

PUBLIC NOTICE

The Boston Redevelopment Authority (“BRA”), hereby gives notice pursuant to Article 80, Section 80A-2 of the Boston Zoning Code (“Code”), that on November 5, 2015 an Institutional Master Plan Notification Form (“IMP/NF”), filed pursuant to Section 80D-5 of the Code, has been received from Emmanuel College (“Emmanuel”) for purposes of amending the Emmanuel College Institutional Master Plan (“Emmanuel IMP”). Additionally, a Project Notification Form (“PNF”) was filed pursuant to Section 80B-5 of the Code by Emmanuel on the same date for the proposed institutional project, known as Julie Hall, a dormitory/student residence project, as described below (“Proposed Project”). The IMP/NF initiates a process for the revision of the Emmanuel IMP by a minor amendment to allow Emmanuel to build the Proposed Project. Both the IMP/NF and PNF describe the removal of the existing Julie Hall dormitory building and the construction of a new Julie Hall containing approximately 267,500 sf of gross floor area for approximately 691 beds (including 2 resident director suites), 220 of which will be replacement beds from the existing Julie Hall, a portion of the building will be rented to a third party institutional tenant, with below grade parking for up to 30 vehicles. The Proposed Project will be six stories along Brookline Avenue, and nineteen stories on the eastern portion of the site adjacent to Marian Hall. The ground floor will include space for a variety of additional student life and academic uses, including meeting space for student organizations, student lounges and study rooms, a convenience store to support the apartment style living and a function room space on the top floor of the building. The Proposed Project was included in the Emmanuel IMP, which received BRA Board approval on May 15, 2012 and Boston Zoning Commission (“BZC”) approval on June 27, 2012, as amended by the First Amendment approved by the BRA Board on June 12, 2012 and by the BZC on July 12, 2012.

Approvals are requested of the BRA pursuant to Article 80B and 80D of the Code as follows: (1) issuance by the BRA director of a Scoping Determination pursuant to Section 80B-5.3(d), waiving further review if, after reviewing public comments, the BRA finds that the PNF adequately describes the Proposed Project’s impacts, (2) review and approval of the IMP/NF as the amended Emmanuel IMP pursuant to the provisions of Section 80D-9 and Section 80D-5.2(e), Waiver of Further Review of Unchanged Plans, and (3) issuance of Certifications of Compliance and Consistency by the Director of the BRA for the Proposed Project. The IMP/NF and PNF may be reviewed or obtained at the Office of the Secretary of the BRA, Room 910, Boston City Hall, Boston, MA 02201, between 9:00 A.M. and 5:00 P.M., Monday through Friday except legal holidays. Public comments on the IMP/NF and the PNF, including the comments of public agencies, should be submitted in writing to Ms. Katelyn Sullivan, Project Manager, BRA, Boston City Hall, Boston, MA 02201, on or before December 7, 2015.

BOSTON REDEVELOPMENT AUTHORITY

Teresa Polhemus, Executive Director/ Secretary

November 5, 2015

INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR THE
SECOND AMENDMENT TO THE EMMANUEL COLLEGE
INSTITUTIONAL MASTER PLAN



Emmanuel College

New Julie Hall

Submitted to:
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Submitted by:
Emmanuel College
400 The Fenway
Boston, MA 02115

Prepared by:
Epsilon Associates, Inc.
3 Clock Tower Place, Suite 250
Maynard, Massachusetts 01754

In Association with:
Elkus Manfredi Architects
Rubin and Rudman LLP
VHB, Inc.
Nitsch Engineering
McPhail Associates
RWDI
Kyle Zick Landscape Architecture, Inc.

November 4, 2015

Epsilon
ASSOCIATES INC.

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Chapter 1.0

Introduction and General Information

1.0 INTRODUCTION AND GENERAL INFORMATION

1.1 Introduction

Emmanuel College (Emmanuel or the College) is pleased to submit this Institutional Master Plan Notification Form (IMPNF) to amend its existing IMP pursuant to Article 80D of the Boston Zoning Code (Code). Contemporaneously with the submission of this IMPNF, Emmanuel is also submitting a Project Notification Form in compliance with Article 80B, Large Project Review for the New Julie Hall Project (the Project), and asks that these documents be reviewed together.

