities. Obviously jay walking is an extremely dangerous situation that should be addressed immediately.

[5] Adequate and appropriate facilities cannot be provided on this locus for the proper operation of the intended use.

(a) Microdorms.

As pointed out by my neighbor, Fisher College's new dorms proposed for 139 & 141 Beacon Street appear to be significantly smaller in size than those of other Boston colleges and even those on campus at present (180 sq ft/bed at Fisher vs. 365 sq ft/bed at Suffolk). If students cannot comfortably relax in their dorm rooms, then they will be spending more time in public areas. This could lead to larger groups of students congregating on the sidewalks, the Esplanade and the Boston Garden, which in turn could lead to negative behavior that may be deemed a "nuisance" to the neighborhood. I would ask the BRA to investigate the size of the dorms being proposed by Fisher in the IMP and have the college provide acceptable common areas where students can have a chance to be together while not upsetting their residential neighbors.

(b) Lack of Loading Dock.

It is difficult to comprehend how Fisher College could produce an IMP where it has designed an outdoor space behind 118 Beacon Street without even considering the creation of a loading dock somewhere on Back Street. I truly believe this fact alone illustrates how out of touch the college is regarding its true impact on the neighborhood, and frankly anyone who has to commute via Beacon Street.

Fisher College receives deliveries at all hours of the day. At present delivery trucks of all sizes can be seen loading and unloading on Beacon Street, on the off ramp from Storrow Drive next to 100 Beacon, and on Back Street. Because Fisher College utilizes parking on both sides of Back Street, the street is impassable when delivery trucks or athletic vans come to service the school.

Not only is this a nuisance for those looking to proceed up Back Street, but it is also a safety hazard for emergency vehicles. I would urge the BRA to require Fisher College to install a loading area that is up to current code – without disrupting traffic. I would also recommend that the BRA look into the safety issue being created at present by having parking (and/or an institutional dumpster) on both sides of Back Street.

As you and the BRA consider Fisher's IMP, I would ask that the BRA request that Fisher specifically address every potential problem mentioned in this letter. Thank you very much for your consideration and for the energy that you and the other BRA members are putting into a thorough and thoughtful review of the Fisher College IMP.

Best Regards,

Kate Shepherd
120 Beacon Street
Boston, MA 02116

Sullivan, Katelyn

From: Maria Salas [mariacnsalas@mail.com]
Sent: Monday, June 24, 2013 12:40 PM
To: Sullivan, Katelyn
Cc: office@marthacoakley.com
Subject: Fisher Scholarships - Attorney General
Attachments: Attachment: Fisher College Scholarships.pdf

To the BRA, Mayor, and Attorney General.

Please read the attached.

Fisher College is not a beneficial institution to Boston students. They prey on poor students and their families just like for-profit colleges. All of the information in the attached is from Department of Education filings.

MS

TO: Katelyn Sullivan
Boston Redevelopment Authority

FROM: Maria Christina Salas
161 Beacon Street, Boston, MA 02116

DATE: June 23, 2013

RE: FISHER COLLEGE 'SCHOLARSHIPS'

Background

Fisher College does not participate in US News rankings of colleges and is not transparent about many outcomes of a Fisher education. However, independent research firms, like College Factual, analyze, grade and rank colleges based each school's US Department of Education filings.

| | | |
|--------------------------------------|----------|----------------------------------|
| Value for your Money – Massachusetts | Grade F- | ranked 55 out of 55 colleges |
| Value for your Money – Nationwide | Grade F- | ranked 1283 out of 1283 colleges |
| Student to Faculty Ratio | Grade D- | ranked 1440 out of 1803 colleges |
| Percentage of Full-time teachers | Grade F | ranked 1608 out of 1798 colleges |
| Expenditures per Student | Grade F+ | ranked 1294 out of 1527 colleges |
| Student Loan Default Rate | Grade F | ranked 1438 out of 1559 colleges |

For value, Fisher is not just ranked below average, or low, but dead last nationally. (Source of statistics: College Factual, Inc, 6/21/13, collegefactual.com/)

Fisher 'Scholarships'



| Category | Grade | Rank |
|--------------------------------------|-------|------------------|
| Value for your Money – Massachusetts | F- | 55 out of 55 |
| Value for your Money – Nationwide | F- | 1283 out of 1283 |
| Student to Faculty Ratio | D- | 1440 out of 1803 |
| Percentage of Full-time teachers | F | 1608 out of 1798 |
| Expenditures per Student | F+ | 1294 out of 1527 |
| Student Loan Default Rate | F | 1438 out of 1559 |

Fisher College keeps claiming a strong public good they accomplish because they give scholarships to lots of Boston high school students. The reality is not nearly so rosy! The way the practice works is that a student is given a scholarship, say for \$5,000. The student and their family are obviously happy with this 'free' money. But they will never see that money. The reason is that the money never goes to the student, but instead goes right back to Fisher College as a credit against the student's tuition.

It is very similar to the 'rebate' promotions of car dealers. The sticker price is higher and the consumer is then attracted by a rebate check which then goes toward the purchase of the car. There is no difference between Fisher charging \$45,000 for tuition and giving a \$5,000 scholarship, or alternatively, charging \$40,000 for tuition. The net is exactly the same to both Fisher and the students.

Resident students at Fisher are currently charged \$44,780. This is significantly higher than the fees charged by schools that Fisher competes with for students. Even the for-profit Bay State College on Commonwealth Avenue charges far less at \$36,160. The Benjamin Franklin Institute of Technology on Berkeley Street costs \$28,390 for their bachelor's program and that price includes room, board, tuition, and all fees. BFIT's associates degree programs are even less. The Massachusetts School of Art and design is \$23,600 for tuition, room, board, and fees. Other state schools such as Bridgewater State and Salem State are even less expensive. For example, Framingham State costs only \$16,725, and that price includes tuition, their most expensive meal plan, their most expensive single room, and all fees.

Fisher's commuting students do no better. Fisher's commuting students pay annual tuition and fees of \$27,955. Commuting students at the University of Massachusetts in Boston, Mass Bay Community College, Bunker Hill Community College, and more than a dozen others pay less than \$12,000.

Even with such high fees, Fisher cuts their own costs by having no research faculty, no tenured faculty at all, few full-time faculty, large class sizes, and far less dorm space per student than most schools. Fisher students are paying a premium price for low-budget spending, hence Fisher's horrible grades by independent college research. College Factual ranks Fisher so low because even their 'net' cost is so much higher than comparable schools, more than \$100,000!

| college factual | Colleges | Majors | Rankings | Reviews |
|--|----------|-----------|-----------|-------------------|
| | Total | Full Time | Part Time | Percent Full Time |
| Total of Instructional Employees | 141 | 27 | 114 | 19.1% |
| Total of Those With Faculty Status | 141 | 27 | 114 | 19.1% |
| Tenured Faculty | | | | |
| Non-Tenured Faculty, on Tenure Track | | | | |
| Not on Tenure Track / No Tenure System | 141 | 27 | 114 | 19.1% |
| Without Faculty Status | | | | |
| Graduate Assistants | | | | |

Fewer Full-Time Teachers Than Most

Fisher College's use of full-time instructors ranks among the nation's lowest, with only 19.1% of instructors teaching on a full-time basis.

In fact, the practice of private colleges enticing students with scholarships and federal grants, and then loading them up with student loans, is being prosecuted by attorney general offices across the country. It is a wonderful business model from the college's perspective. They give away money, which goes right back to them. As an accredited college, the students get some federal grant money, and the students and their parents take out loans to make up the difference. The school gets the full amount of their fees up front and takes no risk. If any students drop out, they are simply replaced by other students.

The practice is being prosecuted because it preys upon students and their parents, and especially on the poor. The drop-out rate at such private institutions is very high, and Fisher is no exception. Fisher College has a four year graduation rate of only 13%! The Fisher College student loan

default rate gets a grade of 'F' from College Factual, because Fisher students have among the highest default rates in the country.

Student loans are also a very special debt in that they survive bankruptcy. A student and their parents will never get away from these loans. They will be a burden on them for decades. When Fisher College talks about how generous they are to Boston high school students, it should be pointed out that the most generous way to treat Boston high school students is not to load them with debt, but to suggest that they instead consider schools that are priced much more competitively and not be enticed by the 'scholarship' from Fisher College.

| college factual | Colleges | Majors | Rankings | Reviews |
|-----------------|----------|--------|----------|---------|
|-----------------|----------|--------|----------|---------|

Total Estimated Degree Value of \$132,872

A bachelor's degree at Fisher College will cost you about \$240,522 with no aid. This is based on an average sticker price of \$44,234 per year and an average of 5.4 years to graduate. Obtaining that same bachelor's degree at other colleges with similar quality rankings would cost you \$132,872.

| | Amount |
|--|-----------|
| Average Yearly Cost | \$44,234 |
| Average Years to Graduate | 5.4 |
| Estimated Average Total Cost of Degree | \$240,522 |
| Estimated Value of College Degree | \$132,872 |

Value Depends on Net Price

How much education you get for your money is entirely relative to how much you will ultimately pay for your degree at Fisher College. Most students will not pay the full sticker price and few students fit perfectly into 'averages'. However, to get a sense of how value for your educational dollar might vary based on individual circumstances, look at the table below to determine your likely cost of a bachelor's degree. Now compare this value metric for each college you are interested in.

Boston families need to be educated about the realities of a Fisher education: how expensive Fisher is compared to alternatives, how little Fisher spends on full-time teachers, how little Fisher spends on housing because they cram students into rooms, how few Fisher students graduate in four years, and how high the Fisher student loan default rate is.

Fisher should not get any applause for giving 'scholarship' money back to themselves. As the lowest ranked school in the country for value, with one of the lowest four year graduation rates, one of the highest student loan default rates, and one of the lowest in per-pupil spending, Fisher should be investigated by the Massachusetts Attorney-General, who is copied below.

Fisher should also not be allowed to expand their predatory practices by enlarging their school.

cc: Massachusetts Attorney-General Marsha Coakley

TO: Katelyn Sullivan
Boston Redevelopment Authority
City of Boston
One City Hall Square
Boston, MA 02201

From: Kim and Charles Perkins
109 Beacon Street
Boston, MA 02116
Kymchuck@gmail.com

I am writing to express my strong opposition to the growth plan of Fisher College and ask the BRA to deny Fisher's request.

Let me preface my remarks by saying that my wife teaches at Boston University and I was at Stanford for many years; we both enjoy young people and enjoy Boston's academic atmosphere. We do not feel, however, that Fisher College expansion in a historic residential neighborhood serves either the community or Fisher students. We have lived in the Back Bay for 12 years and attest from experience that Fisher College has not been a good neighbor. Fisher managers stated last week that being located in our historic Back Bay neighborhood is a marketing strength for them. Ironically their proposal for large growth in the Back Bay will irreversibly change its essential character. Other colleges in Boston found ways to thrive within the city while respecting the city's neighborhoods. The proposed Fisher expansion should be rejected.

The Back Bay is part of a busy city and is therefore an active neighborhood. The neighborhood changes noticeably, however, during the months when Fisher is in session. From my personal experience, Fisher has done a poor job of both managing student interaction with residents and responding to problems. There have been numerous unpleasant incidents on our block of Beacon Street alone that have gone unnoticed by Fisher security and management. For example:

1. We pick up cigarette butts and trash daily from our steps and front garden during the months when Fisher is in session.
2. We have watched students wearing Fisher sweatshirts spitting on the sidewalk and throwing trash in our garden.
3. We periodically pick up beer and whiskey bottles from our garden.
4. Groups of noisy and often drunken students collect on our front steps late at night, which disturbs our evenings and our sleep.
5. We periodically clean vomit from our sidewalk and our garden.
6. We are occasionally forced to listen to drunken students hanging out of windows in the dorm across the street and yelling at passers by.
7. We put up with loud music from the dorm across the street. This is especially a problem in summer when we'd like to have windows open.

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8. Students walk in our garden to retrieve balls and etc. trampling the plants and we occasionally have plant pots on our stairs smashed for no apparent reason.
9. The neighborhood is disrupted periodically by the move-in/move-out/graduation days. These days would become increasingly chaotic with a greater student population.

I am sure that neighbors on Marlborough Street and Comm Ave have their own stories to tell. Fisher management seems not to care since this has been going on for years. We cannot permit Fisher to expand in the Back Bay; these problems will increase exponentially if student population grows to the proposed level.

1. **Parking:** This is already a parking shortage in Back Bay; adding a large number of students and staff can only make that worse. Fisher stated they will discourage resident students from using cars, but in reality most 20-year olds have a car and many will park in our already parking-challenged neighborhood. In addition, with Fisher classroom growth, more non-resident Fisher students will drive into Back Bay daily and require additional daytime parking. The parking problem will be far worse if Fisher is allowed to grow as proposed.
2. **Neighborhood character** - Given the proposed Fisher dorm population density, students will outnumber residents in the area for several blocks around. While the immediate effect would be on Beacon Street, the excessive student population will change the residential character of the surrounding Back Bay neighborhood. Students will not spend their time locked in their dorms; they will be out in the neighborhood day and night. The Back Bay is one of the most historic and well-preserved residential neighborhoods in America. We cannot turn Beacon and Marlborough Streets into a student quad. There are 4 elementary schools between Fairfield and Brimmer Streets and at least 3 playgrounds between the Frog Pond and Clarendon Street. We should be encouraging families who pay taxes, not college students, into the Back Bay. I fear that expansion now will set a precedent for further expansion by Fisher and others, eventually eroding the Back Bay neighborhood character block by block.
3. **Noise and Mischief** - With an increase in student population, there will be yet more noise, more trash, more smoking, more mischief, greater numbers of students coming home late from night clubs and bars and just hanging out like all young people do. This should not be permitted in a residential neighborhood.
4. **Congestion** - Beacon Street is a busy city artery with an exit from Storrow at Arlington and an entrance to Storrow at Berkeley. We walk and drive on Beacon Street and the surrounding streets daily. With Fisher buildings on both sides of Beacon Street, we already see students jaywalking and interrupting traffic. With the proposed growth including new dorms on

Beacon Street, a 2,500 SF student services addition, and a 2,000 SF student terrace, traffic will be greatly impacted. Having to listen to horns honking morning and evening is not pleasant and that will unavoidably become far worse unless Fisher's growth plan is denied. Further, double-parked delivery trucks at Fisher are a frequent problem both morning and evening. Increased student density will unavoidably require more paper, more books, more laundry, more food, Coke, pizzas, trash removal, maintenance workers, FEDEX trucks and, combined with more student traffic (on foot and in cars), will significantly worsen the congestion and traffic noise in one of the most historic neighborhoods in America.

5. **Property values** – Having met with a Back Bay realtor on this issue, it is clear that, for all the above reasons, property values will significantly decrease on Beacon Street and other streets as the student-effect ripples outward. The equity in our home is a significant part of our retirement funds and inheritance to our children. In the realtor's opinion, Fisher's action will have a direct financial impact on my family and my neighbors. If this occurs, we will definitely consult a lawyer about our options. From another point of view, the present residents have maintained the integrity of these historic buildings very well. If property values decline while noise, congestion and vandalism increase, owners will sell. Who will buy a home in the middle of a college dorm area and how will they maintain the unique history of the Back Bay? The character of the Back Bay will irreversibly change
6. **Demand on infrastructure** – I understood from last week's meeting that as Fisher re-zones buildings from private residence to college dorm there will be fewer residential homes being taxed (and maybe with lower value) even while Fisher's demand on city services increases. Demand for water, sewage, trash removal, traffic lights, police protection, etc. will increase while the tax base decreases. Devaluation of property values resulting from degradation of the neighborhood could potentially result in further property tax loss for the city.
7. **Options for Student Housing** - Housing students in a neighborhood where they cannot feel somewhat free to be young doesn't serve them well. Mixing students in amongst angry residents doesn't serve either group. Fisher has other options to house students in and around the Back Bay in a way that better serves both residents and students. Fisher could expand on Boylston Street, for example, and still be a part of the Back Bay without changing the Back Bay as a residential neighborhood. There are many other options if planners would consider them. Emerson, Suffolk, and Bay State have all developed growth plans without destroying the neighborhood from whence they came. Even BU has grown tremendously while perched just on the edge of Back Bay without destroying Back Bay as a neighborhood.
8. **Fisher disregard of residents** – Fisher College has demonstrated little concern for its neighbors over the past years regarding student behavior. With the proposed student density increase, those problems will become

exponentially worse. I learned at last week's meeting that Fisher has been buying Back Bay buildings for several years to reach a critical mass, and is now pushing their growth request through as fast as possible. Fisher could have involved its neighbors early in the planning process to develop a plan that worked for residents and Fisher management. Fisher chose instead to work quietly behind the scenes and only notified residents when rezoning rules mandated public discussion. Further, while Fisher has been planning this growth for years, they clearly intended to limit public discussion to the minimum required by city zoning rules. Fisher's disingenuous approach and the history summarized above demonstrate a glaring lack of concern for the neighborhood.

In summary, I have no confidence whatsoever that Fisher will suddenly change its level of respect for neighbors. If history is a predictor of the future, the number of student-related problems will grow exponentially. I am convinced that traffic, congestion and vandalism will all increase along with increased demand on city services, while tax base and property values decrease. In the long term, the current Back Bay residents will be replaced by people who don't mind living amid student dorms, and the character of the Back Bay will irreversibly change. The Fisher zoning request is entirely self serving and only harms the neighborhood. I see no benefit at all for residents and ask that the Fisher growth proposal be denied.

Sullivan, Katelyn

From: Kim & Charles Perkins [kymchuck@gmail.com]
Sent: Sunday, June 30, 2013 7:57 AM
To: Sullivan, Katelyn
Cc: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Subject: 111 Beacon Street Change of Use
Follow Up Flag: Follow up
Flag Status: Flagged

TO: Katelyn Sullivan
Boston Redevelopment Authority
City of Boston
One City Hall Square
Boston, MA 02201

From: Kim and Charles Perkins
109 Beacon Street
Boston, MA 02116
kymchuck@gmail.com

I am writing to express my strong opposition to the change of use by Fisher College at 111 Beacon Street.

Once raised by residents at the June 26th meeting, Fisher acknowledged it is in fact changing the use of 111 Beacon Street, despite it not being documented in the IMP. This secrecy by Fisher violates the intent of the IMP. With that building across Beacon Street from dorms and other Fisher buildings, it is clearly a significant factor regarding the issues surfaced - jaywalking, congestion, noise - since student activity will increase significantly. If an athletic facility is constructed there, all of the above will increase. In addition, the use of the building would likely be extended to early morning and late in the evening so impact on residents would be very large.

I therefore request that Fisher stop work on their proposed athletic facility at 111 Beacon and not be permitted to make any change of use at 111 Beacon Street until an IMP is fully approved.

June 17, 2013

Katelyn Sullivan
Boston Redevelopment Authority
City of Boston
One City Hall Square
Boston, MA 02201

RE: FISHER COLLEGE IMP
Opposition to 118 Beacon Street 'Carriage House'

Dear Ms. Sullivan,

This is a tough letter to write since my wife and I are positively disposed toward Fisher College. As it happens, my wife has known some of the Fisher family for more than ten years since she works in the school system in Concord where they reside. In fact, until Christian Fisher left as president of Fisher College in 2001, we considered the school a wonderful neighbor on Beacon Street. That has all changed since his departure. Like my wife, I also teach - in my case international finance at Bentley University, so both my wife and I are also comfortable working and living amongst young people.

Yet, as Fisher has grown since 2001, the problems of having an expanding residential college with full collegiate activities in a residential neighborhood have grown dramatically. I understand that many others from the Beacon Street neighborhood in other correspondence will highlight numerous issues such as noise, smoking, parking, drug use in cars on the street, and of course traffic.

The principal traffic problem is that our street has an entrance ramp to Storrow Drive on one side and an exit ramp from Storrow on the other. There is probably not a single worse street for a college in the Back Bay. Since Fisher does not have loading docks, that means all truck deliveries and buses block a lane of traffic for up to an hour at a time - for unloading food, refilling the numerous soda and snack machines in multiple buildings, or making other deliveries.

As Fisher has no parking themselves for students, students often double-park as they run into classrooms, the library, the bookstore, or to visit friends. Most importantly, since Fisher has no athletic facilities of their own that means Fisher buses, which double-park on Beacon Street, are needed not only for every game, but for every practice. Since athletic busing occurs after the regular school day, which coincides with rush hour, the result is that traffic often backs up all the way to the State House.

The concept of having dorms and classrooms across the street from each other is also a dangerous condition, as Fisher students naturally jaywalk back and forth across Beacon Street from their dorm rooms, to their classrooms, to the bookstore, to the cafeteria, and to social spaces at all times of the day and night, including during rush hour. It is just a matter of time before the danger of having Beacon Street as a 'quad' will result in an entirely unnecessary tragedy.

But while for these and other reasons I will join with my neighbors in registering my opposition to the IMP in its entirety, I want to particularly go on record against the so-called 'carriage house' addition that Fisher would like to build at the back of their historic mansion at 118 Beacon Street, for the following reasons.

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1. Loss of light / view

My wife and I own Unit 1B at 120 Beacon Street (since 1986) and are thus abutters to 118 Beacon Street. Our ground floor unit faces northward toward Back Street, and since our building is bound by brick walls on both the Fisher side and the other side, we do not get direct sunlight into our unit. However we do get light as we have a view of the sky over those brick walls. While we would of course prefer direct light, we are happy with the indirect light we get from our view of the sky.

