

Boston Groundwater Trust

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Christian Simonelli

June 25th, 2015

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

Subject: Fisher College Institutional Master Plan

Dear Ms. Sullivan:

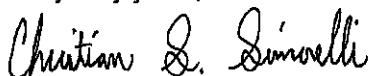
Thank you for the opportunity to comment on the institutional master plan (IMP) for Fisher College. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

As stated in the IMP, Fisher College is located in the Groundwater Conservation Overlay District (GCOD) established in Article 32 of the Boston Zoning Code. Many of the College's properties are located on the north side of Beacon Street between Arlington and Berkeley Streets. This is a sensitive area in which there have been historic problems with low groundwater levels as far back as 1911 when piling repairs were needed to repair the structure at 118 Beacon Street. In 2009, the Department of Conservation and Recreation and the Boston Water and Sewer Commission made major efforts to recharge water in the area, leading to substantial increases in groundwater levels. It is essential that nothing be done to threaten those gains.

As stated in the IMP the proponent has committed to meeting the recharge requirements of the GCOD and to receiving a written determination from BWSC that the standard is met. That would satisfy one of the GCOD criteria. The other is to provide a certification, stamped by a professional engineer registered in Massachusetts, demonstrating that the project will have no negative impact on groundwater levels on site or on adjoining lots. Because this is planned as an IMP and because the project is small enough that it will not trigger Article 80 review, there will be no further zoning review by the Board of Appeals prior to construction. Therefore, for both reasons, it is critical that the potential impact of this project be resolved before zoning review and approval is complete.

I look forward to continuing to work with the proponent and the Authority to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BRA
Maura Zlody, BED



Katelyn Sullivan <katelyn.sullivan@boston.gov>

Fisher College's Proposed IMP

Paul Demakis <pauldemakis@hotmail.com>

Mon, Jul 13, 2015 at 9:52 PM

To: "Katelyn.Sullivan@boston.gov" <katelyn.sullivan@boston.gov>

Cc: "Brian.Golden@boston.gov" <brian.golden@boston.gov>, "Michael.F.Flaherty@boston.gov" <michael.f.flaherty@boston.gov>, "Stephen.Murphy@boston.gov" <stephen.murphy@boston.gov>, "Ayanna.Pressley@boston.gov" <ayanna.pressley@boston.gov>, "Michelle.Wu@boston.gov" <michelle.wu@boston.gov>, "Josh.Zakim@boston.gov" <josh.zakim@boston.gov>, "William.Brownsberger@masenate.gov" <william.brownsberger@masenate.gov>, "Jay.Livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>, "info@nabbonline.com" <info@nabbonline.com>, "hmkassler@verizon.net" <hmkassler@verizon.net>

July 13, 2015

Katelyn Sullivan

Project Manager

Boston Redevelopment Authority

One City Hall Square

Boston, MA 02201

Dear Katelyn:

I am writing to express my strong opposition to Fisher College's proposed Institutional Master Plan. I offer my perspective on the IMP as a resident of the Back Bay since 1978, as the chairman of the Neighborhood Association of the Back Bay (NABB) in the mid-1980s, and as the state representative for the Eighth Suffolk District between 1994 and 2004.

At the outset, I want to express my wholehearted agreement with the overwhelming case for rejection of the IMP articulated by NABB in its letter dated May 19, 2015. I also want to emphasize two points, which, above all others, compel rejection of the IMP.

First, since the 1980s, in large part due to changes in the zoning code at that time, there has been a steady, consistent exit of institutional and other non-residential uses from the Back Bay residential district. Indeed, to the best of my recollection, while parts or all of dozens of buildings in the residential zone have been converted from non-residential to residential use during this period, there has not been a single conversion from residential to non-residential use.

Perhaps the most significant departure of all was that of Emerson College. Throughout Emerson's time in the Back Bay, there were constant tensions between the school and neighborhood residents.

The relocation of Emerson to the Theater District has proven to be a win-win situation for everyone. The conversion of Emerson's Back Bay buildings to residential use has significantly strengthened the residential character of the neighborhood and improved the quality of residential life. At the same time, Emerson has had an overwhelmingly positive impact on the Theater District and the surrounding area, including the former Combat Zone, giving a much-needed jolt to Boston's arts and cultural scene.

Fisher's IMP proposes to increase the size of its student body by 50 percent. That will inevitably require Fisher to expand its physical presence in the neighborhood, reversing the positive trend of the past 30 years that, among other things, has enabled the Back Bay to become a significant part of the city's tax base. The City should categorically reject any plan that would lead to such an expansion and instead work with Fisher to relocate its expansion to a more suitable, non-residential area as not only Emerson, but also Suffolk University, has done.

Second, I have been appalled by the contemptuous and disrespectful manner in which Fisher has treated its neighbors. I was especially outraged by the recent comments of high-ranking Fisher officials that suggested that neighborhood opposition to the IMP was motivated by racism and classism. As these comments dramatize Fisher's inability to be a responsible partner with the community, which should be a prerequisite to the approval of any IMP, they alone justify rejection of the plan.

For these reasons, I strongly urge the Boston Redevelopment Authority to reject the IMP. Thank you for your consideration.

Sincerely,

Paul Demakis



Katelyn Sullivan <katelyn.sullivan@boston.gov>

Re: Fisher IMP Public Comment

1 message

Kathryn Shepherd <kathrynshepherd@yahoo.com>

Mon, Jul 13, 2015 at 8:29 PM

Reply-To: Kathryn Shepherd <kathrynshepherd@yahoo.com>

To: Katelyn Sullivan <katelyn.sullivan@boston.gov>

Cc: "jay.livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>, "josh.zakim@boston.gov" <josh.zakim@boston.gov>, Neighborhood Association of the Back Bay <info@nabonline.com>

July 13, 2015

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

RE: Fisher IMP

Dear Ms. Sullivan,

By means of introduction, I live at 120 Beacon Street in Boston with my husband and two young daughters, and am a direct abutter to Fisher College. Since 2012 and before the first IMP was filed, I have tried in earnest to work with the administration at Fisher College to temper, and hopefully eventually eradicate, student smoking on our block of Beacon Street. Unfortunately, while various college officials and I have had numerous face to face discussions about student smoking over the past few years, the Fisher College administration has not been successful in stopping its students from smoking outside of its buildings on the northern side of Beacon Street on the Arlington to Berkeley block. In fact, during the past few years, Fisher College has added two smoking lounges adjacent to its properties at 116 Beacon and 1 Arlington, both referenced in the IMP, which may actually be in violation of Boston Public Health's ban on smoking in "adjacent outdoor areas" as well as its ban on smoking in "patios/porches; decks; yards.; lounges; and eating areas." My neighbor, Michael Weingarten, has written extensively on this smoking issue in his memo titled, "GNA Committee Observations on Smoking" sent to Fisher College officials on or around April 16, 2015 and filed with the BRA during the public comment period. His memo goes into great detail around Fisher College's smoking problem and highlights some of my interactions with Fisher College officials.

As you may or may not know, our Arlington/Beacon block of Beacon Street is well trafficked by young Back Bay children heading to private schools on the flat of the hill or to any number of the schools who have their respective bus stops at Cheers. Many children and families also pass through en route to the Arthur Fiedler footbridge to head over to the Esplanade, whether it is to play at the Esplanade Play Space or to the Teddy Ebersol Fields for sport practices. My two daughters, ages 4 & 7, have expressed their own opinions in the attached letters. They, and many other children and parents alike, find this repugnant display smoking by Fisher Students in front of the College's buildings and in groups on the sidewalks on Beacon Street highly offensive. Obviously no one wants their impressionable young children to be exposed to smoking in this manner, especially when they are merely walking on a public street from point A to point B. Furthermore, as a direct abutter, my family is frequently subjected to second hand smoke billowing up to our fifth floor windows.

Our neighborhood mobilized two years ago when Fisher College initially filed its first IMP, which was subsequently withdrawn, and unfortunately little has changed in the time since then. If the Fisher College administration were sincere in their desire to improve relations with the neighborhood and fix the problems initially brought to light, like this smoking issue, then the past two years would have been an ideal time to do so. Not only has the administration neglected to address the problems, but also one person, a high ranking Fisher administrator, was recently quoted in the local paper openly attacking residents in the neighborhood as being "elitist" among other choice phrases. This despicable outburst has not yet been retracted by anyone at Fisher College, as far as I am aware, and only further highlights the misguided judgment of those in leadership roles at this institution. I would ask that you, and other members of the BRA, thoroughly evaluate the concerns being raised by neighbors and reject the Fisher College IMP until the issues at hand have been remedied.

