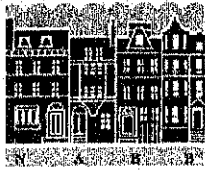


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Emily Gallup Feyen
Office Administrator

July 17, 2013

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

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

Dear Ms. Sullivan:

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

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

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

Zoning

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

Comments regarding IMPNF

Mission and Objectives

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

Existing Facilities

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

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

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

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

Proposed Future Projects

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

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

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

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

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

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

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

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

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

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

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

Other Issues Necessary for an Adequate IMPNF

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

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

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

Community Benefits

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

Transportation, Sustainability and Urban Design

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

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

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

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

Historic District Architectural Review

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

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

Zoning

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

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

Comments on anticipated Fisher Institutional Master Plan Submission

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

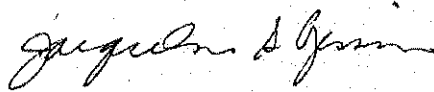
Final Remarks

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

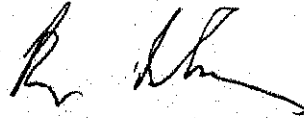
The Mayor embarked on a program in all neighborhoods to minimize impact of student housing. The City also requires institutions to hold contiguous sites for institutional use.

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

Respectfully submitted,



Jacquelin Yessian, Co-Chairs
NABB Development and Transportation Committee



Barry Solar, Co-Chairs
NABB Development and Transportation Committee

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

Sullivan, Katelyn

From: ANNE SWANSON [anneswanson@verizon.net]
Sent: Wednesday, July 17, 2013 3:54 PM
To: Sullivan, Katelyn
Subject: Please Oppose Fisher College IMP Proposed Expansion
Attachments: NABB Fisher IMP Executive Summary.pdf; NABB Fisher IMP Executive Summary.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Sullivan:

The Neighborhood Association of the Back Bay has prepared a very effective response to the Fisher College IMP (copy attached) that represents the interests of 1,300 member households and summarizes the history of Fisher College's impact on neighborhood properties and residents. As stressed in the NABB response, college or university use has been a forbidden use in the Back Bay Historic District for thirty-five years. I do not understand why this proposal is even under consideration except that the BRA has put a review process in motion that scares neighborhood residents because it threatens to completely override our interests.

The Back Bay is worthy of care and preservation. In 2012, the Back Bay won an award from the American Planning Association in the category of "Great Places in America: Neighborhoods." The success of the Back Bay did not happen by chance. It is the direct result of more than a half-century of community activism and historic preservation led by volunteers. The Back Bay Historic District literally would not exist today if not for the residents who formed the Neighborhood Association of the Back Bay in 1955. Hundreds of volunteers have continued to work for its protection and enhancement ever since.

The BRA was involved in applying for the APA award, making use of "NABB's First Fifty Years," the history of a half-century of volunteerism I compiled and edited in 2005. BRA Director Peter Meade lives in the Back Bay. Surely key people at the BRA are aware of the value this fragile historic district contributes to the city. Today we have some of the most valuable high-end real estate in the city, contributing a fortune in property taxes. Many of the city's most prominent philanthropists live here.

Converting valuable residential buildings to institutional use to serve a student population that relies on government funding to attend college at all is completely inappropriate for the real estate in this neighborhood. Such a proposal is detrimental to the Back Bay and the City of Boston.

Please apply intelligent reasoning to this proposal and deny Fisher College the opportunity to expand their occupation of a vital part of the residential Back Bay Historic District.

Anne Swanson
157 Beacon Street, Boston, MA 02116
617-262-0675
anneswanson@verizon.net

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

July 22, 2013

Three Scoping Suggestions

We recommend that the BRA require the following changes in Fisher's next IMP submission:

1. Expand the IMP's Scope to include all Fisher College divisions

A fundamental problem with the IMPNF is that it only discusses facilities needs for the Day Division:

This IMPNF lays out the framework for meeting Fisher's facilities needs for its Day Division in Boston during the next ten years. – IMPNF p.21

The BRA should require Fisher to reflect *all* of its institutional needs in the IMP, including but not limited to the Division of Accelerated and Professional Studies (DAPS). It is our understanding that DAPS represents a large share of Fisher's student body.¹ Its impact on facilities and traffic/parking issues needs to be included.

2. Require data by fiscal and academic years, NOT by calendar year

Given that (a) Fisher's student data are compiled by academic year and (b) Fisher's fiscal year ends on June 30, the BRA should require student and financial data on these bases.

This will clear up the IMPNF's muddled time-delineation. For example, the IMPNF, which was issued on June 4, 2013, states that:

- "Fisher must grow from 820 students **today** to about 1,100 students in the combined associate's, baccalaureate and master's programs over the 10 year term of this IMP" (IMPNF p. 8).
- Fisher has a "**current** ratio of 42% resident students and 58% commuters" (IMPNF p. 24). [emphases added]

In fact, Fisher's June 18, 2013 slidedeck makes it clear that both of these reflect Fall 2012 student registration (page 15). By the IMPNF's June 4 publication date, this was last year's data.²

To clear up these issues,

- Fisher should time-denominate all data with academic or calendar year designations, as appropriate.
- Calendar year designations should be eliminated as confusing.³
- The word 'current' should only be used when a particular presentation is published during a particular academic/fiscal year.

¹ The NCES (National Center for Educational Statistics) database shows that for 2010-2011, total Fisher enrollment was 1,812, while day school enrollment was approximately 745 (interpolating between Fisher's

² Fisher's most recent graduation ceremony was held on May 11, 2013.

³ I.e., "this Institutional Master Plan Notification Form (IMPNF) ... identifies ... initiatives through the decade 2013 to 2023" (IMPNF p. 1).

3. Extend the time horizon

A logical implication of (2) is that the time horizon for the IMP needs to be extended by one year:

- At the present time, Fisher's IMPNF's projections are for the academic years 2012-2013 through 2022-2023.
- However, as we have already noted, 2012-2013 is not the current academic year – it is last year. In a few weeks, Fisher will be starting 2013-2014, which will then be the current year.
- And Fisher acknowledges that it does not anticipate IMP approval until early 2014 at the earliest. By the time of a BRA board vote, the then-current baseline year will be 2013-2014 (at the earliest).

Accordingly, we recommend that Fisher's next BRA submission should use:

- 2013-2014 as a base Year 0
- 2014-2015 as Year 1, and
- Extending through the academic year 2023-2024 as Year 10.

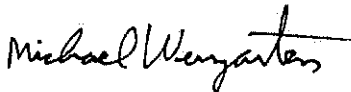
To the extent that an IMP board vote is delayed past September 2014, these numbers should be extended by a further year, and so on.

An important implication of a one-year extension is that:

- Instead of the IMPNF's 2022-2023 forecasted 1,100 day students and 466 dorm beds,
- An additional one year of growth @ 3.0%/year will result in a 2023-2024 forecast of 1,133 students and a 480 dorm bed demand (+14 beds).
- While an additional 14 dorm beds may not seem like much, at the industry median 350 gross square feet per bed, this means that Fisher will need another 4,900 square feet of capacity.

