

Public Notice

The Boston Redevelopment Authority ("BRA"), pursuant to Sections 80A-2, 80D-5 and 80D-9 of the Boston Zoning Code ("Code"), hereby gives notice that an Institutional Master Plan Amendment ("IMP Amendment") was received by the BRA on April 11, 2016 from Northeastern University (the "University").

The IMP Amendment seeks to revise the Project described in the 2013 Northeastern University Institutional Master Plan as the Burke Street Housing project located at 10 Burke Street, which was include a mixed-use office and residential building of approximately 175,000 to 200,000 gross square feet (gsf). The building was proposed to accommodate 350 to 600 beds in ten stories. The revised Project, now named Columbus Avenue Student Housing (the "Project") has been updated and revised to include a building with a height of approximately 230 feet and approximately 310,000 gsf, and will accommodate approximately 800 beds.

The Proponent has requested approval of the IMP Amendment by the BRA pursuant to Article 80 of the Code, which approval includes the issuance of an Adequacy Determination approving the IMP Amendment, the issuance of a Certificate of Consistency from the BRA Director, and a petition by the BRA Director for further approval of the IMP Amendment and subsequent Map Amendment by the Boston Zoning Commission.

The IMP Amendment may be viewed at the following locations: Office of the Secretary of the BRA, Boston City Hall, One City Hall Square, Boston, MA 02201-1007 (Monday through Friday, 9am to 5pm). Public comments on the IMP Amendment should be submitted in writing to Ms. Katelyn Sullivan, BRA Senior Project Manager, at the address stated above or at Katelyn.Sullivan@boston.gov within 60 days of the date of this notice.

BOSTON REDEVELOPMENT AUTHORITY
Teresa Polhemus
Executive Director/Secretary

Institutional Master Plan Amendment

Northeastern University



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

Submitted by:
Northeastern University
360 Huntington Avenue
Boston, MA 02115

Prepared by:
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In Association with:
American Campus Communities
Cube 3 Studio LLC
Elkus Manfredi Architects
Goulston & Storrs
Howard Stein Hudson Associates

April 11, 2016

NORTHEASTERN UNIVERSITY

Epsilon
ASSOCIATES INC.

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Submitted Pursuant to Article 80 of the Boston Zoning Code

Northeastern University

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Chapter 1.0

Introduction

1.0 INTRODUCTION

1.1 Introduction

This Institutional Master Plan Amendment (IMP Amendment) seeks to revise the Project described in Northeastern University's 2013 IMP as the Burke Street Housing project, which was to include a mixed-use office and residential building of approximately 175,000 to 200,000 gross square feet (gsf). The building was proposed to accommodate 350 to 600 beds in ten stories. The revised Project, now named Columbus Avenue Student Housing and described further in Chapter 2, has been updated and revised to include a building with a height of approximately 230 feet and approximately 310,000 gsf, and will accommodate approximately 800 beds.

The proposed Project, by creating approximately 800 new beds, will allow the University to achieve 80 percent of the housing goals of the ten-year 2013 IMP. The Project will provide current and prospective students with on-campus housing options that would not otherwise be available. This residential building will create additional housing options for students to remain on-campus in apartment-style housing which is most appealing to students

The University intends to ground lease the site to American Campus Communities (ACC) who will develop, own and operate a student residence under a dormitory license from the City of Boston. The ground lease will restrict the use of the site to student housing apartments and will give Northeastern University students in their third, fourth, and fifth years of study the first right to lease apartments. The ground lease will require that the Project be operated in accordance with the Northeastern University student code of conduct and housing standards. This partnership between a local university and a national student housing developer represents an opportunity for Boston to attract private capital to fulfill the City's ambitious student housing goals.

The University is submitting this IMP Amendment to the Boston Redevelopment Authority (BRA) to amend the University's existing IMP pursuant to Article 80D of the Boston Zoning Code (Code) and the BRA Scoping Determination dated March 11, 2016. On January 21, 2016, the University submitted an Institutional Master Plan Notification Form (IMP/NF)/ Project Notification Form (PNF) to the BRA, which commenced a community review process through the Northeastern Community Task Force.

1.2 History of IMP Process to Date

The 2013 IMP was submitted to the BRA on June 14, 2013, and was approved by the BRA Board on November 14, 2013. A revised version of the IMP was submitted on November 20, 2013, and became effective December 20, 2013. Northeastern's specific objectives remain the same as reflected in its Revised 2013 Institutional Master Plan (IMP) and include:

- ◆ Development of superior academic facilities to serve the University's increasingly sophisticated teaching environment;
- ◆ Development of superior research facilities to support the University's growing research programs, including those in the fields of health, security and sustainability;
- ◆ Continued expansion and enhancement of the University's student residential facilities, to help attract and retain qualified students; and
- ◆ Consolidation of administrative and other non-academic uses, so as to maximize the availability of space and resources in the central campus area to better serve the University's academic priorities.

The term of the IMP is ten years, and included were eleven new projects, with specific project sites to be refined and finalized during the term of the IMP. The IMP seeks to accommodate over 2,000,000 gsf of academic and student life facility growth, including athletic facilities and additional housing, on the existing Northeastern campus. To satisfy this scale of needed facilities, while remaining within the confines of the existing campus, the IMP proposed to increase the built density through the re-purposing of under-utilized areas such as parking lots, and replacing low-rise, aging buildings, with taller, more economically and environmentally efficient construction.

The 2013 IMP described the Project at the Burke Street/Columbus Avenue site as a mixed-use office and residential building of approximately 175,000 to 200,000 gsf. The building was proposed to accommodate 350 to 600 beds in ten stories. The IMPNF/PNF submitted on January 21, 2016, described the updated and revised Project, which includes a building with a height of approximately 230 feet and approximately 310,000 gsf, and will accommodate approximately 800 beds.

1.3 Mission and Objectives

The University's mission is to educate students for a life of fulfillment and accomplishment, and to create and translate knowledge to meet global and societal needs. Grounded in its signature cooperative education program, Northeastern today provides unprecedented experiential learning opportunities around the world. The University offers students opportunities for professional work, research, service, and global learning in the United States and 90 other countries. Northeastern University's vision is to be the global leader in the development of living learning environments that translate all learning into purposeful action. The Department of Residential Life strives to create a safe and inclusive residential environment which develops and supports opportunities for intellectual and social development and prepares students to become purposeful contributors to our global society.

1.4 Major Programs and Initiatives

The University's rapidly growing research enterprise is strategically aligned with three national and global imperatives: health, security, and sustainability. Northeastern offers a comprehensive range of undergraduate and graduate programs leading to degrees through the doctorate in nine schools and colleges.

1.5 Existing Property and Uses

1.5.1 Northeastern Campus

Northeastern's campus is adjacent to the Fenway, Mission Hill, South End and Lower Roxbury neighborhoods of Boston and has a variety of residential, commercial and institutional neighbors. The University and surrounding neighborhoods are connected through the activities of many students and faculty of Northeastern, who are involved in a multitude of programs and activities that engage community organizations and neighborhood residents. Within these diverse neighborhoods are wide arrays of land uses, including institutional, high-and-medium-density residential, commercial and recreational uses.

1.5.2 Owned and Leased Properties

The University owns or leases 96 buildings within the City of Boston totaling approximately 7.78 million square feet. The land area associated with Northeastern buildings is approximately 67 acres in the City of Boston. Figure 1-1 presents a map of Northeastern's existing facilities on the Boston Campus, and Appendix A presents an inventory of existing University properties and facilities.

The University also leases apartments in several properties as part of the Master Lease Property Program (MLPP) which is described in more detail in Chapter 3.

1.5.3 Student Housing and Residence Locations

The University owns and operates 39 residential or mixed-use buildings that provide student housing. Figure 1-2 presents the Northeastern University student residence locations.

1.6 Campus Demographics

1.6.1 Student Population

Northeastern's full-time undergraduate enrollment is approximately 18,800 students. This total includes students living outside of Boston on co-op or studying abroad. In general, due to the dynamic elements of co-op, study abroad and other student activities, in region student population generally hovers around 14,000. Each semester, nearly 3,000 undergraduates are living outside of the City of Boston and an additional approximately



Northeastern University

Northeastern University Boston, Massachusetts



Figure 1-1
Northeastern University Existing Facilities

1,800 are living out of state while on co-op or studying abroad. Graduate student enrollment, including all full- and part-time students in graduate and law programs, at the Boston, Charlotte and Seattle campuses and online, is approximately 12,800 in the 2015-2016 academic year.

At this time, the University does not have any plans to cause any significant change to full-time undergraduate enrollment. There will not be any increase in enrollment as a result of the Project.

1.6.2 Northeastern Faculty and Staff

As of 2016, the University employs 5,534 faculty and staff, not counting students and temporary workers, of whom 4,070 were full-time and 1,464 part-time. Of those, 1,376 reside in the city of Boston – approximately 25% of the University’s workforce.

Future growth of the workforce will be responsive to the needs of the institution, as driven by research and academic priorities and market forces. The Interdisciplinary Science and Engineering Building will significantly enhance the university’s recruitment of research faculty and technical staff, for example, and each new building requires appropriate staff. Based on industry-wide best practices and comparative projections, the University is projecting employee expansion of approximately 30% over the duration of the IMP.

1.7 IMP Amendment Team

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Chapter 2.0

Proposed Project

2.0 PROJECT DESCRIPTION

2.1 Program Need

One of the main objectives of the 2013 Institutional Master Plan was to continue the enhancement of the University's student residential facilities, with a goal of creating 1,000 new beds. This goal aligns with the request of members of the neighborhoods surrounding the University to increase on-campus housing and with the City's goal of increasing student housing beds across the City. The IMP had considered several potential sites for residential use throughout the campus, including the Project site.

The proposed Project, by creating approximately 800 new beds, will allow the University to achieve 80 percent of the housing goals of the 10-year 2013 IMP within the first five years. The Project will provide current and prospective students with on-campus housing options that would not otherwise be available. This residential building will create additional housing options for students to remain on-campus in apartment-style housing which is most appealing to students.

2.2 Proposed Project

2.2.1 Project Site

The Project site is an approximately 23,424 sf site located on the southeastern edge of the Northeastern University campus (see Figure 2-1). The site, which currently contains a surface parking lot, is bounded by Burke Street to the east, Columbus Avenue to the north, Coventry Street to the west, and an existing building to the south of the site. Columbus Avenue is in the midst of the new campus development, including the Integrated Science and Engineering Complex (ISEC) which is under construction, and the renovation of Carter Field which will start construction in mid-2016. Additionally, of the four student housing sites identified in the 2013 IMP, the proposed site is the one that allows development most expeditiously because it does not require relocation and demolition of any existing building and institutional program.

The site is an ideal location for pedestrian and transit-oriented student housing. Students can easily walk to the main Boston campus buildings and the Ruggles Station is less than a quarter-mile walk from the site. Alternatively, there is an MBTA 43 bus at the corner of the site on Burke and Tremont Streets, which connects to Ruggles Station, providing access to the Orange Line and several Commuter Rail lines.

2.2.2 Proposed Development

The Columbus Avenue Student Housing Project, as shown in Table 2-1 below, is an approximately 310,000 sf building for student residential use that will include ground floor commercial use as well as student amenities and services. The proposed Project will include approximately 207 apartment units (approximately 800 beds), consisting of two-

bedroom apartments with both shared and private accommodations, as well as four-bedroom apartments with private accommodations. The unit sizes and mix were based on student responses to an online market survey of Northeastern University students. All apartments will be fully furnished and will include full-sized beds. The Project will not include any parking.

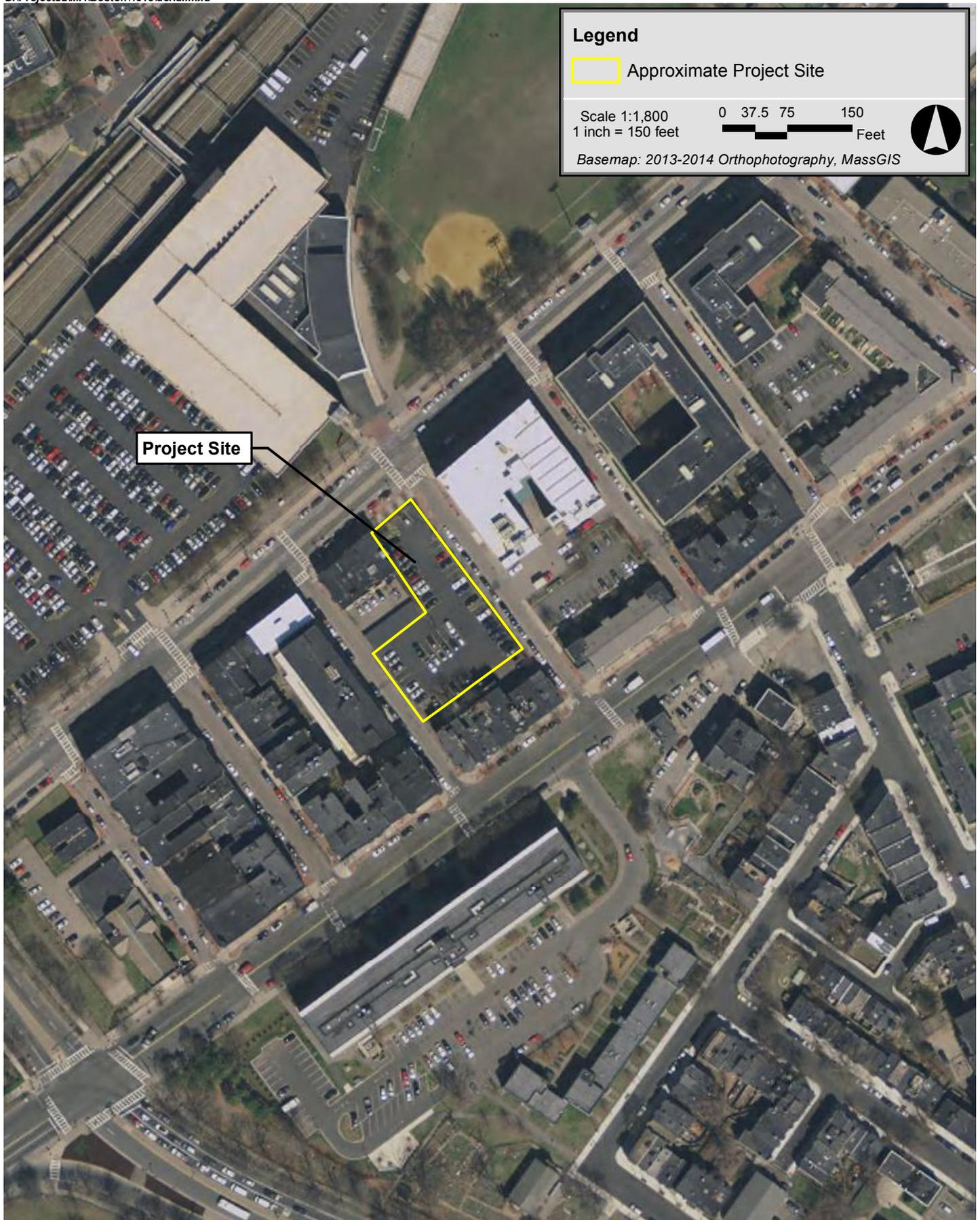
Table 2-1 Project Program

<i>Project Element</i>	<i>Approximate Dimension</i>
Student Apartments	207 Apartment Units (800 beds)
Commercial Space	3,000 sf
Total	310,000 sf
Height	Maximum height of 230 feet (20 stories)