Thank you in advance for your consideration.

Kind regards,
Kate Shepherd

Beacon Street Resident

 Fisher Smoking Kids 071315.pdf
343K

July 13, 2015

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

RE: Fisher IMP

Dear Ms. Sullivan,

My husband and I moved into 120 Beacon Street in 2003 and have made the decision to remain in the city to raise our two daughters, ages 4 and 7 years old. We love Boston and everything that the city provides. As my husband is employed by an academic institution in the city, we are huge proponents of secondary education. That being said, we have some major concerns regarding Fisher College as a neighbor and the institution's proposed development on Beacon Street.

As I was reading through Fisher College's lengthy IMP, I stumbled upon a few obvious inaccuracies, one surrounding parking, which I would like to highlight. It appears that in the IMP Fisher College has underreported the number of cars that it currently parks on Back Street. The computer generated schematic of Fisher College's parking map on Back Street in the IMP, Figure 7.9 titled, 'Back Street Parking and Loading' on page 7-28, does not appear to be an accurate representation of what we neighbors witness on a daily basis. While one area, the 12 numbered spaces on the northern side of Back Street spanning the length of the Fisher College property, is accurate, the representation of what occurs south of Back Street is not.

According to the drawing included in the IMP, the area behind 116 Beacon and 118 Beacon is coded with a purple dashed line which, per the legend, signifies a "No Parking (Private)" area. The reality is that six to eight cars park within this "No Parking (Private)" area at any given time. Figure 7.9 also clearly illustrates that there are five parallel parking spaces on the southern side of Back Street. Simple math, coupled with pictures of the current parking scenario, prove this to be untrue. In short, Figure 7.9 titled, 'Back Street Parking and Loading' on page 7-28 does not depict the reality of

the situation and significantly underestimates the amount of cars parked by Fisher College on Back Street.

Fisher College frequently parks many more vehicles on the south side of Back Street than the five which are referenced in Figure 7.9. First, there are six, not five, numbered parallel spaces on the south side of Back Street as the attached pictures clearly illustrate; the numbered parking signs for parallel spaces on the south side of Back Street go in order from #13 to #18 (13, 14, 15, 16, 17, 18 total six spaces). The area outside of the brick wall behind 118 Beacon Street houses two of the vehicles parallel to Back Street referenced in the diagram in clearly numbered parking spaces #13 and #14, (Picture # 1). More importantly, on any given day, there are typically six cars parked in perpendicular orientation in the areas behind 116 and 118 Beacon Street, none of which are depicted in Figure 7.9. In fact, this entire area is coded "No Parking (Private)". Fisher College uses the enclosed area behind 118 Beacon Street as parking for four cars perpendicular to Back Street (Pictures #1-3) and the area behind 116 Beacon to park up to two vehicles perpendicular to Back Street, one vehicle which is typically a Fisher College van (Picture #4). The pictures at the end of this letter and referenced above illustrate the reality.

When one adds the six cars parked perpendicularly to Back Street in the 116 and 118 Beacon lots, and the missing parallel space to the 17 total parking spaces referenced in Figure 7.9 on page 7-28, the total number of Fisher College cars parked on Back Street rises to 24. This represents a 41% increase over the 17 spaces referenced in Figure 7.9 in Fisher's IMP. In Picture #3 below you can clearly see the yellow number 24 in the final parking space behind 118 Beacon Street which further highlights this point.

Not only do the extra cars create increased traffic on Back Street, but also Fisher College administration's willingness to allow parking on both sides of Back Street presents a significant safety hazard as it narrows the road considerably. A fire truck, for example, wouldn't be able to easily maneuver down Back Street on the Arlington/Berkeley block in its current state. Given that Fisher has a kitchen and cafeteria in the area adjacent to Back Street it would seem important to be able to allow easy access for a fire truck should a cooking fire ever occur. My neighbor, Michael Weingarten, has written

extensively on both the safety issue and the college's lack of a proper loading dock so I will leave the specifics to his memo filed during the public comment period.

The misinformation surrounding the number of cars parked on Back Street from Figure 7.9 on page 7-28 is a prime example of why Fisher College's neighbors are skeptical of this educational institution and its intentions. This inaccurate depiction of the reality and continued lack of transparency by college officials are prime examples of how the College continuously attempts to portray itself in one light to the BRA and general public while conducting its day to day operations in an entirely different manner.

Given the myriad of outstanding issues, the least of which is parking on Back Street, I would strongly urge the BRA to reject Fisher College's IMP in its current state. The neighborhood raised many legitimate concerns during the last round of IMP negotiations in 2013 and few, if any, have been addressed sufficiently. Until Fisher College can work with its neighbors to address all outstanding issues and sign a Good Neighbor Agreement, there is absolutely no reason for the BRA to listen to the "wants" and "desires" of this institution.

Thank you in advance for your consideration.