* * * * *

Respectfully submitted,



Michael Weingarten
120 Beacon Street #4
Boston, MA 02116

To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

Sullivan, Katelyn

From: Sally Fitzpatrick [aibhlin@comcast.net]
Sent: Tuesday, July 16, 2013 4:20 PM
To: Sullivan, Katelyn
Cc: info@nabbonline.com
Subject: Fisher IMP

Follow Up Flag: Follow up
Flag Status: Flagged

We agree with and support the Neighborhood Association of the Back Bay's position on the above-referenced project.
Sarah & James Fitzpatrick
188 Beacon Street
Boston, MA 02116

July 17, 2013

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

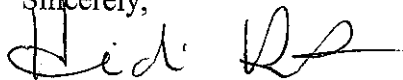
Dear Ms. Sullivan;

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

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

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

Sincerely,



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

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

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

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

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

Sincerely,

Janet Kuser Komarnicki

Sullivan, Katelyn

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

July 17, 2013

Katelyn Sullivan

Boston Redevelopment Authority

One City Hall Square

9th Floor

Boston, MA 02201

To Whom it May Concern,

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

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

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

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

Michael Weingarten
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Boston, MA 02116
mikew@signallake.com

July 17, 2013

10/11 Arlington Street

This memo reviews Fisher's proposed Project 7 to convert 10/11 Arlington for institutional use.

In contrast with Projects 1-4 and 6, which focus on dorms and an outdoor terrace, 10/11 Arlington will provide Fisher with office capacity, allowing it to repurpose other facilities. As such, it is Fisher's major initiative dealing with *non-dorm space* (which includes offices, classrooms, laboratories, multipurpose rooms, dining/kitchen, athletic facilities, library, logistics and other student facilities).¹

Thus, a critical question is whether 10/11 Arlington's incremental 13,635 square feet² is sufficient to support Fisher's non-dorm needs through 2023. Our conclusion is *no*, for the following reasons:

- Fisher's current non-dorm space per student is less than half that of other schools. Fisher would need an additional 93,841 square feet to achieve parity, so 13,635 square feet will not solve this problem.
- Even if Fisher had adequate facilities today, this will not support a projected 34% student enrollment increase over the next decade.

In general, we feel that Fisher has been less than clear about its non-dorm needs. While the IMPNF seems to say that (a) previous building acquisitions have addressed classroom shortages and (b) the 10/11 conversion will support much of its institutional office needs,

- None of this is quantified
- There is minimal discussion of other non-dorm needs (aside from student support space to be located in the small 118 Beacon addition).

We therefore believe that Fisher knows that it has woefully inadequate space along multiple dimensions and that 10/11 Arlington is an insufficient solution. It is making its proposal as the best way to "maintain its small footprint" and "make full use of its very limited space" (IMPNF p.12).

As a result, the BRA should reject Project 7 as a 'band-aid' solution that is inadequate for Fisher's needs, but which will substantially damage Back Bay's residential nature. The right answer is for Fisher to grow somewhere else.

Suggested Data Production

The BRA should require Fisher to provide copies of reports that deal with space considerations. Fisher also should produce quantitative information regarding non-dorm supply and demand by category, by building and by year. This will allow the BRA to examine the adequacy of Fisher's non-dorm plans. A proposed set of data production is listed at the end of this memo.

We also ask that Fisher prepare a study of the vehicular and pedestrian traffic impact of this project, as well as documentation on possible BBAC violations.

¹ Project 5 would add 2,500 square feet of indoor non-dorm space and an additional terrace at 118 Beacon.

² 17,625 square feet for 10/11 Arlington minus an estimated 3,615 of 116 Beacon non-dorm space repurposed for dorms.

Detailed Discussion

When we first looked at *IMP Proposed Project 7: Convert 10/11 Arlington Street to Institutional Use*, our reaction was that it was an office project of secondary importance. Like most members of the community, our focus was on dorm projects 1-4 and traffic issues; followed by Back Street projects 5-6. Even Fisher lists this project last.

However, after reviewing 10/11 Arlington in detail, we came to believe that it is a potential lynchpin for the entire IMPNF. This is because it is the only project that will add a significant amount of non-dorm space over the next decade (118 Beacon will add 2,500 square feet). Although 10/11 is to be used primarily for offices, this will allow Fisher to repurpose other facilities for non-office needs.

Accordingly, we decided to review Project 7 from the perspective of its impact on:

- A. Overall non-dorm space requirements
- B. The Arlington Street neighborhood.

A. Overall Non-Dorm Space Requirements

Fisher IMPNF Comments

The IMPNF paints a picture in which Fisher has methodically identified shortages and has come up with actionable solutions:

- In the 2006-2010 period, Fisher focused on augmenting its *classroom space*, via the purchase of 1 Arlington and 111 Beacon (IMPNF p. 14)
- Having addressed the classroom shortage, Fisher's next priority was to address an *office shortage* by acquiring 10/11 Arlington (IMPNF pp. 14, 33)
- Residual needs for a *student resource center* will be addressed by the proposed 118 Beacon addition (IMPNF p. 25)

The reader comes away with a sense that IMPNF approval will result in a fundamental solution to Fisher's capacity issues, although Fisher also acknowledges that this is difficult, given Fisher's limited footprint:

Fisher seeks to use its facilities to their maximum efficiency so as to maintain its small footprint, and to make full use of its very limited space. – IMPNF p.12

Reactions

We applaud Fisher for addressing serious deficiencies in classroom and office space. However, we are concerned about its use of qualifiers (e.g., 'reducing' rather than eliminating overcrowding of classrooms; meeting 'much' rather than all of its office needs – IMPNF pp. 14, 33). We therefore wonder what capacity deficiency remains.

We also are concerned that Fisher's IMPNF discussion ignores the need for non-dorm functions such as athletic/fitness facilities and logistics facilities – that Fisher does not appear to possess, and which are ignored in the IMPNF:

Over the long term, Fisher aims to own as much of its critical academic and residential space as possible, but owning athletic facilities is unlikely – IMPNF p. 17

Even where Fisher does possess facilities, such as dining services, Fisher says nothing in the IMPNF about the need for expansion, as it grows student enrollment by 34% over the next decade.

We therefore come away thinking that reassuring words are nice, but that to properly assess Fisher's plans, we need a quantitative assessment of space plans, and a benchmarking comparison versus other schools.

Quantitative Assessment

In the absence of detailed capacity or benchmarking information from Fisher, we decided to conduct our own assessment:

- In 2005, Fisher had 42,969 square feet of non-dorm space.
- By 2012, with the acquisition of 1 Arlington and 111 Beacon, this grew by 43% to 61,571 square feet (+18,602).
- If the IMPNF is approved, the 10/11 Arlington and 118 Beacon projects (minus the elimination of office space at 116 Beacon) will add 16,135 square feet of non-dorm space through 2023 (+26%).
- If 10/11 is approved but the 118 Beacon project is rejected, there will only be +13,165 square feet (+22%).