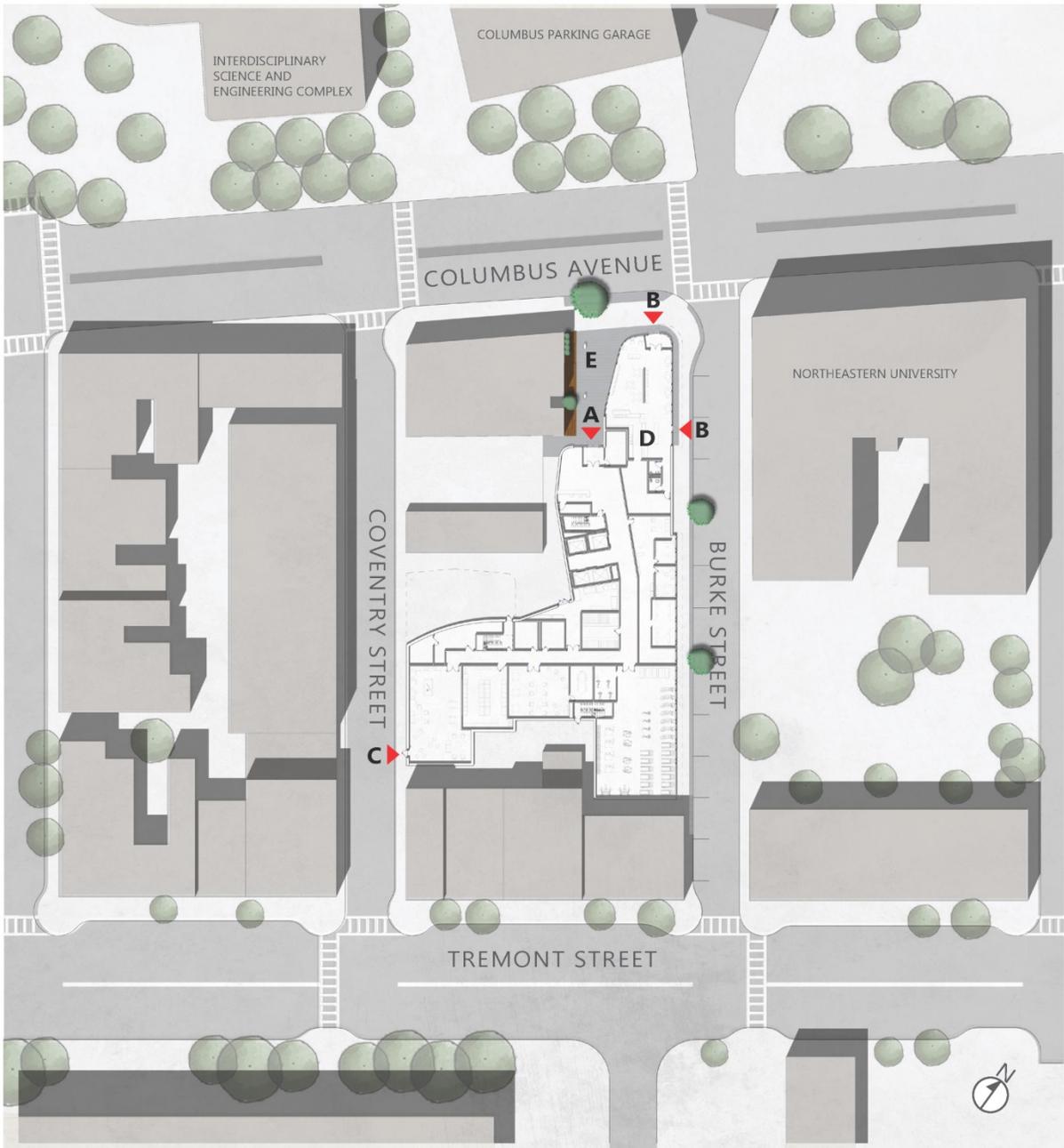
The Project will host a spectrum of student amenities, including a social lounge, recreation and gaming area, fitness center, Academic Success Center, and laundry room. Additionally, there will be on-site paraprofessional staff and resident assistants available. To contribute to the surrounding neighborhood, the building will include commercial space on the ground floor. These active ground floors uses will animate the street and present the internal life of the campus to the public realm. Figures 2-2 to 2-6 present a site plan, floor plans, sections, and elevations.

The Project will be eight stories along Columbus Avenue, similar in scale to the existing buildings along the street. Stepping back towards Tremont Street, the eastern half of the building will be 20 stories, and the western portion will be 16 stories. The taller portion of the building features a slender profile when viewed from both Columbus Avenue and Tremont Street. By concentrating the greatest mass of the design at mid-block, the existing streetwall along Columbus Avenue is maintained.

The building height can be described by three distinct categories that speak to the relationship between people and the areas of the building which are experienced from different distances. These distances are: close-, mid-, and long-range. In each case, the façade and massing are designed to address individuals at the scale which most closely affects their degree of experience. The character of Burke and Coventry Streets is and will be defined by the nature of the close-range experience – the proposed Project contains active amenity spaces along Burke Street to reinforce a sense of transparency and openness at the street level. At both Burke and Coventry Streets, close attention will be paid to the articulation, materiality, and treatment of façade as it meets the first floor and becomes an element of the pedestrian realm. The design team is exploring options for the introduction of trees along Burke Street to further soften the pedestrian edge. At the mid-range distance, the building massing weaves itself into the existing built environment along Columbus by



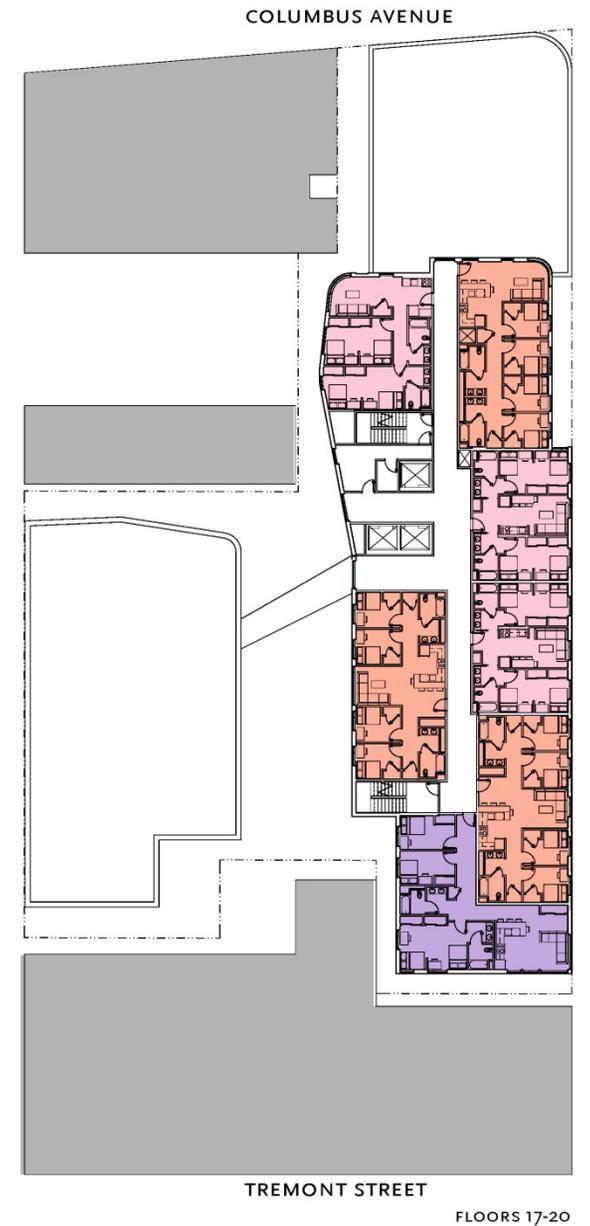
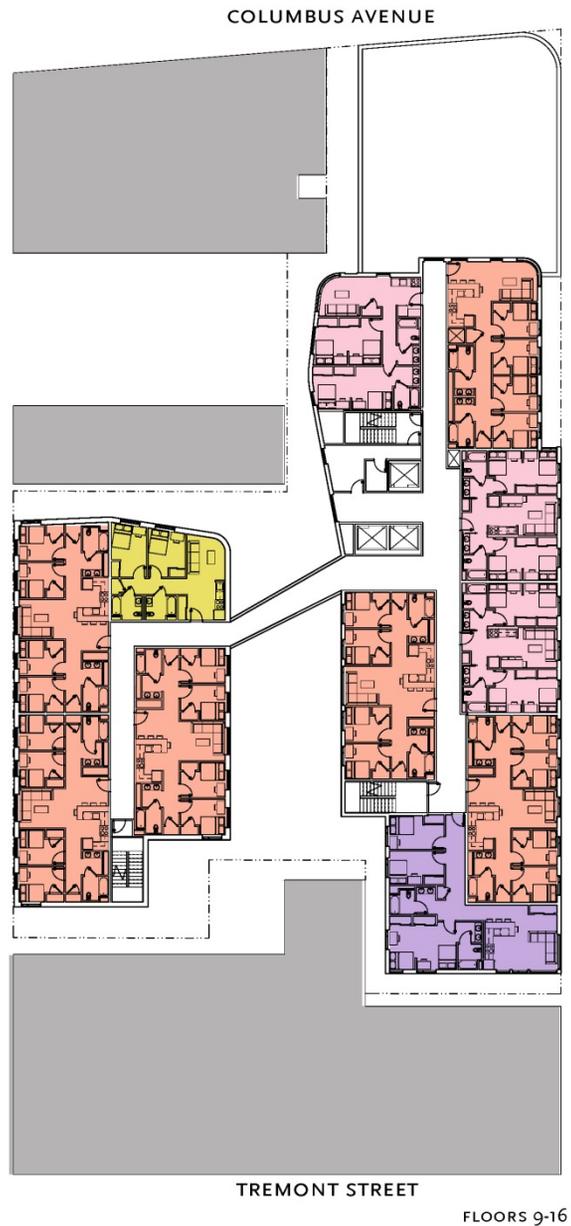
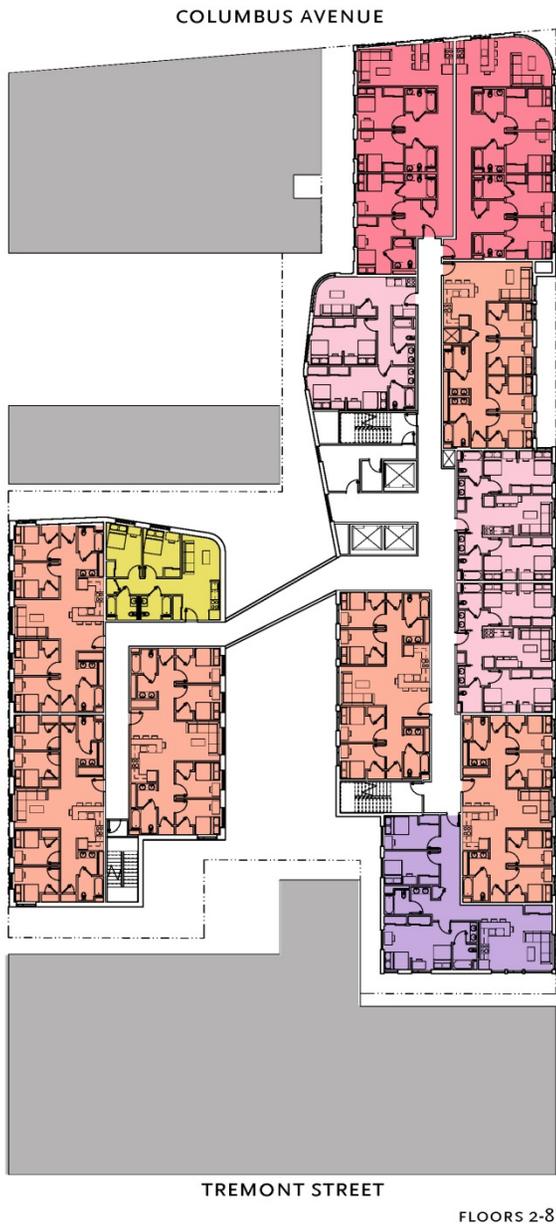
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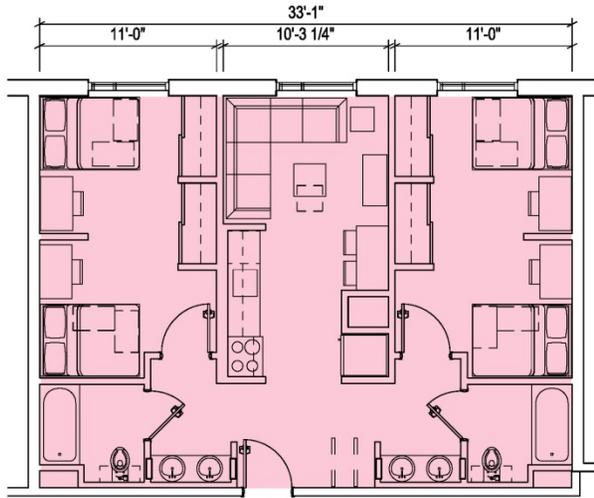
LEGEND

- A** - Primary Resident Entry
- B** - Retail Entry
- C** - Secondary Resident Entry
- D** - Retail Space
- E** - Entry Terrace