Kind regards,

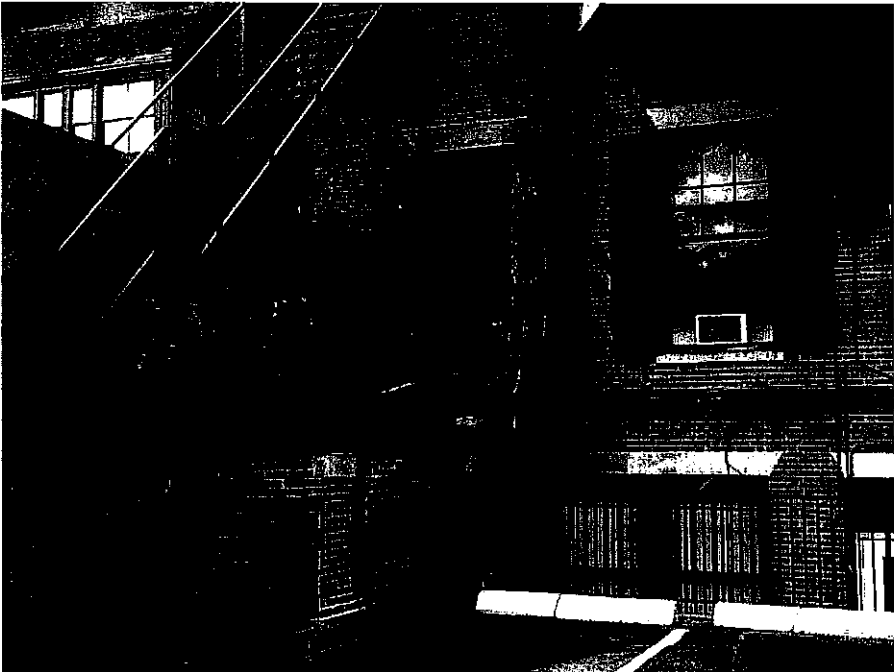
Kate Shepherd

Resident & Trustee of 120 Beacon Street

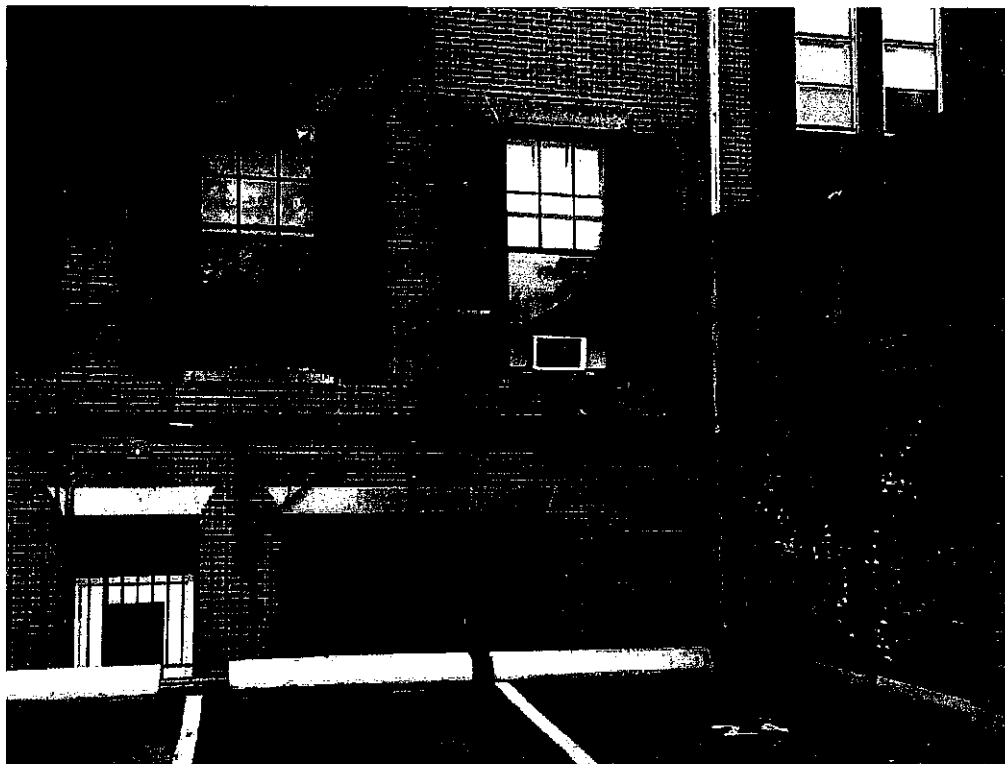
Picture #1: Snapshot of 118 Beacon from Google Maps. One can clearly see the two numbered parking spaces, Space #13 & 14, parallel to Back Street and the cars parked within the brick walls. The 116 Beacon parking area with two cars parked is on the far left hand side of the photo.



Picture #2: Two of the four perpendicular parking spaces located in a lot behind 118 Beacon Street.



Picture #3: The other side of the parking area behind 118 Beacon Street where one can clearly see the yellow markings for Parking Space #24. This area is not represented on the parking diagram.



Picture #4: Snapshot of 116 Beacon from Google Maps illustrating a close up of 116 Beacon's parking area



Picture #5: Snapshot of the north side of Back Street from Google Maps illustrating parking spaces #1-12

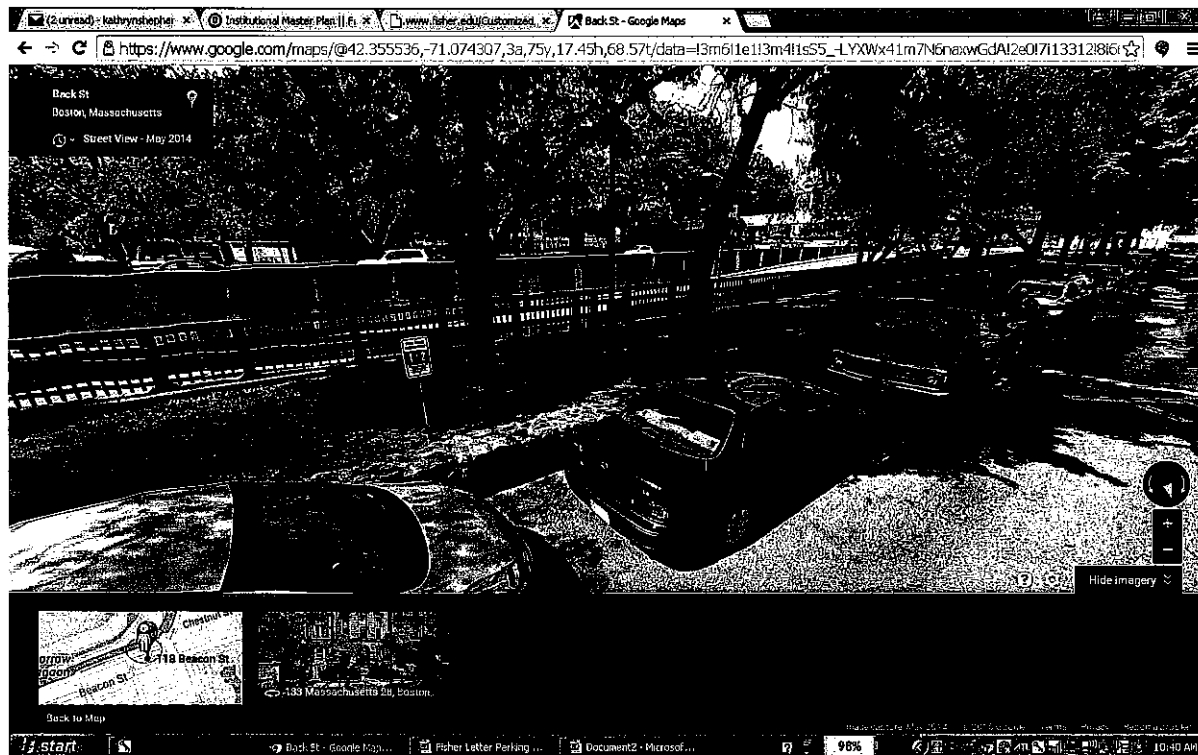


Photo #6: Snapshot of the north side of Back Street from Google Maps illustrating parking spaces #11&12



Picture #7: Snapshot from Google Maps showing parking space #18 on the south side of Back Street



Peter Post
217 Dataw Drive St.
Helena Island SC, 29920

July 9, 2015

Katelyn Sullivan
Boston Redevelopment Authority
City Hall

RE: Fisher College Institutional Master Plan

Dear Ms. Sullivan

As one of the longest serving members of the Fisher College Board and the former President of the Greater Boston YMCA, I write in support of Fisher College's Institutional Master Plan. It is evident to me as a long time board member that Fisher College enhances the Back Bay neighborhood and provides services critically needed in Boston. Moreover, Fisher College is providing these services in a manner that is appropriate and least disruptive to its surrounding neighborhood. The quality of life for all of Boston is enhanced by this institution as the long term economic strength of Boston will depend on the higher education level of all its residents.

In addition, Fisher College regularly welcomes and educates Boston high school graduates, many who are minorities and would not have the opportunity for a college education without Fisher College. The work that Fisher does to enhance the future of these students is considerable, valuable and should be supported.

Thank you,


Peter Post

July 13, 2015

To: Katelyn Sullivan, Project Manager (Katelyn.Sullivan@boston.gov)

I live on Beacon Street at Dartmouth and am glad I do not live closer to Fisher College for the reasons expressed so well by my neighbors. However, I am affected by the college when I try to exit Storrow Drive. This would be a very congested area even without Fisher College, but with Fisher College, it is really problematic. Sometimes the problem is cars double parked on Beacon Street; sometimes it's people moving in or out; sometimes it's people jaywalking; and occasionally there's a delivery truck parked on the side of the exit before the light. I've experienced traffic jams that have backed up onto Storrow Drive. It's hard to imagine the effect it will have if Fisher adds even more people and dorms to this very limited area.

I find it appalling that Fisher fails to make adequate payments to the City in lieu of taxes, especially since they are now running a very lucrative for-profit program for international students, using tax-free facilities as well as our neighborhood and local parks and attractions as marketing tools. I am also upset that the college chooses to disregard the regulations of the historic district and other zoning restrictions.

I urge you to encourage the college to find other locations to expand their campus and activities, just as other colleges have done to date.

Thank you.

Millie O'Connell

259 Beacon Street #20

Boston, MA 02116

Tel. 617-536-0395

Harvard Medical School Massachusetts General Hospital

JAMES E. GROVES, MD
*Associate Clinical Professor
of Psychiatry*
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8 July 2015

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201
Katelyn.sullivan@boston.gov

Re: Fisher College Institutional Master Plan

Dear Ms. Sullivan:

I respectfully urge the Boston Redevelopment Authority to consider Fisher College's Institutional Master Plan ("IMP"). I live and work in the area, and have seen first-hand Fisher's contributions to the community and its impact on the lives of the students it educates. I love Fisher College, and the ideals it represents.

While the Back Bay neighborhood was in decline, Fisher was one of the few institutions holding the line and maintaining the elegance and historic character of the neighborhood. It remains a careful steward of the neighborhood. The modest improvements that Fisher is requesting will benefit the community and the City in every respect, providing more on-campus housing, education for students who otherwise might not have the opportunity to be exposed to our beautiful city, and the type of diverse and vibrant neighborhood population that exemplifies Boston at its finest.