Emmanuel College is a coeducational, residential, Catholic, liberal arts and sciences college located in the Longwood Medical and Academic Area (LMA) of Boston. Its unique location allows students and faculty opportunities to explore real world experiences through internships, research and strategic partnerships within the LMA and the city of Boston.

This IMPNF is being filed in order to allow Emmanuel College to increase the percentage of undergraduate students housed on campus from the current 73 percent to approximately 84 percent. The Project will also reduce student housing impacts on Boston neighborhoods. The Project will improve the character and quality of Brookline Avenue by introducing interior spaces that display activity through a significant amount of transparent façade area, and improved landscaping between the façade and the sidewalk.

1.2 History of IMP Process to Date/ Zoning

The Emmanuel ten year IMP was approved by the Boston Redevelopment Authority (BRA) on May 15, 2012 and by the Boston Zoning Commission on June 27, 2012 with an effective date of June 27, 2012.

Subsequent to the May 15, 2012 approval, the BRA approved the First Amendment of the Emmanuel IMP on June 12, 2012, which was approved by the Boston Zoning Commission on July 12, 2012. The First Amendment was submitted to the Authority pursuant to Article 80D for Emmanuel's proposed use of the Society of St. Margret Convent at 125 Highland Street in the Fort Hill section of Roxbury's Highland Park neighborhood. The property is now known as Emmanuel's Notre Dame Campus. Emmanuel purchased the property for use for programs related to Emmanuel's mission, including programs for retreats, reflection and prayer, spiritual direction, social justice, service learning as well as offices to support these programs on site. The acquisition enabled Emmanuel to initiate a living/learning community for Emmanuel students, especially for students who give service in the area.

The IMP included two Proposed Institutional Projects which are intended to be undertaken by Emmanuel during the term (2012-2022) of the new IMP. The two Proposed Institutional Projects, subject to further Article 80D and Article 80B review, are:

- ◆ New Julie Hall.
- ◆ Cardinal Cushing Library.

The IMP also included a rezoning of part of Emmanuel's Endowment Campus as a Planned Development Area and an Institutional Master Plan. Emmanuel has leased Parcel C to the Brigham and Women's Hospital, Inc. ("BWH") for a long-term lease and development of a 360,000 square foot research facility with approximately 355 parking spaces. BWH filed an amendment to its 2010 IMP to include the Parcel C development project as a BWH IMP project. Additionally, Merck & Company, Inc., the ground lessee of Emmanuel and the developer and owner of Merck Research laboratories-Boston on Parcel B of the Endowment Campus has received approval of its existing facility through a Planned Development Area Development Plan. At the same time, Parcel A of the Endowment Campus was rejoined with the remaining areas of Emmanuel's campus.

The New Julie Hall Building is to be constructed on the site of Julie Hall, which is adjacent to the existing dormitory buildings on Brookline Avenue.

The New Julie Hall was included in the IMP, and was reviewed only under Section 80D of the Code. The minor changes in project size meet the criteria for Waiver of Further Review under Section 80D-5.2(e) of the Code. This proposal does not constitute a new institutional project, nor does it require changes in the IMP, which would constitute a change in use, dimensional, parking or loading elements, other than de minimus changes which, in this case, are a reduction in the building size and modification of height elements. There are no substantially greater impacts that would result from the continued implementation of the approved IMP than were originally projected. The Project is expected to generate the same number of trips in the AM peak hour and only one more trip in the PM peak hour compared to the 2012 IMP Julie Hall project. In addition, because of the reduction in proposed beds, the water use and sewage generation are expected to be lower than would result from the 2012 IMP Julie Hall project. Other impacts are expected to be similar to those that would have resulted from the 2012 IMP Julie Hall project.