Fisher's proposed expansion will darken our unit substantially and just as substantially change our view. The new two-story building is listed in the IMP as having a height of up to 25 feet. The current wall between 118 Beacon and 120 Beacon stands at (an already substantial) 13 feet. An additional 12 feet would cause the loss of almost 30-40% of our view and thus light. But even an additional 6 feet would have a great impact. Losing 15-20% of your light and view is very substantial when you have so little to begin with.

But the practical impact is even more dramatic. For example, from the living room area of our unit we can see through the glass in our back door to a view of the Fisher wall and the sky above it. If an 18 foot addition were to be built, (5 feet higher than the current wall) the view from our living room area changes to only being able to see the Fisher wall and new addition, with no sky visible at all.

2. Privacy

The new Fisher addition would dramatically reduce the privacy of our unit and other units of our building. Living in a city obviously has trade-offs, and privacy is one of them. Yet, our building faces Back Street and the Charles River, so there is a reasonable sense of privacy from those windows. The new Fisher addition, as pictured in their IMP, has a roof garden atop the addition. While the roof garden may be decorative and may not be currently envisioned for student or staff use, it is hard to imagine such a lovely roof garden going unused, particularly since the building will be a center for student activities, as Fisher administration plans to abandon 118 Beacon in favor of a new building at Arlington.

But even in the remarkably unlikely event that Fisher somehow keeps students away from an attractive roof garden, even Fisher gardeners tending the garden and maintenance staff maintaining the rooftop equipment pictured in the IMP would be more than occasional users. As these staff walk atop the addition, they would have straight line views across and down into many of our units, where no such views currently exist. This loss of privacy would be dramatic for the first few floors of 120 Beacon Street.

3. Fisher College's Misleading IMP

Fisher claims in the IMP that *"The sight line to the terrace from the 120 Beacon Street building will be obscured by the Carriage Area addition proposed at 118 Beacon Street."* This is an outright falsehood. That entire area is already obscured. The existing Fisher building at 118 Beacon Street already extends 20 feet deeper than our building. 118 Beacon is the deepest brownstone on the block by far and one of the deepest in all of Back Bay. There is absolutely no way one can see from any part of our building to that proposed terrace. One would have to walk twenty feet behind our building and climb a thirteen foot ladder to see the proposed College Terrace. To make Fisher's apparent insincerity even more clear, if Fisher is concerned about 'obscuring' 120 Beacon Street from the noise, smoke, and lack of privacy from the College Terrace, why are they proposing that the Carriage House addition next to us has its own outdoor terrace and a roof garden?

The current administration of Fisher College is either not being honest or they have done a very shoddy job of preparing the IMP. Further indications of this 'confusion' can be found in the May 30th community presentation that Fisher prepared which specifically mentions the 118 Beacon Street addition as *"Proposed use: – Consolidation of Student Center & Library with terrace."* In fact, the speaker from Fisher at the May 30th presentation specifically talked about Fisher's need for outdoor space while the slide of the 118 Beacon Street addition was being shown.

4. Noise

The IMP says explicitly that the 118 Beacon Street addition will have *"an outdoor terrace at the first floor level."* This is very strange since Fisher specifically mentions concern in the IMP for 120 Beacon regarding the 104-114 'college terrace.' Yet Fisher is oblivious to concerns about a terrace and roof garden at 118 Beacon, which is right next door to us. The addition also appears to have equipment on its roof, which may relate to heating, air conditioning, or ventilation. If any of these functions add noise, this will impact 120 Beacon Street as well.

5. Historical Integrity

This point will undoubtedly be brought up with in more detail and with more perspective by others more expert in historical matters, but it seems shocking that Fisher is proposing to put a modern addition onto such a historic building – a building that has come to symbolize Fisher College, including in their marketing materials, on their web site, and even on the cover of their IMP. The carriage repair area is a wonderful and historic feature of this impressive building. To put a modern addition into such a space demonstrates that the Fisher College is not a concerned steward of their historic property. Fisher College appears interested in marketing the historic nature of Back Bay, but not in preserving it.

6. Parking

The construction of the addition causes the loss of at least four parking places. With Fisher College already in serious need of a loading/unloading area for trucks and buses, even before considering any expansion, the loss of that many parking spaces is a questionable decision.

7. Zoning

I also note that Howard Kassler, Chairman of the Neighborhood Association of Back Bay, in his June 7th letter to the Boston Redevelopment Authority argues against the 118 Beacon addition as follows.

"The proposed two story rear yard addition to 118 Beacon Street would be directly in conflict with the density limit of the Zoning Code defined by the applicable 3.0 FAR (Floor area ratio). Strict adherence to the FAR density limit of the Zoning Code is considered to be one of the most important dimensional zoning provisions necessary for the protection of the Back Bay Historic District. The Board of Appeal has, in fact, denied every petition in the residential section of the Back Bay Historic District seeking other than nominal relief from the 3.0 FAR limit of the Zoning Code since its introduction over thirty-five years ago. It is particularly inappropriate that such a fundamental exception to the established zoning be sought to effect an extension of a forbidden use. The proposal is also counter to the Residential Guidelines of the Back Bay Architectural Commission, adopted in 1990, which clearly state that "additions more than one story in height" are inappropriate."

I have no objection in principle to Fisher College expanding by buying or converting the use of existing buildings, as long as Fisher first addresses the dramatic problems they currently cause, particularly traffic, parking, smoking, and noise. But to build an addition in an historic neighborhood that changes the views, privacy, noise level, and light of their neighbors is not reasonable. Fisher College should withdraw the 'carriage house' addition from their IMP.

I would thus respectfully ask for the following.

1. That the BRA direct Fisher College to remove the carriage house addition from their plans and suggest Fisher to look at the possibility of re-locating the facilities that would otherwise be located in the 2500sf addition somewhere else in their 175,000–190,000sf of space.
2. That the BRA otherwise ask Fisher to conduct studies on light, view, privacy, and noise from the carriage house addition, its terrace, and roof garden spaces, as to how they affect 120 Beacon, 122 Beacon, 124 Beacon, and 128-132 Beacon.
3. That the BRA otherwise ask Fisher what they will do with the cars that have been displaced from the 4-5 deeded parking spaces that they plan to remove.

The Master Plan that Fisher has proposed has clearly galvanized the neighborhood on Beacon Street in opposition. It might be suggested to Fisher College that they first act to mitigate current neighborhood and Boston-wide concerns about parking, noise, and particularly traffic before they propose any type of expansion.

Respectfully submitted,



Claude Cicchetti
120 Beacon Street, Unit 1B
Boston, MA 02116
claudc.cicchetti@gmail.com

cc:

Christian Fisher, former President of Fisher College, Concord, MA

Mayor Thomas M. Menino; Boston City Hall Mayor's Office; mayor@cityofboston.gov

City Councilor President Michael P. Ross; Boston City Hall, 5th Floor; Michael.Ross@cityofboston.gov

City Councilor Felix Arroyo; Boston City Hall, 5th Floor; Felix.Arroyo@cityofboston.gov

City Councilor Ayanna Pressley; Boston City Hall, 5th Floor; Ayanna.Pressley@cityofboston.gov

City Councilor John R. Connolly; Boston City Hall, 5th Floor ; John.R.Connolly@cityofboston.gov

City Councilor Stephen J. Murphy; Boston City Hall, 5th Floor; Stephen.Murphy@cityofboston.gov

Boston Redevelopment Authority: One City Hall Square, Boston, MA 02201
Peter Meade, Director 617-918-4201; Peter.Meade.bra@cityofboston.gov

Neighborhood Association of the Back Bay
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Robert Cappucci; 159 Cottage Street #9 East Boston, MA 02128
Charles Clemons Jr; 60 Rosseter Street, Dorchester, MA 02121; info@charlesforboston.com
Daniel F Conley; 265 Corey Street, West Roxbury, MA 02132; 617-619-4204; danconley2013@gmail.com
John R Connolly; 12 Shaw Street #2 West Roxbury, MA 02132; john@connollyforboston.com
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John G C Laing; 71 Greenwood Avenue, Hyde Park, MA 02136 ; johnlaing@laingenterprises.com
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David James Wyatt; 62 Weaver Court Roxbury, MA 02119;
Charles Calvin Yancey; 3 Hooper Street Dorchester, Ma 02124; 617-436-4444; ccyancey@aol.com

August 4th, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: College Terrace
116 Beacon - Dorm Conversion / Administration

Dear Katelyn Sullivan,

College Terrace

Fisher College is absolutely correct that college students should have an outdoor social space. College students should also have recreation areas like swimming pools, tennis courts, a gymnasium, and a dance studio. Fisher College are themselves highlighting the problem of locating a college in a historic and residential Boston neighborhood. Just as putting tennis courts and a full-sized gymnasium on Beacon Street is impractical, so is installing a large college terrace.

Such a terrace would undoubtedly evolve as a popular social space for many college students in Boston even beyond Fisher College. It would be a wonderful venue for dances, concerts, and parties. It would also be a fantastic place to view and participate in all of the events that occur at the Hatch Shell and on the Esplanade. College students from all over Boston would undoubtedly congregate with Fisher friends and make Fisher a routine stopping off point for Hatch Shell events, particularly since it would be a wonderful way to avoid using portable toilets.

The terrace would become like Lansdowne Street, except without individual businesses to control admission and alcohol consumption and without the proper zoning. All students would have to do is 'bring their own' and the Fisher terrace turns into an outdoor bar and nightclub.

In response to a question about the college terrace at the Fisher public meeting on the IMP, Fisher College representative, Peter Gori, responded that the terrace "would not be open to guests" and would "close at dusk – earlier in the summer." These responses strain credulity to the extreme.

Fisher College does not currently screen for guests in any of its common areas. There is no key card access required to enter the student center building, nor are students or guests required to show any identification, even when going past the security guard desk. Is Peter Gori suggesting that there will be a new 24 hour guard at all entrances to the Fisher Terrace with identification cards suddenly required to be shown only at these doors? Would a guard really stop a guest or a student without identification?

Further, it is hard to imagine Fisher College turning down the pleas of students to be able to watch the Boston Pops 4th of July concert from the College Terrace. The Fisher College administration certainly enjoys the concert from their roof deck at 118 Beacon Street, so it is hard to imagine how Fisher College could argue against students using an otherwise empty college terrace overlooking the Hatch Shell.

But why would it stop with the 4th of July concert? Why not allow the use of the terrace whenever there is a Hatch Shell event, like all of the numerous concerts? Or the movies? How could Fisher College turn down the pleas of students to have an evening terrace event like a dance with a string quartet? How about a dance with a dj? How about a dance with a band? In short, how could Fisher College realistically fight the demands of students to use

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the college terrace after dusk on every weekend? How could Fisher answer the parents who visit the terrace on an admissions tour and notice the lovely view of the Hatch Shell and the Esplanade? Do we really expect those parents to accept that the terrace closes at dusk, and earlier in the summer?

Inevitably, students and others, from the older to the underage, would also start to see the long grass median of Back Street as a complementary venue just below the Fisher deck. Even Fisher students would undoubtedly go back and forth from the terrace to Back Street in order to smoke cigarettes, since Peter Gori said that smoking would not be allowed on the deck. That means there would be routine student traffic back and forth between the deck and Back Street for smokers and their friends. Will there be yet another security guard down on Back Street checking ID's 24 hours a day?

It is also realistic to expect that students would go to Back Street to smoke things other than cigarettes. Back Street would undoubtedly soon see substantially more drug use than already occurs, plus the attendant drug dealing given the proximity of large numbers of college students gathering for social events. The effect on the neighborhood from noise, trash, traffic, and drug use would be dramatic. And that isn't hyperbole. Beacon Street is a residential area, not an entertainment district. And Fisher College is an educational institution not an entertainment business. Fisher is also an institution that has demonstrated a distinct lack of ability and interest in controlling smoking or drug use.

According to the advocacy group, Americans for Nonsmokers' Rights, more than 1180 colleges have instituted 100% smoking bans. Most of the remaining schools restrict smoking within 25 feet of all entrances. Fisher is one of the few colleges in the country without a smoking ban and without a restriction on smoking within 25 feet of all entrances. Instead, Fisher College faculty, staff, and administration themselves can be seen smoking on Beacon Street every day, not making use of a "designated smoking area" at the back of 116 Beacon Street.

If Fisher College faculty, staff, and administration don't follow Fisher College rules and smoke in the designated smoking area, why should we expect more of Fisher College students? Why should we suddenly expect more of an expanding Fisher College?

But more important is Fisher's complete lack of attention to drug use on Beacon Street.

Many Beacon Street neighbors have already written to the BRA to say that residents routinely see and smell pot smoking on the steps of Fisher dorms and in cars parked on Beacon Street. While we understand that this is the reality of young people, residents of Beacon Street see absolutely no effort on the part of Fisher College to diminish this behavior.

Fisher College often calls Beacon Street their "campus." If so, I have never heard of a college campus where campus security are permanently stationed inside. If guards were continuously walking up and down Beacon Street and Back Street, they would see what we as neighbors see. One resident from our building wrote to the BRA to say that she has lived on Beacon Street alongside Fisher College for 35 years and as a dog owner, she routinely walks outside at night. Not once in those 35 years has she ever seen a security guard patrolling outside at night. Not once.

It is certainly not that any of Fisher neighbors want to see Fisher students arrested or even punished. But it is inappropriate for Fisher College to ignore night time drug use on the steps of their buildings.

116 Beacon Street - Conversion and Administration Exit

In his letter of June 21, 2013 to the BRA, Michael Weingarten pointed out that Fisher College's IMP proposes a shockingly low average of 183 square feet per student in the newly proposed and repurposed dormitories. Michael compares this to a national median of 351 square feet according the *College Housing Report*, and for a local comparison, shows that Suffolk allocates 365 square feet per student and Berklee School of Music allocates 358 square feet. Michael's conclusion is that as part of this IMP process, Fisher College should be required to reach the national median at a minimum. Space is an important point. Part of the reason that Fisher students impact Beacon Street so dramatically is not their fault. Their living space is too small.

The situation would only get worse if Fisher College is allowed to build such unconscionably small dorm rooms such as the 157 square feet per student Michael calculated is proposed for Fisher's 're-purposing' of their building at 116 Beacon Street according to data in the Fisher IMP. Again, this is less than half of the nation-wide average.

Fisher College also proposes to move their administration from 116 Beacon in favor of a new building, two blocks away on Arlington, between Marlborough Street and Commonwealth Avenue. That would essentially make Fisher administration an absentee landlord, who abandons Beacon Street and their offices at 116 and 118 Beacon to be instead overlooking the serenity of the Public Garden. That proposal should be flatly denied.

It is essential that Fisher administration stays on Beacon Street in order to see and experience everything that we do as neighbors. I am aware that many others on our street who live next to Fisher dorms wrote numerous letters to the BRA detailing their experiences, such as waking up to trash, cigarette butts, and vomit on their doorsteps. I can see why Fisher administration would not want to walk by such delights on the way to their offices and would instead like the solitude of offices overlooking one of America's finest public gardens. The proposed move of Fisher administration is insulting to all of Fisher's neighbors on Beacon Street. Fisher College administration needs to work where their students live. 116 Beacon Street should absolutely remain an administration building.

Numerous Boston colleges have started in residential neighborhoods and moved into more flexible spaces in order to grow. Bentley University moved to Waltham. Suffolk University expanded into other areas beyond Beacon Hill. Emerson moved from Back Bay into the theater district. Berklee College of Music moved from Newbury Street to the more open area of Massachusetts Avenue.

Fisher is attempting to fit a square peg into a round hole. They are attempting to expand and bring the typical full range of activities that a college offers into an historic neighborhood. Fisher proposes to do so by squeezing students into Beacon Street dorms and then have their administration themselves abandon Beacon Street.

The Fisher IMP is not a very good strategic plan for Boston. It is not a very good plan for Fisher's neighbors. And it is certainly not a very good plan for Fisher College students.

Thank you for your time.

Claude Cicchetti
120 Beacon Street
Boston, MA 02116

Copies to:

Mayor Thomas M. Menino
Boston City Hall
One City Hall Square
Boston, MA 02201
mayor@cityofboston.gov

Peter Meade, Director
Boston Redevelopment Authority:
One City Hall Square, Boston, MA 02201
Peter.Meade.bra@cityofboston.gov

City Councilor President Michael P. Ross
Michael.Ross@cityofboston.gov

City Councilor Felix Arroyo
Felix.Arroyo@cityofboston.gov

City Councilor Ayanna Pressley
Ayanna.Pressley@cityofboston.gov

City Councilor John R. Connolly
John.R.Connolly@cityofboston.gov

City Councilor Stephen J. Murphy
Stephen.Murphy@cityofboston.gov

Neighborhood Association of the Back Bay
160 Commonwealth Avenue #L-8 Boston, Massachusetts 02116-2749
info@nabbonline.com

Neighborhood Association of the Back Bay

From: Erik Dykema [erik@lineagecap.com]
Sent: Saturday, April 06, 2013 11:11 AM
To: info@nabonline.com
Subject: Fisher IMP

Thanks for your leadership on this issue. We live at 121 Beacon, which is on the first block between Arlington and Berkeley. I'm interested in staying in the loop, would attend meetings or help in any way possible. I'm totally opposed to any further expansion and find the lack of openness in their part as well as unwillingness to respond to neighborhood concerns very disappointing.

Thanks again,

Erik

✓ Erik B. Dykema
Lineage Capital, LLC
399 Boylston Avenue, Suite 450
Boston, MA 02116
(617) 778-0665 direct
(617) 283-6185 cell
(617) 778-0659 fax

6/26/2013

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August 5, 2013

Ms. Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Ms. Sullivan

We are writing to express our opposition both specifically to Fisher College's plans to expand their dormitory footprint on the first block of Beacon Street as well as their master plan more broadly. The expanded dormitory capacity would exacerbate what is already an untenable student population on the first block. Fisher's master plan to expand the school is completely out of keeping with the residential character of the neighborhood.

We are concerned about Fisher's expansion – as parents of a 5-year-old girl, as members of the Back Bay community who has helped our block evolve in a positive direction, and a human being who cares about families who have not benefited from the same advantages as we have. There are several reasons for my opposition:

1. *Fisher is using the Back Bay to market false hope to optimistic, disadvantaged families:*

Although Fisher poses as institution that is helping to forward human development and social mobility, all evidence indicates that it is capitalizing on naiveté (of families and the Back Bay community) to maximize profits. We have recently learned that the school is:

- Fisher is saddling earnest families with huge debt loads that they are not able to pay, while we understand that they provide only 13% of their students the BA degree that would enable them to repay their loans and work toward the lifestyle that they experienced during their brief time in the Back Bay.
- Fisher is using the appeal of our historic neighborhood in the Back Bay to bamboozle hardworking families into thinking that, by taking on an inappropriate level of debt, they will offer their children the opportunity to achieve a lifestyle consistent with the one that they see in Fisher's glossy marketing brochures. Fisher's students suffer a 19% default rate on their loans vs. 7.3% for the state of Massachusetts. Even worse, student loans have no statute of limitations, so these debt burdens endure long after these students have left the school with or without a degree (the overwhelming majority of them without).

2. *The leadership's true colors are already clear, even now at the stage when most leaders would be working hard to create a positive impression.*

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- The leaders have been high-handed and secretive; they are only now going public with their plans after another significant purchase
- To claim that these buildings were bought to compensate for buildings sold in the 1970s is just preposterous. They are not "returning Fisher to its prior baseline physical capacity" (as they state in their proposal), they are attempting to execute a huge expansion in an inappropriate location.
- The Fisher President never shows up at any meetings.
- The Fisher team had not even thought to assess the possible impact of adding more dense dormitory-style lodging on the fragile infrastructure of this historic community.
- Publishing notices in the Boston Herald only is cynical and disingenuous.

3. *Fisher seems unwilling and/or unable to control their students:*

- Students are frequently found lounging on the private property of residents, smoking cigarettes and marijuana, and leaving trash on steps and in gardens.
- Large numbers of students often run across the streets, shout, and even throw balls – endangering themselves as well as drivers on this major thoroughfare.
- Fisher has continually promised to provide adequate security and/ or supervision, and these promises have never been kept.
- The idling school buses double parked in front of the school cause traffic problems and endanger drivers on Beacon Street.
- The students set a poor example for the children that the rest of the community is working hard to raise. In our building alone, there are four children that are watching and learning from their neighbors.

4. *Fisher's vision is not consistent with the infrastructure or values of the Back Bay community.*

- The additional student population would represent a very substantial increase in the overall population of the block and a significant shift in its composition, which is inappropriate even as it stands today).¹
- This type of development would be inconsistent with stated position of community organizations against intensive institutional development in residential neighborhood.
- An expansion could pose a significant burden on this block's fragile infrastructure.

¹ By my count, there are approximately 28 non-Fisher buildings on the block. Our building has 14 residents in it. If we assume that's in line with the rest of the street, the additional 300 students that Fisher wants to add to its enrollment would represent roughly 3/4 of the entire non-Fisher population of the block. If the block were already at a tipping point, this additional population would shove it over the edge.

Given all of this, it is our strong view that we shouldn't view Fisher's recently-expressed openness to potentially backing away from their dormitory expansion plan is necessary but not sufficient. By pushing so hard, far, and fast, they have now forced us to do our homework and understand the core nature of this institution. We can now see that Fisher has had an unsustainable presence on the first block even before they purchased the Butera building, the building on the corner of Arlington & Beacon, and the Tellus building. They should no longer be allowed to continue marketing the Back Bay as a way to entice students to mortgage their futures -- and should start to begin the search for a more appropriate campus location.