Fisher Non-Dorm Square Footage

Building Address	2005	2012	2023 IMPNF	2023 Ex 118 Beacon
118 Beacon	20,735	20,735	20,735	20,735
118 Beacon addition	NA	NA	2,500	NA
116 Beacon (non-dorm)*	3,615	3,615	0	0
108/110 Beacon	18,619	18,619	18,619	18,619
One Arlington Street	NA	10,370	10,370	10,370
111 Beacon	NA	8,232	8,232	8,232
10/11 Arlington	NA	NA	17,250	17,250
Total	42,969	61,571	77,706	75,206
Change		18,602	16,135	13,635
Percent Change		43%	26%	22%

*Total square footage minus 16 dorm beds @ 302 square feet/bed (current Fisher average)

Is this enough space? Ultimately, the answer is one of competitive parity. To attract students, colleges need to show prospective applicants that they have adequate facilities compared to other schools.

To test for adequacy, we computed Fisher's square footage per full time equivalent student (FTE), and compared this to other schools. The results indicate that **Fisher, even with the IMPNF additions, will have approximately half the non-dorm square feet per FTE compared to other schools:**

- Fisher currently has an estimated 54 non-dorm gross square feet (GSF) per FTE, which will grow to 67 with the IMPNF additions.³
- In contrast, Suffolk University has 134 non-dorm GSF per FTE, or 2x Fisher post-IMPNF (source: Suffolk IMP)
- The *38th Annual Maintenance & Operations Cost Study for Colleges* states that in 2008-2009, the median total GSF per FTE was 238. If we subtract half of this for dorm space, this leaves 119 for non-dorm space – suggesting that the Suffolk data are directionally correct.
- We received confidential information from a major Boston college/university, suggesting that it, too, has twice Fisher's non-dorm GSF per FTE.

Thus, ***Fisher's non-dorm space, even with the addition of 10/11 Arlington, is grossly inadequate:***

- For Fisher to match Suffolk's current non-dorm GSF per FTE would require 155,412 square feet, which is 93,841 square feet beyond the current level.
- By 2023, assuming that square footage needs to grow proportionally with Fisher's planned 34% enrollment growth, the required square footage will grow to 208,252. This is 146,681 square feet beyond the current level.

**Fisher Non-Dorm Gross Square Feet:
Current and at Competitive Parity**

	Square Feet	Delta Versus Current	Delta Versus IMPNF
Current GSF	61,571	-	NA
Total IMPNF GSF	77,706	16,135	-
GSF @ Competitive Parity: 2013	155,412	93,841	77,706
Day Student Growth: 2023 versus 2013	1.34x	NA	NA
GSF @ Competitive Parity: 2023	208,252	146,681	130,546

Therefore, giving Fisher a 16,135 square foot 'band aid' only delays Fisher's inevitable need to move from the Back Bay residential district. The BRA would do Fisher a real service by forcing it to confront the need to grow elsewhere.

[Postscript: What sorts of things contribute to the enormous gap between Fisher and other schools? To some extent, this reflects Fisher's inadequate classroom, laboratory and office space. But it also reflects the fact that Fisher has no gymnasium or substantial fitness center; minimal performance and meeting space; a very small library; a very small dining and kitchen facility, and almost no logistical space (like loading docks). These deficiencies need to be quantified by category.]

³ Note on FTE calculations: Since we do not have data on the average number of credits per Fisher DAPS student, we assumed that each Fisher part-time student is 1/3 of an FTE. However, each Suffolk part time student is 58% of an FTE (source: Suffolk IMP). If we were to assume a similar .58 FTE for each DAPS student, Fisher's current square footage per FTE would drop from 54 to 44.

B. Arlington Street Impact

In addition to the above questions related to 10/11 Arlington's adequacy as a solution for non-dorm capacity shortages, we have the following objections to IMP Project 7 that are related to its potentially negative impact on the local neighborhood:

1. The BRA should discourage the creation of a second Fisher block in the Back Bay Historical Residential District

If this project is approved, there will be three Fisher institutional properties on Arlington Street (1, 10 and 11). This will make Arlington between Beacon and Commonwealth another 'Fisher block,' in addition to the block it already inhabits on Beacon. The BRA should not allow this to happen. Back Bay is an historical residential district. The City needs to take a clear position against institutional growth in this neighborhood.

2. Moving office square footage from 116 Beacon to 10/11 Arlington will make the Beacon block more of a student quad

By moving office facilities from 116 Beacon to Arlington, the remaining space on Beacon will become an increasingly student-oriented quad. This will exacerbate noise, security and traffic/parking issues that we already have on the block.

3. Even if 10/11 Arlington is used for office and not classroom space, the result will still be a large increase in student traffic on Arlington Street

Peter Gori in his June 18 and 26 presentations emphasized that the conversion of 10/11 Arlington should not cause abutters to worry about students overrunning the block, since the building would be used for office space and not student facilities or classrooms.

However, if 10/11 is approved for institutional office use, Fisher will move classrooms from 116 Beacon to 1 Arlington. It will then move offices from 1 Arlington to 10/11 Arlington. The net result is that 1 Arlington will become much more of a classroom building than it is today. This, in turn, will result in substantially more student traffic on Arlington Street than in the past.

... offices will be moved from the 116 Beacon Street building where administrative office uses will be displaced to allow conversion to dormitory beds. In turn, some of the institutional office space now in One Arlington Street will also move to 10/11 Arlington Street so as to accommodate and centralize the classroom space displaced from 116 Beacon Street. – IMPNF p. 33

4. Approval could harm the abutting Public Garden

The Public Garden is directly across the street from 10/11 Arlington. If Arlington becomes a second Fisher block, there could be adverse consequences to the Public Garden due to overuse by students, as well as misuse of for, e.g., Frisbee and football games.

5. Approval will result in increased traffic

As noted in our *Traffic* memo, Arlington Street south of Beacon has a 20,500 daily traffic count – which already makes this a heavily trafficked area. An obvious issue therefore is the extent to which IMP approval would result in increased traffic delays

One reason for concern is the limited parking for deliveries at 10/11 Arlington. Despite the fact that we are dealing with two buildings occupying a total of 17,250 square feet, there are only three parking spaces (one rented; source: Fisher's June 18 presentation), each capable of handling a single car (see photo).