Fisher College should be allowed to upgrade and improve its facilities to meet the needs of its students. From my review of the IMP, the proposed projects will enhance the school, the neighborhood and the City of Boston.

Yours very truly,

A handwritten signature in black ink that reads "James E. Groves". The signature is written in a cursive, slightly slanted style.

James E. Groves, MD

June 22, 2015

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

To Whom It May Concern,

I have had the privilege of working with the administration and faculty at Fisher College and have the upmost respect for their mission and institution. As a member of the largest educational publisher in the world, I have the chance to meet with many fine institutions of higher learning and I can say the Fisher College embodies their mission in the highest.

This mission of improving lives by providing the knowledge and skills for a lifetime of intellectual and professional pursuits enhances not only the students but also the surrounding community that employs these graduates. This makes Fisher College and integral part of the community that it serves.

Fisher College has been a respected resident of the Back Bay for 75 years and will continue long into the future. I am certain that the administration will continue its guidance of this institution balancing the needs and concerns of both their student body and the surrounding neighborhood.

Best,

Bo Sherman



Bo Sherman
Integrated Solutions Consultant
Pearson Learning
501 Boylston Street
Boston, MA 02116

**100 Beacon St.
Boston, Ma., 02116**

July 2, 2015

Katelyn Sullivan
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Dear Ms. Sullivan:

We are writing as abutters and neighbors to Fisher College with respect to their proposed institutional master plan, and requesting that the BRA neither approve the master plan (the "IMP") nor submit it to the Boston Zoning Commission. The reasons for not doing so are numerous and are well articulated in the NABB objections (with which we agree), including but not limited to:

1. **133 Beacon Street.** Without any public notice whatsoever, counsel for Fisher did and end run on the Board of Appeal and secured an administrative extension of a permit for a dormitory at 133 Beacon Street, the use of which was to expire on 30 June, 2015. No notices were given whatsoever to director abutters of this property or neighborhood leaders or others. Our reading of the history of the so-called Permanent Extension Act concludes that the intent of that Act had nothing to do with the continuation of a dormitory as non-conforming use in a residential neighborhood. It was specifically intended by those who proposed it and advocated for it to give some breathing room to those who had secured permits before the Recession but had been unable to secure financing because of the breakdown of the Nation's economic system in 2008. It is possible that a group of neighbors may be seeking relief on the specific issue. At the absolute minimum, it is an act of bad faith, and undisclosed in the IMP.
2. **111 Beacon Street.** Fisher purchased the Butera School of Art and then, notwithstanding representations made to students, faculty and others, proceeded to close it down. Students who had paid tuition and applied for loans were left out in the cold. We believe that a likely interpretation of the zoning code would be that a lapsed for profit institution cannot be replaced with a non-conforming use which is a purportedly non-profit institution without securing relief from Board of Appeal. Fisher continues to operate in 111 Beacon Street as if none of these issues were of any concern to them.
3. **1 Arlington Street.** It's quite obvious that Fisher is unwilling to share its plans for this building which they own and currently operate with the Good Neighbor Committee, The Neighborhood Association of the Back Bay, abutters and neighbors. How can neighbors understand what's going on in the building, if no one shares those plans with them?
4. **10-11 Arlington Street.** Although Fisher is not using the building at this time, they have on a number of occasions suggested their intent is to do so, once the IMP is approved.

Yet, no plans are in place which have been shared with the Good Neighbor Committee, The Neighborhood Association of the Back Bay or the larger community. Our research does not indicate that building permits have been secured to do any work on this property.

5. As noted in previous correspondence Fisher has not remedied its management of the issues resulting from its CURRENT student density on an overloaded block, with respect to loading, trash removal, parking, hours of operation, public gatherings and other complaints you have heard repeatedly at public hearings. Fisher has misrepresented their level of cooperation in the IMP submittal.
6. An IMP approval requires that a plan conform to the general plan of the City and do nothing injurious to the neighborhood or otherwise detrimental to the public welfare (Zoning Code 80 D-4). Fisher is already injurious and deleterious at their current density, on a block where intersections are in failure 2 times a day, and is documented by testimony you have heard repeatedly at public hearings and in objection letters. The IMP proposes 400 additional students, an inconceivable burden.
7. Fisher continues to flaunt licensing Board requirements and sublet their rooms during Holiday periods to foreign students as young as 15 years old.

For all of these reasons it is obvious that Fisher has not acted in good faith, and that the IMP submittal is fatally flawed. The BRA has no choice but to reject the draft IMP and request a moratorium on any further such filings until these numerous issues have been resolved, and a 'good neighbor agreement' is executed.

Sincerely Yours,

 , for 100 Beach Condominium Trustees

Samuel Plimpton
Mary Jane Patrone
Dr. Denise Faustman
Edward Zuker
Jeff McCarthy

Cc: Hon. Martin J. Walsh, Mayor; Mr. Brian Golden, Director; Councilor Josh Zakim; Councilor Stephen J Murphy; Representative Jay Livingstone; Senator Will Brownsberger; Howard Kassler, NABB;

July 12, 2015

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
9th Floor, Boston City Hall
Boston, MA 02201
katelyn.sullivan@boston.gov

Dear Katelyn,

I am writing a letter of support to the proposed Fisher College Expansion in the Back Bay Area. I am a Boston resident, in the Jamaica Plain/Roxbury line. I spent a lot of time in the Back Bay area, and I am familiar with the College, their beautiful campus and how their programs are changing the lives of the urban youth from Boston who are more diverse than ever, as a reflection of the demographic changes in the city and across the state.

Fisher College is dedicated to fostering diversity and not having new and expanded facilities jeopardizes that part of their mission, which provides flexible, affordable and convenient degrees for young adults and also working adults.

I hope that the BRA continues to guide physical, social, and economic change in Boston's neighborhoods and downtown in partnership with multicultural communities of all kinds

Sincerely,

A handwritten signature in black ink, appearing to read "RAUL MEDINA". The signature is stylized with a large, sweeping initial "R" and "M" that overlap. Below the signature, the name "RAUL MEDINA" is printed in a simple, sans-serif font.

Raul G. Medina
98 W. Walnut Park
Boston, MA 02119
raulmedina02130@gmail.com
617-639-0251

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

July 13, 2015

Re: Fisher College Proposed Institutional Master Plan

Dear Ms. Sullivan,

My husband Stephen Day and I are writing to provide comments regarding Fisher College's proposed Institutional Master Plan (IMP). We have lived at 120 Beacon Street for the past 23 years. When we purchased our home, all four of our children were either in college or had recently completed college, and we were very open to living next door to Fisher as well as Emerson College. We understood and accepted that their students would be part of our daily lives.

It is extremely important for the Boston Redevelopment Authority (BRA) to understand that our opposition to the initiatives in this proposed IMP is based solely on the quality and track record of the administration of Fisher College and not on its students, who absolutely deserve every chance to receive a college education. We are also offended by Fisher's recent attempt to portray their opponents as elitists – or worse – when our opposition is driven solely by Fisher College's administrative and educational failings.

On May 19, 2015, the Neighborhood Association of Back Bay (NABB) provided the BRA with a comprehensive set of comments regarding the numerous deficiencies within Fisher's proposed IMP and Fisher's continued failure to: work with its neighbors to address serious problems with traffic and other public safety issues; address the inadequacy of their current facilities; provide barrier free access for

people with disabilities; negotiate a Payment In Lieu Of Taxes Agreement with the City. We wholeheartedly agree with and endorse NABB's comments.

In terms of public safety, we are particularly concerned about the problems of access for emergency vehicle traffic on Back Street, the lack of a Fisher loading dock, and the potential hazards associated with the cooking facilities for the college's cafeteria. This situation is very serious – potentially a perfect storm – and could have disastrous consequences for all of us who live on the north side of Beacon Street between Arlington Street and Berkeley Street. This urgent public safety problem must be addressed immediately.

In addition to the concerns expressed by NABB, my husband and I believe that recent purchases of property by Fisher on Beacon and Arlington Streets – buildings central to Fisher's proposed expansion plans – were financed through growth in Fisher's unrestricted reserves that would not have been possible without Fisher's heavy reliance on the federally guaranteed student loan program administered by the U.S. Department of Education (DOE). Of course, a college or university's reliance on federally guaranteed student loans as a primary source of income is not – in and of itself – a cause for public concern. However, when an academic institution also has a high student "default rate", and a lower than average graduation rate, those issues become relevant to any proposed IMP.