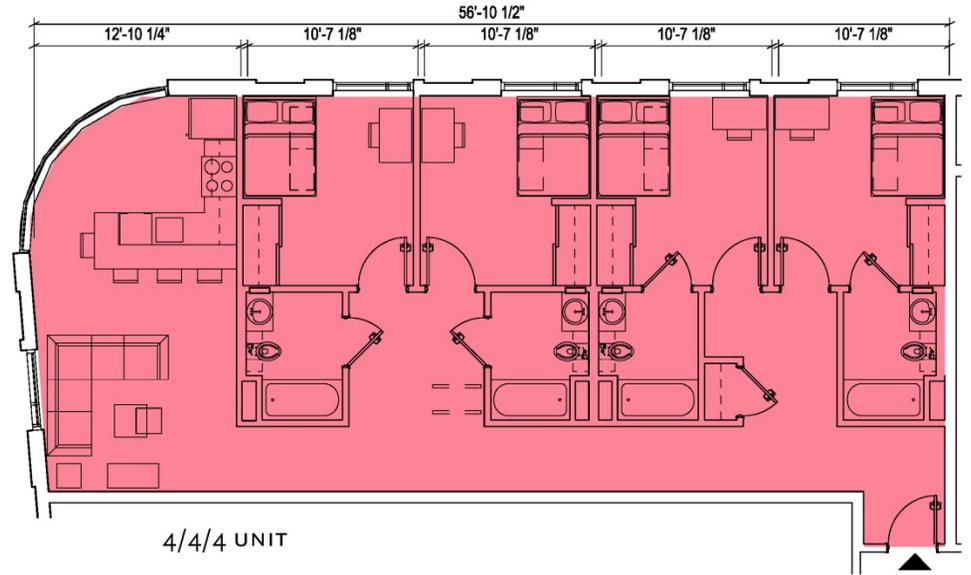
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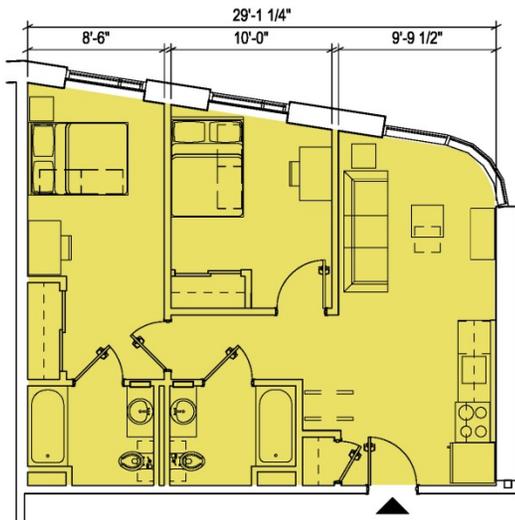
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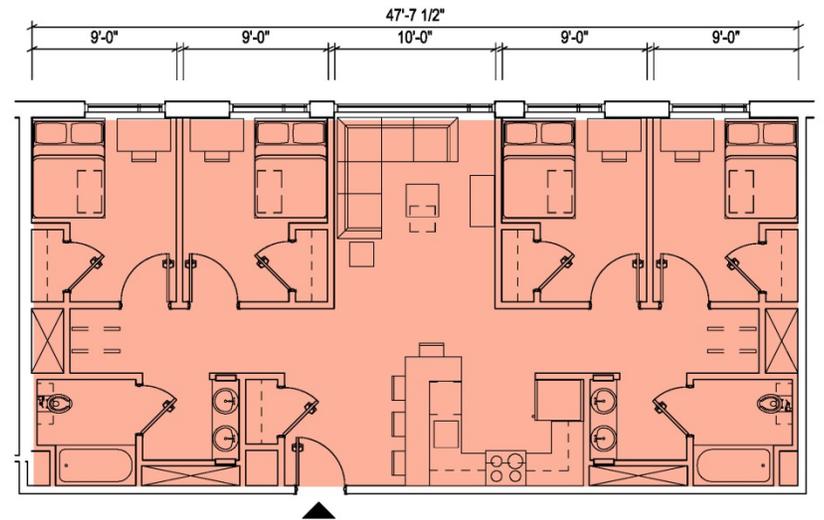
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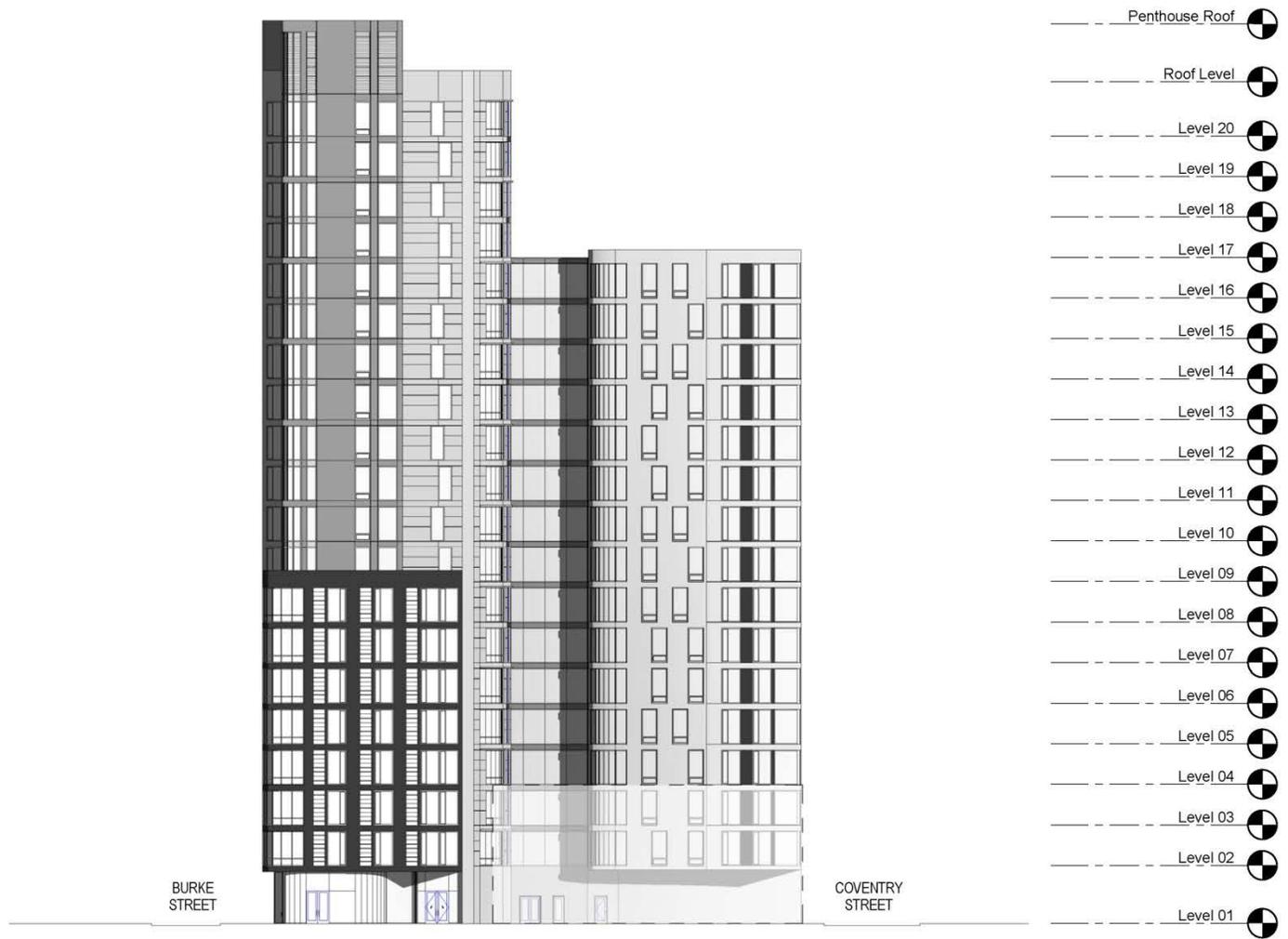
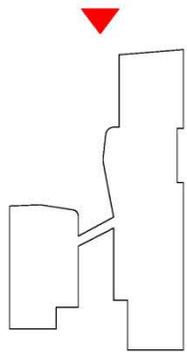


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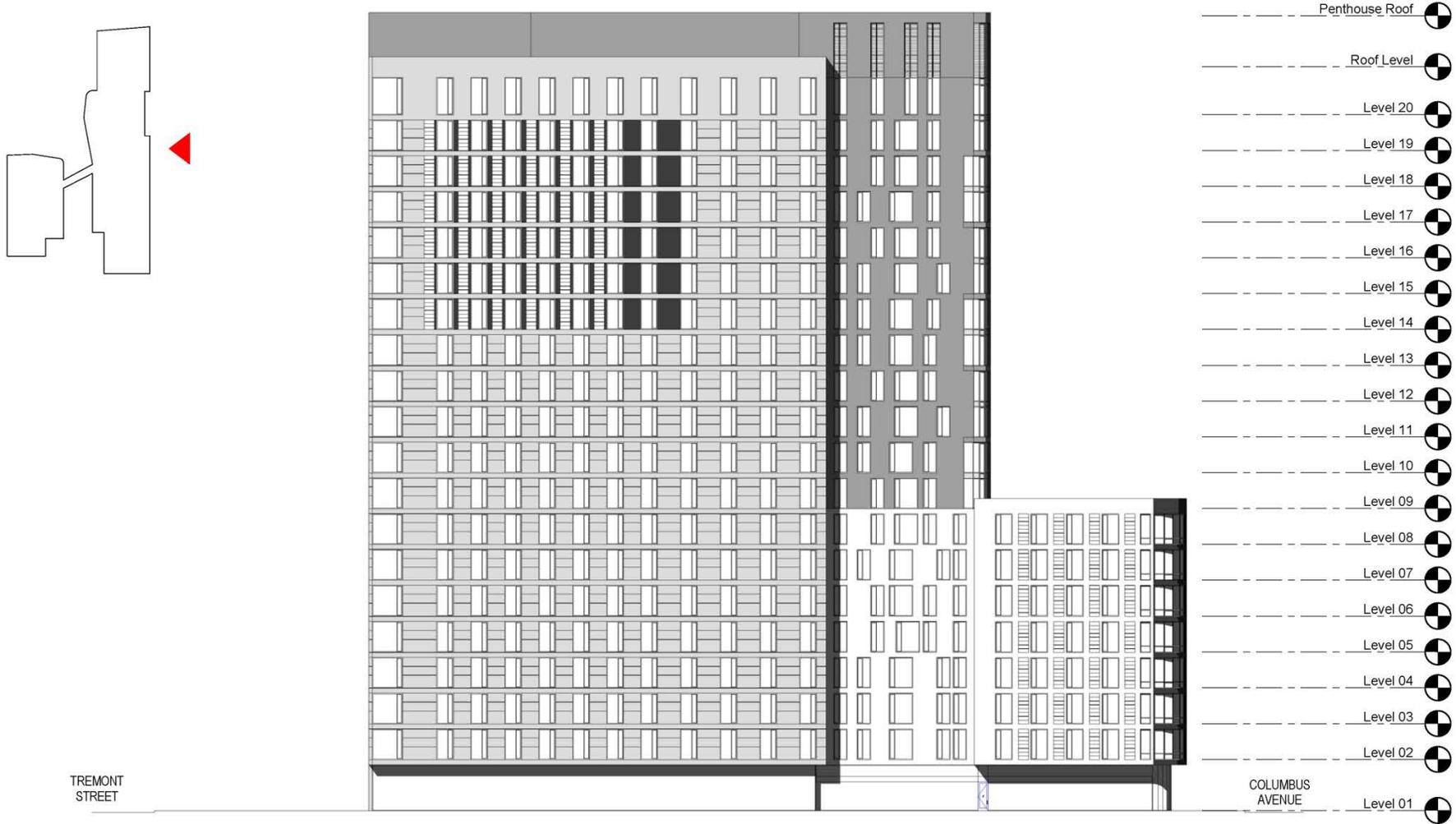


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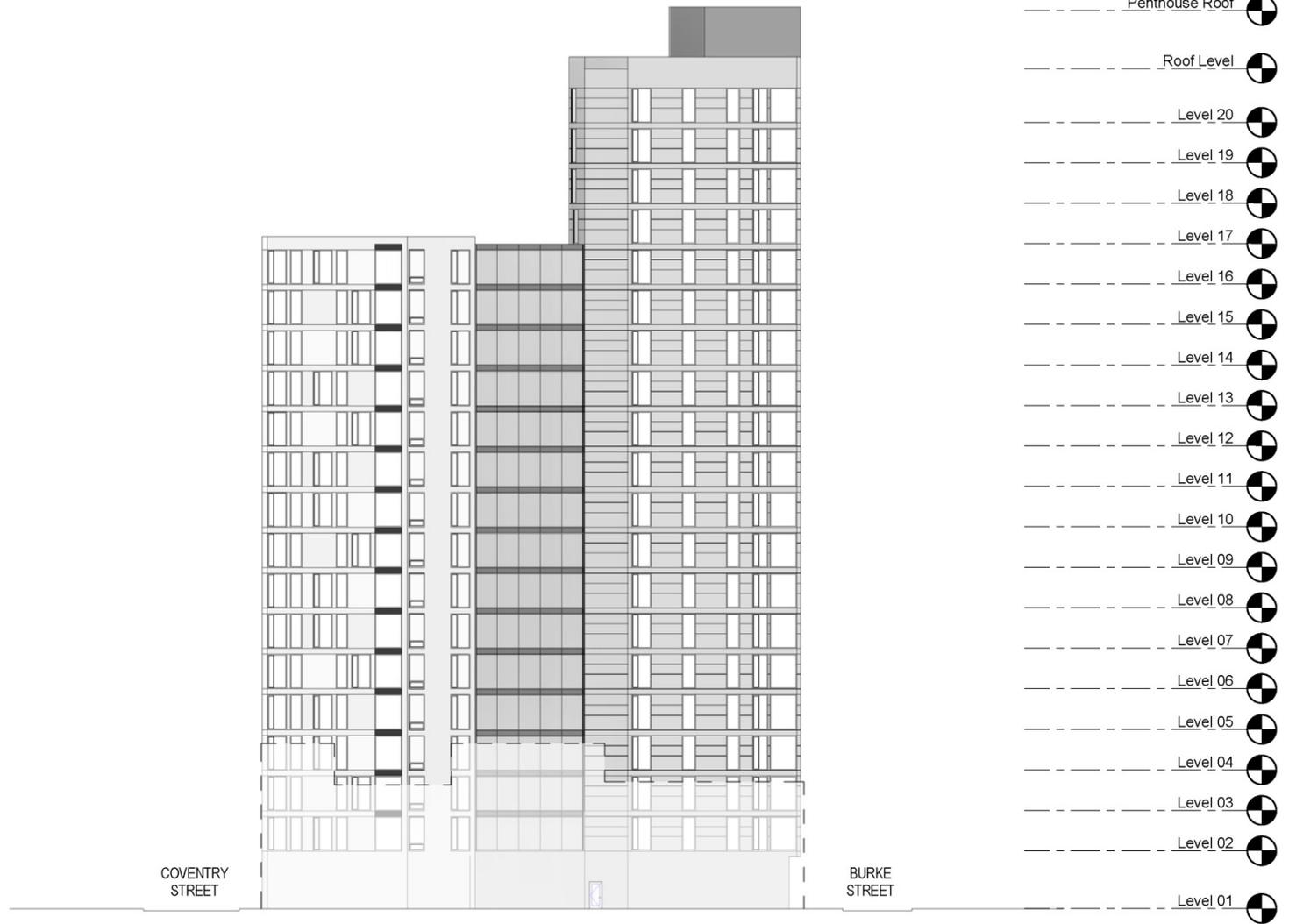
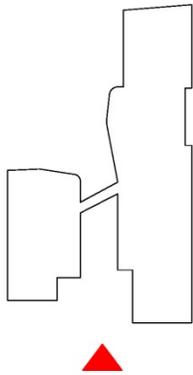
Northeastern University Boston, Massachusetts



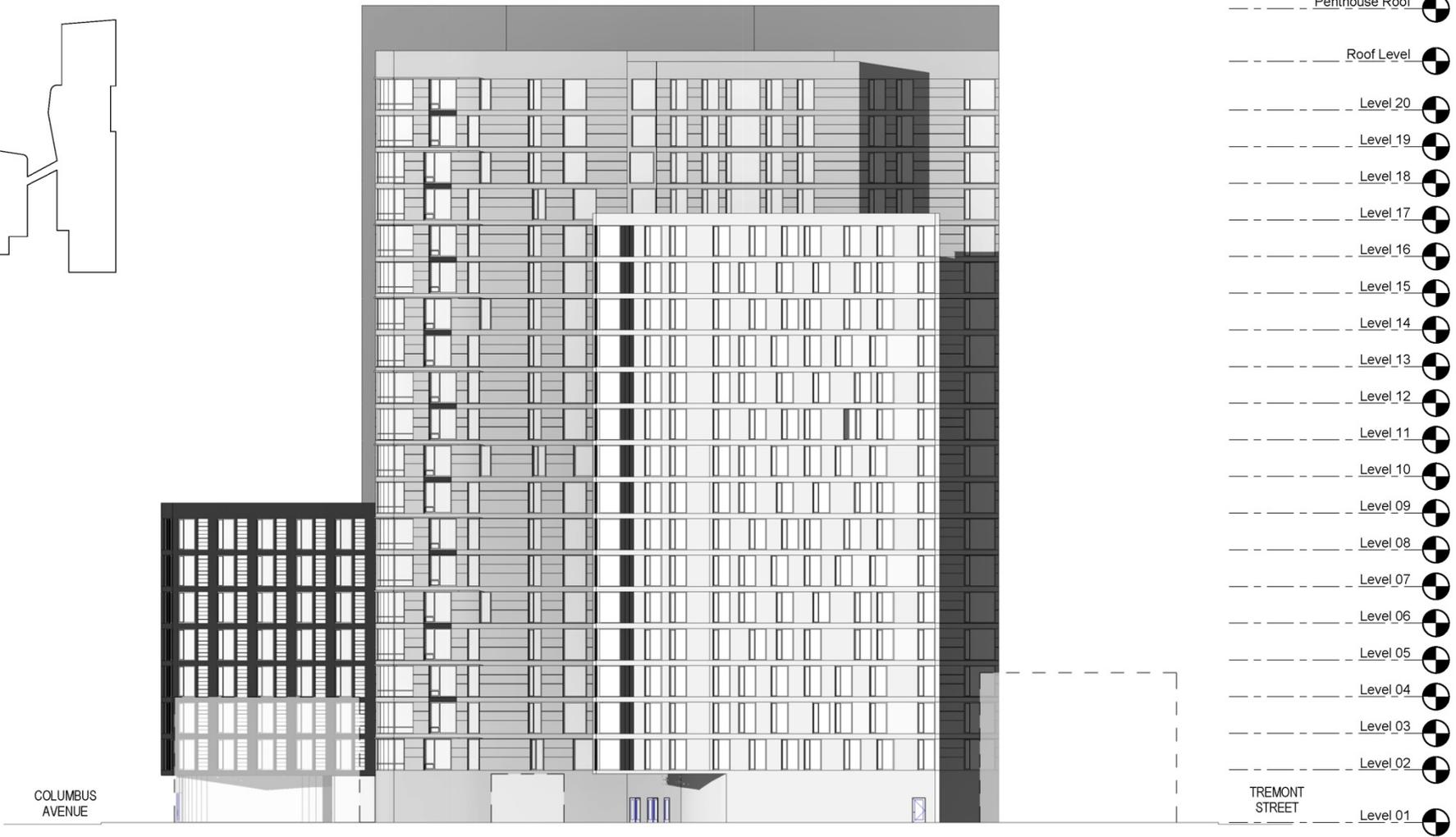
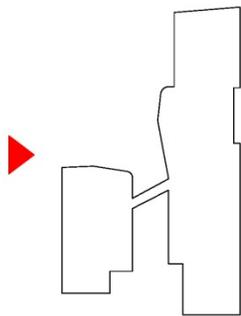
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Northeastern University Boston, Massachusetts

stepping down to the height of an adjacent 8-story building. The building is buffered by existing low-rise buildings along Tremont Avenue. For individuals traveling along Columbus or Tremont Avenues, the intersections with Coventry and Burke Streets will preserve their existing scale and serve as a transition to the taller building height concentrated toward the middle of the block. The 17-story mass on Coventry Street will be clad with a material that has a color and texture reminiscent of the surrounding built environment. The size and placement of window openings will allow the building skin to feel light and transparent when viewed from a mid-range distance. The totality of the building will be experienced mostly by individuals viewing the building from a long-range distance, where its height will be viewed in context of nearby high-rises such as International Village, the ISEC building, GrandMarc, MassArt, and others.