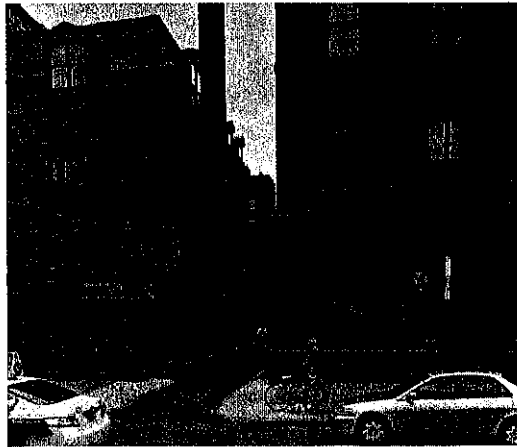
Parking at Rear Of 10/11 Arlington Street



Clearly, there will be insufficient room for institutional-level pickups and deliveries – particularly in the likely event that the spaces are used for Fisher officers and senior staff. As a result, if Fisher is allowed to use these buildings for educational purposes, we are concerned that double-parking on the right traffic lane will slow up through-traffic.

Alternatively, trucks could illegally park in the alleyway between Commonwealth and Marlborough (right next to 11 Arlington). Given its narrowness, this would completely block the alleyway.

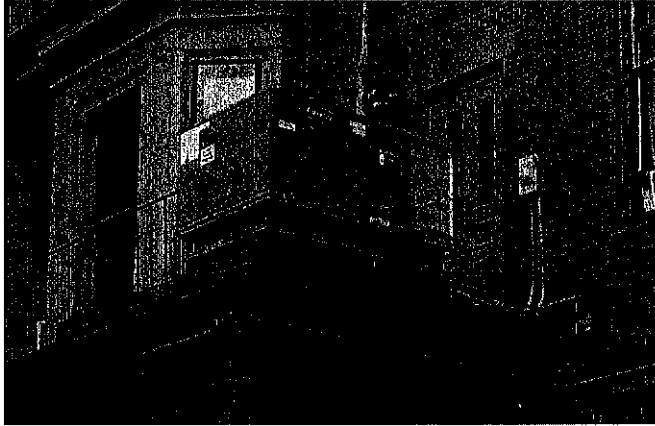
Abutting Alleyway



6. 10/11 Arlington Street appears to be in violation of BBAC guidelines. The BRA should not consider project approval until it returns to compliance

As noted in our *Fisher Mall* memo, BBAC guidelines require that there should be no rooftop mechanical additions on roof extensions, and no exterior conduit. As seen in the photo below, there is a modern (post-1983) Carrier HVAC unit on the roof of the rear entry addition, with exposed conduit. Since these would appear to be in violation of guidelines, the BRA should ask Fisher for documentation.

HVAC and Conduit on Rear Rooftop Extension



There is a similar issue at 1 Arlington Street, with 5 HVAC blowers in a recessed basement entryway facing at the rear of the building on Beacon Street. The BRA should therefore ask Fisher for documentation on this addition.

HVAC Units

At Beacon Street rear of 1 Arlington Street



C. Recommendations

To more fully understand Fisher's space issues, the BRA should require Fisher to provide copies of the following reports that deal with space considerations:

- **Fisher Strategic Plans:** In the IMPNF, Fisher touts its 2005 and 2011 strategic plans as key underpinnings for the document (IMPNF pp. 3-4). In a one page summary of the 2011 Fisher Strategic Plan on the fisher.edu website, Goal 1(c) is "Explore physical expansion."⁴ Accordingly, these documents should be made publicly available for review.

⁴ <http://www.fisher.edu/about/office-of-the-president/strategicplan>

- **Property Condition Assessment:** The IMPNF states that it “conducted a complete property condition assessment of facilities at all locations in support of the strategic priority to improve the functionality of all of its buildings” (IMPNF p. 4). Fisher should make this assessment publicly available.
- **Accreditation Report:** At the June 26 BRA public hearing, a woman who identified herself as a college professor asked if Fisher was accredited, and asked if she could see any accreditation report. Fisher replied that it was accredited with the New England Association of Schools and Colleges, but declined to provide the report.

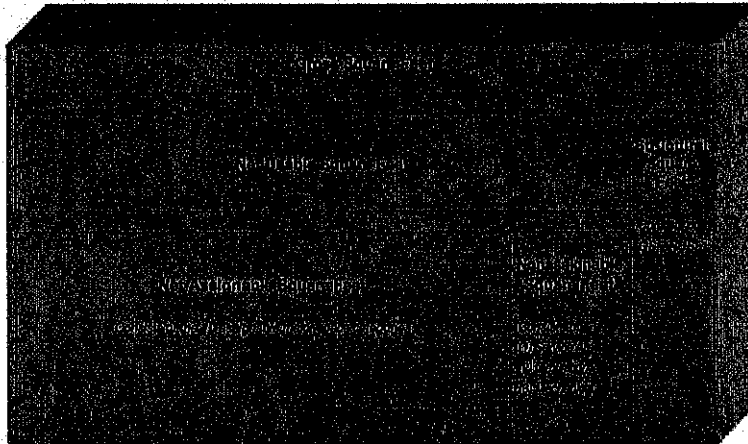
It is our understanding that accreditation reports typically deal in part with the adequacy of square footage for different college functions. The BRA therefore should require that Fisher make this information public, so that we can test the extent to which the IMPNF adequately addresses any identified weaknesses.

Next, the BRA should require Fisher to provide detailed quantitative information about non-dorm demand and supply. Fisher should supply this information in a 'live' Excel workbook; i.e., with underlying formulas and assumptions included, and no linkages to unaccessible workbooks. The Excel file should be made available to the public

Here are some proposed quantitative questions that Fisher should answer:

1. For each building used for non-dorm space, what is the gross square feet (GSF) and net assignable square feet (NASF)? This will help ensure that all analyses are done on an 'apples-to-apples' basis.

CONCEPTUAL FRAMEWORK FOR ANALYZING BUILDING SQUARE FOOTAGE



Source: <http://access.ewu.edu/Documents/Construction%20and%20Planning/Campus%20Space%20Data/BuildingAreaMeasurement.pdf>

2. What is Fisher's historical GSF and NASF usage by building, by category (for each building) and by year (for each building) since 2005? Categories should include but not be limited to:
 - Classrooms and laboratories
 - Faculty Offices
 - Non-faculty offices
 - President's office
 - Financial/Bursar/Financial Aid
 - Admissions
 - Security
 - Student Life

- Student space (excluding dining room and kitchen)
 - Dining Room and kitchen
 - Auditorium/multi-purpose rooms
 - Library
 - Athletic facilities
 - Logistics space (loading, storage, garbage)
 - Any other college functions (itemize)
3. What is Fisher's student FTE population, by year since 2005? Show underlying detail for day and DAPS students.
 4. How does Fisher's GSF and NASF per FTE compare to other schools, for each year since 2005 (by category if possible)?
 5. Fisher in its IMPNF says that it has "undersized and overcrowded institutional offices today" (IMPNF p 33). Fisher should quantify why it is still "undersized and overcrowded," even after substantial space was added since 2006 at 1 Arlington and 111 Beacon. It should then extend this analysis to compute its current demand needs for each of the other non-dorm categories (without consideration of supply constraints). What are the key underlying assumptions in developing these estimated demand requirements?
 6. If there were sufficient capacity today to meet these demand needs, how would Fisher's GSF and NASF per FTE compare to other colleges (by category)?
 7. Going forward, what is Fisher's projected capacity, by building by year through 2023? What is the planned space usage by building and by category, for each year?
 8. What are Fisher's demand needs by category by year through 2023, without being limited to the available capacity in the IMPNF? What is the basis for the assumed demand growth needs?
 9. Will the capacity in (7) be sufficient to cover the demand needs in (8)? Or will Fisher still have inadequate space? If so, by how much?
 10. What are Fisher's projected FTEs by year through 2023? Based on this, what is the projected GSF/NASF per FTE (by category and by year), based on projected capacity in (7), as well as projected total demand in (8)?