The applicability of Section 80D-5.2(e) of the Code to the Project is appropriate and results in an "amendment" of an IMP under Section 80D-9 of the Code. The Project's compliance with the criteria for waiver of further review under 80D-5.2(e) of the Code supports a finding of "de minimus" change or minor modification of the IMP.

1.3 Description of Emmanuel College

Emmanuel College, founded by the Sisters of Notre Dame de Namur in 1919, is a coeducational, residential, Catholic, liberal arts and sciences college located in the Longwood Medical and Academic Area (LMA) of Boston. Its unique location allows students and faculty opportunities to explore real world experiences through internships, research and strategic partnerships within the LMA and the city of Boston. Since becoming coed in 2001, the College's traditional undergraduate enrollment has nearly tripled and full-time faculty has doubled.

For the past 96 years, Emmanuel College has offered students an excellent education in the liberal arts and sciences. Emmanuel's mission is "To educate students in a dynamic learning community rooted in the liberal arts and sciences and shaped by strong ethical values and a Catholic academic tradition." From 1919 through the close of the academic year in the spring of 2001, Emmanuel College pursued its unique mission as a Catholic women's college. In September 2000, Emmanuel reached the conclusion that being a women's college had been impeding Emmanuel's efforts to attract more women. In response, Emmanuel decided that it could provide an excellent education to more young women by also educating young men. Beginning with the class of 2005, Emmanuel broadened its mission to include educating traditional-aged male undergraduates.

Since becoming coeducational in 2000, Emmanuel has experienced an 11-fold increase in applications for admission and its enrollment has more than tripled to 1,775 full-time undergraduate students. Emmanuel plans to increase the percentage of undergraduate students housed on campus from the current 73 percent to approximately 84 percent. To accomplish this, the College plans to construct a new approximately 267,500 sf, 691¹-bed residence hall of which 220 beds will be replacement beds from the existing Julie Hall.

1.4 Project Team

Address/Location:	300 Brookline Avenue
Developer:	Emmanuel College 400 The Fenway Boston, MA 02115 (617) 735-9822 Sr. Anne M. Donovan SND

¹ Room layout and design would allow for a potential increase, if required due to enrollment demand, of up to approximately 190 additional beds, which would be available to the College to house students from Emmanuel and other area colleges.

Architect: Elkus Manfredi Architects
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Paul D. Sullivan
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650 Woodlawn Road West
Guelph, Ontario, Canada
(519) 823-1311
Derek Kelly, M. Eng., P. Eng.

Geotechnical Consultant: McPhail Associates, LLC
2269 Massachusetts Avenue
Cambridge, MA 02140
(617) 868-1420
Chris Erikson, P.E.

Structural Engineer: McNamara/Salvia, Inc.
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(617) 737-0040
John Matuszewski

Construction Manager: John Moriarty & Associates, Inc.
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(781) 729-2900
John Moriarty

Chapter 2.0

Project Description

2.0 PROJECT DESCRIPTION

2.1 Project Description

2.1.1 *Project Site*

The Project site is located on Brookline Avenue on the Emmanuel College campus, and is bounded by Brookline Avenue to the Northwest, Beth Israel Deaconess Medical Center (BIDMC) to the Southwest, and the Emmanuel College campus to the northeast and southeast. The site is occupied by the existing Julie Hall, which contains 220 beds. There is currently no parking on the site.

2.1.2 *Area Context*

The Project site is located on the Emmanuel College campus, which is in the heart of the LMA. Emmanuel is situated on a contiguous 17-acre campus in Boston's Fenway neighborhood. The campus is bounded by Brookline Avenue on the northwest, The Fenway on the northeast, Avenue Louis Pasteur on the east, and property belonging to other institutions (including BIDMC and Harvard University) on the south.

2.1.3 *Project Background and Proposed Changes Since the IMP*

The New Julie Hall as currently proposed is similar in size to the one proposed in the 2012 IMP. As shown in Table 2-1 below, the overall gross square footage of the currently proposed Project will be approximately 7,550 sf smaller than the IMP project, with 29 less beds. A dining hall is no longer being proposed as part of the Project. While the revised Project is taller in height, it will occupy a smaller footprint.