The proposed Project will continue the ongoing transformation and revitalization of Columbus Avenue on the South Campus that began during the 2000 IMP. This Project will contribute to the pattern of residential infill that Northeastern has undertaken in recent years, anchored by International Village at the end of Columbus Avenue. The Project will contribute to the growing identity of Columbus Avenue by integrating public and University spaces that accommodate local needs and activities.

2.3 Property Management

2.3.1 On-site Staff

At American Campus Communities, each property includes on-site personnel dedicated to each of the functional areas of operations discussed in this section. In addition, the corporate office employs fully staffed teams to support the on-site staff with residence life, business operations, facilities maintenance, property marketing, leasing administration, accounting and financial reporting, information technology and training/staff development. Site personnel are properly trained, utilize the best systems in the industry and always have a dedicated resource expert at their disposal to assist in meeting residents' and institutional clients' needs.

Properties are staffed to maintain high standards of customer service and property maintenance. On-site staff typically includes, at a minimum, a general manager, assistant general manager, bookkeeper, leasing manager, maintenance supervisor, maintenance technicians and ports, a resident director and resident assistants.

Resident Assistants (RAs)

The RA is one of the most important positions in a community. This property will be staffed with approximately 18-20 RAs. They serve as representatives of the entire community's service team and residence life program. The RAs are often the residents' first and most

frequent point of contact. Their work enhances the quality of life for residents and is essential in attaining ACC's residence life mission and objective. RAs are responsible for the most fundamental levels of service to provide for the clean, safe and quiet enjoyment of the facilities.

RAs are both service representatives and residents of the community. As such, they must act as a liaison between residents and other team members in situations ranging from helping a resident fill out a maintenance work order to knowing when to involve the General Manager in an emergency. RAs focus on enhancing the total living experience by making the proposed communities a fun place to live through activities, programs and individual engagement with residents.

Topics covered during the Resident Assistant training include:

- ◆ Community building;
- ◆ Peer advising;
- ◆ Campus resources;
- ◆ Emergency response;
- ◆ Programming;
- ◆ Conflict mediation; and
- ◆ Customer service.

Community Programming

Community programming is based on ACC's New Directions in Programming model to help students develop interpersonal, academic and life management skills. The residence life programming model is designed to provide residents with numerous opportunities to learn about academic success and personal growth. This is accomplished through meaningful interactions between the RAs and the residents, as well as creating positive relationships among the residents themselves.

Community engagement programs are those that encourage the residents to be productive and positive members of the property community. Programs in this component would:

- ◆ Help create a sense of community;
- ◆ Teach residents how to make behavior choices that impact the community positively;

- ◆ Provide residents the opportunity to explore issues of diversity and multiculturalism; and
- ◆ Demonstrate ways to limit the impact on the environment through sustainable life choices.

2.3.2 *Student Code of Conduct*

The Northeastern Student Code of Conduct will apply to all students residing in the student housing owned and operated by ACC just as it applies to all Northeastern students. The Code of Conduct document will be attached to all leases.

The Code of Student Conduct applies on campus as well as off campus. The University sets guidelines for the behavior of its students. The guidelines are established to promote student conduct that does not adversely affect the educational mission of the University or its relationship with the surrounding community, sister institutions, or members of the University community. Student behavior occurring off campus in violation of the Code, or local, state, federal, or host country laws and that could affect the educational mission of the University or its relationship with the surrounding community may subject students to discipline as noted in the Code of Student Conduct. The Code of Conduct will be enforced by the Northeastern Office of Student Conduct and Conflict Resolution (OSCCR) for Northeastern students.

The Code of Conduct document can be found at: www.northeastern.edu/osccr/code-of-student-conduct/

Because ACC is highly confident in the market demand for the project, ACC considers the scenario where the building is not filled exclusively with Northeastern students highly unlikely. However unlikely, in such a situation, ACC would monitor any non-Northeastern residents, and adjust policies to accommodate ACC policies will be customized, but typically cover the following:

- ◆ Use of premises;
- ◆ Guest policies;
- ◆ Common and public uses;
- ◆ Emergency plans and fire safety;
- ◆ Rules and regulations; and
- ◆ Safety regulations.

2.4 Consistency with Zoning

The Project site is located within: (i) the Greater Roxbury Economic Development Area (EDA) of the Roxbury Neighborhood District governed by Article 50 of the Zoning Code; (ii) the Restricted Parking Overlay District, governed by Section 3-1A(c) of the Zoning Code; and (iii) the [Northeastern] Institutional Master Plan Area; and (iv) the South End Urban Renewal Area. A small portion of the Project site is also located within the Boulevard Planning District of the Roxbury Neighborhood District.

Section 7.3.11 of Northeastern's 2013 Institutional Master Plan (IMP) described a project on the Burke Street/Columbus Avenue (South Campus) site as including Mixed Use/Office and Residential (350 to 600 beds) with a proposed building height of ten stories, approximately 175,000 to 200,000 sf of gross floor area (GFA) and an estimated floor area ratio (FAR) of 8.0 to 9.0. As described in the IMPNF/PNF, the Project has been updated and revised from that described in the IMP. The Project will now include a new building with a height of approximately 230 feet and approximately 310,000 sf of GFA, resulting in a FAR of approximately 13.3. The Project's uses are anticipated to include approximately 207 apartment uses (approximately 800 beds), consisting of two-bedroom apartments with both shared and private accommodations, as well as four-bedroom apartments with private accommodations. The Project will also include on-site paraprofessional staff and resident assistants. The Project will include accessory uses such as student amenities, including a social lounge, recreation and gaming area, fitness center, Academic Success Center, laundry room and other accessory uses such as loading and trash and recycling facilities. The Project will include approximately 3,000 sf of GFA of ground floor commercial space.

Pursuant to Article 50 of the Code, for any proposed project in the Roxbury Neighborhood District undergoing Large Project Review, required off-street parking spaces are determined through such review in accordance with the provisions of Article 80. However, as modified by the IMP, no off-street parking is required to be provided in relation to the Project and, as described in the IMPNF, the Project will not include off-street parking.

The apartments will be restricted to student housing uses through the ground lease of the Project site from the University to an ACC-related entity and will be approved under a dormitory license in accordance with Northeastern's student code of conduct and housing standards, with paraprofessional staff and resident assistants on site. As such, the dwelling uses in the Project are classified as a Dormitory, as defined in Section 2A of the Zoning Code and are, therefore, exempt from the provisions of the Mayor's Order Relative to Inclusionary Development dated December 9, 2015

As further described in the IMP, provided that "future IMP projects receive Certifications of Consistency with the IMP and a Certification[s] of Compliance under Large or Small Project Review, as may be necessary, these projects will be 'deemed to be in compliance with the use, dimensional, parking and loading requirements of the underlying zoning (including special purpose overlay districts established pursuant to Section 3-1A), notwithstanding any

provision of the underlying zoning to the contrary, and without the requirement of further Zoning Relief.” Therefore, upon approval of the amendment to the IMP, the Proponent will confirm the Project’s zoning compliance through obtaining a Certification of Consistency with the IMP pursuant to Section 80D-10 of the Zoning Code and a Certification of Compliance under Large Project review pursuant to Section 80B-6 of the Zoning Code. The Proponent also anticipates requesting a Map Amendment from the Zoning Commission. Project signage is expected to be approved either through the IMP process, or through the BRA’s comprehensive sign design process.

2.5 Preliminary Project Schedule

It is anticipated that construction will begin in the last quarter of 2016 and will last approximately 30 months.

Chapter 3.0

Student Housing Plan

3.0 STUDENT HOUSING PLAN UPDATE

3.1 Enrollment and Student Housing Projections

Northeastern's full-time undergraduate enrollment is approximately 18,800 students. This total includes students living outside of Boston on co-op or studying abroad. In general, due to the dynamic elements of co-op, study abroad, and other student activities, in region student population generally hovers around 14,000. Each semester, nearly 3,000 undergraduates are living outside of the City of Boston and an additional approximately 1,800 are living out of state while on co-op or studying abroad. At this time the university does not have any plans to cause any significant change to full time undergraduate enrollment.

In Spring 2016, Northeastern has 9,159 student beds available, including 593 that were part of the Master Leased Property Program. In Fall 2016, the University will bring an additional 38 student beds online due to renovation of an additional floor of Hastings Hall to serve as student housing. The total number of university-controlled student beds will be 9,197. In 2016, the University has sufficient beds for over 65% of the approximately 14,000 in region undergraduates seeking housing within the City of Boston per semester.

3.2 Housing Occupancy

At the beginning of each academic year, the university residential portfolio consistently has occupancy hovering around 99%. Each semester Northeastern provides the city with the University Accountability Ordinance report which provides a snapshot of the number of students living on and off campus and in the City of Boston and outside of it on a specific day when the data is collected. A copy of the latest report, Spring 2016, is included in Appendix B.

3.3 Type of Occupancy: University Controlled vs. Master Leased Housing

In Fall 2016, Northeastern will have 9,197 student beds available to students. The University controls 8,604 of the beds, 4,279 of these beds are in apartment-style units, 2,131 beds are in dormitory suite units, and 2,194 beds are in traditional dormitory style units. In addition, each year, approximately 600 students are housed under the Master Leased Property Program (MLPP). The MLPP provides flexibility to respond to, for example, student demand and residence hall maintenance exigencies, and imposes the same University oversight and disciplinary regime as in residence halls. The properties identified in Table 3-1 are those in which the University is leasing at least one unit on a short term basis as part of the Master Leased Property Program.

Table 3-1 Northeastern University's Master Leased Property Program, 2015-2016

<i>Building</i>	<i>Number of Beds</i>	<i>Number of Units</i>
331 Huntington Ave	27	15
335 Huntington Ave	24	14
LP-109 St. Stephen St	23	12
LP-115 St. Stephen St	65	32
LP-132 Hemenway St	15	5
LP-136 Hemenway St	10	5
LP-165 Hemenway St	20	9
LP-171 Hemenway St	21	9
LP-204 Hemenway St	45	16
LP-309 Huntington Ave	7	2
LP-311 Huntington Ave	23	10
LP-313 Huntington Ave	17	8
LP-315 Huntington Ave	29	10
LP-84 The Fenway	15	5
LP-97 St. Stephen St	54	19
LP-NU at Douglass Park	198	54
TOTAL	593	225

Note: Addresses and numbers of beds are subject to change during the fall of each year.

3.4 Housing Requirements

Northeastern requires that all freshman and sophomores not commuting from homes in the Boston area live on campus when not away at co-op, with the intent of creating a positive, safe common experience at the start of their academic career and reducing the number of underclassmen living in the surrounding neighborhoods.

3.5 Housing Placement

Northeastern offers student housing at a variety of price points, and assigns upperclass housing by lottery. All undergraduate students are eligible to enter the spring housing lottery for university-controlled housing.

Incoming first-year students create their applications prior to the May 1st deadline each year and are assigned based on Living Learning Community interests and roommate compatibility surveys. In December, all other students in their second-year and above are invited to submit their housing applications prior to a January deadline for the following academic year (i.e. advertisements for 2016-2017 academic year housing begin in

December 2015). Students are then issued a lottery selection number or a wait list number. During the housing selection process, students select their housing in lottery selection number order during the course of three weeks in late February and early March.

Northeastern is committed to meeting the housing demand for its undergraduates who seek housing as well as to develop amenities to make the campus more attractive to the entire student community. These amenities, which include introduction of more versatile apartment style units attractive to older students, will not only help to market campus beds but will also attract off campus students to the campus for more hours each day thereby reducing neighborhood impact.

Affinity and other specialty housing, including gender-neutral housing, has been created in response to expressed student demand.

3.5.1 University Housing Supervision

University Housing has four levels of supervision:

- ◆ Resident Assistants are on duty in every building/complex from 7PM – 7AM. On weekends and holidays they are on duty for a 24 hour shift. They hold duty cellphones where their residents, professional staff in Residential Life, and Northeastern Police can contact them.
- ◆ To support the Resident Assistants on duty, we have two Professional Staff Residence Directors on duty.
- ◆ To support the Professional Staff Residence Directors on duty, an Assistant Director of Residential Life is always on duty.
- ◆ Executive Duty staff is also always available to serve as a support system for the Assistant Directors and will be contacted for serious incidents such as Title IX incidents, major facilities issues, bias-related incidents, etc.

All staff members are required to maintain a duty log that is distributed daily. Staff members write incident reports for any issues that arise and it is kept in the conduct database.

Northeastern provides all students the Guide to Residence Hall Living and the Code of Student Conduct at the beginning of each semester.

Links to the Guide to Residence Hall Living and the Code of Conduct are below.

<http://www.northeastern.edu/housing/wpcontent/uploads/2015/07/GuideToResHallLiving1516.pdf>.

https://issuu.com/northeasternuniversity/docs/code_of_conduct_529?e=2831976/13566121%20.

3.6 Impacts of Student Housing Demand

In 2013, the University, in consultation with the BRA, commissioned a study looking at student impact on neighborhood housing markets over the past decades. The study was completed by Byrne McKinney & Associates and the results were shared with the IMP Task Force. Since the time of the study, the University has added 720 student beds in the East Village residence hall, will bring online an additional 38 beds in fall 2016 in Hastings Hall, and is planning to add another approximately 800 beds in the proposed Project. Northeastern will have increased the supply of on-campus housing by over 1,550 beds, thereby reducing demand by Northeastern students for housing in the neighborhood.

3.7 Plan for Mitigating Housing Impacts

In addition to plans to create more student beds, the University continues to work with neighborhood organizations and individuals to manage student behavior off campus and respond to neighborhood concerns. The University has convened a multi-departmental working group that meets weekly to prevent and address negative incidents off campus.

Chapter 4.0

Transportation

4.0 TRANSPORTATION AND PARKING MANAGEMENT

4.1 Introduction

In accordance with the scoping determination provided by the BRA and the Boston Transportation Department (BTD), this section summarizes a limited review of existing transportation conditions and impacts associated with the proposed IMP Project for this Amendment. A more detailed assessment of the transportation impacts for the proposed student residence facility is presented in the Draft Project Impact Report.

4.2 IMP Project Description

The Project site is located at Northeastern University's Burke Street lot and has frontage on Columbus Avenue, Burke Street, and Coventry Street. The Project will replace the existing surface parking lot with a new student residence facility for use by Northeastern that would provide approximately 207 residential units with 800 beds and approximately 3,000 sf of ground floor commercial space. The IMP had previously envisioned approximately 350 to 600 beds on this site. No increases in student enrollment are anticipated with the addition of this Project. With the proposed development of this Project, the proportion of students living in on-campus housing will increase and trips to and from the campus will decrease.