If the answer to (9) is that Fisher will have inadequate space in 2023, Fisher should be required to develop alternative plans in which it expands outside of Back Bay.

Other Data Requests

Fisher should be required to provide a traffic study showing how its projected use of 10/11 Arlington, along with 1 Arlington, will affect congestion on Arlington and/or the alleyway between Commonwealth and Marlborough. How will it avoid double-parking on Arlington and illegal stoppages on the abutting alleyway? Will Fisher's rear parking will be made available for vendor deliveries, or does Fisher propose to use the parking spaces for Fisher officers and staff?

Given that another type of traffic congestion is student/staff pedestrian congestion, Fisher should be required to develop an impact study of pedestrian traffic on Arlington Street and the Public Garden.

With respect to the potential HVAC roof mechanical addition violations at 10/11 and 1 Arlington, Fisher should produce permit/certificate documentation.

* * * * *

Respectfully submitted,



Michael Weingarten
120 Beacon Street #4
Boston, MA 02116

To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

Cc: Mayor Thomas M. Menino; mayor@cityofboston.gov
Shaina Augbourg; Shaina.Aubourg@cityofboston.gov
State Representative-Elect Jay Livingstone; livingstone.james@gmail.com
State Senator Will Brownsberger; willbrownsberger@gmail.com
District Attorney Daniel F Conley; danconley2013@gmail.com
City Councilor Michael P. Ross; Michael.Ross@cityofboston.gov
State Representative Martin Walsh; Martin.Walsh@mahouse.gov
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Mayoral Candidate Bill Walczak; info@billforboston.com
Mayoral Candidate Charles Calvin Yancey ccyancey@aol.com

City Council Candidate Michael Nichols; nicholsforboston@gmail.com
City Council Candidate Josh Zakim; josh@joshzakim.com

Sullivan, Katelyn

From: Michael Weingarten [mikew@signallake.com]
Sent: Wednesday, July 17, 2013 10:09 AM
To: Sullivan, Katelyn
Cc: Aubourg, Shaina; Ross, Michael (City Council); Arroyo, Felix; Pressley, Ayanna; Connolly, John (City Council); Murphy, Stephen (Councilor); will@mywillbrownsberger.com; johnfbarros@gmail.com; info@charlesforboston.com; danconley2013@gmail.com; john@connollyforboston.com; rob@robconsalve.com; will@willdorcenacoma.com; mikerossboston@yahoo.com; johnlaing@laingenterprises.com; portnoy@barstoolssports.com; cgrichie@mac.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com; info@nabbonlone.com; Meade, Peter; James.livingstone@gmail.com; Hinton, Sarah; Sutherland, James; Committee to Elect Michael J. Nichols; Josh Zakim
Subject: Comments on the Fisher IMPNF: 10/11 Arlington
Attachments: arlington_071713.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Katelyn,

Please find attached a memo regarding Fisher *IMPNF Proposed Project 7*, which relates to the repurposing of 10/11 Arlington. In contrast to IMPNF projects 1-4 and 6, which focus on dorms and an outdoor terrace, 10/11 Arlington is Fisher's major initiative dealing with *non-dorm space* (by directly providing office facilities and/or by repurposing existing space). Thus, a critical question is whether 10/11 Arlington's incremental square footage is sufficient to support Fisher's non-dorm needs through 2023. Our conclusion is *no*, for the following reasons:

- Fisher's current non-dorm space per student is less than half that of other schools. Fisher would need an additional 93,841 square feet to achieve parity, so 13,635 square feet will not solve this problem.
- Even if Fisher had adequate facilities today, this will not support a projected 34% student enrollment increase over the next decade.

In general, we believe that Fisher knows that it has woefully inadequate space along multiple dimensions and that 10/11 Arlington is an insufficient solution. It is making its proposal as the best way to "maintain its small footprint" and "make full use of its very limited space" (IMPNF p.12).

As a result, the BRA should reject Project 7 as a 'band-aid' solution that is inadequate for Fisher's needs, but which will substantially damage Back Bay's residential nature. The right answer is for Fisher to grow somewhere else.

We also object to the negative impact that conversion of 10/11 Arlington would have on the local Back Bay neighborhood.

Please confirm receipt of this memo.

Regards,
Michael

Sullivan, Katelyn

From: ANNE SWANSON [anneswanson@verizon.net]
Sent: Wednesday, July 17, 2013 3:54 PM
To: Sullivan, Katelyn
Subject: Please Oppose Fisher College IMP Proposed Expansion

Dear Ms. Sullivan:

The Neighborhood Association of the Back Bay has prepared a very effective response to the Fisher College IMP (copy attached) that represents the interests of 1,300 member households and summarizes the history of Fisher College's impact on neighborhood properties and residents. As stressed in the NABB response, college or university use has been a forbidden use in the Back Bay Historic District for thirty-five years. I do not understand why this proposal is even under consideration except that the BRA has put a review process in motion that scares neighborhood residents because it threatens to completely override our interests.

The Back Bay is worthy of care and preservation. In 2012, the Back Bay won an award from the American Planning Association in the category of "Great Places in America: Neighborhoods." The success of the Back Bay did not happen by chance. It is the direct result of more than a half-century of community activism and historic preservation led by volunteers. The Back Bay Historic District literally would not exist today if not for the residents who formed the Neighborhood Association of the Back Bay in 1955. Hundreds of volunteers have continued to work for its protection and enhancement ever since.

The BRA was involved in applying for the APA award, making use of "NABB's First Fifty Years," the history of a half-century of volunteerism I compiled and edited in 2005. BRA Director Peter Meade lives in the Back Bay. Surely key people at the BRA are aware of the value this fragile historic district contributes to the city. Today we have some of the most valuable high-end real estate in the city, contributing a fortune in property taxes. Many of the city's most prominent philanthropists live here.

Converting valuable residential buildings to institutional use to serve a student population that relies on government funding to attend college at all is completely inappropriate for the real estate in this neighborhood. Such a proposal is detrimental to the Back Bay and the City of Boston.

Please apply intelligent reasoning to this proposal and deny Fisher College the opportunity to expand their occupation of a vital part of the residential Back Bay Historic District.