Public and federal government concern regarding the institutional abuse or misuse of the federally guaranteed student loan program has grown significantly since my husband and I first raised these issues during Fisher's last proposed IMP process in 2013. These concerns are amplified when the defaulting individual comes from a low income household and also does not graduate. This "one-two punch" can permanently destroy a low income student's credit rating, and/or their family's credit rating and could adversely affect any future efforts to obtain additional education or training. Fisher's student loan track record therefore deserves particular scrutiny because, over the past decade, more than 50 percent of its students have been low-income. [Note: More than 50 percent of Fisher students receive federal Pell grants which are reserved for the lowest income students and do not have to be repaid.]

Fisher states in the proposed IMP Preamble, that it "holds a unique niche in Boston's constellation of colleges because it is dedicated to educating students –

many the first in their families to attend college – from a broad range of racial, income, and ethnic backgrounds – preparing them for a lifetime of intellectual and professional pursuits.” Unfortunately, Fisher’s track record of high student loan default rates and low graduation rates for a student body that is disproportionately low income contradicts Fisher’s assertion that they are serving this public purpose.

According to the latest data available from DOE, Fisher’s student loan default rate is 15.3%, almost double the overall rate Massachusetts rate. In addition to defaults, 25% of Fisher’s student body – 515 students – had entered into student loan repayment agreements, which means the credit ratings of those students have also been adversely affected. These facts also make it very clear that many Fisher students simply cannot afford the student loan debt burden that they carry. Nonetheless, Fisher staff continues to facilitate low income student access to these loans.

First year students at Fisher borrow substantially more money than the student body as a whole. According to collegefact.com, the average federal loan for a first year student is \$9,300 – \$2,000 more than the average annual loan amount for all Fisher students. According to College Factual, the total average amount of a Fisher student’s overall student loan burden is \$41,396 – an enormous financial burden for any low income student. We also don’t know how many first year students do not return, or the amount of money that the federal government (e.g. the taxpayer) has been required to provide to lenders of Fisher-defaulted loans.

What we do know is that Fisher College appears to have benefited substantially from the federally guaranteed student loan program, and perhaps would not have survived without it.

The income received by Fisher from federally guaranteed loans and Pell grants amounted to more than \$11.4 million in 2011 – more than half of the total income Fisher received from its students that year. A review of Fisher documents filed with the Commonwealth also shows rapid growth in Fisher’s unrestricted assets during recent years. This growth occurred because Fisher’s income has greatly exceeded its expenses, often by as much as \$2-3 million, on annual operating budgets of approximately \$20 million. The rapid growth in Fisher’s

assets – derived in part from the federally guaranteed student loan program – helped Fisher finance the purchase of the Butera School of Arts as well as the buildings on Arlington Street.

We believe that during the next few years, Fisher College's sole focus should be on lowering its student loan default rate and increasing its graduation rate – and not on an infeasible expansion plan which raises serious public safety concerns as well as valid quality of life issues in the neighborhood. We also believe that, because of increased scrutiny being applied to the federal student loan program by DOE and the Congress, institutions like Fisher that have heavily relied on the federally guaranteed student loan program, will struggle to remain financially viable. Our neighborhood would bear a terrible economic burden should that occur in the midst of a major Fisher expansion.

We urge you to disapprove Fisher's proposed IMP and to discourage any future plans for a Fisher College expansion – whether in this neighborhood or in any other City of Boston neighborhood – until the problems and issues outlined in this letter are successfully addressed by Fisher College.

Sincerely,

Ann O'Hara and Stephen Day
120 Beacon Street, Unit #2
Boston, MA 02116

617-794-4652

Robert D. Mowry
60E Glen Road, Apt. T-11
Brookline, MA 02445-7755
617-738-7145
robert_mowry@harvard.edu

12 July 2015

Ms. Katelyn Sullivan
Katelyn.sullivan@boston.gov
Boston Redevelopment Authority
One City Hall Square, Ninth Floor
Boston, MA 02201

Dear Ms. Sullivan,

I am writing to offer my full support for Fisher College's Institutional Master Plan. I live in Brookline, MA, and, after nearly forty years at Harvard, I recently retired as Alan J. Dworsky Curator of Asian Art at the Harvard Art Museums and as Senior Lecturer on Chinese and Korean Art in Harvard's Department of the History of Art and Architecture. As a long-standing member of the Boston-area educational establishment, I have long been familiar with Fisher College and its programs. I know members of the Fisher faculty and staff, and, over the decades, I have met and talked with Fisher students, just as I have attended lectures, performances, and other activities on the college's Back Bay campus. Founded in 1903 and thus with a history stretching back more than a century, Fisher College contributes significantly to the Boston educational environment, its students bringing intellectual vibrancy to the Back Bay neighborhood, not to mention international, racial, and cultural diversity. Fisher is an exceptionally fine college and is achieving the goals defined in its charter.

Everyone benefits from an educated public; to achieve such an educated public, schools must exist. Ideally colleges should be in areas that permit their students to be integrated with the general public for the benefit and advancement of all. To those who complain that Fisher College students do not advance the Back Bay neighborhood's commercial interests, I would point out that a school's *raison d'être* is to teach students and to advance knowledge, not to advance a neighborhood's commercial interests. Fisher College is a leader in its field, and it does a superb job of mentoring its students and of providing educational opportunities that advance the students' personal and professional goals. If the "goal" is mere advancement of commercial interests, then convert all buildings in the neighborhood into stores and shops, and perhaps add a mall. No one would advocate that, and neither should anyone advocate that Fisher either move to another locale or limit growth such that its campus does not require expansion or modification. In a sense, schools are living organisms, as are hospitals, museums, and many other types of institutions; in order to meet their goals and achieve their aims, such organizations must continually evolve to meet new challenges and changing circumstances. Recognizing those needs, Fisher has drafted logical plan for its continued success, a reasonable plan that will meet the needs of both current and future students.

Those who complain that Fisher College and its students interfere with the proper day-to-day workings of a residential neighborhood should remember that, with its 100-plus year history, Fisher was in its Back Bay quarters long before any present residents of the neighborhood moved there, so the neighborhood truly belongs as much to Fisher as to any other residents. Moreover, since Fisher was already there, all current residents moved to the neighborhood knowing that they were taking up life in a community that includes a college and its students; thus, if they don't want to live near a college, those individuals should have found homes elsewhere, rather than moving to the neighborhood and then trying to push Fisher out or to restrict its growth or otherwise interfere with its proper operations.

Fisher College is not only a leader in its field but is a great asset both to Boston and to the area's community of colleges and universities. Given its long presence in Boston's Back Bay neighborhood, it should be accorded the respect it is due and given the support it needs for continued prosperity. We are all enriched by the presence of colleges and universities, from the knowledge that they impart to their students to the benefits that those students will contribute in the future to the lectures, concerts, and performances that those colleges and universities offer to members of the communities in which they exist.

Thus, I offer my wholehearted support to Fisher College's Institutional Master Plan, which I do without hesitation or reservation. Please let me know if you have any questions or if I can provide any additional information or explanations. Meanwhile, renewed thanks and warmest regards.

Yours sincerely,

Robert D. Mowry
Alan J. Dworsky Curator of Asian Art Emeritus,
Harvard Art Museums, and
Senior Lecturer on Chinese and Korean Art Emeritus,
Department of the History of Art and Architecture
Harvard University



Katelyn Sullivan <katelyn.sullivan@boston.gov>

Support for Fisher College

1 message

Casey Hatchett <chatchett@brooklinema.gov>

Mon, Jul 13, 2015 at 11:03 AM

To: "katelyn.sullivan@boston.gov" <katelyn.sullivan@boston.gov>

Katelyn Sullivan

Boston Redevelopment Authority

One City Hall Square, 9th Floor

Boston, MA 02201

Subject: Support for Fisher College

Dear Ms. Sullivan:

I have experienced students at Fisher College as an internship supervisor at the Brookline Police Department as well as in the classrooms on Beacon Street where I am an adjunct teaching several classes in the Criminal Justice Program. The diversity of Fisher College's student body in the Back Bay, their passions, their personal experiences and life stories greatly enhance the Back Bay Neighborhood. Fisher College's Institutional Master Plan will allow the college to continue its successful development as well as to server the source of this youthful and refreshing diversity in the Back Bay.