4.3 Existing Transportation Conditions

4.3.1 Mode Share

The Campus's urban location with respect to public transit, the downtown core, bicycle facilities, and local area institutions and businesses, combined with an increase of on-campus student housing, facilitate trips by non-auto modes such as walking, bicycling, and public transit. Commuter mode shares for students and faculty/staff, from the most recent detailed rideshare survey, are summarized in Table 4-1. As summarized, a majority of commuter trips are made by non-auto modes.

Table 4-1 Northeastern University Commuter Mode Shares

<i>Mode</i>	<i>Students</i>	<i>Faculty/Staff</i>
Drive Alone	6%	29%
Carpool	1%	4%
Transit	32%	54%
Walk	49%	6%
Bike	11%	4%
Other	1%	3%
Total	100%	100%

Source: Northeastern University 2012 DEP Rideshare Survey.

4.3.2 Recent and On-going Safety Initiatives

In October 2015, Northeastern staff and the BTD conducted a site walk along Columbus Avenue, between Melnea Cass Boulevard and Camden Street, to assess pedestrian and bicycle safety along the corridor. As a result of this coordination, several safety improvements were identified and implemented. Through new signage, on-street parking was shifted away from crosswalks and intersections to enhance sight lines and reduce conflicts. Design plans were also developed for improvements to the bicycle lanes along the corridor, including the addition of enhanced green painted bicycle lanes at all roadway and driveway crossings. These updated pavement markings are currently in place along the roadway.

The University continues to evaluate the pedestrian and bicycle safety conditions along the Columbus Avenue corridor.

4.3.3 Campus Parking Supply

Northeastern University currently owns and operates four parking garages and 12 surface parking lots on campus with a combined capacity of 3,230 spaces. Parking is available for a combination of faculty, staff, students, visitors, and the general public.

4.3.4 Shared Cars and Bicycles

Increasingly popular car-sharing services provide easy access to vehicular transportation for urban residents who do not own cars. Enterprise is currently the provider of shared cars on Campus and has 12 on-demand vehicles in five different locations. Enterprise allows students ages 18 years or older with a valid .edu email address to participate. Vehicles are rented on an hourly and per-mile basis, and all vehicle costs (gas, maintenance, insurance, and parking) are included in the rental fee. Vehicles are checked out for a specific time period and returned to their designated location. Zipcar also has one location adjacent to the campus with 6 vehicles at 76 Gainsborough Street.

In 2011, the University partnered with the City of Boston on the New Balance Hubway Bikeshare program and sponsored a station located in North Lot. Hubway is a bicycle sharing system providing more than 1,300 bikes at 140 locations throughout Boston, Brookline, Cambridge, and Somerville. Hubway stations are also located near campus on Columbus Avenue at Ruggles Station and on Massachusetts Avenue near the Christian Science Center.

4.3.5 *Transportation Demand Management*

Since the 2000 IMP, drive alone commuter trips to/from the campus have declined substantially – from 27% to only 6% for students and from 49% to only 29% for employees. In 2012, Northeastern received the Massachusetts Excellence in Commuter Options (ECO) Pinnacle Award for the on-going efforts in incorporating sustainable transportation on Campus.

Northeastern University provides a number of transportation demand management (TDM) programs to reduce single-occupant automobile use and parking by students, faculty and staff, and to help improve the environment of the campus, as described below:

- ◆ On-Site sale of MBTA passes – The University currently provides MBTA pass sales on-campus through the Husky Card office. In addition, MBTA maps and schedules are posted at a number of different locations around campus.
- ◆ MBTA Semester Pass Program – The University participates in the MBTA’s Semester Pass Program. This program allows students to receive a discount on transit passes for the semester when purchased in advance.
- ◆ Providing Pre-tax purchase of MBTA passes for employees – The University allows MBTA passes to be purchased by employees by means of a pre-tax payroll deduction for up to \$125 per month. This effectively reduces the employee cost of purchasing passes.
- ◆ Negotiation with Bus Providers – The University is actively involved with the MBTA, BTD and the BRA, as well as adjacent institutions of higher learning and other government agencies to enhance access, as well as the aesthetics of the public transit facilities located adjacent to campus.
- ◆ Ruggles Station – Northeastern University continues to negotiate with the MBTA to adopt the Ruggles Station on the Orange Line. This negotiation seeks opportunities for partnership between the University and the MBTA to enhance the overall commuting experience at the station.
- ◆ Posting of Bus Schedules – Information on the MBTA including maps, fares, schedules, updates and recommended routes to campus are available at various websites and information centers on campus.
- ◆ Bicycling Incentives – Northeastern supports bicycling to campus with sponsorship of the Hubway bike sharing system, discussed elsewhere in this document. The Northeastern University Police Department’s new voluntary bicycle registration program is available to any faculty, staff, or student. NUPD records the information and provides a sticker. Two bicycle repair stations have been installed on campus for use by the entire Northeastern community. The NU bookstore offers an

automatic 20% discount on the U-type locks that it sells, and NU secured a 15% discount on bike safety and security gear at a nearby bicycle shop. Bicycle racks are available throughout campus, and secure bicycle storage space is provided on the ground level of the Renaissance Park Garage. Showers and lockers for cyclists are available at two athletic centers on the campus.

- ◆ Off-Campus Student Services Office – The University operates a Commuter Referral Office providing commuting students with information on commuting (bus and train schedules and carpooling information).
- ◆ Sponsorship of the Fenway Alliance – Northeastern University has been instrumental in supporting the Fenway Alliance as a consortium for planning in the area. The Alliance serves as a forum for the institutions centered in the Fenway Cultural District to coordinate on transportation and parking issues in addition to other concerns of a district-wide nature.
- ◆ Roxbury to Fenway Bicycle Connector – Over a period of years, Northeastern has worked to promote the proposed bicycle and pedestrian connection between the Back Bay Fens and the Southwest Corridor Park. The University continues to work collaboratively with the Boston Transportation Department as they seek to design and construct the Roxbury to Fenway Bicycle Connector as part of the Boston Green Links Initiative.
- ◆ Ride-matching Program – Northeastern participates in the MassRides program. Faculty, staff and students who are interested in carpooling or vanpooling are matched through a Northeastern University website to MassRides. Posters and literature promoting MassRides have been distributed campus-wide. The Office of Environmental Health and Safety maintains information and links to MassRides on their website. Information is also available at the Off Campus Student Services office located at the Curry Student Center and the Human Resources Management Office at 250 Columbus Place.
- ◆ Guaranteed Ride Home – Northeastern continues to promote the Guaranteed Ride Home program offered through MassRides.
- ◆ Preferential Parking for Carpools and Vanpools – Up to four preferred parking spaces have been provided in the Gainsborough Garage first floor for faculty and staff with daytime decals who travel with at least three total occupants.
- ◆ Carpooling Incentives – The University provides other periodic incentives to encourage carpooling by students, faculty and staff.

- ◆ Car Sharing – As noted elsewhere, Northeastern has two car sharing services available on or near the Boston Campus – 6 assigned ZipCar spaces and 12 Enterprise CarShare spaces. Several University departments have Zipcar accounts.
- ◆ Electric Vehicles and Charging – The University has acquired several small electric vehicles for use on campus by facilities personnel. As part of the ISEC project, the University will be installing electric vehicle charging stations within the first floor of the Columbus Garage.
- ◆ Walking. Northeastern provides many facilities that encourage people to walk before, during and after work hours, including restaurants and other dining facilities, recreation centers, banking services, counseling services, a notary public, a library and the bookstore. Walking Works at Northeastern, a physical activity group, encourages walking, including the “walking and talking” program that connects faculty and staff with University leaders.

4.4 Impact of New Project on Campus Parking Supply

The proposed Project will eliminate approximately 58 existing surface parking spaces. Given that the proposed building will be student residences, and the proximity to the Northeastern campus and a wide variety of public transit services, no parking will be provided with the Project. Vehicles that currently park in the existing lot would, in the future, park in the Columbus Garage or in one of several other University-owned parking facilities, which have adequate available supply to accommodate this demand.

4.5 Student Auto Ownership, Use, and Parking

Full-time undergraduate and graduate students are eligible to purchase a parking pass for Northeastern parking facilities on a semester basis. Part-time students have the option to purchase a semester permit or an annual permit. As detailed in the IMP, parking demand for students is very low at only approximately 0.07 parking passes per student. There is sufficient capacity to meet student parking demand.

No designated on-site parking will be provided for residents of the Project. Based on discussions with the BTM, resident students living within the proposed building would **not qualify** for the City of Boston residential parking-permit program.

Together, the pedestrian-oriented nature of students, the proximity to campus, the close availability of transit, and the high cost of overnight parking, will discourage vehicle ownership by Project residents.

4.6 Move-in/Move-out Traffic Management Procedures

Since 2000, the University has prepared Move-In/Move-Out Plans each academic year for the Boston Transportation Department (BTD). The Move-Out Plan is usually a less formalized document since that process is more gradual, taking place over a longer time-frame.

For the past several years, Northeastern has provided state of the art move-in support and service to students moving on to campus during move-in week in the Fall, including those residence halls on Columbus Ave. The service and support is structured to handle high volume University move-ins with quality, efficiency and professionalism. The plan includes over 500 “move in team” members, 25 staff providing supervision and over 2000 pieces of equipment. As cars pull up to the curb, cars are unloaded and a team of movers places their items into bins that are then taken directly to their rooms. The move-in plan focuses on traffic management and minimum disruption to city streets and includes:

- ◆ Attending community meetings to create support for the move-in plan.
- ◆ Notifying neighbors about the move-in process and arranging parking for neighbors in the Camden Lot and Gainsborough garages for the weekend.
- ◆ Avoiding moving students into the Fenway area on September 1st due to expected congestion.
- ◆ Working with the neighborhoods on August 31 and September 1.
- ◆ Assisting coordination of trash removal and police presence.
- ◆ Reaching out to neighboring businesses and institutions (i.e., the Symphony, Wentworth) in early May and early June to notify them of the University’s move in plans.
- ◆ Coordinating with the Mayors' Office and various city agencies with regard to move-in schedule, plan and coordination.
- ◆ Spreading move-in over five days to ease congestion and improve service.
- ◆ Easing the move-in process for parents and students by providing moving support (professional movers and moving carts) at targeted locations and increasing campus volunteers.
- ◆ Expanding curb-side check-in at White Hall, Willis Hall, and West Village H.
- ◆ Confirming parking plans with the City and nearby neighborhoods to assist with smooth curbside check-ins.

Northeastern also monitors major events and construction activities in the area that might impact moving procedures.

Peak move-in periods for Northeastern typically occur on the Friday, Saturday, Sunday, and Monday of Labor Day weekend. During those days, the University has about 1,000 – 2,000 students move in per day across the campus (Fenway area, East Village/Hastings, Columbus Ave and International Village). Move-in activities associated with the Project are expected to have only a small impact on area roadways, as it will account for less than 10 percent of the total number of students housed by Northeastern. Move-out periods vary greatly as students all manage their own schedules of being in classes and/or on co-op, and so there is no real peak for move-outs except for freshman move-out during the end of April, and this occurs over the course of one week during final exams.

The move-in for the Project will be included in the overall Northeastern University move-in strategy. The Northeastern move-in team will work with American Campus Communities (ACC) on a plan where students are assigned a specific move-in day and time by Floor. The move in team will consult on traffic patterns, queue lines, elevator management and staging. The plan will also include a place for each vehicle to park in a Northeastern parking garage for move-in day. Northeastern University Facilities Services will participate in the removal of trash on Columbus Ave for the Burke Street Residence Hall in the same way they do today on Mission Hill during the September 1st move-in day.

4.7 Bicycle Transportation

Bicycle transportation continues to be an increasingly important access mode for the Northeastern community with approximately 11% of students and 4% of faculty/staff commuting via bicycle on a typical day. While bike usage on campus has increased, bike storage options have not kept pace even though the University has significantly increased on-campus bike storage from just 141 bicycles at eight locations in 2000 to approximately 870 bicycles at nearly 40 locations throughout the campus today. Upon completion, the ISEC, which is currently under construction, will add storage for an additional 165 bicycles, including a dedicated bicycle room and shower facilities, exterior racks, and a bicycle cage within the Columbus Garage. These new bicycle accommodations will bring the campus wide total up to 1,035 bicycles. The University is currently studying options to increase the number of exterior bike racks in strategic locations across campus as well as looking for opportunities to increase indoor bike storage. Within the next three years, the University plans to significantly increase bike storage on campus.

The Project will provide bicycle storage for residents, employees, and visitors, consistent with the *City of Boston Bicycle Parking Guidelines*. The proposed bicycle accommodates are detailed in the DPIR and will be finalized as part of the Transportation Access Plan Agreement (TAPA) between the Proponent and BTM.

Chapter 5.0

Economic Development

5.0 ECONOMIC DEVELOPMENT

5.1 Introduction

The proposed IMP Projects will result in direct economic benefits to Boston, including construction jobs and permanent jobs as new buildings come online, third party vendors and entities develop commercial relationships with Northeastern University, purchasing in the community increases by those added employees, and enhancements to adjacent neighborhoods spur other commercial opportunities.

5.2 Employment and Workforce Development

Northeastern cooperates with workforce development and job training programs provided through the Mayor's Office of Jobs and Community Services (OJCS) to train workers, and will continue to do so during the term of the IMP. Following extensive consultation with the BRA-appointed Northeastern IMP Task Force, the broader community, elected officials, and the BRA, Northeastern committed to several community benefits initiatives in association with the Northeastern 2013 IMP. The initiatives encourage capacity building for both individuals and local businesses, with particular emphasis on opportunities for underrepresented groups. These community benefit initiatives are detailed in Section 6.1.8.

Chapter 6.0

Community Benefits

6.0 COMMUNITY AND PUBLIC BENEFITS

6.1 Introduction

Following extensive consultation with the BRA-appointed Northeastern IMP Task Force, the broader community, elected officials, and the BRA, Northeastern committed to the following public benefits in association with the Northeastern 2013 IMP. These specific commitments are over and above the diverse array of more than 240 community-focused programs and services that the University developed over the years in response to community need and intends to continue to support.

The overall guidelines that Northeastern relied on to develop the package of community benefits included the following:

- ◆ The benefit serves the mutual interests of the community and University and can be recognized to be of benefit in the local community and beyond;
- ◆ The benefit leads to sustainable partnerships in the community designed to promote the development of thriving communities along Northeastern's institutional borders, especially in Roxbury;
- ◆ The benefit builds on existing programmatic strengths and core competencies of the university, or builds upon other strengths that can be leveraged or harnessed;
- ◆ The benefit strives for innovative ways to optimize resources that build a strong community and a strong university; The benefit helps develop a robust community engagement or service strategy that is supported by the University's student and academic interests.

The following specific community benefits, committed to in the IMP Cooperation Agreement that was executed in January 2014, are in process and an update with current status is included.

6.1.1 *Northeastern/Neighborhood Partnership for Academic Success*

These benefits extend to Boston Public School (“BPS”) students applying from homes in the zip codes contiguous to the Northeastern campus (02115, 02118, 02119, 02120, 02130 and 02215).

- ◆ Northeastern now offers an additional 30 full-tuition, need-based scholarships to BPS graduates, 20 in the specified zip codes and 10 citywide, in addition to continuation of 120 current full-tuition scholarships currently offered in Boston. Of the 120 existing scholarships, a minimum of 10 will be targeted to the specific zip codes.

- ◆ Working with BPS guidance counselors and other administrators, Northeastern hosts semiannual College Readiness events on campus for BPS students and their families from the four neighborhoods, to provide critical information needed to prepare and apply for college and for financial aid.
- ◆ BPS graduates from these neighborhoods applying to Foundation Year receive priority in the admission process.

As of spring 2015, BPS graduates not admitted directly to the undergraduate program or to Foundation Year can arrange with an admissions counselor for a transfer contract, guaranteeing transfer admission provided the student successfully hits a determined set of academic benchmarks at any accredited institution.

- ◆ Northeastern negotiated transfer articulation agreements with Roxbury Community College and Bunker Hill Community College to provide another route for BPS graduates from these neighborhoods to enter Northeastern.
- ◆ Northeastern provides financial aid covering 100% of demonstrated need for all enrolling BPS students from these neighborhoods.