Anne Swanson
157 Beacon Street, Boston, MA 02116
617-262-0675
anneswanson@verizon.net

247 Commonwealth Ave.
Boston, MA 02116-1665

July 20, 2013

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

RE: Fisher College Proposed Expansion

Dear Ms. Sullivan:

I want to add my name to the many residents of Back Bay and surrounding area who are vehemently opposed to the proposed Fisher College facilities Expansion Plan, as outlined in the IMPNF. Impacts upon the Back Bay and adjacent neighborhoods will be severely deleterious. Furthermore, the precedent that would be established by approving this expansion would be extremely damaging to future protection and historic preservation of the quality of the Back Bay and the Back Bay Architectural District.

As you are well aware, the many negative impacts and potentially dangerous implications of the Fisher College Expansion Plan include the following:

- Zoning revisions that destroy the historic architectural and urban design quality of the neighborhood and the protections that the Back Bay Architectural District was designed to preserve.
- Expansion of institutional use in a flourishing but fragile residential district.
- Exceeding and voiding established architectural and size standards for the affected Beacon Street blocks.
- Increased student bed capacity at the expense of potential enhancement of residential capacity of the area, which is the true need of Boston's center-city neighborhoods.
- Traffic volume and congestion increases on the subject Beacon Street blocks, in one of the most overloaded and congested portions of the city street network.
- Dramatic overload of the already overtaxed streetscape with over-capacity parking, double-parking, and dramatically increased delivery activity.
- Increased automobile-bicycle-pedestrian conflict, endangering safety for area residents and pedestrians along these sidewalks and crossing Beacon Street.
- Intrusion on the sanity of quality of life of the residential neighborhood, with increases in noise, littered trash, public drinking, drugging, and raucous behavior.
- Precedent for future exceptions to the zoning and historic district regulations, bringing the danger of further increasing the above negative impacts and downgrading the urban and architectural character and quality of life in the impacted residential area.

It is time for the BRA to take a clear stand to protect the quality of the built and social environment of our city's neighborhoods, and particularly historic districts like the Back Bay. I trust that the BRA will do the right thing and reject this Fisher College Expansion Plan.

Sincerely,



Myron Miller

Sullivan, Katelyn

From: stk308 [stk308@gmail.com]
Sent: Saturday, July 20, 2013 3:39 PM
To: Sullivan, Katelyn
Cc: into@nabbonline.com
Subject: Fisher College

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to you to register my very strong opposition to the Fisher College expansion. I know that my position is shared by all of my neighbors and friends.

My wife and I live at 308 Marlborough Street. We have lived in the Back Bay for 47 years and at our present address for 42 years. We raised our family in the Back Bay. It has been a wonderful place to live and keeps improving every year.

This is due to a myriad of factors such as very strong support from the City Administration and elected officials including the BRA, strong zoning protection, historical preservation protection, conversion of buildings to condominiums, reduction of rooming houses, reduction of large school institution and dormitories. By the way students still live in the Back Bay but not together in large groups.

From my experience over the last 47 years educational institutions such as Fisher have always had a basically negative impact on the quality of life in the Back Bay. Indeed the schools which have moved out of the Back Bay have continued to be successful and in fact benefited the areas they have moved to. One only need to consider Emerson in the theater district and Suffolk University.

The Back Bay supports its fair share of institutional uses such as churches, elderly housing and schools. The most if not all of the schools in the Back Bay unlike Fisher provide services mainly to Back Bay and Boston residents and are excellent neighbors. Just look at the Learning Project, John Winthrop Nursery School, the Commonwealth School, and the Kinsley School. The only negative thing I can think about these schools is that the sidewalk in front of Kingsley gets slightly congested with kids and bikes when school gets out.

You know how bad a neighbor Fisher has been. You know the litany of complaints about Fisher. The problem is that college students are hard to control and schools have little inclination to control them. Several years ago there was dormitory behind my house which made an enormous amount of noise at night The staff was totally unresponsive and one doesn't like to call the police. I got the telephone number of the owner and after calling him twice at 3:00AM to ask him if he would meet me to go to the party at the dormitory the noise stopped.

There are also many questions about the legality of the project.

Approving this project will be a step backwards. What is positive about this project for the Back Bay? Because of municipal financing they were able to pay artificially high prices for the buildings and take properties off the tax rolls. They have made no proposals as to payment in lieu of taxes. My taxes are high enough as it is.

How many students do they have from Boston and how many of them are resident students. What kind of scholarship funds to they provide Boston students—specifically not generally. It is interesting that in one report they show a \$9,000,000 endowment but I saw no grants or scholarships from that endowment.

What do they need the expansion for. Where are the proposed students coming from?

Again what is the benefit to Boston--- More student in Newbury and Boylston Street bars, clothing stores and restaurants. Is this worth the negative impact on the quality of life in the Back Bay. What comes next if you allow this project which goes against everything the City, the BRA and residents have worked successfully for over the last 50 years.

Remember two years ago the BRA was given an award which was for the Back Bay being one of the best residential neighborhoods in the country. We need to go forward not backwards. Please stop Fisher.

Stephen T. Kunian
308 Marlborough St.
Boston, MA 02116
Tel: 617-266-1194, Cell: 617-851-1145
Fax: 1-800-763-3310

Sullivan, Katelyn

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

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Sullivan,

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

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

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

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

Sincerely,

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

THOMAS W. HIGH
124 COMMONWEALTH AVENUE
BOSTON, MA 02116-2901
TWHIGH@ATT.NET

July 19, 2013

Ms. Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
9th floor, Boston City Hall
Boston, MA 02201

Re: Fisher College Institutional Master Plan Notification Form (IMP NF)

Dear Ms. Sullivan:

My wife and I are residents of the Back Bay and wish to express our strong opposition to Fisher College's proposal to intensify its college activities in the residential portion of the Back Bay.

The Back Bay was built as a residential neighborhood and it was only during the decades of its decline – from the 1930s until the 1970s – that large schools and dormitories started to take over. Starting in the 1970s, the residents undertook a sustained effort to reclaim their neighborhood and make it a place where families could live. That effort has lasted for more than 40 years and has been consistently supported by City zoning policy and decisions of the Board of Appeal.

And that effort has been largely successful. Since 1970, more than 70 properties have been returned from school and dormitory use to residential use. Schools like Chamberlayne, Garland, Newbury College, Simmons, and Emerson found that it made operational and economic sense to sell their Back Bay properties and relocate to more appropriate settings.

Fisher College has fought this trend. It decided to stay in the Back Bay and that decision is taking its toll on the neighborhood as a result of the noise, traffic, deliveries, and general disruption associated with a college. Fisher considers the block of Beacon Street between Arlington and Berkeley as their campus rather than as a residential block where families can live in peace and safety. Now they are proposing increasing their enrollment by about one-third and also are proposing to extend their "campus" along Arlington Street by converting 10/11 Arlington into a school administration building.

Furthermore, they have stated that they must continue to grow in order to survive. This means that residents can expect proposals for even more students in the years ahead.