Respectfully yours,

Evie and Erik Black Dykema
121 Beacon Street, Unit 6
Boston, MA 02116
(617)283-6185

Sullivan, Katelyn

From: Kristin C Field [kcfield2@verizon.net]
Sent: Thursday, July 04, 2013 11:36 AM
To: Sullivan, Katelyn
Cc: Lois Harvey; Linda Morgan
Subject: Opposition letter re Fischer College Expansion

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
June 30, 2013

Dear Ms. Sullivan,

I live at 333 Commonwealth Ave. and I am very very concerned about the current Fischer College IMPNF. These are my concerns:

- Beacon St. and all of the historic Back Bay is not a college campus and should not become one under any circumstances.

- Fischer College has been an unreliable neighbor and has made little effort to address the concerns of the close residents - particularly in the areas of smoking and noise, traffic congestion, and improper use of Back Street.

- There is no reason to suddenly believe that Fischer College will address the resident neighbors concerns simply because they wish to expand. In fact, I worry that if they are granted the ability to expand, they will revert to their historic lack of attention and concern for the area and neighbors.

- Concerns about the ability of the college to finance this adventure are serious. It means they must attract paying students and they must coddle them so they will remain at the school. They need the money. The representatives at the meeting of June 18 would not respond to questions about financial stability.

- I am concerned that this will set a precedent for other institutions that wish to locate in the Back Bay. Our neighborhood is for residential use, not institutional use.

I urge you to take the concerns of the close and not so close neighbors of the Back Bay seriously and refuse to approve of this plan.

Sincerely,

Kristin C. Field
333 Commonwealth Ave.
Boston, MA. 02115

Sullivan, Katelyn

From: Kristin C Field [kcfield2@verizon.net]
Sent: Wednesday, July 31, 2013 1:12 PM
To: Sullivan, Katelyn; Lois Harvey; Linda Morgan; Sharie Ryan Ryan
Subject: Fischer College is Deaf to neighbors concerns

I understand that Fischer has chosen to move the proposed Dorms across the street as a response to neighbors concerns. Beacon St. - either side - is unacceptable for student dormitories. I sincerely hope this is the wrong information but I continue to feel that Fischer and the BRA are not listening to our concerns.

I live at 333 Commonwealth Ave. I wrote a letter earlier in July lamenting the proposals to expand the college into the neighborhood. Fischer needs to explore options AWAY from the Back Bay for their dormitories. In fact, if they moved out of the neighborhood completely it would be better for their students and for us.

Kristin C. Field
333 Commonwealth Ave.
Boston, MA 02115

Neighborhood Association of the Back Bay

From: Tom Gill [tdgill@me.com]
Sent: Thursday, March 28, 2013 8:11 AM
To: info@nabbonline.com
Subject: Fisher IMP

Begin forwarded message:

From: postmaster@mac.com
Subject: Delivery Notification: Delivery has failed
Date: March 28, 2013 8:07:42 AM EDT
To: tdgill@me.com

This report relates to a message you sent with the following header fields:

Message-id: <D763D234-2ADC-4B41-90CD-AA7D4892671D@me.com>
 Date: Thu, 28 Mar 2013 08:07:37 -0400
 From: Tom Gill <tdgill@me.com>
 To: info@nabbonline.com
 Subject: Fisher IMP

Your message cannot be delivered to the following recipients:

Recipient address: info@nabbonline.com
 Reason: Illegal host/domain name found

Original-envelope-id: 0MKD006LKDOQ73C0@nk11p03mm-asmt002.mac.com
 Reporting-MTA: dns;nk11p03mm-asmt002.mac.com (tcp-daemon)
 Arrival-date: Thu, 28 Mar 2013 12:07:39 +0000 (GMT)

Original-recipient: rfc822;info@nabbonline.com
 Final-recipient: rfc822;info@nabbonline.com
 Action: failed
 Status: 5.4.4 (Illegal host/domain name found)

✓ **From:** Tom Gill <tdgill@me.com>
Subject: Fisher IMP
Date: March 28, 2013 8:07:37 AM EDT
To: info@nabbonline.com
Cc: Jody Gill <jodygill@mac.com>

We are strongly opposed to the proposed expansion and would like to be kept informed of developments.



6/26/2013

///

Sullivan, Katelyn

From: Tom Gill [tdgill@me.com]
Sent: Saturday, May 25, 2013 10:23 AM
To: Sullivan, Katelyn
Cc: Meade, Peter
Subject: 5/30 Hearing re Fisher College expansion

Dear Ms Sullivan,

My wife, Jody, and I live at 303 Berkeley St at the corner of Beacon St., immediately adjacent to buildings now occupied by Fisher College students. We are aware of the proposed Fisher College expansion and understand that BRA has scheduled a hearing with respect to the proposal on 5/30/13.

We will not be in Boston on that date and regrettably will miss the hearing. However, we wish to express our strong opposition to any extension of an institutional use in a residential section of the Back Bay Historic District. Over 350 residents in the immediately impacted area would be adversely affected by any such expansion in their use and enjoyment of their homes and in the value of those homes.

The college use is already a hazard and a daily (and nightly) nuisance and any expansion thereof would be wholly inappropriate.

Very truly yours,

Thomas D Gill, Jr.

Neighborhood Association of the Back Bay

From: Jennifer Kreytak [jkkreytak@yahoo.com]
Sent: Sunday, April 07, 2013 6:37 PM
To: info@nabbonline.com
Subject: Fisher IMP

Please keep me informed of future developments. I live at 127 Beacon Street and I am opposed to Fisher expansion. The students are not respectful of the neighborhood and increasing the amount of students will negatively impact the Back Bay.

6/26/2013

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Sullivan, Katelyn

From: Kreytak, Jennifer [Jennifer.Kreytak@fmr.com]
Sent: Friday, July 26, 2013 2:26 PM
To: Sullivan, Katelyn
Subject: Fisher IMPNF

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Living at 127 Beacon Street, I am a neighbor of Fisher College. As a neighbor I was interested in their plans to expand on the first block of Beacon and attended several meetings on their expansion plan. I have lived here for about 10 years and over that time have seen college kids, being college kids-smoking, littering, congregating on stairs and sidewalks, hanging out in their cars, j-walking, and hanging off fire escapes. I don't see much benefit to the neighborhood having them around.

As discussed at length during the number of public meetings on the topic of their expansion I am not alone in my opposition to Fisher increasing their presence in the area. I did not hear one person who supported Fisher's proposal (other than those working on it, or working for Fisher). I did hear the team from Fisher refer to their desire to hear our concerns and put plans in place to address them. The problem was at each meeting it became more and more obvious that they just kept saying they were going to address the issues, but provided no evidence. The residents of the area became more and more frustrated. We were hoping to look at this proposal and find that efforts would be made to maintain the beautiful neighborhood of the Back Bay which we have chosen to call home, but this did not occur. There is no benefit to this area if this plan is approved. It will decrease tax revenue for the city, stress outdated sewage and water systems, increase the impact of student actions on the neighbors, create additional traffic issues, and further disrupt one of the nicest areas of Boston. I urge Fisher to seek additional space for its' students outside of the downtown area.

Specifically, with relation to the proposed projects:

Project 1-Convert institutional use to dormitory use. I am against this proposal as it add students to Beacon Street where they already disrupt the neighborhood and strain resources (traffic, parking, sewage, water).

Project 2, 3 and 4-Convert 115, 139 and 141 Beacon Street to dormitory use. I am against all three of these projects for the same reason stated for project 1.

Project 5-Build addition at 118. I am not opposed to this project if Fisher replaces parking lost by building in this space with off-street parking (e.g., with spaces in Boston Common garage) and not taking spaces used by the residents.

Project 6-Building at 112-114-I am opposed to the roof deck. Fisher has said that they will control the activities on the roof deck so that they have a minimal impact on their neighbors. As we heard over and over Fisher has lots of plans, but the neighborhood still feels the impact of the actions of the students and Fisher has not adequately demonstrated that they have sufficient ability to control the behavior of the students.

Project 7-I am not opposed to the conversion of 10-11 Arlington for institutional use, but I am still opposed to project 1.

Sincerely,

Jennifer Kreytak
127 Beacon Street, 1R
Boston, MA 02116

Sullivan, Katelyn

From: Moutzourogeorgos, Mina [mina.moutzourogeorgos@ngam.natixis.com]
Sent: Friday, May 31, 2013 10:03 AM
To: Sullivan, Katelyn
Cc: Ross, Michael (City Council); David Yazdi (DYazdi@integratedit.com); ellen robbins (robbins.eh@gmail.com); Joanne (Joanne.Fleishman@infor.com); Moutzourogeorgos, Mina
Subject: Fisher College Expansion- OPPOSED to the plan
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Katelyn,

I was at the meeting last night – for the Fisher College expansion plans, and I want to AGAIN voice my disapproval of this plan for many reasons. Your speaker was glib and slick – and all the residents saw that clearly. The college is ‘checking off the boxes’ that you, BRA, require – and you are allowing that to happen. My question is how is an entity like the BRA is in FAVOR of this?? **And why?** Because your actions and comments infer that you are in favor of this....that is biased, not ethical and seems very corruptive.

The first block of beacon st. does not need redevelopment....If Fisher wants to expand, they should look at other places...like downtown crossing, S. Boston, etc. And you and the BRA SHOULD be advocating for that and you should be advocating to help redevelop an area that needs it- on all levels. The Back Bay and the residents thereof do NOT need this. Nothing about this Fisher expansion plan – does ANYTHING for the positive, for the residents of Beacon St and surrounding areas. How is the city in favor of collecting less revenue in taxes by allowing these buildings to be under the jurisdiction of an institution – and therefore not be paying the type of residential tax that those buildings would generate if they were condos? Not to mention all the points that were all brought up yesterday by all the residents-ALL of whom are opposed to this plan. Be clear about this – that ALL residents of this neighborhood are opposed to Fisher’s plan and to your approving this expansion. There will be added stress on the roads, added traffic, added noise, added trash and left behind debris, and an added student population – that Fisher College cannot control now- let alone, when they add at least 250-300 students to that population. They have been a terrible neighbor and do not deserve to be accommodated in their expansion plans in our residential neighborhood of the Back Bay. But even a good neighbor would not be worthy of this proposal.

I was very disturbed to say the least, that you as a representative of BRA – assumes that this proposal will go through and be approved. How is it possible – that the rights of Fisher are ‘assumed’ and the rights and opinions of the residents of the lower part of Beacon Street are being ignored? I have not met ONE resident of Beacon Street, Berkeley St, Arlington St or Marlborough St – that wants to see 250+ students added to the first block of Beacon St. You spoke, acted and insinuated that this was basically a done deal. That is quite cavalier of you. You should be looking at the dynamics and residential population of a historic neighborhood, and how to preserve that – NOT how it should be eventually converted into a college quad for Fisher. Shame on you and your colleagues. This will not be approved without a real fight from the citizens of this neighborhood – if you plan to act and behave the way that you did last night – which was ELUSIVE, not CLEAR, not HONEST, and ASSUMPTIVE.

Fisher college contacts every single building on our block when they need to move students in and out/graduations/special events – and reserve parking meters for those times – and yet there was not ONE FLYER that was distributed to the residents of the neighborhood about this meeting or previous meetings. There is no good will, on the part of Fisher – b/c they are trying to ‘slide this under the rug’.

Mr. Ross, I suggest that you get more involved, and start better representing the citizens and residents of this neighborhood – ALL of whom, are opposed to this expansion plan.

For the record – again – I am OPPOSED to expansion of Fisher college and of their student population on Beacon St!

Mina Moutzourogeorgos

Senior Regional Director – Chicago/Michigan

Natixis Global Asset Management

399 Boylston Street, Boston, MA 02116

M: 857.222.6934 | mina.moutzourogeorgos@ngam.natixis.com

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Neighborhood Association of the Back Bay

From: Moutzourogeorgos, Mina [mina.moutzourogeorgos@ngam.natixis.com]
Sent: Saturday, April 06, 2013 3:03 PM
To: info@nabbonline.com
Subject: Fwd: Fisher IMP

The email address you included was incorrect in your letter to BCK Bay residents. Please see my comments below.

Thank you!

✓ Mina Moutzourogeorgos
Senior Regional Director - IL/Michigan
Natixis Global Asset Management
857.222.6934

Sent from my iPad

Begin forwarded message:

From: <Mina.Moutzourogeorgos@ga.natixis.com<mailto:Mina.Moutzourogeorgos@ga.natixis.com>>
Date: April 6, 2013, 3:00:44 PM EDT
To: "info@nabbonline.com<mailto:info@nabbonline.com>" <info@nabbonline.com<mailto:info@nabbonline.com>>
Subject: Fisher IMP

.fello,

I am a resident and owner, at 119 Beacon St, and I am very strongly opposed to the proposed expansion of Fisher college, and additional student population, in a very small space and in our residential neighborhood.

Please keep me informed of any developments as it relates to this issue..and what else we can and should be doing, as residents of the Back Bay, if we are opposed to Fisher's expansion. I am the President of our Condo Association, and would like to keep all the residents of our building informed also.

Many thanks,

Mina Moutzourogeorgos
Senior Regional Director - IL/Michigan
Natixis Global Asset Management
857.222.6934

Sent from my iPad

Better thinking. Together. (R)
Durable Portfolio Construction(R - <http://durableportfolios.com> | Website - <http://ngam.natixis.com> | Blog - <http://blog.ngam.natixis.com> | YouTube - <http://youtube.com/NatixisGlobalAM> | LinkedIn - <http://linkedin.com/company/Natixis-Global-Asset-Management> | Follow Us on Twitter @NatixisGlobalAM - <http://twitter.com/NatixisGlobalAM>

Natixis Affiliates:

Sullivan, Katelyn

From: Millie O'Connell [millieoconnell@verizon.net]
Sent: Tuesday, July 02, 2013 2:24 PM
To: Sullivan, Katelyn
Subject: Fisher College Master Plan

My main concern about expanding the student population at Fisher College is the traffic/parking problem, most apparent when students move in and out. Because the location is at a major and complicated exit from Storrow Drive with its high volume of traffic, I fear for the effect this might have on the flow of traffic. Thank you.

Millie O'Connell
259 Beacon Street #20
Boston, MA 02116
617-536-0395

Neighborhood Association of the Back Bay

From: Millie O'Connell [millieoconnell@verizon.net]
Sent: Monday, July 15, 2013 4:57 PM
To: Info@nabonline.com
Subject: FW: Fisher College Master Plan

Your copy

From: Millie O'Connell [mailto:millieoconnell@verizon.net]
Sent: Tuesday, July 02, 2013 2:24 PM
To: 'Katelyn.Sullivan.bra@cityofboston.gov'
Subject: Fisher College Master Plan

My main concern about expanding the student population at Fisher College is the traffic/parking problem, most apparent when students move in and out. Because the location is at a major and complicated exit from Storrow Drive with its high volume of traffic, I fear for the effect this might have on the flow of traffic. Thank you.

Millie O'Connell
259 Beacon Street #20
Boston, MA 02116
617-536-0395

7/16/2013

Sullivan, Katelyn

From: Kimbo Craig [kimbocraig@gmail.com]
Sent: Friday, June 14, 2013 8:36 PM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com

am writing to express strong opposition to the Fisher College growth plan and ask the Boston Redevelopment Agency (BRA) to deny Fisher's request. The Back Bay is one of the most historic and well-preserved residential neighborhoods in America. We cannot permit Back Bay to become a student quad for 1100 Fisher students. The Neighborhood Association of Back Bay (NABB) has taken a strong stand against Fisher expansion. NABB has detailed numerous zoning laws Fisher will violate that have been in force for over 40 years specifically to keep Back Bay residential. The residents have maintained the integrity of these historic buildings very well. If property values decrease while noise, congestion and vandalism increase, owners will sell. Who will be willing to buy property in the middle of college dorms and how will they maintain that historic property? The character of this area of Boston will irreversibly change.

Sullivan, Katelyn

From:

1. Fisher students have a poor record as neighbors: noise, litter, drunkenness, vandalism and more. The high student population will cause exponentially more noise, more trash, more smoking, more mischief, greater numbers of students coming home late from bars and just hanging out like all young people do. There are many examples: a mother pushing a stroller who couldn't pass by because a crowd of students blocked the sidewalk; my elderly neighbor couldn't get up our stairs because a group of students hanging out on the stairs wouldn't let her through. There are four elementary schools and at least three playgrounds within a few blocks of Fisher College. Fisher expansion should not be permitted in a residential neighborhood.

am

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Photo

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Sullivan, Katelyn

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1-2013

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Fisher's growth plan is entirely self-serving and violates years of zoning law. It is wrong for Boston and for students, and therefore must be denied.

Sullivan, Katelyn

From: Miller, Doreen [doreenm@bu.edu]
Sent: Friday, June 14, 2013 9:45 PM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Subject: Opposition to Fisher College Growth Plan

I am writing to express strong opposition to the Fisher College growth plan and ask the Boston Redevelopment Agency (BRA) to deny Fisher's request. The Back Bay is one of the most historic and well-preserved residential neighborhoods in America. We cannot permit Back Bay to become a student quad for 1100 Fisher students. The Neighborhood Association of Back Bay (NABB) has taken a strong stand against Fisher expansion. Fisher will violate numerous zoning laws specifically designed to keep Back Bay residential, and which have been in force for over 40 years. For years, residents have maintained the integrity of these historic buildings. If property values decrease while noise, congestion and vandalism increase, owners will sell. Who will be willing to buy property in the middle of college dorms and how will they maintain such unique and historic property? The character of this area of Boston will irreversibly change.

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Sincerely,

Doreen Miller
253 Savin Hill Avenue
Dorchester, MA 02125
617-436-3890

Sullivan, Katelyn

From: Chris Antonellis [cantone1@bu.edu]
Sent: Friday, June 14, 2013 11:10 PM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Subject: Opposition to Fisher College Growth Plan

Christel Antonellis, Sr. Lecturer
CELOP, Boston University
890 Commonwealth Ave
Boston, MA 02215

Tel: (617) 353-7836

Fax: (617) 353-6195

cantone1@bu.edu

Begin forwarded message:

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Chris Antonellis
1960 Commonwealth Avenue, #28
Brighton, MA 02135

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Sullivan, Katelyn

From: Saltz, Adrienne [asaltz@bu.edu]
Sent: Saturday, June 15, 2013 12:50 AM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
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Adrienne Saltz

150 Saint Paul ST.

Brookline, MA

Sullivan, Katelyn

From: Nicola Marzari [marzari@MIT.EDU]
Sent: Saturday, June 15, 2013 4:42 AM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyaney@aol.com
Subject: opposition to Fisher expansion in the Back Bay

Dear Administrators,

I am writing to express strong opposition to the Fisher College growth plan and ask the Boston Redevelopment Agency (BRA) to deny Fisher's request. The Back Bay is one of the most historic and well-preserved residential neighborhoods in America. We cannot permit Back Bay to become a student quad for 1100 Fisher students. The Neighborhood Association of Back Bay (NABB) has taken a strong stand against Fisher expansion. Fisher will violate numerous zoning laws specifically designed to keep Back Bay residential, and which have been in force for over 40 years. For years, residents have maintained the integrity of these historic buildings. If property values decrease while noise, congestion and vandalism increase, owners will sell. Who will be willing to buy property in the middle of college dorms and how will they maintain such unique and historic property? The character of this area of Boston will irreversibly change.

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There are four elementary schools and at least three playgrounds within a few blocks of Fisher College. Fisher expansion should not be permitted in a residential neighborhood.

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nicola marzari

Prof Nicola Marzari Department of Materials Science and Engineering
13-5066 MIT 77 Massachusetts Avenue Cambridge MA 02139-4307 USA
tel 617.4522758 fax 2586534 marzari@mit.edu <http://quasiamore.mit.edu>

Sullivan, Katelyn

From: Peter Ruggiero [ruggieropm@gmail.com]
Sent: Saturday, June 15, 2013 10:57 AM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
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--
Peter M Ruggiero, M.S., M.I.I.M.
241 School St, Apt 3
Somerville MA 02145

Senior Lecturer
Boston University CELOP

Adjunct Instructor of English
MCPHS University

Sullivan, Katelyn

From: Kathy Brenner [kathy_brenner@hotmail.com]
Sent: Saturday, June 15, 2013 3:15 PM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Subject: Opposition to Fisher College Growth Plan

Kathy L. Brenner
Senior Lecturer
Boston University/CELOP
Writing Consultant
Harvard School of Public Health
Writing for Publication in Biomedical Sciences

From: sawbona2@gmail.com
Subject: Fwd: Opposition to Fisher College Growth Plan
Date: Fri, 14 Jun 2013 20:01:12 -0400
To: kathy_brenner@hotmail.com

Kathy,

Could you do a favour for a colleague?

Just follow the yellow directions and thanks! And if you can think of anyone else who might be willing to do this, forward it to them too!

Kim

Fisher College has applied to the Boston Redevelopment Agency (B.R.A) for a massive zoning change to expand in the Back Bay. Please read the letter below and if you share our opposition, send the email to mayoral candidates and city officials listed below.

- 1100 students, most in dorms on Beacon Street between Arlington and Berkeley
- 4500 square feet of new student services (café, etc.) on both sides of Beacon Street with no truck loading dock
- Fisher knows their expansion will degrade the residential and historic Back Bay neighborhood yet

- While other colleges moved out of Back Bay, Fisher has been quietly buying up buildings over several years.
- Fisher hired legal staff, professional PR staff, and a former B.R.A. manager (insider contacts) before filing their re-zoning request.
- Fisher kept this from the public, then tried to limit public discussion hoping to push it through the B.R.A.

The only way to stop Fisher expansion is for residents to speak out to local officials!