6.1.2 *Highlights of results to date on Partnership for Academic Success*

The Northeastern departments of Admissions and City and Community Affairs have held 4 College Readiness events over the past 2 years reaching 239 BPS students.

- ◆ Enrolled 21 students from the specified zip codes in the 2015-2016 school year Foundation Year cohort. This represents a 31% increase in enrollment of students from the zip codes over the previous year.
- ◆ Transferred 47 students from Foundation Year Cohorts 1-6 (2010-2015) to Northeastern's undergraduate residential colleges. 12 students have graduated; 35 are enrolled and pursuing their degrees.
- ◆ Developed and awarded 10 new full-tuition, room & board scholarships to BPS Valedictorians and enrolled 6 Valedictorians from BPS High Schools
- ◆ Increased yield by 135% for Boston Public Students from 2014 to 2015
- ◆ Implemented an on campus support program including mentoring and advising for all newly enrolling Boston Scholars in the Office of Scholarship and Opportunity Programs

- ◆ Finalized and implemented Matriculation & Guaranteed Admissions programs for Boston students with Roxbury Community College and Bunker Hill Community College, applicable both to the full-time Undergraduate Residential Day School and the College of Professional Studies.

6.1.3 *Northeastern IMP Advisory Council*

Northeastern established an IMP Advisory Council to maintain regular and continuous dialogue and transparency with neighbors, address issues of concern as and when they arise, and explore new possibilities for community-university engagement. The IMP Advisory Council has met six times as of December 2015.

6.1.4 *Northeastern Neighborhood Center*

Northeastern created a neighborhood center, Northeastern Crossing, which serves as both a focal point for community engagement programs and services and a portal for community enquiries into university procurement, employment, admissions, and financial aid. Northeastern Crossing opened in September 2015 with a staff of three, including the Director of Partnership Programs.

6.1.5 *On-Campus Business Siting*

Northeastern will identify appropriate community-based businesses for on campus opportunities, with the goal of integrating them into new or existing university buildings as well as designating them as preferred vendors in the university purchasing system. In April 2015, Northeastern ran a Capacity Building program for sixteen SL/W/MBEs. Ten of the businesses were awarded contracts with Northeastern within six months of the training. No local businesses yet identified for location on campus.

6.1.6 *Housing Impact Study*

Northeastern committed to fund an update of the Housing Impact Study at or around the five-year term of the Northeastern IMP in order to examine any changes in the impacts of Northeastern students in rental housing stock. Northeastern is supportive of the suggestion by community members that the study should be scheduled for approximately one year after the initial occupancy of the Columbus Avenue Student Housing because at that time Northeastern will have created approximately 1,500 new student beds on campus.

6.1.7 *Carter Playground*

Northeastern committed to rebuilding and maintaining Carter Playground, enhanced by the long-term inclusion of the University's Camden parking lot, into an expanded park with increased public use. The city will continue to regulate permitting and scheduling of the facilities. Construction start is targeted for mid-2016.

Chapter 7.0

Sustainability

7.0 ENVIRONMENTAL SUSTAINABILITY

7.1 Introduction

Northeastern University is deeply committed to becoming a greener institution. In 2007, the University became a founding member of the American College & University Presidents Climate Commitment, a nationwide initiative to reduce greenhouse gas emissions among institutions of higher learning. In 2010, Northeastern officially adopted a climate action strategy called "Sustainable Action Plan: Roadmap Towards Carbon Neutrality." In 2014, Northeastern was ranked fourth of all American universities and ranked tenth greenest in the world, by the University of Indonesia's Greenmetric Ranking of World Universities. In 2015, Northeastern published "Update on Sustainability: 2005- 2025," which highlights progress made to date and outlines goals toward a more sustainable future.

Northeastern shares the City of Boston's strong commitment to the principles of sustainable development and aims to incorporate a wide variety of sustainable initiatives in all its projects. Northeastern will work with the Boston Redevelopment Authority and the City of Boston Environment Department to develop, set, and achieve ambitious Environmental Sustainability goals as determined in the Institutional Master Plan, in the design of the proposed projects, comply with the City's Green Building Zoning Article 37, and collaborate with the Boston Groundwater Trust to comply with the Groundwater Conservation Overlay District Article 32. The University endeavors to reduce the level of solid waste generated in construction and daily operations through waste minimization, reuse of materials, and recycling wherever possible. Northeastern University considers sustainability to be an ongoing process that harnesses the unique talents of students, faculty, staff, and the Northeastern community to develop technological, economic, and environmentally responsible policies and innovations that will balance the needs of the present without sacrificing the needs of future generations.

The University is actively involved in investigating and implementing environmentally responsible initiatives. The University continues to research and implement sustainable technologies and practices such as energy use and efficiency; building re-commissioning; transportation management; sustainable sites and design; recycling and solid waste programs; and stormwater management.

The University will continue assessing its options and defining assertive and responsible actions to speed its progress towards environmentally friendly policies, systems and facilities. Sustainable development will factor into all University decisions and plans.

7.2 Green Building

The Institutional Master Plan established guidelines to minimize solar gain caused by isolation at low angles on the east and west elevations. Passive solar strategies including orientation, siting and building massing are proposed to minimize energy consumption and improve occupant comfort.

The integration of construction materials and generous floor to ceiling heights will provide buildings that are durable and reusable for many subsequent generations of use, and that will accommodate future updates in building service technology.

The proposed Project will be designed and built using construction industry best- practices for sustainability described within, and measured by, the Leadership in Energy and Environmental Design (LEED) for Homes Mid-Rise rating system. An Integrated Project Team and process have been established to leverage all professional expertise and seek every opportunity to employ Green Building Techniques and practices. The Project's Preliminary Rating shows performance well in excess of the target of LEED Gold Certification with several additional credit opportunities in discussion, ensuring no ground is lost toward that goal, and a final performance rating beyond the goal is easily possible. LEED Certification for this Project will be pursued. A preliminary LEED checklist and narrative are included in Chapter 5 of the DPIR.

Urban Planning Principles: Smart Growth

This compact master plan replaces existing parking lots and parcels that are currently underutilized by low-rise building, with taller, denser academic and residential uses. This increased intensification of use of the existing campus site promotes walking and increased use of public transportation and at the same time increases construction and service-distribution efficiency.

7.3 Stormwater Retention/Treatment/Reuse and Groundwater Recharge

Where possible, rainwater harvesting will be utilized to ensure that non-potable water will be provided by natural systems. Green roofs, groundwater recharge systems and bio swales will act to mitigate the effect of stormwater runoff.

7.4 Northeastern Sustainability Achievements

Sustainability is at the heart of Northeastern's planned physical development as well its educational mission. The University demonstrates its commitment to sustainability through:

- ◆ Active participation on the Boston Green Ribbon Commission; and
- ◆ Being a founding signatory of the American College and University Presidents' Climate Commitment (ACUPCC).

Northeastern's ACUPCC greenhouse gas reduction commitment was 20% reduction Metric Tons Carbon equivalent (MTCe)/gross square feet from 2005 – 2015. The university exceeded this goal by achieving 26.2% MTCE reduction/gross square feet from 2005 – 2014. Northeastern has been named to the Princeton Review's "Green Rating Honor Roll" every year since 2009.

As part of its ACUPCC commitment, Northeastern has adopted and implemented two policies. The first is a green building policy stating that all building renovations greater than 50,000 square feet and all new buildings are to be certifiable at or comparable to the Gold level under the USGBC LEED® rating system. Additionally, Northeastern University values sustainability and environmental stewardship and considers both the economic and environmental costs and benefits associated with any sustainable strategy. The second policy specifies that all new equipment and products be ENERGY STAR® qualified, or be highly efficient equipment when ENERGY STAR® ratings for equipment are not yet available. All computer equipment purchases as well as appliances including air conditioners, washing machines and refrigerators are ENERGY STAR® qualified.

The University's "Update on Sustainability 2005 – 2025," which highlights achievements to date and outlines sustainability goals for the future, was published in 2015. The document is available online at: <http://www.northeastern.edu/sustainability/update/2005-2025.pdf>.

7.5 Green Infrastructure at Northeastern

Two buildings on Northeastern's Boston campus have achieved LEED Gold certification: Dockser Hall and International Village, which together represent nearly 540,000 square feet of building space. Dockser Hall was a complete renovation project that allowed for expansion of the School of Law. International Village, a 21-story mixed-use residence hall/office building and home to Northeastern's Honors Program first-year Living Learning Community, opened in September 2009 and features the first college/university dining room in the United States to earn both the 3-star certified GreenRestaurant® distinction and LEED Gold status.

Two buildings on the Northeastern campus have been designed to achieve LEED certifications. East Village, a 17-story mixed-use residence hall/classroom/meeting space building was designed at the LEED Gold level and the certification is currently in process. The Integrated Science and Engineering Building is designed to achieve LEED Platinum certification and the building is currently under construction.

7.5.1 Recycling

Approximately 34% of Northeastern's waste is recycled. The university offers recycling for paper, corrugated cardboard, plastics and aluminum, and computers and electronics. In addition, Northeastern composted over 550 tons of food waste and over 268 tons of landscaping material in 2014. Recycling bins are located throughout the campus to

encourage members of the Northeastern community to recycle. The University even recycles many of the canvas banners that appear around campus, turning them into useful items that are given to students and alumni.

Northeastern also seeks to reduce waste generation and has installed over 190 refillable water bottle stations across campus which has prevented over 1.2 million 16 –ounce plastic water bottles from entering the waste stream.

7.5.2 Dining

Northeastern’s Dining Services is a forerunner in sustainable practices.

Northeastern has two certified “green” restaurants on the Northeastern campus; 700 tons of food waste is collected annually for organic composting.

Partnerships include Red’s Best, an operations management company that works exclusively with local fishermen to bring seafood fresh from the New England coast; Southeastern Massachusetts Agricultural Partnership, dedicated to preserving and expanding access to local food and sustainable farming through research and education; and Northeast Family Farms, which provides all-natural ground beef from cattle that are locally pasture-raised on family-owned farms using sustainable, humane practices.

Through waste reduction, energy- and water-efficient equipment, compostable disposables, cage-free local produce without antibiotics or added hormones, and fair trade products, Dining Services has helped the university garner an impressive roster of sustainability accolades.

7.5.3 Transportation

The University has acquired 31 electric vehicles for use on campus by facilities personnel, which now makes up approximately 24% of the campus fleet. Employees and off-campus students are encouraged to use public transportation to travel to and from campus, specifically through participation in the Green Streets Initiative’s Walk/Ride Days. An electric charging station is planned to be added to the Columbus Place Garage and is expected to be constructed in 2016.

Bicycle racks are located throughout campus and the number of bike storage spaces has increased 82% since 2005, including the addition of two indoor bike storage options and two bike repair stations. The University is working to continue to increase bike storage on campus. The University has also partnered with the City of Boston by sponsoring a bike station in the North Lot as part of the New Balance Hubway bike-share system.

In recognition of these efforts, Northeastern received a Pinnacle Award at the 2015 Massachusetts Excellence in Commuter Options (ECO) Awards.

7.5.4 Landscaping

The University strives to provide a landscape environment that is attractive to prospective students, aesthetically pleasing for the University community, cost-effective, and environmentally sound for both the campus and neighboring communities.

7.5.5 Energy Conservation

Northeastern has committed to a goal to reduce its carbon footprint by 80% relative to the 2005 baseline. The university is constantly assessing and implementing strategies to conserve energy including but not limited to using occupancy sensors for lighting and HVAC control, installing demand-control ventilation, variable frequency drives and high-performance lighting systems. The university has reduced its overall consumption of oil, gas and electricity and burns primarily natural gas in the central heating plant. Northeastern is working to recommission existing buildings and implementing building systems control that help to dramatically reduce energy consumption. For example, energy consumption was reduced by 50% in the Egan Research Center through the use of sensors and building control sequences. This new standard for lab operations will be applied across campus. The University has been replacing roofs with highly reflective white, high albedo materials to reduce cooling cost. Approximately 30% of roof square footage is high albedo and lessens the heat island effect of our campus.

7.5.6 Green Purchasing

The Purchasing Department selects goods and services that provide the best value to the University while protecting the environment for future generations. For example, since 2005 all cleaning products purchased by facilities for campus use are Green Seal certified; most recently, the bookstore began offering sustainable sugarcane copy paper for printing. Purchasing deliberations consider issues such as energy efficiency, raw materials utilized, manufacturing processes, and the lawful disposition of obsolete equipment.

Chapter 8.0

Response to Comments

8.0 RESPONSE TO COMMENTS

This chapter provides responses to the BRA Scoping Determination Submission Requirements for the IMP Amendment. Responses to the comment letters that were received on the IMPNF/PNF filed with the BRA on January 21, 2016 are included in the Draft Project Impact Report submitted at the same time as this IMP Amendment. The Scoping Determination has been annotated with comments coded in the right-hand margin.

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Martin J. Walsh, *Mayor*
Timothy J. Burke, *Chairman*
Brian P. Golden, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

March 11, 2016

Mr. John Tobin
Vice President
City and Community Affairs
Northeastern University
360 Huntington Avenue
Boston, MA 02115

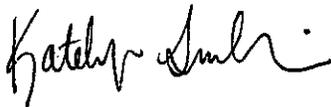
Re: **Scoping Determination for the proposed First Amendment to the Northeastern University Institutional Master Plan and Proposed Columbus Avenue Student Housing Project**

Dear Mr. Tobin:

Please find enclosed the Scoping Determination for the proposed First Amendment to the Northeastern University Institutional Master Plan and Proposed Columbus Avenue Student Housing Project. The Scoping Determination describes information required by the Boston Redevelopment Authority in response to the Institutional Master Plan Notification Form/Project Notification Form ("IMPNF/PNF"), which was submitted under Article 80D and Article 80B of the Boston Zoning Code on January 21, 2016 by Northeastern University and American Campus Communities. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4425.

Sincerely,



Katelyn Sullivan
Senior Project Manager

CC: Jason Wills, American Campus Communities
Jonathan Greeley, BRA
Jerome Smith, Mayor's Office of Neighborhood Services

BOSTON REDEVELOPMENT AUTHORITY

SCOPING DETERMINATION

FOR

**THE NORTHEASTERN UNIVERSITY
FIRST INSTITUTIONAL MASTER PLAN AMENDMENT/ DRAFT PROJECT IMPACT
REPORT
COLUMBUS AVENUE STUDENT HOUSING PROJECT**

PREAMBLE

On January 21, 2016, Northeastern University ("Northeastern") and American Campus Communities ("ACC") submitted to the Boston Redevelopment Authority ("BRA") an Institutional Master Plan Notification Form/ Project Notification Form ("IMPNF/PNF") seeking an amendment to the Northeastern Institutional Master Plan ("IMP Amendment") and detailing the Columbus Avenue Student Housing Project totaling approximately 310,000 square feet containing approximately 800 to be located at 10 Burke Street ("Proposed Project").

The BRA will review the proposed IMP Amendment and Draft Project Impact Report ("DPIR") pursuant to Sections 80D and 80B of the Boston Zoning Code ("Code"). As part of the BRA's Article 80 review, Northeastern and ACC are required to prepare and submit to the BRA a proposed IMP Amendment pursuant to Section 80D and a proposed Draft Project Impact Report pursuant to Section 80B. The document/s must set forth in sufficient detail the planning framework of the institution and the cumulative impacts of the Proposed Project included in the IMP Amendment to allow the BRA to make a determination about the merits of the proposed IMP Amendment and Proposed Project. The proposed IMP Amendment and Draft Project Impact Report shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.

Copies of the IMPNF/PNF were made available to the public in both electric and hard copy format. A scoping session was held on February 8, 2016 with public agencies and a Task Force/Public meeting was held on February 23, 2016 at which the Proposed Project was presented. The comment deadline for the IMPNF/PNF was March 1, 2016.