I request that, in determining the issues to be examined in the IMP process, the BRA include a specific requirement that Fisher present an alternative proposal which would describe the impact of (a) no new dormitory space anywhere in the residential district

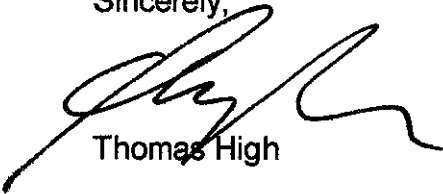
Ms. Katelyn Sullivan
July 19, 2013

(bounded on the east by the Public Garden, on the South by Newbury Street, on the west by Charlesgate East, and on the North by Storrow Drive), (b) no new construction of school space in the residential district (and, specifically, no addition behind 118 Beacon), and (c) no extension of its operations to 10/11 Arlington. An IMP of this kind would, in essence, describe the *status quo* as it relates to Fisher's presence in the residential portion of the Back Bay, and would leave open the opportunity to expand in other, more appropriate locations.

I also request that the IMP specifically address whether Fisher will pay an annual Payment In Lieu of Taxes to offset the impact on the City of Boston of its non-profit operations in the City.

Thank you for your consideration of my views.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas High', written over a horizontal line.

Thomas High

cc: Councilor Mike Ross
Councilor Felix Arroyo
Councilor John Connolly
Councilor Stephen Murphy
Councilor Ayanna Pressley

Sullivan, Katelyn

From: Joyce Tallent [tallentj@mac.com]
Sent: Monday, July 22, 2013 5:10 PM
To: Sullivan, Katelyn
Cc: info@nabbonline.com
Subject: Proposed expansion plans by Fisher College

Follow Up Flag: Follow up
Flag Status: Flagged

Joyce and Brian Klock

100 Beacon Street, #3B

Boston, MA 02116

July, 2013

Katelyn Sullivan, Project Manager

Boston Redevelopment Authority

9th floor, Boston City Hall

Boston, MA 02201

Dear Ms. Sullivan,

I, the undersigned oppose Fisher College's proposed expansion plans. Fisher College is planning to roughly double the number of students living on the block of Beacon Street between Arlington and Berkeley by:

- *Relocating students from a dorm in Bay Village
- *Converting three historic Brownstones currently housing Boston residents to dorms
- *Converting existing administrative and classroom space on Beacon St. to dorms
- *Moving administrative offices and classrooms to Arlington Street
- *Expanding 118 Beacon into what is currently Back St. parking.

Fisher already exceeds the neighborhood's carrying capacity, strains city services, and causes major traffic congestion for thousands of Boston commuters. More than 16,000 vehicles use this block of Beacon Street daily according to DOT. Fisher frequently disrupts traffic, narrowing Beacon Street and causing backup that can extend all the way back to the state house as well as block egress from Storrow Drive.

Large Greyhound-size buses double park mid-block as long as 45 minutes to pick up and drop off Fisher students for every athletic practice and game, as well as orientation and other activities. Delivery trucks serving the cafeteria and vending machines double park daily. Commuting students are picked up and dropped off all day long. Students jaywalk day and night because the campus is on both sides of the street. Because students compete for scarce parking, workmen and other delivery trucks must double park.

This is an historic neighborhood with limited space and aging sewer, water, and electrical systems. Historic brownstones now house 80+ students creating an unsafe situation. Fisher parks 20+ vehicles on both sides of Back Street. There is no loading dock for deliveries, no room for additional staff or student parking.

In regards to security/noise, neighbors have noticed increased drug use by students outside of Fisher's video cameras, spilling onto the adjacent parks and public spaces including the Fiedler Bridge, the Boston Public Garden, and further down Beacon Street. In good weather, there is often street noise late into the night.

This is a residential neighborhood with children walking to schools, the Esplanade Playspace, and the Public Garden. In warm weather the sidewalk becomes almost impassable with students hanging out and smoking since they have nowhere else to go. They discard butts, food wrappers, cans and other litter around the neighborhood -- usually only picked up on Fisher property.

Very truly yours,

Joyce and Brian Klock

CC: NABB

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

July 24, 2013

Comments On Institutional Projects 1-7

On several occasions, Katelyn Sullivan of the BRA has asked that comments be mapped against specific Fisher Proposed Institutional Projects 1-7.

To be responsive, we summarize our positions in this memo by project. To the extent that our positions were discussed in previously filed comments, we reference what we said in those memos.

Like NABB, we oppose each of these projects, even if Fisher is willing to withdraw Projects 2-4. We believe that this is true of most members of the Back Bay community.

Proposed IMP Projects

Project	Description
1	Convert Institutional Use to Dormitory Use
2	Convert 115 Beacon Street to Dormitory Use
3	Convert 139 Beacon Street to Dormitory Use
4	Convert 141 Beacon Street to Dormitory Use
5	Build Addition at 118 Beacon Street
6	Build Addition at 112-114 Beacon Street
7	Convert 10/11 Arlington Street to Institutional Use

Summary: Previously Filed Comments Mapped Against IMP Projects

Previous Memo	IMP Project				
	1	2-4	5	6	7
	Dorms in existing Fisher Buildings	Dorms at 115, 139, 141 Beacon	118 Beacon Addition	112-114 College Terrace	10/11 Arlington Institutional Use
Sustainability	x	x			
Micro-Dorms	x	x			
Traffic/Parking	x	x	x	x	
Economic Benefits	x	x	x	x	x
118 Beacon			x		
Fisher Mall				x	
10/11 Arlington					x
3 Scoping Suggestions	x	x			

IMP Project 1: Convert Institutional Use to Dormitory Use

This project will add 48 beds by repurposing space at 116 Beacon from non-dorm to dorm use; and will also add beds to larger existing dorm rooms.

We oppose Project 1 for the following reasons:

- As demonstrated in our *Sustainability* memo, Fisher needs hundreds of dorm beds, not 48. Approving a 'band-aid' solution only puts off the time of reckoning when Fisher will be forced to deal with its inability to grow if it continues to rely on a 100% Back Bay footprint. This is reinforced in our *3 Scoping Comments* memo, which suggests that using a 10 year period that ends in the 2013-2014 academic year will require an additional 14 beds beyond what Fisher forecasts for 2012-2013.
- If the 10/11 Arlington Street project were rejected, the space at 116 Beacon to be repurposed for dorms would need to remain as classroom/office space. As a result, this project would only add around 25 beds, which is a small fraction of Fisher's actual needs.
- As demonstrated in our *Micro-Dorm* memo, Fisher's new dorms at 116 Beacon would be tiny micro-dorms that are half the size of the industry median. The BRA should not support a 'bait and switch' tactic, in which prospective students think they will be moving into elegant Back Bay brownstones, only to find that they are being crammed into substandard spaces.
- As noted in our *Sustainability* memo, Fisher has half the non-dorm square footage per full time equivalent student. The BRA should not approve plans that reduce this inadequate square footage further by converting non-dorm into dorm space.
- As noted in our *Economic Benefits* memo, the City would be better served if 116 Beacon were sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.
- As noted in our *Traffic Memo*, adding additional students to this block will result in additional traffic and parking congestion.
- Other neighbors have written eloquently about the noise, garbage and security problems created by the large student concentration on the block, which this project would exacerbate.