Copy the distribution list below to the "TO:" header above

mayor@cityofboston.gov, Michael.Ross@cityofboston.gov, Felix.Arroyo@cityofboston.gov, Avanna.Pressley@cityofboston.gov, John.R.Connolly@cityofboston.gov, Stephen.Murphy@cityofboston.gov, will@mywillbrownsberger.com, Peter.Meade.bra@cityofboston.gov, Katelyn.Sullivan.bra@cityofboston.gov, info@charlesforboston.com, danconley2013@gmail.com, cgrichie1@mac.com, rob@robconsalvo.com, will@willdorcena.com, info@billforboston.com, martinjwalsh02125@gmail.com, ccyancey@aol.com

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Kathy L. Brenner

Begin forwarded message:

From: Kim & Charles Perkins <kymchuck@gmail.com>
Subject: Opposition to Fisher College Growth Plan
Date: June 13, 2013 9:31:12 PM EDT
To: Sawbona2 Perkins <sawbona2@gmail.com>

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mayor@cityofboston.gov, Michael.Ross@cityofboston.gov, Felix.Arroyo@cityofboston.gov,
Ayanna.Pressley@cityofboston.gov, John.R.Connolly@cityofboston.gov,
Stephen.Murphy@cityofboston.gov, will@mywillbrownsberger.com, Peter.Meade.bra@cityofboston.gov,
Katelyn.Sullivan.bra@cityofboston.gov, info@charlesforboston.com, danconley2013@gmail.com,
cgrichie1@mac.com, rob@robconsalvo.com, will@willdorcena.com, info@billforboston.com,
martinjwalsh02125@gmail.com, ccyancey@aol.com

Remove the term "Fwd:" from the "Subject:" header above

Enter your name and address at the bottom of the letter

Last step is to delete everything above and including this line of text before you click send.

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Fisher's growth plan is entirely self-serving and violates years of zoning law. It is wrong for Boston and for students, and therefore must be denied.

Sullivan, Katelyn

From: Jennifer Scotland [jlangley39@gmail.com]
Sent: Sunday, June 16, 2013 8:27 PM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Subject: Fisher Expansion in the Back Bay

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Jen Scotland

Sullivan, Katelyn

From: Gwen Hewett [gwenhewett@gmail.com]
Sent: Monday, June 17, 2013 5:07 PM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Subject: Opposition to Fisher College Growth Plan
Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to express strong opposition to the Fisher College growth plan and ask the Boston Redevelopment Agency (BRA) to deny Fisher's request. The Back Bay is one of the most historic and well-preserved residential neighborhoods in America. We cannot permit Back Bay to become a student quad for 1100 Fisher students. The Neighborhood Association of Back Bay (NABB) has taken a strong stand against Fisher expansion. Fisher will violate numerous zoning laws specifically designed to keep Back Bay residential, and which have been in force for over 40 years. For years, residents have maintained the integrity of these historic buildings. If property values decrease while noise, congestion and vandalism increase, owners will sell. Who will be willing to buy property in the middle of college dorms and how will they maintain such unique and historic property? The character of this area of Boston will irreversibly change.

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Yours sincerely

Gwen Hewett

Sullivan, Katelyn

From: Melanie T. Greitzer [melanie_t_m@hotmail.com]
Sent: Tuesday, June 18, 2013 8:59 AM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Subject: Opposition to Fisher College Growth Plan
Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may Concern:

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Sincerely,

Melanie Greitzer

Sullivan, Katelyn

From: istoffre@aol.com
Sent: Thursday, June 20, 2013 6:49 AM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com; Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Subject: Fisher Expansion in the Back Bay

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Sincerely,

Imelda Stoffregen
83 Gayland Road
Needham, MA 02492

Sullivan, Katelyn

From: audrey foster [audsf2@gmail.com]
Sent: Tuesday, July 09, 2013 8:59 PM
To: Mayor; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; Meade, Peter; Sullivan, Katelyn; info@charlesforboston.com; danconley2013@gmail.com; cgrichie1@mac.com; rob@robconsalvo.com; will@willdorcena.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com
Cc: James C Foster; audrey foster
Subject: DENY FISHER COLLEGE GROWTH PLAN

I am writing to express strong opposition to the Fisher College growth plan and ask the Boston Redevelopment Agency (BRA) to deny Fisher's request. The Back Bay is one of the most historic and well-preserved residential neighborhoods in America. We cannot permit Back Bay to become a student quad for 1100 Fisher students. The Neighborhood Association of Back Bay (NABB) has taken a strong stand against Fisher expansion. NABB has detailed numerous zoning laws Fisher will violate that have been in force for over 40 years specifically to keep Back Bay residential. The residents have maintained the integrity of these historic buildings very well. If property values decrease while noise, congestion and vandalism increase, owners will sell. Who will be willing to buy property in the middle of college dorms and how will they maintain that historic property? The character of this area of Boston will irreversibly change.

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Fisher's growth plan is entirely self-serving and violates years of zoning law. It is wrong for Boston and for students, and therefore must be denied.

Back Bay Resident:
Audrey S. Foster
134 Beacon Street, PH
Boston, MA 02116

Susan Ashbrook
333 Commonwealth Avenue, #13
Boston, MA 02115

July 28, 2013

Ms Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Ms Sullivan:

As a long time resident of the Back Bay and NABB representative on the Berklee College of Music/BRA Community Task Force, I strongly oppose the goals of Fisher's proposed IMP or any expansion of the college within the residential Back Bay. When Fisher established itself on Beacon Street in 1939 the neighborhood was a very different place than it is today. The college, like several others at the time, was able to take advantage of low real estate values and locate in the heart of the historic district. The location was appealing to students for obvious reasons and has surely contributed to Fisher's success as an institution of higher learning.

Obviously the Back Bay has evolved into a very different place today and Fisher is struggling to maintain its niche within it. The appeal of Beacon Street to students is undiminished but it is difficult to see how the college can continue to thrive in residential Back Bay, despite the Fisher administration's commendable efforts to upgrade buildings and landscaping and to enhance security. In its comment letters NABB has correctly detailed the numerous areas in which the proposed plan violates zoning. At public meetings neighbors have testified eloquently about the many problems that students, buses, delivery trucks and so on present to the residents of that Beacon Street block. The unmistakable conclusion is that Back Bay no longer is a suitable home for Fisher even at its current size, and certainly not as it seeks to expand.

Although Fisher is not blessed with the financial resources and celebrity alumni that enabled Emerson to relocate its entire campus with such spectacular success to the Combat Zone, I believe that its best option may be to cash in its valuable real estate and channel the proceeds into creating a more commodious campus elsewhere. If Fisher's success is so closely tied to its Back Bay location, as was stated by an administrator at a public meeting, relocation will require a radical rethinking of the college's identity, a considerable challenge in the crowded arena of higher education in the Boston area. Be that as it may, this bold step may be the college's best option for its survival.

Sincerely,

Susan Ashbrook

617-266-7956
ashbrooksusana@gmail.com

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Sullivan, Katelyn

From: Alan Brody [ajb303@gmail.com]
Sent: Sunday, June 09, 2013 8:30 AM
To: Sullivan, Katelyn
Subject: Fisher college expansion plan

Dear Ms Sullivan - -

I understand that you are the person, at BRA, responsible for matters relating to Fisher College's proposed expansion plans in the Back Bay. I'm writing to express my strong concerns about, and opposition to, those plans: My wife and I own and occupy Unit #7 at 303 Berkeley Street (corner Beacon); thus, we live in a building that is, I believe, adjacent to several proposed new Fisher dormitories (as part of the Fisher plan).

There are many arguments being advanced in opposition to the Fisher expansion plan, including those relating to: (i) architectural safety and compatibility for dormitory use; (ii) removal of the properties from the tax rolls; (iii) concerns about student safety; (iv) Zoning Board and other zoning related issues; (v) and many others. I am not an expert in land use and redevelopment, and thus will leave it to others to discuss those matters; for what it's worth, many of those arguments seem reasonable to me.

I'm writing simply to express non-technical opposition to a proposal to expand a college enterprise in a historic, primarily residential neighborhood (Back Bay). Simply put, colleges are places where young college students behave and do as you'd expect; they hang out, they have parties, they are rowdy, they loiter, they sometimes misbehave, etc. There is nothing wrong with that, provided of course that such behavior is contained and is not inflicted on the rest of the community . . . in part, that is what campuses are for. A very small college enterprise can hope to live amicably in a residential community (simply by virtue of its small size); a small college with ambitious expansion plans cannot. Inevitably, growth causes a college and its attributes to become incompatible with its neighborhood. That, in my opinion, is what is happening here.

I don't know much about Fisher College. If it needs to expand, that is probably a testament to its success and attractiveness (as a learning institution and as a place for young people to grow and mature during their college years). But, at some point, it (and the City of Boston) must realize that Fisher's success will require a solution other than to continue to grow in a neighborhood unsuited to college life.

Thank you for your consideration of my views.

Alan Brody
303 Berkeley Street (#7)
Boston, MA 02116

Sullivan, Katelyn

From: kbell4us@yahoo.com
Sent: Wednesday, June 26, 2013 11:18 AM
To: Sullivan, Katelyn
Subject: Re: REMINDER: Fisher College Public Meeting tonight at 6PM

Thanks for the note, I can't make the meeting tonight (out of town on business) but strongly oppose the expansion.

Sent via BlackBerry by AT&T

From: "Sullivan, Katelyn" <Katelyn.Sullivan.bra@cityofboston.gov>
Date: Wed, 26 Jun 2013 11:07:21 -0400
To: Sullivan, Katelyn <Katelyn.Sullivan.bra@cityofboston.gov>
Subject: REMINDER: Fisher College Public Meeting tonight at 6PM

Greetings-

This is an email reminder that there will be a Public Meeting tonight regarding the recently filed Fisher College Institutional Master Plan Notification Form ("IMPNF") in Fisher College's Alumni Hall, 116 Beacon Street. Tonight's presentation will be similar to the presentation shown at the last Task Force meeting. Please see attached draft agenda. As you can see, when Fisher is finished with their presentation, we will go right into public questions and comments about their plan. If there are any questions please use the information below.

You can access an electronic copy of the IMPNF at

<http://www.bostonredevelopmentauthority.org/DevelopmentProjects/devprojects.asp?action=ViewProject&ProjectID=1568>

Thank you,

Katelyn

Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
P: 617-918-4425
Katelyn.Sullivan.bra@cityofboston.gov

Sullivan, Katelyn

From: Larry.Blankstein@genzyme.com
Sent: Thursday, June 27, 2013 7:42 AM
To: Sullivan, Katelyn
Subject: Fisher Expansion Plans

Dear Katelyn:

Thank you for doing an excellent job facilitating the meeting last night at Fisher College. It is not easy when you have so many people who want to comment on the proposal.

I live at 127 Beacon street for the past 10 years and I am aligned with all my neighbors strongly opposing the Fisher expansion plan. As you can tell from the discussion at all the meetings everyone who lives on Beacon Street between Arlington and Berkeley Street oppose this expansion. It will add an additional 177 students to the street. This will result in more noise after midnight, more drug use in our neighborhood, more traffic problems, etc. I do not believe Fisher will be able to mitigate any of these issues. They have not effectively dealt with these issues for the past 10 years that I have lived at 127 Beacon. I have no confidence they will be able to manage these issues with an additional 177 students on our street. We trust that your office will have a strong voice in opposing this expansion. As Boston is attempting to return neighborhoods to residential focus, the BRA should not support, in fact cannot, support this expansion. It makes no sense to expand a college in such a historic area. As indicated at the meeting, Emerson College realized having a vibrant campus in a residential part of the city did not make sense and moved to a non-residential area. We want Fisher to strongly consider this same strategy and look to move out of this very historic section of Boston. In talking too many of my neighbors, after the meeting last night, we are all in agreement that we oppose any plan that will increase the dorm space by even one student in our neighborhood.

Thank you,

Larry Blankstein PhD
Senior Director Clinical Development
Genzyme Corporation / Genzyme Center / 500 Kendall Street / Cambridge, MA 02142
P: 617-768-6635 / F: 617-768-6417 / M: 617-590- 1225/ Larry.Blankstein@genzyme.com

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Notice of confidentiality: This transmission is intended only for the use of the addressee(s) listed above and may contain information that is confidential and privileged. If you are not the intended recipient, an agent of the recipient, or an agent responsible for delivering it to the intended recipient, you are notified that you have received this document in error and any use, disclosure, copying or communication of the contents of this transmission is prohibited. If you have received this transmission in error, please telephone us immediately and return the message to us by mail.

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Sullivan, Katelyn

From: Ines Capelli [ilcapelli@verizon.net]
Sent: Monday, August 05, 2013 1:02 AM
To: Sullivan, Katelyn
Subject: re: Fisher College IMP

Dear Ms. Sullivan, I am writing this note to oppose the approval of a non compliance zoning for 10-11 Arlington st. The change would not benefit for us resident and since the zoning is a residential area I do not see any good reason since no taxes will be paid by Fisher. Best regards. Ines Capelli

29 June 2013

Dear Ms. Sullivan,
RE: Fisher College
Expansion Proposal

I have lived at 180 Beacon Street since 1977. Over the years our area has become a neighborhood with families and children. I sincerely feel that allowing Fisher College to expand would be very detrimental to this area.

There have been incidents in the past with students that has required the Boston Police Department's involvement.

Sincerely,
Chris Gascoff
180 Beacon St
Boston, MA 02116

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Boston Redevelopment Authority
Attn: Katelyn Sullivan

Comments on the IMPNF submitted by Fisher College on June 4, 2013.

Dear Members of the Boston Redevelopment Authority:

My name is Steve Day, and I have lived at 120 Beacon St. in Boston for almost 22 years. My wife Ann O'Hara and I have spent our whole careers working on behalf of very low income people with disabilities - specifically in the fields of mental health and public housing. Because of our work, we know a lot about stigma and NIMBYism. As I am sure you know from your work as well, poor people with disabilities and people with mental illness face even more stigma and NIMBYism than college students.

We also know a lot about how to overcome stigma and NIMBYism. The single most important element is **trust** - people develop trust that their fears and concerns are being and will continue to be addressed, and that open, trusting relationships and communication will be sustained. Without trust there is no way to overcome stigma and the NIMBYism that accompanies it. The reaction of our community to Fisher's IMPNF is not about NIMBYism against college students. It is about a fundamental lack of trust in Fisher College and the way it does business in our community.

Every time there have been problems with Fisher activities in this neighborhood we have been ignored until external pressure has been brought to bear. Fisher then makes cosmetic changes, but soon reverts to the old ways of doing business. Now that Fisher needs city approval of its IMP, new cosmetic changes have been made. There are new lawns, new flower gardens, a new chief of security, etc. But given Fisher's history in the neighborhood, we have no reason to trust that these cosmetic changes will be sustained after approval has been granted.

More importantly, Fisher has breached trust with this community by slowly but steadily acquiring enough existing real estate/square footage to qualify for an IMP without ever disclosing its plans to the neighborhood. Fisher never came to the community and asked us to participate in a joint planning or public input process. We were never asked if we would welcome additional student dormitory space in our neighborhood, and there has never been an effort on the part of Fisher to convince our neighborhood of the benefits to us or to the city of Boston of this plan. The property was acquired without public discussion, and now our only option is to comment on an IMPNF with no assurance that Fisher will listen and respond to our legitimate concerns.

The IMPNF focuses primarily the design and utilization of physical structures, and there might be a temptation to focus the scoping decision on physical structure and usage issues as well. This is of great concern to the neighborhood. Concentration on the details of the IMPNF distracts from fundamental concerns about the effects of a 60 percent expansion of dormitory space on one block of Beacon Street, and the addition of several hundred new commuter students, will have on our community and neighborhood. For example, Fisher does not have an adequate loading dock, with the result that Back Street, the on and off-ramps and on-ramps of Storow Drive and the

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first block of Beacon Street are frequently clogged with trucks or other vendor vehicles. If Fisher were to install a code-conforming loading dock, would the neighborhood support with the IMP? If Fisher can convince the BRA that traffic and parking issues created by the expansion of the student body can be mitigated, is that sufficient to approve the IMP? If Fisher develops a plan to provide adequate square footage of the proposed new dormitory rooms, is that sufficient? If Fisher reduces the scale and height of the proposed addition at the rear of 118 Beacon Street, will that satisfy the neighbors? The answer to all these questions is NO - because the overall concept of the plan is fatally flawed, and thus correcting certain details will have no effect on correcting the fundamental issues of concern with Fisher's plan.

Another example is payment in lieu of taxes. To our knowledge, Fisher has never made a payment in lieu of taxes to the City of Boston. Now Fisher proposes to take additional residentially zoned tax-paying properties off the tax rolls, and has made some vague statements about consideration of payments in lieu of taxes to the City. No specific amounts have been mentioned in writing. Will the City require a specific annual payment in lieu of taxes as a condition of approval of the IMP? Does the City trust that Fisher's financial model - which relies heavily on a high volume of student loans for very low income students - is sufficiently sustainable to assure a payment in lieu of taxes as well as successful implementation of the expansion? If Fisher commits to making payments in lieu of taxes, is that sufficient for BRA approval of the IMP? Again, the answer is NO, because such payments will be of no benefit to either the students or the neighborhood, and will only partially recompense the City for the loss of revenues and increased public service costs associated with the proposed expansion of the student body at Fisher.

The IMP, if approved, would grant benefits for the College that would be unlikely to be obtained through regular zoning processes in the City. Approval of the IMP would create an overlay on the underlying residential zoning. It also provides a mechanism for further expansion and conversion to institutional use via the IMP amendment process. The granting of such privileges to a private institution requires very careful scrutiny of the overriding public benefit to be derived. Article 80 specifies that the purposes of IMPs are to provide benefits to the surrounding community and support economic development. Fisher's IMPNF provides no objective documentation that either objective has been addressed or met.

BRA staff has not yet articulated the criteria by which issues will be included in the scoping determination. Nor is it clear what criteria will be used by the BRA to approve or deny Fisher's final IMP submission. The neighborhood is justifiably concerned that Fisher will (a) attempt to keep the focus of the scoping and the IMP review to building and space issues; and (b) make vague assertions about mitigation efforts without specific plans or commitments that can be monitored or enforced. The Back Bay community needs to know that the BRA will consider the overall impact of this plan, and not just focus on its details. We also need to know that objective criteria, which quantify the public benefit of the proposed Fisher IMP in the context of its negative effects on the community, will be made public and will be employed in a transparent manner to decide on the relative merits of the IMP submission.

We applaud Fisher's avowed commitment to educate graduates from City of Boston high schools, most of who are commuter students. However this avowed

commitment is contradicted by Fisher's statement that it's "brand" is to occupy historic brownstones in the historic Back Bay neighborhood. It is seriously doubtful that commuter students prefer to come to the Back Bay, with very limited parking and inconvenient public transportation connections to many parts of the city. It might be preferable for commuter students to attend classes in neighborhoods that have the types of jobs for which they are training (health care, information technology and business, for example).

Fisher has publicly stated that it is financially sustainable, and has had financial surpluses in each of the past eight years. If nothing changes, Fisher can continue to serve the students it has, can continue to receive income from college loans and grants, and can continue its stated desire to expand on-line courses. Fisher has two more years on its lease of dormitory space at the youth hostel on Stewart St, and still has Tellis Institute as a tenant in the building at 11 Arlington St. It would seem difficult for Fisher to make a case that immediate approval of its IMP is necessary to prevent financial problems for the college.

Recommended Solution

We strongly recommend that Fisher voluntarily withdraw its IMPNF filing. That is an essential first step for Fisher to begin to build faith and trust with its neighbors in the Back Bay. If Fisher declines to withdraw its IMPNF, then we strongly recommend that the BRA defer the IMP process for at least a year, and initiate collaborative planning with Fisher to either (a) find a new location within the city for the campus in total; or (b) find a new location for additional dormitory and classroom space that does not negatively impact a residential neighborhood. This process and outcome would be entirely consistent with the Mayor's stated policy of not having college dormitory space in Boston's residential neighborhoods. It would also be consistent with the positive efforts on the part of the BRA to assist Emerson to relocate from its residential neighborhood location into the theatre district. The relocation of the planned Suffolk University dorm from the Beacon Hill neighborhood is another example of the positive outcomes of neighborhood, BRA and institutional collaboration.

As with Emerson, Fisher has sizable resources in their Back Bay properties that could be converted to new and better facilities in more appropriate locations. Emerson College and its students, and the also the City of Boston, reaped educational, financial and community development benefits from moving away from a residential neighborhood. If Fisher College is truly committed to providing educational opportunities to city of Boston youth, then it should welcome an opportunity to relocate in a manner that provides similar benefits to both its students and to our community and the City.

Sincerely,

Stephen Day
120 Beacon St. Unit 2

From: Milt Schwartzberg
Sent: Monday, May 27, 2013 1:26 PM
To: 'info@nabbonline.com'
Subject: Fisher IMP

To Whom It May Concern:

I have been a resident of Beacon Street (one block west of Fisher) for fourteen (14) years. In that period of time my neighbors and I have observed behaviors expected of college students and others (gunshots fired on Beacon Street) that are obviously completely unacceptable. The impact of the Fisher population on our neighborhood, is ironically, most apparent during times of school vacation and in the summer. The streets are suddenly free of chronically double-parked cars and trucks and the traffic congestion that goes with it. The sidewalks are bereft of the loitering and (mostly smoking) "scholars" who jam the sidewalk and leave their candy wrappers, cups and cigarette butts that not only wind up on their block, but also are regularly found 100 yards away where I live. Though not now as much a problem as in the past, I have had student cars towed out of my building's parking lot on Back Street.

Has Fisher ever issued a "Mission Statement"? What is the need for such a massive expansion? Are they engaged in scientific research or another noble pursuit? Rather, is it really driven by a desire to make more money, employ more faculty and make existing administration the beneficiaries of a larger pool of money?