Table 2-1 Proposed Changes to New Julie Hall Since the IMP

Category	2012 IMP	Revised Project
Height	185 feet	205 feet
Stories	16 stories	19 stories
Dining Hall	500 seats	None
Beds	720 (500 net new)	691 (471 net new) ¹
Parking Spaces	200 spaces	15 spaces ²
Building Footprint	36,000 sf	27,900
Floor Area	275,000 SF	267,500 SF

1 Room layout and design would allow for a potential increase, if required due to enrollment demand, of up to approximately 190 additional beds, which would be available to the College to house students from Emmanuel and other area colleges.

2 The layout of the below-grade parking allows for the installation of stackers at a later date, which could increase the number of spaces to approximately 30 spaces.

2.1.4 Proposed Project

The New Julie Hall, as shown in Table 1-2, is an approximately 267,500 sf dormitory building that will include approximately 691 beds, 220 of which will be replacement beds from the existing Julie Hall. A majority of the rooms will be two bedroom suites (approximately 162 suites) with double occupancy in each bedroom, emphasizing appeal to junior and senior-year students. The remaining 39 suites will be one-bedroom suites for Residence Assistants or special needs students. There will also be two two-bed apartments on the first floor for the Resident Directors. A portion of the building will be leased to a third party institutional tenant for dormitory use. Below grade, the building will accommodate parking for up to 15 vehicles.

Table 2-2 Project Program

Project Element	Approximate Dimension
Dormitory Rooms	691 beds (471 net new) ¹
Amenity Space	25,600 sf
Total	267,500 sf
Parking	15 spaces ²

- 1 Room layout and design would allow for a potential increase, if required due to enrollment demand, of up to approximately 190 additional beds, which would be available to the College to house students from Emmanuel and other area colleges.
- 2 The layout of the below-grade parking allows for the installation of stackers at a later date, which could increase the number of spaces to approximately 30 spaces.

The Project will be six stories along Brookline Avenue, and nineteen stories on the eastern portion of the site adjacent to Marian Hall. The ground floor will include space for a variety of additional student life and academic uses. Anticipated uses include meeting space for student organizations, lounges for students, and student study rooms. Also on the ground floor will be a convenience store to provide residents with access to groceries and quick meals which will support the apartment style living that is integral to the desire to house upper class students on campus. There will also be function space on the top floor of the building.

The Project will improve the character and quality of Brookline Avenue by introducing interior spaces that display activity through a significant amount of transparent façade area, and improved landscaping between the façade and the sidewalk. This activity, visibility and landscape will not only promote the appeal and safety of walking along Brookline Avenue by adding “eyes on the street,” lighting, visual interest and aesthetic appeal, but will also help convey Emmanuel’s culture of scholarship as an important theme enhancing the image of the LMA and Boston. See Figures 2-1 through 2-3 for renderings of the Project.



Emmanuel College Residence Hall Boston, Massachusetts



EMMANUEL COLLEGE

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Figure 2-1
Aerial Rendering



Emmanuel College Residence Hall Boston, Massachusetts



EMMANUEL COLLEGE

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Figure 2-2
View from Brookline Avenue



Emmanuel College Residence Hall Boston, Massachusetts



EMMANUEL COLLEGE

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Figure 2-3

View Facing South Towards the Project

2.1.5 Consistency with the LMA Interim Guidelines

In 2002, the BRA and the Office of Jobs and Community Services (OJCS), in conjunction with the Boston Transportation Department (BTD), initiated a master planning process for the LMA. In 2003, the BRA adopted a set of LMA Interim Guidelines to inform the BRA's considerations while reviewing proposed projects pursuant to Article 80 of the Boston Zoning Code.