Based on review of the IMPNF/PNF, related comments, as well as a scoping session and public meeting, the BRA hereby issues its written Scoping Determination ("Scope") pursuant to Section 80D and Section 80B the Code. Northeastern is requested to respond to the specific elements outlined in this Scope. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP Amendment, Draft Project Impact Report or in another appropriate manner over the course of the review process. At other points during the public review of the IMP Amendment and Draft Project Impact Report, the BRA and other

City agencies may require additional information to assist in the review of the Proposed IMP Amendment and Draft Project Impact Report.

To facilitate the preparation and review of the two documents referenced above, the Scope contains two discrete sections, one setting forth the submission requirements for the IMP Amendment, and another setting forth the submission requirements for the DPIR. When appropriate, information requested in one section may be provided in the submission that responds to the other section.

In addition to the specific submission requirements outlined in the sections below, the following general issues should be noted:

- The City of Boston views its academic institutions as important economic and cultural assets and as valuable partners in a wide range of public policy priorities. However, while the benefits of Boston's academic institutions are felt across the city and even regionally, nationally, and globally, the negative impacts are generally limited to the immediate neighborhood. This dictates that both the BRA and academic institutions work to carefully balance the goals of vibrant institutions and healthy neighborhoods.
- It is the City's policy to encourage colleges and universities to expand their on-campus housing facilities for their students so that there is a decreasing use of private housing market resources in Boston neighborhoods by students. The BRA applauds Northeastern for proposing housing that will further Mayor Walsh's policy which seeks to increase the number of students living in on campus housing rather than using scarce neighborhood housing resources.

SUBMISSION REQUIREMENTS
FOR THE
NORTHEASTERN IMP AMENDMENT

The Scope requests information required by the BRA for its review of the proposed IMP Amendment in connection with the following:

1. Approval of the Northeastern IMP Amendment pursuant to Article 80D and other applicable sections of the Code.
2. Recommendation to the Zoning Commission for approval of the Northeastern IMP Amendment.

The Northeastern IMP Amendment should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP Amendment at public meetings. Ten (10) hard copies of the full report should be submitted to the BRA, in addition to an electronic version in .pdf format. Hard copies of the document should also be available for distribution to the Northeastern Task Force, community groups, and other interested parties in support of the public review process. The IMP Amendment should include a copy of this Scoping Determination. The IMP Amendment should include the following elements:

1. MISSION AND OBJECTIVES

- **Organizational Mission and Objectives.** Define Northeastern's institutional mission and objectives, and describe how the development contemplated or proposed in the IMP Amendment advances the stated mission and objectives. In particular, the IMP Amendment should address Northeastern's intentions related to enrollment and how the Proposed Project and Proposed Future Projects play into percentage of students housed on campus and how this is tracked. BRA 1
- **Major Programs and Initiatives.** Update any major academic programs or initiatives that will drive academic and physical planning in the future. Included in the description should be current and future trends that are impacting Northeastern and shaping program objectives. BRA 2

2. EXISTING PROPERTY AND USES

The IMP Amendment should present applicable updated maps, tables, narratives, and site plans clearly providing the following information:

- **Owned and Leased Properties.** Provide an updated inventory of land, buildings, and other structures in the City of Boston owned or leased by Northeastern as of the date of submission of the IMP Amendment, with the following information for each property. BRA 3

- Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.
- Land and building uses.
- Building gross square footage and, when appropriate, number of dormitory beds or parking spaces.
- Building height in stories and, approximately, in feet, including mechanical penthouses.
- Tenure (owned or leased by Northeastern).

3. CAMPUS DEMOGRAPHICS

- **Student Population.** The IMP Amendment should provide a thorough explanation future projections of the size and other characteristics of Northeastern’s student body. These data should be referenced as appropriate in other sections, e.g. the Student Housing Plan should make clear the relationship between student population and student housing goals, including targets for percentage of students housed and how enrollment is tracked. The IMP Amendment should include an explanation of Northeastern’s target student enrollments for five years and 10 years in the future. BRA 4
- **Employment.** Provide any updates to Northeastern’s current employee population, disaggregated by faculty/staff, full-time/part-time, Boston residents/non-residents, as well as projected employment over the term of the IMP, given targeted levels of growth in the student body. BRA 5

4. PROPOSED PROJECT

Article 80D Requirements. Pursuant to Article 80D, the IMP Amendment should provide the following information for the Proposed Project: BRA 6

- Site location and approximate building footprint.
- Uses (specifying the principal subuses of each land area, building, or structure, such as classroom, laboratory, parking facility).
- Square feet of gross floor area.
- Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
- Floor area ratio.
- Building height in stories and feet, including mechanical penthouses.
- Parking areas or facilities to be provided in connection with Proposed Projects;
- Any applicable urban renewal plans, land disposition agreements, or the like.
- Current zoning of site.
- Total project cost estimates.
- Estimated development impact payments.
- Approximate timetable for development of proposed institutional project, with the estimated month and year of construction start and construction completion for each.

Rationale for Proposed Project. Discuss the rationale for the program and location of proposed buildings in light of discussions on mission, facilities needs, and campus planning objectives. Discuss the rationale for the scale of the proposed building. BRA 7

5. PLANNING FRAMEWORK

This section should discuss, at a minimum, the following:

- **Existing Context.** Describe Northeastern's place in the broader context of adjacent land uses, and the surrounding neighborhoods. Reference any City policies or plans that shape the planning context for the area and for Northeastern. BRA 8
- **Factors Driving Facilities Needs.** Provide any update since filing the IMP of current facilities utilization rates and Northeastern's ability to accommodate growth in its student body with existing facilities, by type of facility. BRA 9
- **Campus Vision and Identity.** Describe any updates to Northeastern's vision of its desired physical identity and, in general terms, strategies for achieving that identity. BRA 10
- **Overview of Urban Design Guidelines and Objectives.** Discuss any new or modified urban design guidelines and objectives that have emerged and strategies for implementing them in conjunction with the Proposed Project or in the future. BRA 11
- **Public Realm.** Discuss any updates to the existing public realm conditions (i.e. parks, plazas, streetscapes) in the vicinity of Northeastern facilities, regardless of ownership. Discuss key urban design and public realm goals and objectives proposed by Northeastern for the campus, with a focus on creating a high-quality interface between the campus and the surrounding neighborhoods and transit stations. BRA 12
- **Pedestrian Circulation Goals and Guidelines.** Provide a statement of goals and guidelines for pedestrian circulation both within and through Northeastern's campus and in relation to the Proposed Project. BRA 13

6. STUDENT HOUSING PLAN UPDATE

The IMP Amendment should provide any updates that address both the requirements set forth in Article 80D, which are reproduced below, and the additional requirements set forth in this section.

- **Article 80 Student Housing Plan Requirements.** Pursuant to Article 80D, the IMP Amendment should address or update the following: BRA 14
 - The number of full-time undergraduate and graduate students living in housing facilities owned or operated by the Institution, including a breakdown by type of degree of program (undergraduate or graduate) and type of housing facility (dormitory, apartment, or cooperative housing facility).
 - The number of housing units owned or operated by the Institution, by type of housing facility (dormitory, apartment or cooperative housing facility).
 - Any housing requirements or restrictions the Institution places on its students (e.g. eligibility for on-campus housing, requirement to live on campus).
 - The process by which the Institution directs its students to housing facilities.
 - The Institution's short-term and long-term plans for housing its undergraduate and graduate students on-campus and off-campus.
 - Impacts of the Institution's student housing demand on housing supply and rental market rates in the surrounding neighborhoods, including those neighborhoods adjacent to the Institution's campus and other neighborhoods where the Institution's students are concentrated.

- A plan for mitigating the impacts of the Institution’s student housing demand on surrounding neighborhoods.
- **Other.** Describe existing supervision and disciplinary procedures in dormitories, as well as policies related to student behavior generally and for the Proposed Project. Detail the Northeastern and ACC’s plans for filling beds in the Proposed Project including number/percentage of students anticipated from other colleges and universities to be housed.

7. TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN

The following submission requirements relate to the proposed IMP Amendment; the DPIR will be required to present more specific information on the transportation impacts of the Proposed Project. In addition to the submissions detailed in this Scope, Northeastern should continue to work closely with the Boston Transportation Department (“BTD”) to outline an appropriate scope for studying and mitigating any transportation impact of the Proposed Project.

- **Existing Conditions.** Provide any updates to Northeastern’s existing transportation and parking characteristics, including data on mode share for employees and students, parking spaces owned and operated by Northeastern, and policies regarding student and employee parking, transportation demand management measures in place, etc. BRA 15
- **Impact of New Project.** Discuss the impact of the Proposed Project on parking demand and supply. BRA 16
- **Student Auto Ownership, Use, and Parking.** Describe Northeastern’s current policies with regard to student ownership and use of automobiles, including the eligibility of students living in dormitories to obtain resident parking permits and any measures to enforce existing regulations. BRA 17
- **Move-In/Move-Out Traffic Management Procedures.** Describe Northeastern’s current procedures for managing traffic and parking impact generated by students moving into and out of dormitories, and any proposed changes to those procedures. This information may be consolidated with the Move-In/Move-Out Plan required as part of the DPIR. BRA 18
- **Bicycle Transportation.** Given the proposed addition of a significant number of new residents to the campus, the IMP Amendment should discuss the adequacy of Northeastern’s existing bicycle storage facilities and the facilities to be included in the Proposed Project or elsewhere on campus. BRA 19

8. ECONOMIC DEVELOPMENT

The IMP Amendment should address the following topics:

- **Employment and Workforce Development.** Provide any updates to existing and proposed programs to train and hire Boston residents for Northeastern jobs. BRA 20

9. COMMUNITY BENEFITS PLAN

The IMP Amendment should describe any updates to Northeastern’s Community Benefits Plan since the approval of the IMP and in relation to the Proposed Project. Describe how Northeastern BRA 21

plans to apply the commitments in the Jobs and Procurement section of the Cooperation Agreement to the Proposed Project including the commitment to increase business with SLBEs to 20% of its discretionary spending and W/MBEs to 12% of discretionary spending within 10 years and the commitment to direct 30% of major design/construction spending in the Northeastern IMP to MBEs and 10% to WBEs. Additionally, discuss the on-campus business siting commitment and opportunities for the Proposed Project.

10. ENVIRONMENTAL SUSTAINABILITY

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. Northeastern's campus expansion provides exciting opportunities for innovation and excellence not only in individual buildings, but across the campus as a whole. Northeastern will be expected to work with the BRA, the City of Boston Environment Department, and others to set and meet ambitious environmental sustainability goals in the design of the Proposed Project. The IMP Amendment should present as much information as possible on the topics below, with the understanding that not all of them may be relevant at this current time. Additional topics related to sustainability are included in the DPIR Scope for the Proposed Project.

- **Existing Sustainability Measures.** Update if applicable Northeastern's existing sustainability measures at the building and campus-wide level, including but not limited to energy, stormwater, solid waste, transportation, and infrastructure and utilities. Explain the administrative structure for making decisions about and promoting innovation in the area of building a sustainable campus. Describe any formal goals or principles that Northeastern has adopted in the area of sustainability since the approval of the IMP. BRA 22
- **Green Building.** New campus buildings should achieve a superior level of performance in the areas of materials and resources (recycled content, construction waste management, local/regional materials), energy (energy performance, renewable energy), water management (water efficiency, stormwater management, graywater and stormwater recycling, etc.), indoor environmental quality, and other standard performance areas of high-performance or "green" buildings. Whenever possible, buildings should achieve a high level of certification through LEED or another appropriate system. BRA 23
- **Energy Use.** Future campus development should consider the impact of new buildings on the existing heating and cooling infrastructure. Reducing the current energy use of existing buildings should be addressed prior to expanding or building new power plants. Planning should consider the possible benefits of localized heating and cooling systems within a section of the campus or within an individual building, allowing for alternative energy sources to be easily explored. BRA 24
- **Water Use.** Future campus development should incorporate water use, conservation, and rainwater harvesting strategies at a campus level. New construction allows opportunities for storage systems to be installed for use by the new and adjacent buildings. Collected water can be used for flushing, HVAC make-up water, and irrigation. BRA 25
- **Stormwater Retention/Treatment/Reuse and Groundwater Recharge.** Northeastern's development should go beyond the minimum requirements related to stormwater runoff. In particular, the new developments proposed as part of this IMP Amendment should set a goal of reducing stormwater discharge from the sites into the storm sewers, not simply avoiding any additional runoff. This goal should be considered in conjunction with strategies for reuse of retained stormwater and strategies for groundwater BRA 26

recharge. Individual building design, site design, and street-level interventions should all maximize the opportunities for stormwater retention, treatment, and reuse, as well as groundwater recharge, through innovative approaches. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area.

- **Solid Waste.** Campus master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings.

BRA 27

11. OTHER

- **Public Notice.** Northeastern will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of the submission of the IMP Amendment to the BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP Amendment by the BRA. In accordance with Article 80, public comments on the IMP Amendment shall be transmitted to the BRA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, Northeastern shall submit to the BRA a copy of the published Notice together with the date of publication.

BRA 28

BOSTON REDEVELOPMENT AUTHORITY SCOPING DETERMINATION

- BRA 1** **Mission and objectives**
- Please see Section 1.3.
- BRA 2** **Major programs and initiatives**
- Please see Section 1.4.
- BRA 3** **Owned and leased properties**
- Please see Section 1.5 and Chapter 4. Appendix A presents an inventory of existing University properties and facilities.
- BRA 4** **Student population**
- Please see Section 1.6.1.
- BRA 5** **Employment**
- Please see Section 1.6.2.
- BRA 6** **Proposed project**
- Please see Chapter 2.
- BRA 7** **Rationale**
- Please see Section 2.1.
- BRA 8** **Existing Context**
- This remains the same as discussed in the 2013 IMP.
- BRA 9** **Facilities needs**
- This remains the same as discussed in the 2013 IMP.
- BRA 10** **Campus vision and identity**
- This remains the same as discussed in the 2013 IMP.
- BRA 11** **Urban design guidelines**
- This remains the same as discussed in the 2013 IMP.

- BRA 12** **Public realm**
- This remains the same as discussed in the 2013 IMP.
- BRA 13** **Pedestrian circulation goals**
- This remains the same as discussed in the 2013 IMP.
- BRA 14** **Student housing plan**
- Please see Chapter 3.
- BRA 15** **Existing conditions**
- Please see Section 4.3.
- BRA 16** **Impact of new project**
- Please see Section 4.4.
- BRA 17** **Student auto ownership, use, and parking**
- Please see Section 4.5.
- BRA 18** **Move-in/move-out procedures**
- Please see Section 4.6.
- BRA 19** **Bicycle transportation**
- Please see Section 4.7.
- BRA 20** **Employment and workforce development**
- Please see Chapter 5.
- BRA 21** **Community benefits**
- Please see Chapter 6.
- BRA 22** **Existing sustainability measures**
- Please see Chapter 7
- BRA 23** **Green building**
- Please see Section 7.2.

BRA 24 Energy use

Please see Section 7.4 and 7.5.5.

BRA 25 Water use

Please see Section 7.5.

BRA 26 Stormwater retention

Please see Section 7.3.

BRA 27 Solid waste

Please see Section 7.5.

BRA 28 Public notice

A Public Notice was been published in the Boston Herald on April 11, 2016.