Any cursory examination of the "scholars" referred to above would make the third sentence of the previous paragraph easy to answer. Moreover, any pretense of a defense (to the fourth sentence of the previous paragraph) centered around the "non-profit" status of this "educational institution" would also fail. It is common knowledge that college and university presidents and other administrators are paid salaries well into the six-figures.

Lastly, though we hardly have the well-known "NIMBY" objection to raise, enough is enough! There is no legitimate reason for this essentially commercially-motivated expansion in our residential neighborhood. Their financially-driven desire to expand is clear, after all they've purchased some of the most expensive real estate in Boston (and the nation, for that matter). They are looking for more. Meanwhile, this will come at the expense of the neighborhood residents who bear the brunt of this impact and will also see an unwelcome drop in the value of their homes.

We, as residents of the Back Bay should unite to loudly protest this horrendous idea and do everything possible to prevent it from happening.

Milt Schwartzberg
Beacon Street

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Neighborhood Association of the Back Bay

From: Schwartzberg, Sharan [Sharan.Schwartzberg@tufts.edu]
Sent: Monday, June 24, 2013 4:51 PM
To: info@nabbonline.com
Cc: Milt Schwartzberg
Subject: Fisher IMP

Thank you for keeping me abreast of the progress in regard to Fisher College Expansion Proposal. I see nothing positive in their proposal or location in Back Bay. In every regard Fisher College adds no value to our neighborhood and the quality of life in Boston-- only noise, loitering, smoking, traffic, increased crime, and graffiti. Back Bay is a historical district with an active intellectual and cultural life. As a member of the NABB Graffiti Committee I am diligent year round removing graffiti and trash on my street. It breaks my heart to think of potential harm with any expansion of Fisher College.

I appreciate the efforts of NABB to protect our lovely neighborhood and community. I hope to attend the meeting this Wed June 26.

Regards,

Sharan L. Schwartzberg
136 Beacon Street Unit 8
Boston MA 02116
617.894.1469

Sullivan, Katelyn

From: Susan Domolky [sdomolky@gmail.com]
Sent: Monday, June 03, 2013 12:24 PM
To: Sullivan, Katelyn
Subject: Fisher College expansion

Follow Up Flag: Follow Up
Flag Status: Flagged

Dear Katelyn,

We would like to add our names to the list of neighbors concerned about the Fisher College expansion plans. We have lived at 96 Beacon Street for four years. During that time, we have endured probable Fisher College students loitering by the Fiedler footbridge, smoking, exchanging drugs for cash, etc etc. To say that we are unhappy about any possible expansion would be an understatement. While we understand the history of this college in the Back Bay, we feel that further expansion is totally unwarranted in our residential neighborhood. If they need additional space, perhaps they should consider moving to a larger location elsewhere. We support private residences in the locations where they intend to expand.

We hope that the needs of private tax-paying citizens will be considered in this dispute with the college administration. Please tell us how our voices can be heard.

Thank you,
Susan & George Domolky
96 Beacon Street
617-248-6875

Sullivan, Katelyn

From: Katherine Dietz [kwdietz@gmail.com]
Sent: Monday, June 17, 2013 9:24 AM
To: Sullivan, Katelyn
Subject: Fisher College

Dear Ms. Sullivan,

I'm writing as a Back Bay resident and strong opponent of the Fisher College expansion. It is clear that the Back Bay is already very crowded and that increasing the amount of collegiate dormitory, social, academic, and administrative space will only worsen the situation.

Students and families crowded together do not make very good neighbors; their ideas of what is acceptable behavior, noise levels, etc. are too different.

My main opposition, however, is that I question why (and how) a small institution with a lackluster reputation thinks it is justified in spending 12 million dollars for a portion of one building to be used for administration.

The Fisher website does not list the names of trustees. Nor does it list the costs of attending Fisher, nor information about its endowment (if any exists).

Many questions about the institution deserve answers before Fisher should be allowed to proceed with any plans to expand into a residential neighborhood.

Sincerely,

Katherine Dietz
3 Marlborough St. Apt 2
Boston MA 02116
kwdietz@gmail.com
.617-872-0076

August 5, 2013

Ms. Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
Boston, MA 02201

Dear Ms. Sullivan,

I'm writing to voice my concern about, and opposition to the proposed expansion of Fisher College in the Back Bay. Fisher College's folly and arrogance are clearly detailed in its proposed expansion and its proposed institutional master plan. A few examples:
For many years Fisher has ignored regulations that established under the Zoning Code for the city of Boston.

- Non-conforming use of buildings in the residential neighborhood,
- Expansion of use without zoning relief,

Requirements of the Inspectional Service Department:

- Improper maintenance of dumpsters that exacerbates the proliferation of rats in the alleys,
- Change of use without going through ISD, and

Guidelines of the Back Bay Architectural Commission:

- Additions of more than one-story in height are inappropriate.

All these and more have been carefully and fully detailed in numerous letters you have received from the Neighborhood Association of the Back Bay.

It seems to me that the best course of action for Fisher College is to follow the example of Emerson College and expand outside of the Back Bay residential neighborhood. Fisher has already stated that it must continue to grow and add students in order to maintain its viability as a degree-granting college, and continue to add students in order to maintain its fiscal health, and that it is never likely to be able to meet the full demand for student beds.

Sincerely,
Frances Lessin Duffly
180 Beacon Street
Boston, MA 02116

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Neighborhood Association of the Back Bay

From: Andrew Davis [andrew@overallcapital.com]
Sent: Thursday, March 28, 2013 5:07 PM
To: info@nabbonline.com
Cc: Florence Davis
Subject: Fisher college letter

✓ Hello, this is Andrew Davis at 19 Marlborough. We strongly support your efforts to limit Fisher's expansion! Please keep us posted. Thanks,
Andrew

Sent from my iPhone=

Sullivan, Katelyn

From: Patricia Dubuque [prdubuque@gmail.com]
Sent: Thursday, July 25, 2013 7:56 AM
To: Sullivan, Katelyn
Subject: Fisher College expansion plan

Dear Ms. Sullivan,

We would like to join other Back Bay residents in voicing our strong opposition to the Fisher College expansion plans. We stand with the Position Statements submitted by The Neighborhood Association of the Back Bay on all points.

Sincerely,
Patricia and Philip Dubuque
128 Commonwealth Ave.
Boston, MA 02116

Sent from my iPad

Hello Ms. Sullivan and Mr. Ross,

My husband and I are new residents of Beacon Street and we love the Back Bay for all its charm and historic value. In the proposed Fisher College plan, you are in essence turning this block into a college campus and rezoning this area.

There are a few issues I would like to point out which I believe Mina has as well:

- Notification of this plan and "open" meeting has not been very forthcoming. I heard about this meeting through word of mouth not by Fisher college, the BRA or any other agency.
- Adding a college like campus on this block or anywhere in the Back Bay will devalue all property values. Residents do not pay millions of dollars to live on a "college campus".
- The Back Bay do not need a redevelopment plan proposed by Fisher college. This should be taken outside the city where "redevelopment" can benefit that area and improve the overall city of Boston and state of Massachusetts. Is this not what the BRA mission should represent – improving locales where its needed?
- The slide presentation was very one sided to Fisher College and there were no benefits to the residents of Back Bay or city of Boston (loss of revenue in an area where real estate assessments are higher than most sections of Boston). If the city is behind this proposal, I am not seeing the economic benefit or added value to anyone but Fisher College.
- Fisher College cannot control their student activities as it exists now, so how can we believe they will be able to do so when the population grows to be a few hundred more. The students already spill into the Boston Garden and smoke marijuana in broad daylight and in the evenings. This may be presumptuous to know that these individuals are Fisher College students but when you see them exit one of the buildings on Beacon street and walk over to the Garden and sit on the park bench and light one up, it leaves very little doubt. There are too many students right now hanging outside all day long in between class and at night time.

I am very opposed to this plan and absolutely do not support any part of it. I am even more surprised that the city of Boston would support such plan.

Joanne Fleishman
Beacon Street Resident

BA

Neighborhood Association of the Back Bay

✓ **From:** John Foster [jsf180@aol.com]
Sent: Tuesday, June 11, 2013 2:50 PM
To: info@nabbonline.com
Subject: Re: Fisher's Institutional Master Plan Notification Form (IMP NF) and NABB Response

The information you have provided is outstanding and perfectly summarizes all of the issues that have negatively impacted our neighborhood since Fisher College planted itself in the Back Bay. I have lived at the corner of Beacon and Clarendon for 23 years and have witnessed (as we all have) the throngs of kids smoking and drinking on Beacon Street at all hours (yes drinking in the mornings and afternoons). I once had to call 911 after hearing and actually seeing from my 18th floor windows several kids shooting guns in the middle of Beacon Street. The dispatch told me I was the third person who had called and that it was a "Fisher College situation". Many thanks to Mr. Kessler and the officers of NABB for putting together such thorough and detailed documents. We all owe you our gratitude.

All the Best

John S. Foster
 180 Beacon Street
 Boston, MA 02116

-----Original Message-----

From: Neighborhood Association of the Back Bay <info@nabbonline.com>
To: info@nabbonline.com
Sent: Tue, Jun 11, 2013 1:04 pm
Subject: Fisher's Institutional Master Plan Notification Form (IMP NF) and NABB Response

Dear NABB Members and Neighbors,

We would like to share NABB's written comments regarding Fisher's Institutional Master Plan Notification Form (IMP NF) submitted to the BRA on June 4, 2013. We are sending you the documents in two batches. The first email includes the NABB Comments Letter sent to the BRA and the Executive Summary. Several Attachments are in the second email.

The BRA is accepting written comments through August 5th. In addition to accepting written comments, the BRA will hold a public meeting on June 26th. Comments should be addressed to: Katelyn Sullivan, Project Manager, Boston Redevelopment Authority, 9th floor, Boston City Hall, Boston, MA 02201,

<Katelyn.Sullivan.bra@cityofboston.gov>

Please copy any correspondence to NABB at info@nabbonline.com with **Fisher IMP** in the Subject line. We are happy to keep you abreast of developments as they arise and to hear from you.

Emily Fayen
 Office Administrator

Neighborhood Association of the Back Bay
 160 Commonwealth Avenue #L-8
 Boston, Massachusetts 02116-2749
 E-mail: info@nabbonline.com
 Web: www.nabbonline.com
 Tel: 617-247-3961

6/26/2013

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Sullivan, Katelyn

From: Sally Fitzpatrick [aibhlin@comcast.net]
Sent: Tuesday, July 16, 2013 4:20 PM
To: Sullivan, Katelyn
Cc: info@nabbonline.com
Subject: Fisher IMP

Follow Up Flag: Follow up
Flag Status: Flagged

We agree with and support the Neighborhood Association of the Back Bay's position on the above-referenced project.
Sarah & James Fitzpatrick
188 Beacon Street
Boston, MA 02116

Denise L Faustman, MD, PhD
100 Beacon Street, Unit 4B
Boston, MASS 02116

August 4th, 2013

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
9th floor, Boston City Hall
Boston, MA 02201

Dear Ms. Sullivan,

I oppose Fisher College's proposed expansion plans. Fisher College is planning to roughly double the number of students living on the block of Beacon Street between Arlington and Berkeley by:

- *Relocating students from a dorm in Bay Village
- *Converting three historic Brownstones currently housing Boston residents to dorms
- *Converting existing administrative and classroom space on Beacon St. to dorms
- *Moving administrative offices and classrooms to Arlington Street
- *Expanding 118 Beacon into what is currently Back St. parking.

Fisher already exceeds the neighborhood's carrying capacity, strains city services, and causes major traffic congestion for thousands of Boston commuters. More than 16,000 vehicles use this block of Beacon Street daily according to DOT. Fisher frequently disrupts traffic, narrowing Beacon Street and causing backup that can extend all the way back to the state house as well as block egress from Storrow Drive. During the school year, the traffic impact extends to traffic jams on 93 north and 93 south as commuters try to exit Storrow Drive to frequently encounter large transport trucks blocking the right lane exit ramps with hours of food deliveries (Cisco, Coke, etc.) and trash pick ups.

Large Greyhound-size buses also double park mid-block as long as 45 minutes to pick up and drop off Fisher students for every athletic practice and game, as well as orientation and other activities. Delivery trucks serving the cafeteria and vending machines double park daily. Commuting students are picked up and dropped off all day long. Students jaywalk day and night because the campus is on both sides of the street. Because students compete for scarce parking, workmen and other delivery trucks must double park.

This is an historic neighborhood with limited space and aging sewer, water, and electrical systems. Historic brownstones now house 80+ students creating an unsafe situation. Fisher parks 20+ vehicles on both sides of Back Street. There is no loading dock for deliveries, no room for additional staff or student parking. In fact, the Back Alley should be cleared of student/staff and teacher parking but instead is additionally and uniquely double-parked on both sides of the alley by staff precluding delivery trucks from unobstructed deliveries.

In regards to security/noise, neighbors have noticed increased drug use by students outside of Fisher's video cameras, spilling onto the adjacent parks and public spaces including the Fiedler Bridge, the Boston Public Garden, and further down Beacon Street. In good weather, there is often street noise late into the night.

This is a residential neighborhood with children walking to schools, the Esplanade Play space, and the Public Garden. In warm weather the sidewalk becomes almost impassable with students hanging out and smoking since they have nowhere else to go. They discard butts, food wrappers, cans and other litter around the neighborhood -- usually only picked up on Fisher property.

Equally remarkable to many of us is the fact that after a series of bustling and heated Boston meetings on this topic, the President of Fisher nor any board member has never made an appearance to explain their expansion demands. Instead Fisher is represented by a consulting group hired to pave the way to the expansion. This lack of interest of Fisher's senior leadership

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in working with or even interacting with the neighborhood is perhaps even more revealing of school insincerity to be a reputable neighbor, member of the Boston community, or even the state of Massachusetts.

Lastly, it is worth noting that Fisher not only services the neighborhood and city poorly by contributing to traffic congestions and lack tax revenues by a non-profit status but also probably serves the student populations equally poorly. A quick glance at the national rankings of Fisher for student graduations, student job placements and the overwhelming debt taken on by these students places Fisher low on the levels of achievements. This is true for Fisher's rankings of higher education in the state of Massachusetts as well as on a national level. Ironically the high tuitions of these students are predominately paid for by federal loans that result in unacceptable high student loan default rates for their students. The revenues from these loans are being used in part for the real estate expansion to increase more student loan debt and loan defaults and poor job placements.

In short Fisher model of burdening the city with more conversion of city properties to nonprofit status, burdening the city with insurmountable city wide traffic congestion and burdening the student population with debt without education results is a failed model of higher education at the expense of tax payers and residents at the city of Boston and the state of Massachusetts.

Very truly yours,

Denise L. Faustman

CC: NABB

Sullivan, Katelyn

From: Don Geffen [geffe005@umn.edu]
Sent: Saturday, August 03, 2013 5:09 PM
To: Sullivan, Katelyn
Subject: Fwd: Opposition to Fisher College's Expansion

----- Original Message -----

Subject: Opposition to Fisher College's Expansion
Date: Sat, 03 Aug 2013 16:05:51 -0400
From: Don Geffen <geffe005@umn.edu>
To: @city of boston.gov, Don Geffen " <geffe005@umn.edu>

Dear Ms. Sullivan:

My wife and I join in the community's vigorous opposition to Fisher College's "Institutional Master Plan" [IMP]. Its ten year plan to increase the number of students in residence on the Arlington to Berkley block of Beacon Street by 60% as well as enrollment by an average of 28 students per year for ten years will have an extremely negative impact on this particular neighborhood of historic Back Bay and a negative impact on the surrounding neighborhood and parks. The conversion to dormitories of three rental buildings on the street that Fisher owns, cramming 129 students into what has been 36 small rental units, clearly diminishes the character of the block over this ten year period. If the college's expansion plans are approved and implemented against close to unanimous opposition by the community, what happens during the ten years that follow? Neighbors have already graphically testified to the negative impacts of having the current student population here. One likely scenario of greatly increasing the presence of students on the block is that it will slowly lead owners to seek residence elsewhere thereby providing Fisher with the opportunity to acquire more property for further expansion.

This brings us to the subject that the BRA must address before considering approving **any** expansion by Fisher College into the neighborhood. That is the prospect for a relative decline in the value of condominiums on this block should Fisher intensify its presence. Note that this IMP under consideration is not really an expansion but an intensification of Fisher's activities whereby the public streets and parks form an important part of the college's "campus." Even now, given Fisher College's large presence on this one block, the value of the condo we own is less than it would be absent the college and its students. Suppose we wish to sell our apartment sometime during the next few years and Fisher's IMP is approved. Don't we have to inform our broker and prospective buyers about the increasing presence of students surrounding us? All things otherwise being equal, any buyer, given the choice between our condo and one on another block, would chose the student free option. Shouldn't any buyer, planning on living here for more than a decade, worry that Fisher's intensification will only continue?

In essence, owners are paying a hidden (non federal tax deductible) tax should Fisher's IMP be approved. Since this diminished value of our property is accompanied by diminished quality of life, monetary compensation is not the proper remedy for this "taking." Rejecting the IMP and encouraging Fisher to find a real campus elsewhere is the only solution. Boston is one of America's loveliest cities and Back Bay one of Boston's loveliest neighborhoods. Appropriate development should do everything to increase the positive attributes of Back Bay not decrease them.

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Thank you for considering our thoughts on this important matter.

Benita and Donald Geffen
129 Beacon Street, Apt. 3

617 437 1717

Neighborhood Association of the Back Bay

✓ **From:** micki gold [mgold1@comcast.net]
Sent: Sunday, May 26, 2013 7:46 PM
To: info@nabonline.com
Subject: Fisher IMP

very unfortunately, I am unable to attend the meeting on May 30TH. I am lucky enough to be at the be strong concert that evening.

I feel strongly that the school should NOT expand in this neighborhood.

I love our neighborhood and hate that these kids are taking more of our beautiful serene, gorgeous expensive neighborhood

They're kids so there is more smoking, more hanging out, less parking etc.

I don't begrudge them being kids and having a wonderful college experience but not on Beacon street.

Maybe my feelings make me an old witch but we spend lots of time and effort on our garden and loving our residential neighborhood

thank you!

6/26/2013

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Nicholas and Marjorie Greville, 61 Mount Vernon Street, Boston, Massachusetts 02108

June 19, 2013

Re: Fisher College Institutional Master Plan

Katelyn Sullivan
Project Manager
Boston Redevelopment Authority, 9th Floor
Boston City Hall
Boston, MA 02201

Dear Ms Sullivan,

We would like to express our concern over the proposed Fisher College Institutional Master Plan that anticipates converting several Beacon and Arlington Street houses into college dormitories and offices.

Boston is well known for having a strong urban residential community. We feel it is important to protect the existing building stock and encourage home ownership. The transient character of college life detracts from the community development that is important to maintaining a safe and thriving neighborhood.

We have read the Neighborhood Association of Back Bay Executive Summary and Letter to you of June 7, 2013 and support their conclusion that a Fisher College expansion is not compatible with the goals of our community, and does not fit existing zoning criteria. We urge you to deny the permits for this expansion.

Sincerely yours,



Nicholas Greville



Marjorie Greville

cc. Neighborhood Association of the Back Bay

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Sullivan, Katelyn

From: steven garfinkle [smgBMW@hotmail.com]
Sent: Thursday, June 20, 2013 6:54 PM
To: Sullivan, Katelyn
Subject: FISHER IMP

Ms. Sullivan, we are residents of 5 Arlington Street and are writing to you as a follow up to the meeting on June 18th at Fisher regarding their IMP with the stated intent of reiterating our opposition. With all due respect to viewing the evaluation of the Fisher IMP as separate proposals, doing so assumes acceptance of the college's master plan. This is a mistake. Allow me to be succinct! The college wants to dump (I use that word specifically) 177 more students into two blocks of a high density, historical, residential area !! To say nothing of the commuting students who will join their friends during the day and evening. Fisher is proposing replacing 36 residents with 170 plus students in three buildings. The neighborhood simply does not have the resources, parking, outdoor space, etc. to absorb nor handle this influx. Clearly, the BRA can understand the folly of doing so. Perhaps this was before your time, but Bay State Road was once a wonderful residential neighborhood...It clearly is not now. I will do everything in my power including litigation to ensure that this does not happen to the Back Bay. The meeting last Tuesday was the first of its kind that my wife and I attended (it surely will not be the last). We were genuinely moved by the commitment and dedication that its residents have to this neighborhood and are proud to be a part of it. If Fisher College really views themselves as good neighbors, they would understand the universal opposition to their plan and take it off the table. Enough said...just reject this ill conceived proposal. Respectfully, Steve and Barbara Garfinkle

Neighborhood Association of the Back Bay

From: Sharri Harmel [sharriharmel@aol.com]
Sent: Saturday, July 06, 2013 10:33 AM
To: info@nabbonline.com
Subject: Re: NABB Bulletin for July 2013

Hello NABB,

I strongly oppose the expansion of Fisher College, and discovered what is happening in NYC with the expansion of NYU.

Fran L. is hysterical, though makes her point. College "campuses" belong in suburbia.

Listen if you are interested. We are not alone.

<http://vanishingnewyork.blogspot.com/2012/08/mark-crispin-miller-on-nyu-2031.html>

Thank you.
Sharri Harmel
169 Marlborough Street
Boston, MA

On Jul 1, 2013, at 3:30 PM, Neighborhood Association of the Back Bay <info@nabbonline.com> wrote:

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<image012.jpg>

Neighborhood Association of the Back Bay
160 Commonwealth Avenue #L-8
Boston, Massachusetts 02116-2749
E-mail: info@nabbonline.com
Web: www.nabbonline.com
Tel: 617-247-3961

Sharri Harmel

7/8/2013

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Mrs. Francis W. Hatch

180 Beacon Street, Boston, Massachusetts 02116

Dear Sirs:

I am an owner of two apartments at 180 Beacon Street. I was horrified to hear that more students may be moving into this neighborhood. Do come and see how many there are already when classes are in session!!