The Interim Guidelines are designed to accomplish the following:

- ◆ Require institutions and developers contemplating development in the LMA to comply with certain fundamental principles of good planning in the areas of transportation, urban design and workforce development as described herein;
- ◆ Accommodate near-term institutional growth while addressing residents' concerns for quality of life and employment opportunities by overlaying specific development guidelines regarding transportation, urban design and workforce development;
- ◆ Control growth in the LMA to create a better physical environment and an improved quality of life through improvements in the public realm and an enhanced transportation infrastructure;
- ◆ Set a new standard in how development will improve Boston residents' opportunities for jobs, housing, education and business development;
- ◆ Provide the immediate context within which a long-term master plan for the LMA will be developed through an approximately 18-month public process; and
- ◆ Protect the viability of the LMA for the future by managing growth in the near-term, while encouraging institutional growth and opportunities in other locations suitable to accommodate and benefit from these industries.

Emmanuel College has adhered to the Interim Guidelines in its planning efforts since they were adopted in 2003. The Project will be consistent with the Guidelines in the following ways:

Assets

The taller portion of the proposed New Julie Hall features a slender profile facing The Fenway and faceting that reduces its profile when viewed from Brookline Avenue from the west. The building has been located toward existing taller buildings—Merck Research Laboratories-Boston and BIDMC East Campus in particular—and away from The Fenway in accordance with the LMA Interim Guidelines to achieve a stepped transition in height up to the LMA's taller structures. The New Julie Hall has also been placed at a sufficient interval from the Merck Research Laboratories to maintain significant direct sun and sky plane views

from Emmanuel's Main Quadrangle. The massing has been designed to avoid impacting the Emerald Necklace with new shadows on the vernal equinox. The location and height of the New Julie Hall causes its shadow to largely fall within the existing shadow cast by Emmanuel's Administration Building.

Dimensional Guidelines

As indicated in the LMA Interim Guidelines, a portion of the New Julie Hall site is allowed a height of 150' with a potential maximum of 205 feet with the provision of exceptional benefits. With a portion of the Project having a maximum height of 205 feet, Emmanuel will provide exceptional public benefits including the provision of student housing, thus reducing the total number of students that seek off campus housing and therefore increasing the housing supply in the area. In addition, in accordance with the LMA Guidelines, the maximum building height along Brookline Avenue will be 75 feet.

Transportation

The New Julie Hall will generate very little traffic. The College pursues a robust Transportation Demand Management (TDM) program, which includes subsidies for public transportation for both faculty and students, as well as carpooling and bicycling incentives.

Character

The ground floor of the New Julie Hall will emphasize visual transparency to enliven the adjacent streets and celebrate learning activity at Emmanuel. This will improve the walking experience entering and leaving Emmanuel's campus at Brookline Avenue. The upper portion of the New Julie Hall, rising above lower campus buildings and visible to people entering the LMA along Brookline Avenue, will continue this theme of transparency as a signature campus building, while also integrating opaque elements that relate to the Administration Building's tower and mark a distinction from the predominantly glazed research buildings along Blackfan Street.

Workforce Development

Emmanuel has a number of programs offered through the Carolyn A. Lynch Institute, the Jean Yawkey Center, the Campus Ministry Office and the Center for Science Education that provide Boston residents with enhanced educational opportunities that help to prepare them for future employment. In addition, Emmanuel's nursing and executive education programs complement the LMA medical institutions by providing a component of the workforce training necessary to build the skill sets of some employees. These programs are described in further detail in the public benefits section below.

2.2 Public Benefits

2.2.1 *Job Training and Community Service*

At the core of Emmanuel's mission is a focus on service. The College challenges its students, as well as faculty and staff, to become critical thinkers, ethical decision makers and contributing members of the local community and the global society. Emmanuel students truly embrace this challenge, as 85 percent of them participate in community service during their time here. They recognize the importance of giving back and volunteer 47,200 hours annually to helping others.

The College offers many opportunities for Emmanuel students, faculty, staff and alumni to serve through outreach with the Jean Yawkey Center for Community Leadership, the Carolyn A. Lynch Institute, the Campus Ministry Office and the Center for Science Education.