I hope the Boston Redevelopment Authority will positively review Fisher's growth plans.

Sincerely, Casey

Officer Casey Hatchett

Fisher College, Adjunct Professor

Brookline Police Department

Crime Analysis Unit/CERT

617-730-2734

chatchett@brooklinema.gov

Ms. Sullivan:

I have lived at 122 Beacon Street for over thirty years. At that time it was Fisher Junior College and they fitted comfortably into the neighborhood. But as the school grew and became Fisher College they became more of a misfit for the neighborhood. The problem is space. Beyond all reason the college seems to be gobbling up property that is better suited for residential use. The students have little room to expand and be with their friends. They are left with streets and alleys to do their socializing.

Fisher claims that they stay in the Back Bay because it draws students. Yet Emerson and Suffolk Colleges have done well by moving out of the Back Bay and Beacon Hill and into non-residential areas.

The part of the Back Bay that I live in doesn't have the space that is needed for the students. Fisher should find a non-residential area to relocate to. I urge you to deny the IMP as presented.

Linda Morgan
122 Beacon Street
Boston, 02116

13 JULY 2015

Petition to the Boston Redevelopment Authority

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Fisher should abide by the regulations of the Back Bay Architectural Commission. They must conform with the city's request with respect to a payment in lieu of taxes. They should legalize the forbidden uses in their existing buildings, and they should offer alternatives for housing other than in the Back Bay, especially given the questionable status of 133 Beacon Street as a dormitory.

BELLA ERTIK
Name

119 BEACON STR, # 3
Address

Serguei Alek
Name

119 Beacon Str, #3
Address

JAMES RYAN
Name

119 BEACON ST #2
Address

David Yazni
Name

119 Beacon st #6
Address

Mina Moutzovgeorgos
Name

119 Beacon st. #4
Address

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Ali Aziz-Sultan
Name

103 Beacon
Address

Michael Budzinski
Name

103 Beacon # 1
Address

David Atkinson
Name

103 Beacon # 2
Address

[Signature]
Name

103 Beacon # 3
Address

[Signature]

103 Beacon St. # 5

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William Schoenfeld
Name

121 Beacon St #5
Address

Carly Guthrie
Name

Address

Name

Address

Name

Address

Joseph A. Smith
Name

1275 Beacon St # 5 (owner)
Address.

- cc: City Councillor Zakim
- City Councillor Murphy
- City Councillor Wu
- City Councillor Flaherty
- City Councillor Pressley
- Rep. Livingstone

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Eileen P Black Pykema June 24, 2015 121 Beacon
Name Address

[Signature] 6/24/15 121 Beacon
Name Address

[Signature] 121 Beacon St.
Name Address

Ellen Robbins 121 Beacon
Name Address

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Charles Perkins
Name

109 BEACON ST.
Address

[Signature]
Name

109 Beacon St
Address

[Signature]
Name

109 Beacon St
Address

Sharon Ryan
Name

109 Beacon St.
Address

Alexandra Ziegel
Name

109 Beacon St, Boston, MA
Address

Tracy Peronelli
Name

109 Beacon St, Boston, MA
Address

Name

Address

Name

Address

Name

Address

- cc: City Councillor Zakim
City Councillor Murphy
City Councillor Wu
City Councillor Flaherty
City Councillor Pressley
Rep. Livingstone

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Robert Radloff
Name ROBERT RADLOFF

133 Commonwealth Ave.
Address

Ann Beha
Name ANN BEHA

133 Commonwealth Ave
Address

Alan Dynner
Name ALAN DYNNER

227 Beacon St.
Address

Lisa Dynner
Name LISA DYNNER

227 Beacon Street
Address

Thomas J. Di Simone
Name Thomas Di Simone

300 BOYLSTON ST. UNIT 709
Address

- cc: City Councillor Zakim
- City Councillor Murphy
- City Councillor Wu
- City Councillor Flaherty
- City Councillor Pressley
- Rep. Livingstone

Christine Letts
CHRISTINE LETTS

301 Berkeley St #4

Donald Stanton
DONALD STANTON

63 Marlboro St

Jane Stanton
JANE STANTON

63 Marlborough St.

Stephen Kunian
STEPHEN KUNIAN

308 MARLBORO ST
BOSTON MA 02116

Lois Kunian
LOIS KUNIAN

308 Marlboro St

Miguel de Braganza
MIGUEL DE BRAGANZA

90 Mt. Vernon St 02108
Bos. 02116

Macy Radloff
MACY RADLOFF

133 Commonwealth Ave #4

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Name Address

Janet Lawson 6 Arlington Street #5

Name Address

Beth Jerome 6 Arlington Street Unit 3
Boston MA 02116

Name Address

Don J. Stoff 6 Arlington St Unit 8
Boston MA 02116

Name Address

Bernadette Reinhart 6 Arlington St Unit 14
Boston MA 02116

Name Address

Christen Olsen 6 Arlington St #10
Boston MA 02116

Name Address

Robert J. Small 6 Arlington St #10
Boston, MA 02116

Name Address

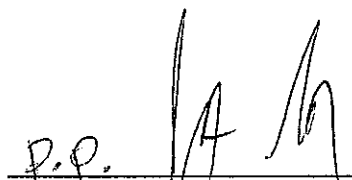
Name Address

Name Address

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Name (Vin & Deb Killeen)

120 Beacon Street, #1A
Address



Name (Kathryn & Jonathan Shepherd)

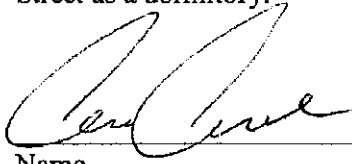
120 Beacon Street, #5
Address

cc: City Councillor Zakim
City Councillor Murphy
City Councillor Wu
City Councillor Flaherty
City Councillor Pressley
Rep. Livingstone

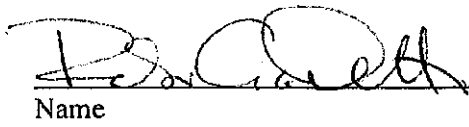
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Name

120 BEACON ST, #1B Boston, MA 02116
Address


Name

120 Beacon St #1B Boston 02116
Address

Name

Address

Name

Address

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Mel Walter
Name
120 Beacon # 4
Address

John Weyfer
Name
120 Beacon 4
Address

Name

Address

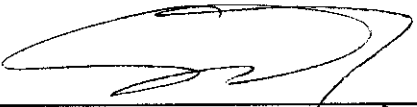
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Address

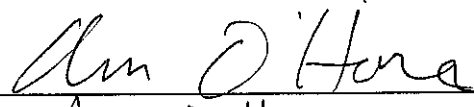
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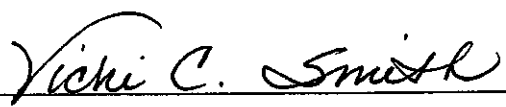
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Name Stephen L. Day