Please do think of the residents in our formerly residential neighborhood before you allow this to happen.

My husband, the late Francis W. Hatch was well known when he was Minority leader in the House for several years. He would have been against this action. Enough students are already too many. They are walking down the street ~~everywhere~~ ^{you} ~~everywhere~~.

I plead with the Authority to disallow this invasion and I know some will seriously consider moving out and away.

Sincerely

Sarah W. Hatch

153

THOMAS W. HIGH
124 COMMONWEALTH AVENUE
BOSTON, MA 02116-2901
TWHIGH@ATT.NET

July 19, 2013

Ms. Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
9th floor, Boston City Hall
Boston, MA 02201

Re: Fisher College Institutional Master Plan Notification Form (IMP NF)

Dear Ms. Sullivan:

My wife and I are residents of the Back Bay and wish to express our strong opposition to Fisher College's proposal to intensify its college activities in the residential portion of the Back Bay.

The Back Bay was built as a residential neighborhood and it was only during the decades of its decline – from the 1930s until the 1970s – that large schools and dormitories started to take over. Starting in the 1970s, the residents undertook a sustained effort to reclaim their neighborhood and make it a place where families could live. That effort has lasted for more than 40 years and has been consistently supported by City zoning policy and decisions of the Board of Appeal.

And that effort has been largely successful. Since 1970, more than 70 properties have been returned from school and dormitory use to residential use. Schools like Chamberlayne, Garland, Newbury College, Simmons, and Emerson found that it made operational and economic sense to sell their Back Bay properties and relocate to more appropriate settings.

Fisher College has fought this trend. It decided to stay in the Back Bay and that decision is taking its toll on the neighborhood as a result of the noise, traffic, deliveries, and general disruption associated with a college. Fisher considers the block of Beacon Street between Arlington and Berkeley as their campus rather than as a residential block where families can live in peace and safety. Now they are proposing increasing their enrollment by about one-third and also are proposing to extend their "campus" along Arlington Street by converting 10/11 Arlington into a school administration building.

Furthermore, they have stated that they must continue to grow in order to survive. This means that residents can expect proposals for even more students in the years ahead.

I request that, in determining the issues to be examined in the IMP process, the BRA include a specific requirement that Fisher present an alternative proposal which would describe the impact of (a) no new dormitory space anywhere in the residential district

154

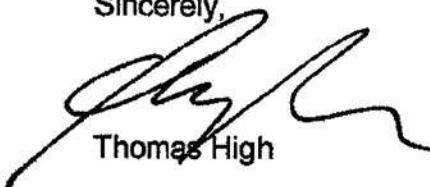
Ms. Katelyn Sullivan
July 19, 2013

(bounded on the east by the Public Garden, on the South by Newbury Street, on the west by Charlesgate East, and on the North by Storrow Drive), (b) no new construction of school space in the residential district (and, specifically, no addition behind 118 Beacon), and (c) no extension of its operations to 10/11 Arlington. An IMP of this kind would, in essence, describe the *status quo* as it relates to Fisher's presence in the residential portion of the Back Bay, and would leave open the opportunity to expand in other, more appropriate locations.

I also request that the IMP specifically address whether Fisher will pay an annual Payment In Lieu of Taxes to offset the impact on the City of Boston of its non-profit operations in the City.

Thank you for your consideration of my views.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas High', with a stylized, flowing script.

Thomas High
cc: Councilor Mike Ross
Councilor Felix Arroyo
Councilor John Connolly
Councilor Stephen Murphy
Councilor Ayanna Pressley

Sullivan, Katelyn

From: stk308 [stk308@gmail.com]
Sent: Saturday, July 20, 2013 3:39 PM
To: Sullivan, Katelyn
Cc: into@nabbonline.com
Subject: Fisher College

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to you to register my very strong opposition to the Fisher College expansion. I know that my position is shared by all of my neighbors and friends.

My wife and I live at 308 Marlborough Street. We have lived in the Back Bay for 47 years and at our present address for 42 years. We raised our family in the Back Bay. It has been a wonderful place to live and keeps improving every year.

This is due to a myriad of factors such as very strong support from the City Administration and elected officials including the BRA, strong zoning protection, historical preservation protection, conversion of buildings to condominiums, reduction of rooming houses, reduction of large school institution and dormitories. By the way students still live in the Back Bay but not together in large groups.

From my experience over the last 47 years educational institutions such as Fisher have always had a basically negative impact on the quality of life in the Back Bay. Indeed the schools which have moved out of the Back Bay have continued to be successful and in fact benefited the areas they have moved to. One only need to consider Emerson in the theater district and Suffolk University.

The Back Bay supports its fair share of institutional uses such as churches, elderly housing and schools. The most if not all of the schools in the Back Bay unlike Fisher provide services mainly to Back Bay and Boston residents and are excellent neighbors. Just look at the Learning Project, John Winthrop Nursery School, the Commonwealth School, and the Kinsley School. The only negative thing I can think about these schools is that the sidewalk in front of Kingsley gets slightly congested with kids and bikes when school gets out.

You know how bad a neighbor Fisher has been. You know the litany of complaints about Fisher. The problem is that college students are hard to control and schools have little inclination to control them. Several years ago there was dormitory behind my house which made an enormous amount of noise at night. The staff was totally unresponsive and one doesn't like to call the police. I got the telephone number of the owner and after calling him twice at 3:00AM to ask him if he would meet me to go to the party at the dormitory the noise stopped.

There are also many questions about the legality of the project.

Approving this project will be a step backwards. What is positive about this project for the Back Bay? Because of municipal financing they were able to pay artificially high prices for the buildings and take properties off the tax rolls. They have made no proposals as to payment in lieu of taxes. My taxes are high enough as it is.

How many students do they have from Boston and how many of them are resident students. What kind of scholarship funds do they provide Boston students—specifically not generally. It is interesting that in one report they show a \$9,000,000 endowment but I saw no grants or scholarships from that endowment.

What do they need the expansion for. Where are the proposed students coming from?

Again what is the benefit to Boston--- More student in Newbury and Boylston Street bars, clothing stores and restaurants. Is this worth the negative impact on the quality of life in the Back Bay. What comes next if you allow this project which goes against everything the City, the BRA and residents have worked successfully for over the last 50 years.

Remember two years ago the BRA was given an award which was for the Back Bay being one of the best residential neighborhoods in the country. We need to go forward not backwards. Please stop Fisher.

Stephen T. Kunian
308 Marlborough St.
Boston, MA 02116
Tel: 617-266-1194, Cell: 617-851-1145
Fax: 1-800-763-3310

Sullivan, Katelyn

From: Sonia Kowal [soniakowal@hotmail.com]
Sent: Wednesday, July 24, 2013 3:15 PM
To: Sullivan, Katelyn
Cc: jwildash@yahoo.co.uk
Subject: Opposition to Fisher College expansion plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Katelyn,

We are writing to state our strong opposition to the Fisher College IMPNF. We have attended multiple meetings at Fisher College to educate ourselves as to the benefits of the plan for the street and the neighborhood and have come to the conclusion that there are none. Rather than discussing the proposed projects included in the IMPNF, we need to go back to the broader subject of Fisher's presence in a historic, residential neighborhood. The Mayor has done a good job of reinvigorating downtown neighborhoods by bringing back families and moving colleges out and into areas that currently are better suited to the needs of a twenty first century educational institution .

Also unclear is the benefit of Fisher's proposed expansion to its students. There is no need benefit for Fisher students to be in the residential part of the Back Bay. The very neighborhood Fisher is using as part of its marketing pitch to prospective students is losing its character as a result of traffic issues, parking issues, and student loitering and noise. These problems have not been addressed by the college's administration and any expansion will just make them worse. Specifically, we would like to know exactly how many students and staff members at Fisher drive to the Back Bay to attend school related activities, circular and extracurricular? We would also like to know how many students and staff members have resident parking stickers for the Back Bay? Aside from discouragement (which is not the same thing as a solution), what would Fisher do to mitigate the increased strain on the parking situation in the Back Bay?

Fisher has a bad history of neighborhood relations. The college has tried to manage complaints from residents for decades but most are still unaddressed so this will grow to be an even bigger problem if the college grows. The college pays lip service to the historic and residential nature of the neighborhood yet insists on using the term "campus", showing that it does not understand that this area is not suited to this institution. While Fisher uses Emerson College as an example, it ignores the fact that Emerson came to the conclusion that a university doesn't belong in a residential neighborhood.

Fisher's capacity to carry out its proposed expansion is in doubt, especially with student default rates rising. Without the income from the lucrative and cramped proposed student dorms on the south side of Beacon St, the plan seems precarious. The BRA should evaluate the college's financials, in the same way it looks at developer financials before a project goes ahead. What leaves a bad taste in our mouths is Fisher's business plan: to amass a treasure chest of valuable brownstones on the back of the debt of vulnerable, low income, first generation college students. These students who Fisher purports to be educating leave, mostly without graduating, with mounds of debt but without jobs. Why does Fisher not invest the money it is using to hoard residential Back Bay property instead towards investing in the students and building state of the art facilities at one of its other locations? The current rabbit warren of facilities are surely not in the best interests of the students.

If Fisher meets its aggressive ten year growth targets, what is to stop it from becoming even more aggressive in the next decade with plans to put even more students in our neighborhood? This is an institution that clearly doesn't realize that enough is enough and that relationships with the neighborhood have deteriorated too far already. By even suggesting such a plan, Fisher has shown that it is completely out of touch with what is acceptable to its neighbors. The way in which Fisher has interacted with the Task Force confirms this view.

Another worry for us is that voluminous citizen comments have a history of not being taken into account by the BRA for other projects. We urge you to decline Fisher's IMPNF in its entirety and do what is best for the neighborhood and for the city.

Sincerely,

James Wildash, head Trustee, the Franklin Residences Condominium Association, 189 Beacon Street and Sonia Kowal, 189 Beacon Street

June 18, 2013

Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
One City Hall Place
Boston, MA 02201

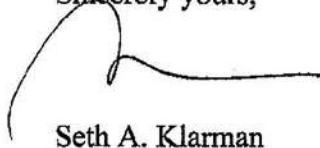
Dear Ms. Sullivan,

I am writing in response to the recent Institutional Master Plan Notification Form submitted by Fisher College. As a resident of the Back Bay at 161 Commonwealth Avenue, I strongly oppose the expansion, and believe that the quality of life for those of us who live there would be greatly diminished should these plans come to fruition.

I recently relocated to the Back Bay from Chestnut Hill because I love the neighborhood and the work that's been done to maintain its historic authenticity. However, the proposed expansion by Fisher College would put those conservation efforts in great jeopardy. Increasing the population density (and therefore pedestrian and motor traffic) would overtax the already delicate balance between historic preservation and urban life in that area, and residents would be unavoidably disrupted by the noise and trash that comes with campus life.

I urge you to take these objections into account and reject the IMPNF filed by Fisher College.

Sincerely yours,



Seth A. Klarman

157

Sullivan, Katelyn

From: Marcia Kamentsky [marcia.kamentsky@comcast.net]
Sent: Tuesday, June 18, 2013 3:10 PM
To: Sullivan, Katelyn
Subject: fisher College

Dear Ms. Sullivan,

I have been a resident of 180 Beacon St. for 30 years, and I am a member of Naab.

I strongly oppose the proposed expansion of Fisher College. This is a residential neighborhood. The sidewalks and gardens that make this such a special place to stroll and get around will become congested with the additional students. I am a senior citizen in my eighties, and the students outside of the present Fisher college don't even have the courtesy to allow a resident such as myself to pass them as they congregate in front of the college.

I appreciate the work of the BRA to keep this project from going forward.

Marcia Kamentsky

Sullivan, Katelyn

From: jeanlifford@aol.com
Sent: Friday, July 05, 2013 12:07 PM
To: Sullivan, Katelyn
Subject: Fisher College

222 Marlborough Street
Boston, MA 02116

Dear Ms. Sullivan:

As a long-term resident of Back Bay and a lifelong resident of Boston, I urge you to disallow Fisher College's expansion proposal on Beacon Street.

When my husband and I and young children first moved into Back Bay, many buildings housed transient occupants run by distant landlords who took little interest in property upkeep. However, with increasing numbers of families buying buildings or condominiums, the area, over the last few decades, has slowly become a more beautiful and safe residential neighborhood. And, it was with relief when Emerson College relocated so that former Emerson buildings are now home to long-term residents.

The Back Bay Association, my neighbors and my family take pride in helping the area become home to young families, retirees, and individuals who appreciate that Beacon Street, Marlborough Street, and Commonwealth Avenue offer a special combination of a residential neighborhood in an urban setting.

Allowing Fisher College to expand will be a major setback to the area and will discourage new families from moving in. And, it will cause a decrease in tax revenues at a time when Boston Schools need increased funding to meet twenty-first century standards.

Also, as an educator, I wonder whether Fisher College is becoming like many of the for-profit schools that charge high tuitions and attract mostly foreign students. Too many colleges have lost sight of their original purpose and now exist as money-making businesses but with major tax breaks not available to most other enterprises.

I hope the BRA has not lost sight of its original purpose and will refuse to allow Fisher College's expansion.

Sincerely,
Jean Lifford

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

July 2, 2013

Dear Katelyn;

As residents of Back Bay for over fifty years, we are completely opposed to the expansion plans of Fisher College IMPNF. We cannot believe that this subject is coming up for discussion at this time; over twenty years ago, the residences of the area placed a moratorium on expansion of any educational institution.

Fisher's plans to turn the first block of Beacon Street... closest to our famous Public Garden... into a college "campus" is not the way to preserve the current community character of the area. The unique characteristics which set this area apart from other areas will be destroyed by their plans. We have attended every BRA meeting on this subject and have been impressed by the unanimous negative response of Back Bay to the Fisher proposal.

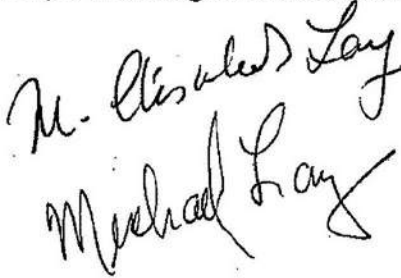
We trust that the BRA will recognize that no one in Back Bay is in favor of this expansion except for Fisher College itself.

To reiterate we are opposed to:

1. Converting 102 - 116 and 131 - 133 Beacon St. to 48 beds.
2. Residential to dormitory use of buildings at 115 and 139 and 141 Beacon St.
3. A 2500 SF addition to 118 Beacon St. for student services/library.
4. A 2000 SF terrace at 112-114 Beacon St.
5. A 17,500 SF building at 10 and 11 Arlington St. to institutional.

Sincerely

Michel & Elisabeth Lay
239 Marlborough St.
Boston, MA 02116
elisabethlay@comcast.net

Handwritten signatures of Michel and Elisabeth Lay. The signature 'M. Elisabeth Lay' is written in a cursive script, and 'Michael Lay' is written below it in a similar style.

160

Sullivan, Katelyn

From: Mimi La Camera [mlacamera@thefreedomtrail.org]
Sent: Tuesday, June 04, 2013 5:03 PM
To: Sullivan, Katelyn
Subject: Fisher College IMPNF

Follow Up Flag: Follow up
Flag Status: Flagged

I attended the neighborhood meeting on May 30 and based on the presentation that night, I have a number of concerns about the plan. I live at 214 Beacon across the streets from a regulated or unregulated (?) student housing for foreign students. Those students create a disturbance in the neighborhood, staying outdoors winter, spring, summer and fall, until 3:00 am talking, laughing, and smoking. On occasion, they sit on our front stairs and smoke. We have had meetings with the city about it, and for a short time it improves but returns to the same behavior soon enough.

Fisher's desire to most immediately move 50 students from Hostelling International to Beacon Street will be followed very quickly by the addition of 300 students. While the expanded number covers the next 10 years, Fisher needs their tuition money immediately to underwrite the costs of buying buildings and renovating them. I fully expect that the increase in matriculation will happen immediately.

I have work colleagues at Fisher and respect what the school has done to improve the appearance of the campus on Beacon Street. But there have been several schools who have determined that this location in Back Bay is not suitable for a college. I think it is not also, and do not support Fisher's IMPNF expansion plans. Neighborhood impact will be too severe: noise, drinking and smoking on the street and alleys; a shooting a few short years ago; sewer and water demand; alley traffic; impact on the street of heavy delivery trucks, parking, crossing the street regularly, and more. I don't think any of us signed up to live on a collage campus. For most of us our house investment is our major investment and Fishers expansion will negatively impact that as well. Absent that, there are several compelling reasons why it's not the right place for a college.

Thank you.

2000

5000

5000

Mimi La Camera

President, Freedom Trail Foundation

99 Chauncy St. Suite 401

Boston, MA 02111

617.357.8300 x 201

mlacamera@TheFreedomTrail.org

<http://www.TheFreedomTrail.org>

Become a fan of the Freedom Trail on Facebook

Sullivan, Katelyn

From: Pam Lassiter [pam@lassiterconsulting.com]
Sent: Sunday, July 28, 2013 8:44 PM
To: Sullivan, Katelyn
Cc: info@nabbonline.com
Subject: Fisher College expansion

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Katelyn,

In an earlier job, I was responsible for responding to neighborhood complaints for the housing department of a major university in the area, and for following up with students to insure that the community would not continue to be irritated. It never worked. Abutters to the student residences faced erosion of their property values and students continued to do things that 20-somethings do: make noise, leave beer bottles/cigarettes in yards, face speakers out of the windows when weather warms up, etc. Their creativity in finding new ways to upset neighbors was never purposeful and never ending.

You can guess how I feel about having increased student housing in my neighborhood. I will object to any college or university's increasing its resident population in my neighborhood, I'm afraid. If I had chosen to move into the neighborhood when Fisher had an increased dorm presence, I would be making the decision to join a "pre-existing condition." In this case, *our* residences are the pre-existing condition and I would appreciate your keeping the number of residences and residents at your current level.

Thank you.

Pam Lassiter
Lassiter Consulting
330 Beacon Street
Boston, MA 02116
t: 617.267.7105

Sullivan, Katelyn

From: Molly Mosier [mollymosier23@gmail.com]
Sent: Sunday, August 04, 2013 12:52 PM
To: Sullivan, Katelyn
Cc: info
Subject: Fisher College's Proposed Expansion

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

First of all, hope you are having a good Summer. The weather lately sure has been lovely.

Now to the main subject re: Fisher College's IMPNF:

The proposal represents a very different change to the zoning that has protected the residential area for the last 40 years. This area is an historic district, not a campus. The expansion of an institution such as Fisher College should not be allowed in the historic residential district and this has been the ruling for over 30 years. The proposed addition at the rear of 118 Beacon is a violation of architectural and zoning standards. I feel this project will degrade the quality of life and it undermines the stability of the neighborhood and our faith in the local government.

Fisher College is planning to take over tax-paying buildings - in lieu of paying taxes, we are wondering what type of payments will they make to the City? This particular block has more through traffic than any other in the neighborhood. Parking is already inadequate for the residents, let alone having more students here. Double-parking on Beacon Street during peak traffic hours is already a mess. Delivery capacity is inadequate - trucks use the Arlington Street off-ramp from Storrow Drive as well as Back Street, blocking neighbors and through traffic.

Just wondering - since Fisher College seems to have a need to expand and will probably do so again in the future - maybe a better solution to consider would be: To build the student dormitories in a nearby suburb (close to public transportation) where there would be more land to spread out and Fisher College could create their own style of architecture and design that may better fit their particular needs for their students.

Hope you will consider these points when you have your next meetings on the final important decisions. Thank you.

Best regards,

Molly Mosier
Neighbor/NABB

July 20, 2013

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
Boston City Hall, 9th floor
Boston, MA 02201

RE: **Fisher College Proposed Expansion**

Dear Ms. Sullivan:

I want to add my name to the many residents of Back Bay and surrounding area who are vehemently opposed to the proposed Fisher College facilities Expansion Plan, as outlined in the IMPNF. Impacts upon the Back Bay and adjacent neighborhoods will be severely deleterious. Furthermore, the precedent that would be established by approving this expansion would be extremely damaging to future protection and historic preservation of the quality of the Back Bay and the Back Bay Architectural District.

As you are well aware, the many negative impacts and potentially dangerous implications of the Fisher College Expansion Plan include the following:

- Zoning revisions that destroy the historic architectural and urban design quality of the neighborhood and the protections that the Back Bay Architectural District was designed to preserve.
- Expansion of institutional use in a flourishing but fragile residential district.
- Exceeding and voiding established architectural and size standards for the affected Beacon Street blocks.
- Increased student bed capacity at the expense of potential enhancement of residential capacity of the area, which is the true need of Boston's center-city neighborhoods.
- Traffic volume and congestion increases on the subject Beacon Street blocks, in one of the most overloaded and congested portions of the city street network.
- Dramatic overload of the already overtaxed streetscape with over-capacity parking, double-parking, and dramatically increased delivery activity.
- Increased automobile-bicycle-pedestrian conflict, endangering safety for area residents and pedestrians along these sidewalks and crossing Beacon Street.
- Intrusion on the sanity of quality of life of the residential neighborhood, with increases in noise, littered trash, public drinking, drugging, and raucous behavior.
- Precedent for future exceptions to the zoning and historic district regulations, bringing the danger of further increasing the above negative impacts and downgrading the urban and architectural character and quality of life in the impacted residential area.