Appendix A

Facilities Matrix

Building Name	Code	Official Street Address	Year Built	Year Acquired	Year Major Reno	Below	Above	Penthouse	Gross SF	Owned or Leased	Exterior Construction Type	Footing Type	Primary Building Use	Handicapped Accessible	Broadly Accessible
Academic & Administrative Facilities															
177 Huntington Avenue	177	177 Huntington Avenue	1974	2010	2014	0	9	0	77,312 sf	Leased	Concrete	Unknown	Administrative/Academic	Direct	
236 Huntington Avenue	236	236 Huntington Avenue	Unknown	2012	2012	0	1	0	5,440 sf	Leased	Masonry	Unknown	Administrative	?	
271 Huntington Avenue	271	271 Huntington Avenue	Unknown	2014	2014	0	1	0	24,045 sf	Leased	Concrete/metal panel	Unknown	Academic	Direct	
335A Huntington Avenue (portion of bldg)	335	335A Huntington Avenue	Unknown	2000	2000	1	0	0	4,407 sf	Leased	Masonry	PIF, Caisson or Footing	Student Services	No	
34 Beacon Street	34	34 Beacon Street, Boston, MA	1825	2006	2000	1	5	0	11,056 sf	Owned	Brick	Unknown	Residence & Event Space	?	
Asian American Center	AC	109 Hemenway Street	1898	2005		1	3	0	4,646 sf	Owned	Brick	Unknown	Student Services	Indirect	
O'Bryant Center (part of WVF)	AF	40 Leon Street	2006	NU Built		0	2	0	16,578 sf	Owned	Masonry	PIF, Caisson or Footing	Academic/Administrative	Direct	
Warehouse	AT	76 Atherton Street, Boston, MA	Unknown	Unknown		1	4	0	140,197 sf	Owned	Concrete/Brick	Unknown	Warehouse	?	
Behrakis Health Sciences Center	BK	30 Leon Street	2002	NU Built		1	7	1	124,572 sf	Owned	Glass	PIF, Caisson or Footing	Classroom/Admin.	Direct	
101 Belvidere	BV	101 Belvidere Street	1974	2008	2005	0	4	0	69,911 sf	Leased	Concrete	Unknown	Academic/Administrative	Direct	
Cahners Hall	CA	110 The Fenway	1957	1965		1	2	0	14,912 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Cargill Hall	CG	45 Forsyth Street	1982	NU Built		1	0	0	28,378 sf	Owned	Concrete	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Churchill Hall	CH	380 Huntington Avenue	1959	NU Built		1	4	1	56,277 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Cullinane Hall	CN	288 St Botolph Street	1911	1930	1986	1	2	0	28,043 sf	Owned	Brick	Wood Piles	Administrative	Direct	
Columbus Place	CP	716 Columbus Avenue	1910	1984	1995	1	6	0	124,192 sf	Owned	Concrete/Brick	PIF, Caisson or Footing	Administrative	Direct	
Curry Student Center	CSC	346 Huntington Avenue	1964	NU Built	1994	1	5	0	167,573 sf	Owned	Brick	PIF, Caisson or Footing	Student Services	Direct	
Cushing Hall	CU	102 The Fenway	1910	1966		1	4	0	25,902 sf	Owned	Brick	Wood Piles	Administrative	No	
Dana Research Center	DA	110 Forsyth Street	1966	NU Built		1	5	0	71,374 sf	Owned	Brick	PIF, Caisson or Footing	Research/Classroom	Indirect	
Dodge Hall	DG	324 Huntington Avenue	1952	NU Built	1993	1	4	1	85,826 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Dockser Hall	DK	65 Forsyth Street	1968	NU Built	2008	1	4	0	63,383 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Egan Engineering/Science Research Center	EC	120 Forsyth Street	1996	NU Built		1	3	2	117,710 sf	Owned	Precast masonry panel	PIF, Caisson or Footing	Research	Direct	
Ell Hall	EL	346 Huntington Avenue	1947	NU Built		1	4	1	88,430 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Indirect	
Fenway Center	FC	77 St Stephen Street	1898	2005		1	1	0	18,026 sf	Owned	Brick	Unknown	Student Services	Direct	
Forsyth Building	FR	70 Forsyth Street	1926	1949		1	2	1	87,454 sf	Owned	Concrete	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Hayden Hall	HA	370 Huntington Avenue	1956	NU Built		1	5	0	110,515 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Holmes Hall	HO	39-41 Leon Street	1910	1961		1	5	0	73,758 sf	Owned	Brick	PIF, Caisson or Footing	Administrative	Indirect	
Hurtig Hall	HT	334 Huntington Avenue	1968	NU Built		1	4	1	82,160 sf	Owned	Brick	PIF, Caisson or Footing	Research/Classroom	Direct	
International Village - Office Building	INVO	1155-1175 Tremont Street	2009	NU Built		0	5	0	35,574 sf	Owned	Precast/Metal Panel	Matt Footing	Academic/Administrative	Direct	
Kariotis Hall	KA	55 Forsyth Street	1982	NU Built		1	3	0	14,987 sf	Owned	Brick	PIF, Caisson or Footing	Classroom	Indirect	
Knowles Center	KN	416 Huntington Avenue	1961	NU Built	1990	1	4	1	61,112 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Library	Direct	
Lake Hall	LA	43 Leon Street	1910	1961		1	5	1	54,883 sf	Owned	Brick	PIF, Caisson or Footing	Administrative	Indirect	
Latino/a Student Cultural Center	LT	104 Forsyth Street	1922	1963	1998	1	2	0	3,418 sf	Owned	Concrete	PIF, Caisson or Footing	Student Services	Direct	
Meserve Hall	ME	35-37 Leon Street	1893	1961		1	4	0	33,101 sf	Owned	Brick	PIF, Caisson or Footing	Administrative	Direct	
Mugar Life Sciences Building	MU	330 Huntington Avenue	1941	NU Built		1	4	1	136,321 sf	Owned	Brick	PIF, Caisson or Footing	Research/Classroom	Direct	
Nightingale Hall	NI	105-107 Forsyth Street	1911	1961		1	5	0	65,110 sf	Owned	Brick	PIF, Caisson or Footing	Administrative	Direct	
Power Plant	PP	111 Forsyth Street	1910	1961		0	1	0	6,815 sf	Owned	Brick	PIF, Caisson or Footing	Mechanical Facility	?	
Robinson Hall	RB	336 Huntington Avenue	1965	NU Built		1	4	1	53,286 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Architecture Studios	RG	(Not Assigned)	1985	2000	2000	0	1	0	16,844 sf	Leased	Concrete	PIF, Caisson or Footing	Academic	Direct	
Richards Hall	RI	360 Huntington Avenue	1938	NU Built		1	5	0	113,827 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Indirect	
Renaissance Park	RP	1135 Tremont Street	1994	1997		0	9	1	164,665 sf	Owned	Brick/Precast msnry	PIF, Caisson or Footing	Academic/Administrative	Direct	
Ryder Hall	RY	11 Leon Street	1913	1976	1986	0	4	0	114,329 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Shillman Hall	SH	115 Forsyth Street	1995	NU Built		0	4	0	49,304 sf	Owned	Brick	PIF, Caisson or Footing	Classroom	Direct	
Snell Library	SL	376 Huntington Avenue	1988	NU Built		1	4	1	245,993 sf	Owned	Precast masonry	PIF, Caisson or Footing	Library/Classroom	Direct	
Snell Engineering Center	SN	110 Forsyth Street	1984	NU Built		1	4	1	85,980 sf	Owned	Precast masonry	PIF, Caisson or Footing	Classroom/Admin.	Direct	
Stearns Center	ST	420 Huntington Avenue	1976	NU Built		1	5	0	32,515 sf	Owned	Brick	PIF, Caisson or Footing	Administrative	Direct	
140 The Fenway	TF	140 The Fenway	1912,59,69	2010		2	4	0	148,145 sf	Leased	Masonry	Unknown	Research/Academic	Direct	
Tunnels (connecting segments only)	TN	NA	Various	NU Built		1	0	0	7,089 sf	Owned	Concrete	PIF, Caisson or Footing	Circulation	Direct	
Hastings Hall at the YMCA	YMC	320 Huntington Avenue	1913	2012 (leased 2007)		2	6	0	81,833 sf	Owned	Brick	Unknown	Classroom/Residence	Direct	
Broad Street Facility	BM	89 Broad Street, Boston, MA	Unknown	1994	1994	0	2	0	27,620 sf	Leased	Brick	Unknown	Classroom & Conference		
Sub-total Academic Facilities						49 buildings			233	3,274,829 sf					

Residence Facilities															
106 St. Stephen Street	106	106 St. Stephen Street	1923	1975 (leased 1966)		1	4	0	17,529 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	No	
110 St. Stephen Street	110	110 St. Stephen Street	1923	1975 (leased 1966)		1	4	0	17,590 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	No	
116 St. Stephen Street	116	116 St. Stephen Street	1923	1975 (leased 1966)		1	4	0	17,567 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	No	
122 St. Stephen Street (Levine Hall)	122	122 St. Stephen Street	1923	1975 (leased 1966)		1	4	0	17,534 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	No	
142 Hemenway Street	142	142 Hemenway Street	1896	1961		1	5	0	10,142 sf	Owned	Brick	Wood Piles	Residence Facility	No	
144 Hemenway Street	144	144 Hemenway Street	1896	1961		1	5	0	8,012 sf	Owned	Brick	Wood Piles	Residence Facility	No	
146 Hemenway Street	146	146 Hemenway Street	1896	1961		1	5	0	8,036 sf	Owned	Brick	Wood Piles	Residence Facility	No	
148 Hemenway Street	148	148 Hemenway Street	1896	1961		1	5	0	8,787 sf	Owned	Brick	Wood Piles	Residence Facility	No	

319 Huntington Ave.	319	319 Huntington Avenue	c 1916	1982		1	5	0	31,320 sf	Owned	Brick	Wood Piles	Residence Facility	No
337 Huntington Ave.	337	337 Huntington Avenue	1923	1982		1	5	0	50,023 sf	Owned	Brick	Wood Piles	Residence Facility	No
407 Huntington Ave.	407	407 Huntington Avenue	1922	1969		1	5	0	29,921 sf	Owned	Brick	Wood Piles	Residence Facility	No
Rubenstein Hall	464	464 Huntington Avenue	1924	1977		1	5	0	29,591 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	No
768 Columbus Avenue	768	768 Columbus Avenue	1914	1999		1	4	0	11,317 sf	Owned	Brick	Unknown	Residence Facility	No
780 Columbus Avenue	780	780 Columbus Avenue	1912	Unknown	2001	1	5	1	40,273 sf	Owned	Brick	Unknown	Residence Facility	Direct
Burstein Hall	BU	454-458-460 Huntington Ave	1927	Unknown	1984	1	4	0	51,715 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	No
10 Coventry Street	CV	10 Coventry Street	2004	2004		2	6	1	69,739 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
Davenport Commons A	DCA	700 Columbus Avenue	2001	2001		0	6	1	122,719 sf	Leased	Brick	PIF, Caisson or Footing	Residence Facility	Direct
Davenport Commons B	DCB	696 Columbus Avenue	2001	2001		0	6	1	76,325 sf	Leased	Brick	PIF, Caisson or Footing	Residence Facility	Direct
East Village	EV	291 St Botolph Street	2014	NU Built		1	17	1	221,754 sf	Leased	Precast/Metal Panel	Unknown	Residence Facility	Direct
International Village - Residence	INV	1155-1175 Tremont Street	2009	NU Built		2	22	2	459,753 sf	Owned	Precast/Metal Panel	Matt Footing	Residence Facility/Academic	Direct
Kennedy Hall	KDY	115-119 Hemenway Street	1911	1979 (leased 1965)		1	5	0	46,925 sf	Owned	Brick	Wood Piles	Residence Facility	Direct
Kerr Hall	KH	96 The Fenway	1913	1973		1	6	0	28,023 sf	Owned	Brick	Wood Piles	Residence Facility	Direct
Loftman Hall (& 153 Hemenway Street)	LF	163, 157, 153 Hemenway Street	1909	1976-78		1	4	0	53,219 sf	Owned	Brick	Wood Piles	Residence Facility	Direct
Light Hall	LH	81-83 St. Stephen Street	1892	1965		1	3	0	15,724 sf	Owned	Brick	Wood Piles	Residence Facility	No
Melvin Hall	MH	90 The Fenway	1913	1965		1	5	0	30,455 sf	Owned	Brick	Wood Piles	Residence Facility	No
Stetson East	SE	11 Speare Place	1967	NU Built		1	4	1	70,450 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
Smith Hall	SM	125,129,131 Hemenway Street	1902	1965	2007	1	3	0	59,225 sf	Owned	Brick	Wood Piles	Residence Facility	Direct
Speare Hall	SP	10 Speare Place	1964	NU Built		1	4	1	98,710 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
Stetson West	SW	10 Forsyth Street	1966	NU Built		1	4	1	120,208 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
White Hall	WH	19-21-23 Forsyth Street	1925	1961		1	5	0	89,378 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
Willis Hall	WI	50 Leon Street	1979	NU Built		1	10	0	114,058 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
West Village A	WVA	500-510 Parker Street	1999	NU Built		1	13	2	225,315 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
West Village B	WVB	460 Parker Street (rear)	2000	NU Built		0	7	0	90,039 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
West Village C	WVC	480 Parker Street (rear)	2000	NU Built		0	7	0	92,569 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
West Village E	WVE	10-20 Leon Street	2002	NU Built		0	8	1	124,176 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility	Direct
West Village F	WVF	40 Leon Street	2006	NU Built		2	7	0	128,460 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility/Academic	Direct
West Village G	WVG	450 Parker Street	2004	NU Built		0	6	0	133,981 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility/Academic	Direct
West Village H	WVH	440 Huntington Avenue	2004	NU Built		0	16	2	174,307 sf	Owned	Metal Panel/Glass	PIF, Caisson or Footing	Residence Facility/Academic	Direct
Sub-total Residence Facilities						38 buildings	292	2,994,871 sf						

Athletic & Recreation Facilities														
Cabot Center (& Barletta Natatorium)	CB	400 Huntington Avenue	1954	NU Built		1	2	0	252,295 sf	Owned	Brick	PIF, Caisson or Footing	Athletic Facility	Direct
Henderson Boathouse	HBH	1345 Soldiers Field Road, Brighton	1989	NU Built		0	2	0	17,710 sf	Owned	Wood	PIF, Caisson or Footing	Athletic Facility	?
Matthews Arena	MA	238-262 St. Botolph Street	1906	1980		1	2	0	156,860 sf	Owned	Concrete/Brick	Wood Piles	Athletic Facility	Direct
Marino Recreation Center	MC	359-369 Huntington Avenue	1996	NU Built		0	3	0	82,763 sf	Owned	Masonry/Glass	PIF, Caisson or Footing	Athletic Facility	Direct
Badger & Rosen Squashbusters Center	SB	795A Columbus Avenue	2003	NU Built		0	4	0	38,498 sf	Owned	Metal Panel/Glass	PIF, Caisson or Footing	Athletic Facility	Direct
Sub-total Athletic/Recreation Facilities						5 buildings	15	548,126 sf						
Sub-total Academic, Residential & Athletic/Recreation Facil.						92 buildings	540	6,817,827 sf						

Parking Structures														
Columbus Parking Garage	CPG	795 Columbus Avenue	1986	NU Built		0	7	0	327,931 sf	Owned	Precast masonry	PIF, Caisson or Footing	Parking Facility	Direct
Gainsborough Garage	GG	10 Gainsborough Street	1918	2000		1	3	0	198,897 sf	Owned	Cast concrete	PIF, Caisson or Footing	Parking Facility	Direct
Renaissance Park Garage	RPG	835 Columbus Avenue	2000	NU Built		0	10	0	337,574 sf	Owned	Precast masonry	PIF, Caisson or Footing	Parking Facility	Direct
West Village Garage	WPG	10-20 Leon Street	2002	NU Built		1	2	0	102,743 sf	Owned	Cast concrete	PIF, Caisson or Footing	Parking Facility	Direct
Sub-total Parking Facilities						4 buildings	24	967,145 sf						
Total All Boston Campus Facilities						96 buildings	564	7,784,972 sf	57.58 acres					

Surface Parking Lots														
										Acres				
Arena Parking Area											0.83 acres			
Camden Parking Area											1.56 acres			
Columbus Parking Area											3.82 acres			
Columbus Place Parking Area											0.50 acres			
Hurtig Parking Area											0.39 acres			
North Parking Area											1.95 acres			
Ryder Parking Area											0.40 acres			
										9.46 acres				

Property Without Buildings or Parking Lots														
										Land size				
78 The Fenway (property at or about)											0.11 acres			
790 Columbus (property at or about)											0.06 acres			
										0.17 acres				

Boston Campus Acreage 67.21 acres
Boathouse Property 0.30 acres
Total All Boston Campus Acreage 67.51 acres

Appendix B

University Accountability Report for Student Housing