The Jean Yawkey Center for Community Leadership. The Jean Yawkey Center for Community Leadership is dedicated to developing service opportunities and leadership skills for Emmanuel students and providing programs for young people in Boston area schools and community organizations. The Center also awards scholarships, paid internships, and summer fellows, to students involved in the greater community. Programs include the Cultural Competence Peer Educator Training Program, a comprehensive training program designed to create an understanding of issues regarding racism, culture, socio-economic status, gender bias and other issues of oppression that exist in today's society; and Service Learning Courses, distinctive courses that further connect a student's sense of commitment and action, encouraging them to impact positive change in the community through service-oriented curriculums. Among other programs for young people, the Center also sponsors college access and success programs through Kids to College visits.

Carolyn A. Lynch Institute. Established in 2002 by a generous founding grant from the Lynch Foundation, the Carolyn A. Lynch Institute provides a range of collaborative programs and services that enhance the professional development of urban teachers and enrich the education of PK–12 students in the city of Boston and other urban areas. The Institute addresses the shortage of highly qualified elementary and secondary mathematics and science teachers with a focus on and support for urban and Catholic schools. A major focus for professional development has centered on Mathematics, Science, Technology and SEI (Sheltered English Immersion) workshops. Emmanuel has served over 300 teachers and principals during this past academic year alone.

Campus Ministry Office. The mission of the Campus Ministry Office provides opportunities for members of the Emmanuel community to grow in their civic commitments to service, especially service to the poor and neglected. Through Campus Ministry, the College has an extensive and long term partnership with Mission Grammar School. Additionally, the

Office organizes volunteer programs to ABCD Fenway Parker Hill, Project Hope, Community Servings, Saint Mary of the Angels Parish, Nazareth Residence, and Brigham & Women's Eucharistic Ministry Program, among others. Emmanuel students work with more than 35 agencies throughout the City of Boston, volunteering more than 43,800 service hours specifically to Boston, and more than 47,000 overall hours, which includes trips to areas outside of Boston for Alternative Spring Break and Habitat for Humanity. The Office also organizes Saturday and Sunday Service Group, which is service to the City of Boston every Sunday and one Saturday per month with various agencies including: Sunday's Bread, Pine Street Inn, St. Francis House and Franciscan Food Center. The Office also organizes student volunteers to participate and raise money for walks such as Making Strides Against Breast Cancer and Get Your Rear in Gear/ Colon Cancer Coalition Walk. Community Service Federal Work Study under the auspices of Campus Ministry includes work study opportunities for students at Mission Grammar, Sociedad Latina, St. Katharine Drexel Parish, and Jumpstart. Three large scale days of service organized by the Office, include one in September (New Student Day of Service), one in January (MLK Jr. Day of Service), and one in April (Spring Day of Service). The Office sponsors various charity drives including: Blood & Bone Marrow Drive (on campus 2 times per year), Boston CANshare (City of Boston annual food drive), Annual Toy Drive (benefitting Julie's Family Learning Program), Belle of the Ball (prom dress drive), Lenten Charity Drive (benefitting Nazareth Residents), and Reusable Treasures (end of the year items such as clothes, food, furniture, books, and office supplies, etc., that students do not wish to take home), are donated to St. Ambrose Family Shelter, Good Will and/or other agencies.

Also, under the direction of Campus Ministry, the Urban Food Project has been established by Emmanuel College to provide nutrition education and information, as well as urban gardening strategies to families in Boston, specifically in Roxbury. The project targets three main areas: gardening, education, and outreach. Working closely with community residents and partner organizations, Emmanuel students plan and maintain an urban garden at Emmanuel's Notre Dame Campus. Students offer workshops, cooking classes and other programming tips on nutrition and healthy lifestyles for families. The urban garden is designed to demonstrate techniques and provide the skills for community residents to develop their own urban gardens. An existing greenhouse at Emmanuel's main campus allows for year-round gardening and gardening education, as well as helps support the Notre Dame Campus garden. As part of its education and outreach efforts, students have established relationships with homeless mothers and children at Nazareth Residence and fourth-grade students at OLPH Mission Grammar School. Programming is designed to enable families to eat nutritiously in the urban food desert that is the Roxbury section of Boston. We intend for the Urban Food Project to foster a long-term partnership with the community.