It is time for the BRA to take a clear stand to protect the quality of the built and social environment of our city's neighborhoods, and particularly historic districts like the Back Bay. I trust that the BRA will do the right thing and reject this Fisher College Expansion Plan.

Sincerely,



Myron Miller

16A

Sullivan, Katelyn

From: Linda Morgan [words6@verizon.net]
Sent: Tuesday, June 11, 2013 1:20 PM
To: Sullivan, Katelyn
Subject: Fisher College's Expansion

June 11, 2013

To: Katelyn Sullivan

Re: Fisher College Expansion

I think everyone in the Back Bay agrees that when Emerson College sold its holdings in the Back Bay and moved to Tremont and Boylston Streets, it was important to the city, and one of the best things to happen to Emerson. Once called the Combat Zone, this section was avoided by city residents and visitors, particularly at night. The move by Emerson helped transform the area to a vibrant neighborhood filled with restaurants and cultural venues.

Unlike Emerson's successful move, Fisher College's further expansion into the Back Bay will change the nature of the neighborhood in a negative way. Fisher gives nothing back to the neighborhood or the city. They pay no property taxes, which leaves the residents to pay for the loss in tax dollars. They are like vampires sucking the essence from this neighborhood leaving us with noise, trash, and cigarette butts.

Contrary to the mayor's request that colleges locate outside of residential areas, Fisher is doubling down by adding more dormitory space in the Back Bay when it doesn't use all the dorm space it has now. Just because they have more dorm space, doesn't mean they will get more students.

I would ask the mayor to work with Fisher to replicate Emerson's model, which is to sell their holdings in the Back Bay and move to an area of the city that is non-residential. Or Fisher should consider moving to the suburbs. Their Back Bay buildings will easily be sold and converted to residential housing. Like Cassandra, I predict that Fisher's expansion in the Back Bay is a bad bet for them and the city.

Linda Morgan
122 Beacon Street
Boston

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3345 / Virus Database: 3199/6401 - Release Date: 06/11/13

Sullivan, Katelyn

From: Kay Nagle [kaynagle@verizon.net]
Sent: Friday, July 12, 2013 9:54 AM
To: Sullivan, Katelyn
Cc: info@nabbonline.com
Subject: Fisher College Expansion

Follow Up Flag: Follow up
Flag Status: Flagged

To Ms. Sullivan,

As a property owner in Back Bay, I have to add my voice to those of many opposing the proposed expansion of Fisher College. Back Bay's historic residential district is not only a treasure to Boston but is one of the foremost residential districts in the country – and an often visited neighborhood for tourists from around the world. It is not a college campus or dormitory quad. Surely the city's building authorities will seek to protect the quality of this historic landmark neighborhood.

Regards,
Kay W. Nagle
186 Commonwealth Ave.

Sullivan, Katelyn

From: Mary [marynada@aol.com]
Sent: Friday, June 07, 2013 9:23 PM
To: Sullivan, Katelyn
Cc: Sherif Nada
Subject: Fisher College expansion matter

Dear Ms. Sullivan,

We were recently informed by neighbors that Fisher College is proposing to convert two residential buildings, 139 and 141 Beacon Street, into dormitories for 86 students. This is just two blocks from our home. We understand there is to be a hearing to discuss this proposal later in June, where variances would need approval. We will not be in town for that meeting, so wish to register our strong disapproval of this proposal.

We walk along Beacon Street quite regularly. Walking to and from our home is one of the great pleasures and advantages of living down town. We are not pleased, as of today, to pass through crowds of students smoking and otherwise hanging out. It is a normal activity of college-aged youth, but it is not a normal expectation for our neighborhood. We bought our condo thinking we were in a historically-preserved residential-zoned area, where regulations stipulated not only architectural detail but use. A dormitory for 86 students on top of what is there now seems a gross violation of those laws. Reading a copy of a letter sent to your colleague Peter Meade on January 9 of this year from Howard Kassler, Chair of the Neighborhood Association of the Back Bay, we are under the impression that, in fact, this proposal is not within sanction or zoning.

Please know that we are not in support of this proposal and hope you will take our opinions into consideration.

Sincerely,

Mary and Sherif Nada
86A Beacon Street
Boston MA 02108

167

Sandra Nanberg
35 Marlborough st
Boston, MA 02116

June 26, 2013

I am writing to voice my strong opposition to the Fisher College proposal to expand the number of students currently housed on Beacon Street between Arlington and Berkeley.

After listening to the presentation last week I feel that attempts to create more dormitory space are poorly thought out. With only 200 square feet of living space, the young people housed in the proposed dorms will naturally seek places large enough to congregate in groups. It makes sense that they will gravitate to the closest outdoor spaces, on Beacon Street and in the alley, creating noise and changing the quiet residential character of the neighborhood. Although a proposed "terrace" will be available to students at 118 Beacon, I fear that students will find it much easier to congregate just outside of their residence.

In addition to the noise I am concerned about public smoking (debris as well as air pollution) and about potential drug activity. During the past year I have returned home mid-day to find groups of young men with backpacks congregating in an area behind my garage which is obscured from view by protruding brick walls at either side. On one occasion the group quickly disbanded when I approached in my car and I found the keypad cover open. Another time the group stayed in place behind the garage. I felt unsafe and drove on, not returning to open the garage till later. At no time last year did I observe Fisher patrolling the alley.

I urge you to deny approval of the Fisher expansion and that you recommend that the college move from Beacon Street to an area where a real campus could provide a sense of college life including appropriate space for socialization and recreation for its' students. Surely Beacon Street is inadequate for such use.

Best regards,
Sandra Nanberg

168

Jacqueline M. Royce, PhD
780 Boylston St. Apt. 261
Boston, MA 02199
617-266-3608
royce.assoc2@verizon.net

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
9th floor, Boston City Hall
Boston, MA 02201

July 25, 2013

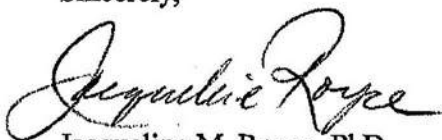
Dear Ms. Sullivan:

I am writing to you to voice my concern about Fisher College's Expansion Plan. My academic background is City and Regional Planning. As a resident of the Back Bay for seven years and a current Director of Neighborhood Association of the Back Bay, I feel strongly that this expansion will negatively impact the historic residential district in several critical aspects.

Fisher's IMP represents a significant change to long-term zoning standards, will degrade the quality of life of neighbors, increase traffic, affect the stability of the neighborhood, and undermine people's faith in government protections.

As a former faculty member of a university, I would hope that Fisher College would reconsider its plans and find better solutions for their students.

Sincerely,


Jacqueline M. Royce, PhD

169

Joseph and Joan Patton
120 Marlborough Street
Boston, MA. 02116
June 20, 2013

Katelyn Sullivan Project Manager
Boston Redevelopment Authority - 9th Fl
Boston City Hall
Boston, MA.

RE: Fisher College Expansion

Dear Ms. Sullivan,

As long time residents of Back Bay, over 30 years, we are writing to oppose the proposed expansion of Fisher College.

As parents who remained and raised our children in the city at a time when many residents were fleeing all parts of Boston for the suburbs we recognize the importance of controlling development to ensure growth is allowed without losing the integrity of the area.

Educational institutions in the area of Back Bay already abound with Bay State College, Emerson College, The Commonwealth School, The Advent School, The Kingsley Montessori School, Cardinal Spellman School and The Winthrop School, as well as Fisher College just to name a few.

Educational facilities are important to keeping people interested in the city but should not be at the expense of the quality of life of those who live here. In this particular case there would be greatly increased foot traffic in a heavily used motor area, which is already dangerous for pedestrians and lead to further gridlock. It would also add pressure on our city facilities, i.e., fire department and water and sewer.

There is also the loss of real estate tax revenues placing an extra burden on those already burdened with supporting these and numerous other tax -free institutions.

In addition, as much as these educational institutions try the fact is that college students who move into dorms in the area do not care for the buildings and apartments where they live as much as those who have invested their savings to purchase their homes next door. We know, we have seen it happen again and again as time goes by there is a laxity in maintenance, dorm buildings are filled with bikes lined up against iron railings and along entranceways, and un-kept areas appear in front.

We have been a part of helping our area grow from the beginning - From the Clarendon Street Playground and to the restoration of the Esplanade and hope you will consider our concerns.

Joan and Joe Patton

170

June 25, 2013

Dear Ms. Sullivan,

Katelyn.Sullivan.bra@cityofboston.gov

I am writing to express my concern and absolute vote of NO to the proposed expansion of Fisher College. I purchased my condo at 109 Beacon St. Unit 5 in May of 2012. At the time, I was aware of the Fisher College presence but felt as a small college with a very small number of students in residence (with several housed on Stuart St.) that the charm and history of the Back Bay was not compromised. The proposal for expansion is completely inappropriate for the area and not fair to the current residents. The following facts have been disclosed:

- 1100 planned Fisher students on our block of Beacon Street.
- 4500 Square feet of new student services (café, etc.) on both sides of Beacon Street. Probably more in the future.
- Loss of property value - only people who don't mind living in a college quad will buy property on Beacon Street.
- Higher property taxes - Fisher buildings converted to dorms become tax exempt while demand on city services increases dramatically – water, sewer, fire, police, traffic, trash, etc.
- Parking will be much more difficult. More students, more teachers, more staff all parking in our neighborhood.
- More delivery trucks clogging traffic: more paper, books, food, laundry, Coke, pizzas with more student traffic (on foot and in cars) will significantly worsen the congestion and traffic noise

Not only is the infrastructure not in place to accommodate the expansion but the impact on tax revenue, etc. is real. As a mother with a son that attended Northeastern University and a daughter currently at Boston University, I understand the appeal of going to school in Boston. However, if we look at how both BU and NEU have expanded, it is well thought out and their expansions have enhanced their areas....they do not infringe on area residences and the feel of the campuses is exactly that...a campus. Fisher resides on a historic street next to the Public Garden...this area is not meant to be a bustling college campus! It needs to be preserved.

Please count myself and my children as three votes of complete disapproval.

Thank you,

Tracy Pesanelli

109 Beacon St. Unit 5

Boston, Mass. 02116

978-618-5538

176

Sullivan, Katelyn

From: Abhijit Prabhu [abhijit.prabhu@gmail.com]
Sent: Tuesday, June 04, 2013 5:54 PM
To: Sullivan, Katelyn
Subject: Comments regarding Fisher College IMPNF

Follow Up Flag: Follow up
Flag Status: Flagged

Katelyn,

As a resident at 127 Beacon Street from 2002-2007 and 2009-present, I have found Fisher College's noise levels and trash levels to be much higher than average for Back Bay, creating an unpleasant situation. It's particularly difficult to sleep at night with loud raucous noise outside. I have yet to see an instance where Fisher College's police department actually cracks down on noise violations.

I think adding more beds to an already loud and crowded part of Beacon Street would create more problems for the city. It would be one thing if I felt that Fisher College was a good neighbor, but I have not found them to be one during the many years they have been my neighbor.

Best,

Abhijit Prabhu
127 Beacon Street
Boston MA 02116

Neighborhood Association of the Back Bay

✓
From: Leonard Rosen [l.rosen@semshred.com]
Sent: Wednesday, May 29, 2013 11:23 AM
To: info@nabbonline.com
Subject: Fisher college expansion

Please ,not in the Back Bay!!!!!!

6/26/2013

173

Sullivan, Katelyn

From: Tom Iannotti [thomasiannotti@gmail.com]
Sent: Saturday, August 03, 2013 2:55 PM
To: Sullivan, Katelyn
Subject: Fisher College Expansion Plan

Katelyn

I am not supportive of the Fisher College Expansion Plan.

The IMP represents a significant change to the zoning that has protected the residential district for the last 40 years. It will degrade the quality of life of its neighbors, as well as their property values. People rely on zoning in acquiring their properties. Changing it undermines the stability of the neighborhood and people's faith in government. This is an historic district, not a campus.

Boston has a great tradition of being a college town. But locating a college campus in the middle of a residential and historic district hardly seems appropriate. Allowing the college to expand in this location will only serve to make it more difficult for students and for residents to coexist. Take the right action now and avoid a bigger problem later.

Sincerely

Tom

Sullivan, Katelyn

From: Richard Schmalensee [rschmal@MIT.EDU]
Sent: Thursday, July 25, 2013 1:34 PM
To: Sullivan, Katelyn
Subject: Fisher College

Dear Ms. Sullivan,

I live at 172 Beacon Street, Unit 4, and I spoke at the public meeting on the Fisher College expansion plan on June 18. I am strongly opposed to the plan as presented there, and I am opposed to the modification presented in the local press. I do not believe that Fisher should be allowed any expansion, however "reasonable," of its footprint or level of activity in this neighborhood. (Even non-resident students contribute to the problems stressed at the public meeting. I am sick of having to walk in the street to get past students standing around on the sidewalk, even if they are behaving well.) If they are allowed ANY expansion now, a precedent will be established that they should be allowed "reasonable" expansion in the future. At some point, their block of Beacon street will tip; it will not be attractive to the sort of residents it now has, and it will be turned into the campus of a third-rate college, with negative spillovers beyond their block

Fisher owns valuable real estate in an upscale residential neighborhood. They should not be allowed to degrade that neighborhood further. They should be encouraged to sell their valuable assets and use the proceeds to build or buy a modern campus in an area to which they would be welcomed – and there are plenty such areas in the metropolitan area.

Sincerely,

Richard Schmalensee

Sullivan, Katelyn

From: Diane Schmalensee [diane@schmalensee.com]
Sent: Thursday, June 06, 2013 6:24 AM
To: Sullivan, Katelyn
Subject: Fisher College Plans

Dear Ms.Sullivan,

We are writing as residents and tax payers of the Back Bay to express our strong opposition to the plan put forth by Fisher College to degrade Beacon Street from an upscale and charming residential area for people of all ages into a college dormitory that pays no taxes, over-burdens the streets and sidewalks.

We have endured years of students smoking and discarding their gum and litter in front of the Fisher College buildings. We have had to walk in the street to avoid the clots of students congregating on the sidewalk who will not give way to other pedestrians. We have put up with the loud noise and impolite behavior, double parking and aggressive driving in the evenings – especially on the weekends. We do NOT want more of this or to see it spread beyond the existing buildings. The administration of the college tries to mitigate, with lovely landscaping and janitorial service on the sidewalks, but this is not enough.

Please ask that Fisher, like Emerson and other colleges make use of commercial properties and areas already zoned non-residential in order to expand. There are plenty of other spots within walking or biking distance. Do not allow Fisher to use single family homes and limited-family condos as dorms.

Please do NOT ruin our neighborhood. The Back Bay is famous for being one of the best places to live in Boston. This will seriously injure our property values and the quality of life. Why allow Fisher to continue its land grab when almost no one from Fisher is a voter or tax payer in the City of Boston and so many of the rest of us who will be affected are politically and economically involved in the City?

Dear
Diane Schmalensee
172 Beacon Street, #4
Boston, MA 02117

Sullivan, Katelyn

From: Barry Solar [barry.solar@nemoves.com]
Sent: Friday, May 31, 2013 4:08 PM
To: Sullivan, Katelyn
Subject: Fisher College- Meeting of May 30

Dear Katelyn,

I am a resident of Back Bay; and I attended the meeting last night. I want to comment on two of the many disturbing statements that were made:

1. You stated that the BRA would compile all the issues raised at the meeting into its scoping decision. Your statement made it sound as if the BRA's role in the process would be quite passive. Of course, the speakers last night were laymen; we count on the high-level professional planners and staff to make certain that all the relevant issues are raised. This proposed expansion of Fisher would result in a major incursion into this important and historic residential area. We expect the BRA to look at this with intense scrutiny.
2. You implied that if Fisher had "no other alternative", then the IMP would be more likely to be approved. However, Fisher's willingness to consider alternatives is colored by its intense desire, as stated by its representative last night, to "protect its brand" i.e. to remain in the Back Bay, because that is probably its most significant feature in attracting enrollment. However, this desire to protect the brand should not allow Fisher to have a major expansion in the residential and historic part of the Back Bay. Fisher can add facilities in more appropriate parts of the city and retain its current presence in the Back Bay. The several buildings that Fisher has acquired and which are not being used for lawful college use can easily be sold for very high prices and converted back to residential use, consistent with the neighborhood and its current zoning.

Barry Solar

Barry L. Solar
180 Beacon St. 4G
Boston, Ma. 02116
Cell: 617-823-8855
barry.solar@nemoves.com

Sullivan, Katelyn

From: stephen.silver2@gmail.com on behalf of Stephen Silver [stephen.silver2@verizon.net]
Sent: Tuesday, June 11, 2013 8:13 PM
To: Sullivan, Katelyn
Cc: info@nabbonline.com
Subject: Fisher IMP

Hi Katelyn,

I live at 33 Marlborough Street and currently live with student activity in the alley behind my building. Since we use our outside deck a lot, the noise in the alley is especially annoying. Converting 2 buildings on this alley to student dorms will only make the problem worse and probably intolerable. I agree with everything in NABB's response to you and can't even believe that Fisher's proposal is being considered. This should not be a student neighborhood and Fisher should definitely consider moving the whole college. Expanding it here is the worst idea imaginable for the residents of this neighborhood. I have confidence that the BRA will do the right thing.

Regards,

Stephen Silver
33 Marlborough Street

From:
Sent:
To:
Cc:
Subject:

Re:

I live
we use
to an
NABB
student
neighbor
day

Regards

From:
Sent:
To:
Cc:
Subject:

From:
Sent:
To:
Cc:
Subject:

Neighborhood Association of the Back Bay

From: Gildasix@aol.com
Sent: Tuesday, March 26, 2013 3:05 PM
To: info@nabonline.com
Subject: Re: OPPOSE FISHER COLLEGE EXPANSION PROGRAM

In a message dated 3/26/2013 2:46:02 P.M. Eastern Daylight Time, Gildasix@aol.com writes:

We are a historical residential area....not a college or dorm area which change us to a campus.

Nor at all happy about the prospect.

✓ Gilda Sifka
1 Commonwealth Avenue
Boston, Ma. 02116

6/26/2013

179

June 24, 2013

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
Boston, MA 02201


Dear Ms. Sullivan,

I am writing to express my opposition to the expansion of the Fisher College presence in Back Bay. My main objections are related to quality of life issues.

Fisher College already has a large, concentrated student body without a campus. There is no parking lot. As a result, the narrow sidewalks in front of the Fisher buildings are often crowded and blocked by congregating students who, naturally, want to chat with each other outside. The double-parked vehicles have no alternative when dropping off or picking up students. In addition, the first block of Beacon Street is a feeder block for City commuters turning right on Berkeley to go onto Storrow Drive East and West. Often there is gridlock due to the reduced number of lanes open to cars. It is not the fault of the students that there is no campus and that their buildings were never intended for use by a college. To expand the student population would compound these already well-known problems for students, pedestrians, and vehicular traffic in that block of Beacon Street.

Back Bay is a residential neighborhood. There are no large, concentrated institutions located in the neighborhood, and for good reasons. College students need space to play, talk and get out and about. Their hours are very different from their residential neighbors. The sheer quantity of people going in and out of the former townhouses is a sign of overwhelming the neighborhood. I understand Fisher has other campuses. Perhaps the administration should consider a satellite campus in Boston in a location with more open space, access to park lands, and a parking lot. Fisher students deserve a better campus experience.

Respectfully submitted,


Jolinda Taylor
276 Marlborough Street #7
Boston, MA 02116

180

Sullivan, Katelyn

From: Joyce Tallent [tallentj@mac.com]
Sent: Monday, July 22, 2013 5:10 PM
To: Sullivan, Katelyn
Cc: info@nabbonline.com
Subject: Proposed expansion plans by Fisher College

Follow Up Flag: Follow up
Flag Status: Flagged

Joyce and Brian Klock

100 Beacon Street, #3B

Boston, MA 02116

July, 2013

Katelyn Sullivan, Project Manager

Boston Redevelopment Authority

9th floor, Boston City Hall

Boston, MA 02201

Dear Ms. Sullivan,

I, the undersigned oppose Fisher College's proposed expansion plans. Fisher College is planning to roughly double the number of students living on the block of Beacon Street between Arlington and Berkeley by:

- *Relocating students from a dorm in Bay Village
- *Converting three historic Brownstones currently housing Boston residents to dorms
- *Converting existing administrative and classroom space on Beacon St. to dorms
- *Moving administrative offices and classrooms to Arlington Street
- *Expanding 118 Beacon into what is currently Back St. parking.

Fisher already exceeds the neighborhood's carrying capacity, strains city services, and causes major traffic congestion for thousands of Boston commuters. More than 16,000 vehicles use this block of Beacon Street daily according to DOT. Fisher frequently disrupts traffic, narrowing Beacon Street and causing backup that can extend all the way back to the state house as well as block egress from Storrow Drive.

Large Greyhound-size buses double park mid-block as long as 45 minutes to pick up and drop off Fisher students for every athletic practice and game, as well as orientation and other activities. Delivery trucks serving the cafeteria and vending machines double park daily. Commuting students are picked up and dropped off all day long. Students jaywalk day and night because the campus is on both sides of the street. Because students compete for scarce parking, workmen and other delivery trucks must double park.

This is an historic neighborhood with limited space and aging sewer, water, and electrical systems. Historic brownstones now house 80+ students creating an unsafe situation. Fisher parks 20+ vehicles on both sides of Back Street. There is no loading dock for deliveries, no room for additional staff or student parking.