120 Beacon St Unit 2
Address Boston 02116


Name Ann O'Hara

120 Beacon St Unit 2
Address Boston 02116


Name Vicki C. Smith

120 Beacon St. Unit 6
Address Boston, MA 02116

Name

Address

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Laes Selverman
Name

One Commonwealth Ave
Address

Name

Address

Name

Address

Name

Address

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JONATHAN STRAUS

Name

124 BEACON ST. #3 F BOSTON, MA 02116

Address

Jaclyn Colucci

Name

124 Beacon St. Apt. 612, Boston, MA

Address

Hongqian Liu

Name

124 Beacon St Apt 6F, Boston, MA

Address

Nour Gowherji

Name

124 Beacon Street # PHR
Boston
MA

Address

Allison Mazer

124 Beacon #1R Boston MA

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Linda Mung
Name Linda Mung

122 Beacon St, #6
Address

Margaret Sherin
Name Margaret Sherin

122 Beacon St # 3/4
Address

Stacy Chard Head
Name Stacy Head

122 Beacon St #2
Address

Elisabeth Jones
Name Elisabeth Jones

122 Beacon St. #5
Address

every
122
unit
122
Beacon
Street

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Mary Jane Patrone
Name

100 Beacon St 5A
Address

Joyce E. Walker
Name

100 Beacon St., 3B
Address

[Signature]
Name

100 Beacon St, #6
Address

HTA. C. K.
Name

100 Beacon St. 2B
Address

Gay Lee
Name

100 Beacon St, #2B
Address

[Signature]
Name

100 BEACON STR. 4A
Address

[Signature]
Name

100 Beacon Str. 4A
Address

[Signature]
Name

100 Beacon St 8
Address

[Signature]
Name

100 Beacon street 1C
Address

Judith Tucker
Name

apt. #8 #1
100 Beacon St
Address

[Signature]
Name

100 Beacon Street, 3B
Address

[Signature]
Name

100 Beacon St Apt C
Address

SAM Carthy
Name

100 BEACON ST #7
Address

[Signature]
Name

100 Beacom st 5b
Address

[Signature]
Name

100 Beacon St, #5B
Address

Donna Rene
Name

100 BEACON ST #6
Address

Name ISABEL W SHATTUCK

Address 100 Beacon St. Boston
PHA 02116

Isabel W. Shattuck
Name

Address

Amy J. Meland
Name

Address 100 Beacon St Unit 7

100 Beacon St Unit 3A
Name

Address 100 BEACON Unit 3A

Mateo Inés de Jaramila
Name

Address 100 Beacon Unit 3A

Name

Address

Name


Address

- cc: City Councillor Zakim
- City Councillor Murphy
- City Councillor Wu
- City Councillor Flaherty
- City Councillor Pressley
- Rep. Livingstone

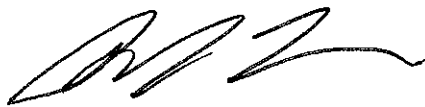
Petition to the Boston Redevelopment Authority

We are signing this Petition in response to the IMP filed by Fisher College. We are their neighbors - we live on the same block of Beacon Street between Arlington and Berkeley as do their students. Although some of us may send individual letters in opposition to Fisher's request to be granted, an institutional master plan, we are all asking that the BRA not issue an adequacy determination for their proposed institutional master plan, which is insufficient and unrealistic. Fisher fails to understand the negative impact they have on this increasingly residential/owner occupied community. They have not been responsive to the requests of the BRA. There is no reason to believe that they will do otherwise in the future.

Fisher should abide by the regulations of the Back Bay Architectural Commission. They must conform with the city's request with respect to a payment in lieu of taxes. They should legalize the forbidden uses in their existing buildings, and they should offer alternatives for housing other than in the Back Bay, especially given the questionable status of 133 Beacon Street as a dormitory.


Name

ONE COMMONWEALTH AVE, BOSTON, MA 02116
Address


Name

ONE COMMONWEALTH AVE BOSTON MA 02116
Address

Name

Address

Name

Address

BY THE WAY - THE NAMES ARE - CAROL + PETER LYNCH

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Gilda Supha
Name

1 Commonwealth Ave
Address Boston, MA 02116

Name

Address

Name

Address

Name

Address

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Luis S. S. S. S.
Name

One Commonwealth Ave.
Address

Name

Address

Name

Address

Name

Address

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Bob Young
Name

303 Berkeley St. #9
Address

Arthur Nakus
Name

172 Beacon St. #10
Address

Arthur Nakus
Name

172 Beacon St. #10
Address

Barbara Vogelsang
Name

303 Berkeley St. #9
Address

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Laes Selkman
Name

One Commonwealth Ave
Address

Name

Address

Name

Address

Name

Address

Joseph A. Smith
Name

125 Beacon St # 5 (owner)
Address

- cc: City Councillor Zakim
- City Councillor Murphy
- City Councillor Wu
- City Councillor Flaherty
- City Councillor Pressley
- Rep. Livingstone

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

July 13, 2015

Dear Ms. Sullivan:

I am conveying my comments as a task force member of the BRA Fisher College IMP, as a GNA committee member, as a trustee of 100 Beacon Street Condominium Association, and as a direct abutter.

Fisher College operates in a residential district as an existing non-conforming use. Fisher College has been expanding their non-conforming use by buying additional buildings over the last few decades.

Over the last two years, many BRA Fisher IMP meetings have been held. Each time over 100 local residents have shown up. There has been little or no support for Fisher's IMP filing to expand their non-conforming use.

Fisher College had to file their IMP after paying \$10 million for the acquisition of 10-11 Arlington Street, which put their total square footage in Boston over 150,000 sf.

Fisher College purchased One Arlington Street (not 10-11) a few years ago, telling the neighbors that they needed that building for administrative staff, so they could have more internal space for student leisure activities, giving students an area away from neighbors to congregate.

Fisher College claims that they now need 10-11 Arlington St. for additional administrative staff. I have requested from Fisher College's representatives a copy of the before and after use plans of their properties if they were given permission to use 10-11 Arlington Street. Fisher College claims that after spending \$10 million to purchase 10-11 Arlington St. and countless hours spent on the IMP to meet their expansion needs, they have no physical plans to show the before and after space planning.

Thus I ask that the BRA reject the expansion of Fisher College's non-conforming use in this residential neighborhood by not granting the use of 10-11 Arlington St. building based on lack of justifiable need. I encourage the BRA to assist Fisher College in expanding to a more appropriate location for Fisher's future needs.

Sincerely,



Edward E. Zuker
100 Beacon Street
Boston, MA 02116

Cc: Hon. Martin J. Walsh; Mr. Brian Golden, Director; District Councilor Josh Zakim;
Councilors Michael Flaherty, Stephen J. Murphy, Ayanna Pressley, Michelle Wu; Representative
Joy Livingstone; Senator Will Brownsberger; Howard Kassler, NABB

15 COMMONWEALTH AVENUE TRUST
15 Commonwealth Avenue
Boston, Massachusetts 02116

July 8, 2015

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

Re: Fisher College Institutional Master Plan for Nos. 10-11 Arlington Street, Boston, Massachusetts

Dear Ms. Sullivan,

I am writing to you today as an owner of real estate located at 15 Commonwealth Avenue in the City of Boston and as an opponent of the planned expansion and re-zoning by Fisher College in the Back Bay neighborhood of the City.

It is my understanding that Fisher College has currently outgrown the existing space they occupy in the City of Boston and seeks to expand. It is unclear to me whether Fisher College has made any effort to relocate to an area that would better serve the needs of their students and staff, whether within or outside the City, but it does appear that at least one of the College's primary options is focusing on further expanding into the Back Bay, a residential neighborhood that has previously expressed that it has no desire to continue to deal with the ongoing issues related to its current occupancy by Fisher College. The excessive traffic and parking issues caused by student and faculty vehicles, the large congregations of students in the City common areas, the smoking in City public areas by students, the use of marijuana by students in City public areas, the noise of groups of students returning to their residences in the early morning hours and the failure of many vendors serving the current school offices to obey parking requirements all contribute to the negative impact the presence of Fisher College already has on the neighborhood. That residents are now being called upon to submit to further expansion of the College, with the obvious correlating increases in vehicle and pedestrian traffic, when insufficient efforts have been made by Fisher College to fully address concerns previously voiced by local residents, is a flagrant and insulting initiative by the College.

One of the challenges today faced by the City of Boston, as well as many other major U.S. cities, is how to encourage families to move into, and raise children in, our culturally rich urban neighborhoods. To allow Fisher College to further encroach into the residential aspects of one of the most historically significant areas of Boston, and one in which both homeowners and the City of Boston take a great deal of pride in contributing to the on-going preservation, restoration and maintenance of their homes, can only lead to yet another reason for families that

Katelyn Sullivan, Project Manager

July 8, 2015

Page 2

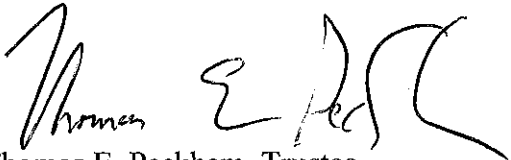
call the Back Bay home to leave. Removing such residential elements from the Back Bay, which Fisher College would do here if granted approval, would certainly negatively impact the City as a whole as those families moving out would also be taking with them a family lifestyle and charm many visitors find when traversing Boston streets, particularly in those areas that are historically significant such as many of those as are found in the Back Bay, thereby further reducing the incentive for additional families to move into the City.