The Center for Science Education. The Greater Boston community has also benefited from the upgraded science facilities at the College. In response to studies showing a lack of sufficient inquiry-based science education in K-12 programs across the nation, as well as a

number of teachers instructing without proper certification, Emmanuel established the Center for Science Education. Through access to facilities and resources in the new Maureen Murphy Wilkens Science Center and Emmanuel's science faculty, The Center for Science Education promotes scientific literacy and provides quality professional development for elementary and secondary science teachers. The Center promotes scientific literacy, inspires students to pursue careers in science and provides leadership in science education in Massachusetts. Science outreach programs continue to provide service to the Greater Boston community with special focus on serving the College's urban neighbors.

The following programs continued throughout 2014-15:

- ◆ Friday Science for Girls
- ◆ Science Technology Engineering Art and Music
- ◆ Content Courses for Secondary School Science Teachers
- ◆ Saints Science Buddies After-School Program (Science Buddies)
- ◆ Saints Science Ambassador Program
- ◆ Science, Engineering and Technology in the City (S.E.T)
- ◆ Biotechnology Research Institute
- ◆ Science Colloquium

Brief descriptions of two of the programs noted above are S.E.T. (Science, Engineering and Technology) in the City, a daylong event for Boston-area high-school girls whereby students visit the Emmanuel campus and engage in hands-on science activities led by professionals and interact with women working in S.E.T. fields, and the "Science Buddies" program, in which Emmanuel education majors provide after-school programming for urban elementary students and engage them with science and engineering curricula. Emmanuel students also facilitate a Saturday morning science program.

2.2.2 Financial Contributions

Since the adoption of the Emmanuel 2000 IMP, the College has increased its community benefits each year. The list below compiles some of the contributions that Emmanuel provides to the city of Boston annually but it is by no means all-inclusive of the impact the College has on the community. The College believes that Emmanuel's presence in the city, through the ambassadorship of its students and faculty, cannot be measured in dollar values.

Table 2-3 Financial Contributions

Fenway High School Dual Enrollment Program Use of Emmanuel’s gymnasium and classrooms Hosting Fenway High School’s Commencement	\$250,000
City of Boston Scholarships	\$1,131,500
Graduate and Professional Programs tuition discounts for city of Boston teachers	\$115,000
Mayor’s Summer Works Program (ABCD Mission Hill)	\$11,000
Sociedad Latina Two year-round paid interns Mission Possible! College Access Program Three Kings Day Celebration	\$40,000
Annual Clemente Field maintenance	\$70,000
Emmanuel College gymnasium use by community organizations (724 hours annually x \$200 an hour)	\$148,000
Community Service (43,860 hours x minimum wage)	\$394,740
Mission Hill Scholarship	\$36,284
Total	\$2,196,524

2.2.3 Project Benefits

In addition to the many community benefits provided by Emmanuel College, the New Julie Hall will include numerous benefits to the neighborhood and the City of Boston, including but not limited to:

- ◆ Creation of approximately 471 net new dormitory beds, which will reduce the number of students that seek off-campus housing and the student housing impacts on Boston neighborhoods.
- ◆ Creation of approximately 330 construction jobs and five permanent and part-time jobs.

The Project will provide a variety of urban design benefits to the surrounding neighborhood, including:

- ◆ Improve the character and quality of Brookline Avenue by introducing interior spaces that display activity through a significant amount of transparent façade area, and improved landscaping between the façade and the sidewalk. This activity, visibility and landscape will not only promote the appeal and safety of walking

along Brookline Avenue by adding “eyes on the street,” lighting, visual interest and aesthetic appeal, but will also help convey Emmanuel’s culture of scholarship as an important theme enhancing the image of the LMA and Boston.

- ◆ A convenience store will be provided on the ground floor to provide residents with access to groceries and quick meals. This will support the apartment style living that is integral to the desire to house upper class students on campus.
- ◆ Comply with Article 37 of the Boston Zoning Code by being Leadership in Energy and Environmental Design (LEED) certifiable anticipated at the Silver level.