In regards to security/noise, neighbors have noticed increased drug use by students outside of Fisher's video cameras, spilling onto the adjacent parks and public spaces including the Fiedler Bridge, the Boston Public Garden, and further down Beacon Street. In good weather, there is often street noise late into the night.

This is a residential neighborhood with children walking to schools, the Esplanade Playspace, and the Public Garden. In warm weather the sidewalk becomes almost impassable with students hanging out and smoking since they have nowhere else to go. They discard butts, food wrappers, cans and other litter around the neighborhood -- usually only picked up on Fisher property.

Very truly yours,

Joyce and Brian Klock

CC: NABB

Amy Feind Reeves
100 Beacon Street, 6th Floor
Boston, Massachusetts

July 23, 2013

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
9th floor, Boston City Hall
Boston, MA 02201

Dear Ms. Sullivan,

The undersigned opposes Fisher College's proposed expansion plans. Fisher College is planning to roughly double the number of students living on the block of Beacon Street between Arlington and Berkeley by:

- *Relocating students from a dorm in Bay Village
- *Converting three historic Brownstones currently housing Boston residents to dorms
- *Converting existing administrative and classroom space on Beacon St. to dorms
- *Moving administrative offices and classrooms to Arlington Street
- *Expanding 118 Beacon into what is currently Back St. parking

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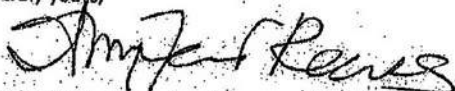
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This is a residential neighborhood with children walking to schools, the Esplanade Playspace, and the Public Garden. In warm weather the sidewalk becomes almost impassable with students hanging out and smoking since they have nowhere else to go. They discard butts, food wrappers, cans and other litter around the neighborhood -- usually only picked up on Fisher property.

Very truly yours,



Amy Feind Reeves

CC: NABB

182

Sullivan, Katelyn

From: Sarah S. Smith [saras@msn.com]
Sent: Monday, August 05, 2013 11:02 AM
To: Sullivan, Katelyn
Cc: Ellen Robbins; info@nabbonline.com; Sarah S. Smith; Dave Lane
Subject: RE: IMPNF - Fisher College

From: saras@msn.com
To: saras@msn.com
Subject: IMPNF - Fisher College
Date: Mon, 5 Aug 2013 05:50:59 -0400

Dear Ms. Sullivan,

I am reminded now of the August 5, 2013 deadline for responding to the BRA IMPNF. Having called and visited the Fisher College security desk twice in the last two weekends, they were informed that busses idling outside of 116/118 Beacon Street were illegal and were blocking the fire hydrant.

In the interest of the right to the peaceful enjoyment of one's home and, the property value of same, I will work very hard to frustrate any plans for the future expansion of the Fisher College campus.

For the most part, Fisher College students are oblivious to the fact that they live in a residential community and in a city that has quiet ordinances and traffic codes. During the school year, less so but out there during summer,

- sleepless nights
- littered front gardens and walkways
- pedestrian street crossing violations that interrupt traffic flow and prompt car horns
- idling bus pollution, bouncing basketballs, rolling skateboards
-
- Limited parking availability worsened by some time Fisher College Only restricted parking permits
- Double parking & Fire hydrant obstruction (118 Beacon St)
- General raucous behavior, typical of any campus
- Carousing on private property stoops

Wafting through windows

- Cigarette smoke
- Loud vulgar language yelled back and forth across Beacon St during days and nights

These situations, unless prompted, are not monitored by a Fisher College campus police presence.

Over the course of many years, phone calls to the Fisher College Security Desk and to BPD District 4 usually go unheeded. Conversations with Rhonda Peroni and Sgt Callahan were not followed up.

Desperate for sleep, attempting to quell the noise, I have called and even, visited the Fisher College *Security* Desk in the middle of the night and, early am!

The prospect of being surrounded by an increased student population is untenable. The absence of ongoing 'security' patrols around the city campus, out of doors, away from the indoors Security Desk, is unacceptable. Without 24/7 patrolling of alley ways, stoops and, sidewalks around the campus, neighbors are consistently disregarded as neighbors and as tax paying home owners.

As an educator, there was further disquietude at our last neighborhood meeting. Under discussion were the financial loan assistance programs available to students; and, the on average graduation success of Fisher College students. It seems that financial assistance and scholarship loans available to students are structured towards the eventual and long term hardship for several families who are unable to pay off loans. Also, according to a researched presentation, it takes a Fisher College student on average, 6 years to graduate. Is that possible? Lots of tuition money there! Only 13% who matriculate, receive Bachelor Degrees. This information, in and of itself, is worthy of a 60 Minutes or Dateline expose!

Thank you for the opportunity to attend neighborhood meetings with the BRA and Fisher College representatives.

I am against Fisher College expansion and see no positive aspect with regard to expanding the student population in the historic Back Bay of Boston!

Sincerely,

Sarah S. Smith
125 Beacon Street - #5 (owner)
Boston, MA 02116

Virginia Wyler-Saunders
180 Beacon Street
Boston, MA 02116

18 June 2013

Ms. Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
Boston City Hall, 9th Floor
City Hall Square
Boston, MA 02201

Dear Ms. Sullivan,

I would like to quote from a piece I read recently about the Back Bay. "The Back Bay is an officially recognized neighborhood of Boston, Massachusetts famous for its rows of Victorian brownstone homes -- considered one of the best preserved examples of 19th century urban design in the United States -- as well as numerous architecturally significant individual buildings and important cultural institutions such as the Boston Public Library. It is also a fashionable shopping destination ... and home to some of Boston's tallest buildings and numerous major hotels.

"In 1966, the Massachusetts Legislature, 'to safeguard the heritage of the city of Boston by preventing the despoliation' of the Back Bay, created the Back Bay Architectural Commission to regulate exterior changes to Back Bay buildings."

Ms. Sullivan, I respectfully ask you two questions:

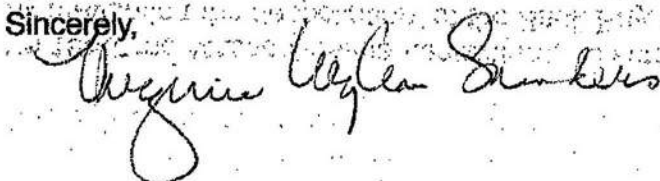
- 1) is the BRA trying to prevent the despoliation of the Back Bay as the Massachusetts Legislature acted to do years ago? And if not, why not?
- 2) And, why, if the exteriors of the Back Bay buildings are so carefully regulated, does the BRA want to change the entire character of the neighborhood?

I submit to you that the Fisher College Expansion Proposal will surely change the entire character of the Back Bay neighborhood and will contribute to its despoliation.

You may ask what evidence I have for such a strong statement. I need only point to the enormous differences in both the look and feel of this neighborhood as it was when Emerson College was ensconced here and this neighborhood now since Emerson College has relocated. Additionally, please think of the many tourists who walk through these streets simply *because they are some of the best preserved examples of 19th century urban design in the United States.*

I ask you as Project Manager, Ms. Katelyn, to preserve the Back Bay neighborhoods as they were always meant to be - indeed, as the Massachusetts Legislature recognized them -and I thank you for your consideration.

Sincerely,



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Sullivan, Katelyn

From: Lynn Wegner [lynn.wegner@gmail.com]
Sent: Thursday, July 04, 2013 9:59 AM
To: Sullivan, Katelyn
Subject: Against Fisher Expansion Proposal

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Ms Sullivan,

As residents of the Back Bay, we are strongly opposed to the proposed expansion of Fisher College. We feel that it would be very detrimental to the neighborhood for all of the reasons that have already been stated at the last two meetings. At its current size, we have enjoyed having Fisher as a neighbor. However, any expansion would cause a great deal of neighborhood resentment toward Fisher.

There are sound reasons for rejecting the proposed expansion of Fisher College. We urge that the Boston Redevelopment Authority reject the proposed expansion plan.

Thank you,

Glen and Lynn Wegner
1 Marlborough St, #1
Boston, MA 02116

Sullivan, Katelyn

From: Neighborhood Association of the Back Bay [info@nabbonline.com]
Sent: Monday, August 05, 2013 4:42 PM
To: Sullivan, Katelyn
Subject: FW: Thoughts on Fisher and to Fisher

Begin forwarded message:

From: William Wallace <samwallace1421@gmail.com>
Date: August 5, 2013, 4:29:59 PM EDT
To: "nabb@info.online.com" <nabb@info.online.com>
Subject: Thoughts on Fisher and to Fisher

Over the years we had thought of Fisher as a fine school. But having lived both on the Hill and BackBay for most of my years, one could surely notice the changes.

- A. The number of students loitering.
- B. They are on the steps, blocking side walks etc.
- C. The tremendous number of bicycles, little motor bikes and motor cycles.
- D. The double parking, blocking traffic, j-walking.
- E. The great number of moving vans and U Halls making it difficult to pass.
- F. How many parking permits have been issued to Fisher addresses ? Do we have these numbers. It is difficult for Taxpayers to find a parking space.
- G. The smoke from cigarettes and Joints making it difficult and unpleasant to pass.

Fisher College compares themselves to Suffolk and Emerson. Suffolk is on the back side of the Hill and Emerson had not caused nearly as many problems. Both have certain made their locations better for the students and new neighborhoods.

I spoke with the Johnson Building on the corner of Beacon and Fairfield. They are wonderful neighbors and only have 4 full time employees.

Of concerns is the merger and possible sale of the NE School of Optometry and the Church of Scientology and the land in between them. Andy might have some info on the Scientology Building.

Surely Fisher has inconvenienced all of their neighbors and brought a diminution of property values, peace and quiet and quality of life to all that surround Fisher.

Fisher should relocate and a new campus would be best for all involved.

Respectfully Yours

Sam Wallace

1760

Dear Katelyn,

I am a Fisher Task Force Member, Trustee of 100 Beacon St. condominium association and direct neighbor of Fisher College.

If the BRA deems it appropriate, I respectfully request a 45 day extension of the comment period because direct talks are scheduled to start between key community stakeholders this week, which talks may well lead to an agreement between the parties. This meeting has been delayed due to summer scheduling conflicts.

As a direct neighbor and Trustee of 100 Beacon Street, I would like to comment on the current condition that needs to be addressed on Back Street behind Fisher College. I request that the City require the College to eliminate its parking on Back Street as a condition of continued use of the basement and rear space of their buildings for kitchen, meeting and classroom uses.

Back Street is a private street not under the City's jurisdiction. The City granted Fisher the right to use the space behind their buildings(not Back St.) and their basement for a kitchen and activity space for the College. The College is the only property to park cars on both sides of Back Street narrowing it down to one way traffic in back of their building. The delivery service required by its current use blocks all traffic on Back Street. not This creates a serious inconvenience to its neighbors, but is a safety issue for the entire block. The owners of each building maintain their piece of Back St. for the benefit of all traffic.

Back Street, more importantly, although private, is used by the public from the Kenmore Square direction to access the one-way traffic patterns of Arlington Street between Beacon St. and Commonwealth Ave., and between Arlington and Berkley along Beacon St, Marlborough St. and Commonwealth Ave. It is also used by the public when Storrow Drive is backed up. Thus, the current condition of parking on Back Street by the College needs to be addressed by the City before addressing future plans.

The benefit for the College and City by eliminating the parking will allow for convenient and safe drop off/pick up of students and delivery of goods and pick up of garbage without causing a safety situation on Back St., Mugar Way or Beacon St.

Very truly yours,
Edward E. Zuker

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Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
9th Floor, Boston City Hall
Boston, MA 02201

Dear Katelyn:

I am writing to join with many of my Back Bay neighbors in strongly opposing Fisher College's proposal to add additional dorms on Beacon Street. Such an expansion is inconsistent with the character of the neighborhood and existing zoning. As a Back Bay resident, I know firsthand what a wonderful residential neighborhood we have. Such a large expansion of non-residential use in this area would only increase traffic along Beacon Street, which is already one of our busiest streets. This proposed expansion would also contribute to the shortage of available parking in the Back Bay and is clearly not in the best interest of the community. Fisher College should look elsewhere in Boston if it seeks to expand. The Back Bay is clearly not the right neighborhood for such an expansion.

Sincerely,

Josh Zakim
Candidate for Boston City Council, District 8
josh@joshzakim.com
Cell: 617-480-0203

cc: Neighborhood Association of the Back Bay

188

August 5, 2013

Ms. Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201



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David Solomon
Sandy Steele
Alicia Towns Franken

Dear Ms. Sullivan,

The Esplanade Association is the friends group focused on restoring and enhancing the Charles River Esplanade. Our park shares many of the same challenges and opportunities that face other urban parks. With that in mind, we have reviewed the Institutional Master Plan from Fisher College and would like to submit several comments.

On balance we have found Fisher to be a helpful and welcome supporter of the Esplanade. The addition of additional residential students and the alteration of several buildings in the neighborhood to dormitories or institutional use raise a number of issues related to the parks in the area.

Green spaces are a rare and cherished asset in an urban environment. Indeed, Boston has many wonderful museums, restaurants, libraries and schools, but Boston is also a great city outdoors because of its parks. Parks provide a place to walk along a winding path, sit on a bench beneath a tree, read books, daydream, exercise, escape the concrete and enjoy the proximity to nature. The parks are designed as a critical amenity to urban life, not as substitutes for college athletic facilities.

In order for parks to thrive, community members need to understand the value of parks and how to both enjoy them and care for them. In the Back Bay, we are blessed with many long-term residents who do exactly that, but our experience is that short-term residents tend to be less connected. With Fisher's proposed influx of additional temporary residents, our concern is that they understand and respect the appropriate use and need for care and stewardship of the urban parks in the area, including the historic Commonwealth Avenue Mall, the Public Garden and the Esplanade. We also support the concerns voiced by the Friends of the Public Garden about the specific impact on the Public Garden, a botanical garden designed for passive enjoyment. It is the responsibility of Fisher College both to consider the potential impact of an increased student presence on those spaces and to educate its student body on the value of and need for proper stewardship of those spaces. We urge you to consider these issues when reviewing Fisher College's IMP.

Sincerely,

Margo Newman
Board Chair

Cc: Mayor Thomas Menino ; mayor@cityofboston.gov

Peter Meade, Director, Boston Redevelopment Association; Peter.Meade.bra@cityofboston.gov

Howard Kassler, Chair, Neighborhood Association of the Back Bay; info@nabbonline.com

Michael Ross, Boston City Councilor ; Michael.Ross@cityofboston.gov

Jack Murray, Commissioner, Massachusetts Department of conservation and Recreation; Jack.Murray@state.ma.us

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August 2, 2013

Ms. Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Ms. Sullivan:

The Friends of the Public Garden has read with concern about plans for Fisher College to greatly expand its campus on Beacon Street between Arlington and Berkeley Streets. We are concerned that the addition of 177 dormitory beds in this part of the Back Bay will pose a significant increase in pressure for the use of green space, with a large influx of students adjacent to the Public Garden. From the school's promotional materials, the Garden is clearly marketed as its front yard and recreational space.

The Public Garden is a botanical park with the sole purpose of providing for passive enjoyment. The Park Rangers currently deal with ball playing and other prohibited activities on a regular basis, and we fear that increasing the school population in the neighborhood by 61% will put more pressure on this fragile horticultural garden by an institution that is not able to provide outdoor recreational space for its student population. This is a residential area of the city, and does not have the capacity to offer the appropriate amenities of a college campus.

We urge you to take these concerns into consideration as you review Fisher College's plans.

Sincerely,

Anne F. Brooke

Anne Brooke
President

cc: Mayor Thomas M. Menino
Peter Meade, Director, Boston Redevelopment Authority
Howard Kassler, Chair, Neighborhood Association of the Back Bay
Michael P. Ross, Boston City Councillor
Antonia Pollak, Park Commissioner, Boston Parks and Recreation Department

Caring for Boston's First Public Parks

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PRESERVING
the SPIRIT of
HISTORIC
BACK BAY

Samuel H Duncan
137 Beacon Street
Boston, MA 02116
18 June 2013

Ms. Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
Boston City Hall, Ninth floor
One City Hall Place,
Boston, MA 02201

Dear Ms. Katelyn Sullivan:

Representing the Gibson Society and the Gibson House Museum, we thank you for including us on the Fisher College Institutional Master Plan Task Force.

The Gibson House Museum has had a good relationship with Fisher College for the time I have been on the board of directors. The facilities crew from the college shovel the front walk in the winter when it snows and mow the lawn in warm weather when it is needed. Students from the college have sometimes volunteered to help with programs at the museum, and the college has provided space for programs when the number of people attending exceeds the capacity of the museum.

While our relationship with the college is generally good, we do not support the proposed expansion. Detailed comments will be provided before the end of the 60 day review period but our general concern is how this plan changes the residential character of the neighborhood.

My particular and immediate concern is about the long standing problem of commercial deliveries and student transport to off-campus sporting events. These are well understood concerns from the neighbors. An attentive neighbor who actually seeks accommodation would have included details on how these issues will be remediated in a plan of this scale. The Master Plan only makes the problem worse. Recent well publicized real estate transactions clearly indicate the value of off-street parking – which is reduced in this plan. Citing the fact that this neighborhood is a Restricted Parking District so the local zoning regulations to not require adding parking as density increases misses the point. This institution does not provide a loading dock for deliveries and is eliminating very valuable off-street parking that could be used by staff without consideration for how increased commercial traffic and staff parking affects the neighborhood.

The initial response from the Neighborhood Association of the Back Bay includes additional data which I fully agree with.

Respectfully submitted,

Samuel H. Duncan
Board of Directors President
The Gibson Society

cc: BRA Fisher College Task Force
Gibson Society Board of Directors
Gibson House Museum Staff

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26 July 2013

Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Ms. Sullivan:

I am writing on behalf of the residents of 126-128-130 Beacon Street with respect to the proposed Institutional Master Plan presented by Fisher College. The residents of these buildings are unalterably opposed to the expansion of institutional uses in this primarily residential neighborhood and are requesting that the Boston Redevelopment Authority not petition the Boston Zoning Commission with respect to the establishment of an IMP for Fisher College.

The history of the Back Bay is well chronicled. Residents of Boston planned a new city, adjacent to the old city, with large single-family homes bordered by laid-out alleys and interspersed with singular institutional uses such as what was to become MIT, what was to become the Museum of Fine Arts, and what remains, to this day, Old South Church, Trinity Church and the Boston Public Library. Sadly, as a result of economic decline in the midst of the last century, houses in the Back Bay were carved into small pieces. Lodgers were often housed on the upper floors, and the owners often abandoned the city for the suburbs – a pattern not unlike that witnessed in major American cities across the country, most especially in the years between the two world wars. Effectively abandoned real estate was rapidly occupied by degree-granting institutions, especially after World War II, when the GI Bill made education financially feasible for so many. I anticipate this change would have been to the great horror of those who laid out the Back Bay around the time of the Civil War. Once GI Bill dollars were exhausted, many of these institutions – Chamberlayne, Garland, Graham Jr. College - ceased to operate in the Back Bay. Other institutions, most notably Emerson, decided that it was better to have larger facilities elsewhere in Boston.

• Especially over the past 20 or 30 years, there has been a repopulation of the Back Bay by those who have restored some of the great mansions and sought to make the Back Bay once again a primarily residential neighborhood, with very limited non-residential uses on Beacon Street, Marlborough Street, and Commonwealth Avenue. There has been a delicate balance maintained between the remaining institutional uses and residential uses. The tax base of the city

Katelyn Sullivan

26 July 2013

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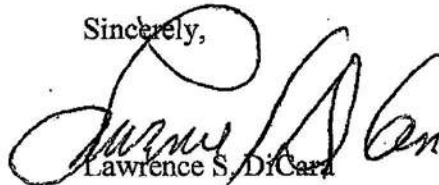
has dramatically increased as a result of residential uses now reclaiming so many previously non-taxpaying buildings throughout the neighborhood.

A number of the residents of the buildings which I represent have carefully examined the IMP which has been presented by Fisher College. In short, it seeks to make Back Bay appear as it did in the 1950s and '60s, a hodgepodge of housing uses quite opposite from what was intended by those who built those glorious structures in the middle of the 19th century. They are significantly concerned about the dramatic expansion of the space to the rear of Beacon Street, fronting on Back Street. What appears to be a neo-colonial expansion of what was once a carriage house is proposed to become a central gathering spot, including an extraordinarily large roof deck almost as large as a football field, to accommodate students and others. The current space which is there is more passive in nature and far less intrusive, physically and otherwise. They do not see any reason why their quiet enjoyment of their property should be interrupted whenever students are gathering, in some cases only a few feet away from where they live. In addition, they are concerned about conversion of 115, 139 and 141 Beacon Street, and also the eviction of the residents from at least 36 apartments. Residents of 115, 139 and 141 Beacon Street may not be able to hire a lawyer, but they also have rights. My clients cannot see any justification for the removal of buildings such as 115, 139 and 141 Beacon Street from the tax rolls merely to satisfy the interests of an institution seeking to expand its student body dramatically and to house students who have yet to apply and have yet to be admitted.

They specifically ask that no petition be presented to the Zoning Commission and that Fisher be advised to live within the facilities which it has occupied, primarily in harmony with their neighbors, for many years.

I know we speak for many other residents of our neighborhood in requesting that no petition be filed with the Zoning Commission and that Fisher look elsewhere if they seek to expand beyond the current size of their student body.

Sincerely,



Lawrence S. DiCaro

LSD/pjm

cc: Hon. Michael Ross
Hon. Steve Murphy
Hon. Ayanna Pressley
Hon. John Connolly
Hon. Felix Arroyo
Cindy Clarke
Myer Berlow
Cathy Minehan
Hon. Jay Livingstone
Shaina Aubourg, MONS

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