It is also my understanding that Fisher College also has either failed or refuses to participate in a Payment in Lieu of Taxes program. However, the students and faculty have complete access to all of the services and amenities afforded residents of the City of Boston.

I strongly urge the Boston Redevelopment Authority to deny Fisher College all aspects of their filed Institutional Master Plan, including: (i) the re-zoning of 10-11 Arlington Street and 111 Beacon Street; (ii) the addition of scores of new beds to the existing dorms; and (iii) the construction of a roof terrace behind 104-114 Beacon Street. I believe it would also be beneficial to forestall any additional efforts for further expansion by Fisher College.

In conclusion, as a property owner and taxpayer, I am incensed that Fisher College uses the residential areas of the Back Bay as their expanded campus, and resent the strain that such use currently causes on existing neighborhood resources. I strongly voice my objection to the College's Institutional Master Plan, which would not only facilitate the continuance of such actions, but increase their impact on the Back Bay should the Institutional Master Plan be approved.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas E. Peckham". The signature is fluid and cursive, with the first name "Thomas" written in a larger, more prominent script than the last name "Peckham".

Thomas E. Peckham, Trustee
15 Commonwealth Avenue Trust

cc: Neighborhood Association of the Back Bay
160 Commonwealth Avenue, L8
Boston, Massachusetts 02116-2749



Katelyn Sullivan <katelyn.sullivan@boston.gov>

BRA: Fisher IMP Comment

Kathryn Shepherd <kathrynshepherd@yahoo.com>

Mon, Jul 13, 2015 at 9:13 AM

Reply-To: Kathryn Shepherd <kathrynshepherd@yahoo.com>

To: "Katelyn.Sullivan@boston.gov" <Katelyn.Sullivan@boston.gov>

Cc: "jay.livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>, "josh.zakim@boston.gov" <josh.zakim@boston.gov>, "info@nabbonline.com" <info@nabbonline.com>

Hi,

Attached please find a letter from my four year old daughter, Ella. We live at 120 Beacon Street, adjacent to Fisher College. Ella and her older sister, Sophie, are subjected to both second hand smoke and the unsavory images (not to mention terrible influence) of student smokers each and every time they walk past the college. This has been going on for years despite my and other neighborhood attempts to work with the administration to elicit change.

Please do what you can to not only to keep Fisher from expanding its footprint in our neighborhood but also to continue to encourage the administration to stop students from using the Beacon Street sidewalk as a smoking area.

Thank you,
Kate Shepherd

Trustee & Resident, 120 Beacon Street

 **Fisher Smoking Letter.pdf**
194K

DEAR BRI.

STOP FISHER

SMOKING! IT'S

BAD FOR YOU.

ELLA

AGE 4



Katelyn Sullivan <katelyn.sullivan@boston.gov>

Fisher College IMP

1 message

Faith Perkins <perkinsfs@aol.com>
To: katelyn.sullivan@boston.gov
Cc: josh.zakim@gmail.com

Mon, Jul 13, 2015 at 8:17 AM

Dear Katelyn,

As a member of the Neighborhood Association of the Back Bay and a concerned resident, I oppose the IMP submitted by Fisher College. I know I echo the sentiments of many of my neighbors that if this allowed, it would double the number of students, increase the traffic on Beacon Street and change the residential character of our neighborhood. We who live in the Back Bay value the diversity and vitality provided by city life, but allowing Fisher College to go forward with its expansion plans would tip the balance that we strive to maintain.

I appreciate the opportunity to address the BRA with my concerns.

Sincerely,

Faith Perkins
330 Dartmouth Street
617-429-4961



Katelyn Sullivan <katelyn.sullivan@boston.gov>

Fisher College Institutional Master Plan Submission

1 message

Jacquelin Yessian <jyessian@gmail.com>

Mon, Jul 13, 2015 at 7:47 AM

To: "Sullivan, Katelyn" <Katelyn.Sullivan.BRA@cityofboston.gov>

Cc: Josh Zakim <Josh.Zakim@boston.gov>, "Livingstone, Jay - Rep. (HOU)" <Jay.Livingstone@mahouse.gov>, NABB <info@nabbonline.com>

July 13, 2015

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

Subject: Fisher College Institutional Master Plan Submission (IMP)

Dear Ms Sullivan,

On January 22, 2013, Howard Kassler, Vic Castellani, Peter Sherin and I meet with Dr. McGovern and several staff members at 188 Beacon Street. We discussed the history of the long relationship between Fisher and the Neighborhood Association, acknowledging that individuals in leadership positions in both organizations change over time and the need to make the effort going forward to stay in better touch. Fisher College was preparing their Institutional Master Plan Notification Form, which we discussed in general terms.

A few days later, we delivered a "Thank you" to Dr. McGovern with a copy of our publication "Principles and Guidelines for Future Development of the Back Bay, A Report by the Development Committee of the Neighborhood Association of the Back Bay," completed in September 1999. The Guidelines have proved very useful to us over the years as we contemplate proposed projects, as well as to remind us about particular characteristics that make the Back Bay a wonderful neighborhood. We provided these guidelines with yellow tabs marking the sections that pertain to institutional expansion in the neighborhood. We also provided copies of the Back Bay Architectural Guidelines from the City of Boston website. Together, these documents provide very specific information of the community expectations for improvements within the Back Bay. We had hoped that Fisher College would utilize the guidelines in their Institutional Master Plan Notification Form (IMP NF).

Since providing these documents, I have had no questions from Fisher about the guidelines or the intent of the guidelines. Fisher's IMP NF submission violated the basic principles that are important to the community. Despite our comments listing the many ways Fisher's proposed plans are incompatible with the neighborhood, the next submission the Institutional Master Plan made no significant changes. We still have had no questions about our guidelines. The plans are at direct odds with the quality of life we have worked so hard over the decades to facilitate.

Of course, Fisher is welcome to stay. But Fisher is not welcome to grow: add students or faculty, increase hours of operation, or occupy any additional building where educational or dormitory use is violation of the underlying zoning code.

We urge the BRA to approve none of the projects proposed by the IMP. The only projects that should be approved are those that mitigate current and past violations of the zoning code and the Back Bay Architectural District guidelines but in no way accommodate expansion.



Katelyn Sullivan <katelyn.sullivan@boston.gov>

Fisher College IMP: Increased Jaywalking Hazard

1 message

Jonathan Shepherd <jonathanchoateshepherd@yahoo.com>Sun, Jul 12, 2015 at 11:35
PM

Reply-To: Jonathan Shepherd <jonathanchoateshepherd@yahoo.com>

To: "Katelyn.Sullivan@boston.gov" <Katelyn.Sullivan@boston.gov>

Cc: "josh.zakim@boston.gov" <josh.zakim@boston.gov>, "jay.livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>, "info@nabbonline.com" <info@nabbonline.com>

Dear Ms. Sullivan,

I am a resident at 120 Beacon Street and strongly urge the BRA to reject Fisher College's IMP with the currently proposed projects. There are numerous reasons to reject Fisher's IMP, but the one that I would like to highlight is the significantly increased jaywalking that any Fisher expansion will bring to Beacon Street and the surrounding neighborhood streets.

Fisher College sits primarily on the very busy block of Beacon Street between Arlington and Berkeley Streets - a block that serves as an exit (on the Arlington side) and entry (on the Berkeley side) for Storrow Drive. Throughout the day, and particularly at rush hours, this block is packed with traffic.

Nearly all of the Fisher students jaywalk across Beacon Street when they cross the street - they rarely walk to the ends of the block to use the cross walks. The Fisher IMP calls for 48 new beds on this block. If one were to assume that each of these 48 new students crosses Beacon Street twice a day (e.g. back and forth twice), then that would mean that each student would jaywalk four times per day. Four jaywalks multiplied by 48 students means that the Fisher IMP will introduce 192 new discrete jaywalks per day onto Beacon Street (not to mention the other surrounding streets). And two crossings per student per day is likely conservative. If one were to assume that each student crosses back and forth four times per day, then the number of discrete jaywalks per day would rise to 384 per day.

For both safety and traffic reasons, adding any new jaywalking to Beacon Street is absolutely unacceptable. For the increased jaywalking that it will bring, not to mention the many other reasons including increased double parking, I would strongly urge the BRA to reject Fisher College's IMP with the currently proposed projects.

Sincerely,
Jonathan Shepherd
120 Beacon Resident