IMP Projects 2-4: Convert 115/139/141 Beacon Street to Dormitory Use

These projects will add 129 beds by converting three buildings from rental apartment to dorm use.

We oppose Projects 2-4 for the following reasons:

- Converting apartments to dorms goes against Mayor Menino's (and the BRA's) long-standing policy that the purpose of dorm construction is to increase the supply of housing for permanent City residents
- As demonstrated in our *Sustainability* memo, Fisher needs hundreds of dorm beds, not 129. Approving a 'band-aid' solution only puts off the time of reckoning when Fisher will be forced to deal with its inability to grow if it continues to rely on a 100% Back Bay footprint. This is reinforced in our *3 Scoping Comments* memo, which suggests that using a 10 year period that ends in the 2013-2014 academic year will require an additional 14 beds beyond what Fisher forecasts for 2012-2013.
- As demonstrated in our *Micro-Dorm* memo, Fisher's new dorms at 116 Beacon would be tiny micro-dorms that are half the size of the industry median. The BRA should not support a 'bait and switch' tactic, in which prospective students think they will be moving

into elegant Back Bay brownstones, only to find that they are being crammed into substandard spaces.

- As noted in our *Economic Benefits* memo, the City would be better served if these properties were sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.
- As noted in our *Traffic* Memo, adding additional students to this block will result in additional traffic and parking congestion
- Other neighbors have written eloquently about the noise, garbage and security problems created by the large student concentration on the block, which this project would exacerbate.

IMP Project 5: Build Addition at 118 Beacon Street

This project will result in a two-story rear addition at 118 Beacon, with a terrace on the roof of the addition.

We oppose this project for the following reasons:

- As noted in our *118 Beacon* memo, this project would violate long-standing zoning laws with respect to FAR limitations, as well as BBAC guidelines regarding the maintenance of "Rear Yards." This 2,500 square foot project is of minimal importance to the overall Fisher footprint, which would exceed 190,000 square feet if all projects were approved. However, it would harm the abutters at 120 Beacon, who would face a loss of sun and privacy, as well as noise coming from the proposed terrace.
- Taking away 5 parking spaces at the rear of 118 Beacon will exacerbate parking problems noted in our *Traffic* memo.
- As noted in our *Economic Benefits* memo, the City would be better served if 118 Beacon (with its rich original detail) was sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.

IMP Project 6: Build Addition at 112-114 Beacon Street

This project will result in the building of a College Terrace for student use on the rear extension of 112-114 Beacon (the Fisher Mall). It also will result in the building of a railing around the perimeter of the entire 6,000 square feet of the Mall Building (which runs from 104-114 Beacon).

We oppose this project for the following reasons:

- As noted in our *Fisher Mall* and *Traffic* memos, this space should be used to provide adequate loading dock space to service Fisher College. The BRA should not provide Fisher with new zoning variances for this space (or for any part of the IMPNF) until Fisher agrees to give up its grandfathered protection allowing it to operate a large institutional facility without off-curb loading space.
- As noted in our *Fisher Mall* memo, Fisher is proposing to build an architecturally attractive terrace on top of an ugly industrial-park quality building. It should be required to bring the entire building up to BBAC standards before it is allowed to build a terrace.
- As noted in our *Fisher Mall* memo, Fisher appears to be a serial violator of BBAC requirements regarding Roof Alterations and Roof Mechanical equipment. It should be required to correct these violations before the BRA considers this application.

- As noted in our *Fisher Mall* memo, we are concerned about noise and privacy problems for abutters at 100 Beacon; and are concerned that Fisher's building of a railing on the entire perimeter of the Mall building is a sign that Fisher eventually will be seeking to expand the Terrace to most of the 6,000 square feet of the roof. We are deeply skeptical that any agreement to control the use of the terrace would be adhered to long term.
- As noted in our *Economic Benefits* memo, the City would be better served if these properties were sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.

IMP Project 7: Convert 10/11 Arlington Street to Institutional Use

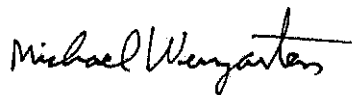
This project will result in using 10/11 Arlington for institutional office space, with current office space at 116 Beacon repurposed to make room for dorms.

We oppose this project for the following reasons:

- The additional capacity is insufficient to meet Fisher's demand needs for non-dorm space. To achieve competitive parity versus other schools, Fisher will need to move from the Back Bay.
- As noted in our *10/11 Arlington* memo, Fisher should not be allowed to create a second Fisher block in Back Bay, in addition to its existing Beacon block. Fisher instead should be required to develop plans in which it grows in other neighborhoods.
- Moving office space from Beacon to Arlington in order to add dorm beds on Beacon will exacerbate the issues that abutters already have with Fisher on the Beacon block
- Approval of this project could result in overuse/misuse of the abutting Public Garden by students
- Approval will exacerbate problems on an already heavily trafficked Arlington Street. This is because Fisher has no loading space for these properties, which will result in double-parking on the block.
- As noted in our *Economic Benefits* memo, the City would be better served if these properties were sold and redeveloped as condominiums, with Fisher using the sale proceeds to build a campus elsewhere in Boston.

* * * * *

Respectfully submitted,



Michael Weingarten
120 Beacon Street #4
Boston, MA 02116

To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

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

Dear Katelyn:

I am writing to join with many of my Back Bay neighbors in strongly opposing Fisher College's proposal to add additional dorms on Beacon Street. Such an expansion is inconsistent with the character of the neighborhood and existing zoning. As a Back Bay resident, I know firsthand what a wonderful residential neighborhood we have. Such a large expansion of non-residential use in this area would only increase traffic along Beacon Street, which is already one of our busiest streets. This proposed expansion would also contribute to the shortage of available parking in the Back Bay and is clearly not in the best interest of the community. Fisher College should look elsewhere in Boston if it seeks to expand. The Back Bay is clearly not the right neighborhood for such an expansion.

Sincerely,

Josh Zakim
Candidate for Boston City Council, District 8
josh@joshzakim.com
Cell: 617-480-0203

cc: Neighborhood Association of the Back Bay



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July 22, 2013

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

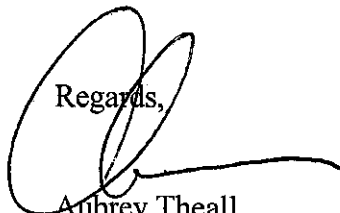
Dear Ms. Sullivan:

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

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

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

Regards,



Aubrey Theall
Vice President
TD Bank

Sullivan, Katelyn

From: Sonia Kowal [soniakowal@hotmail.com]
Sent: Wednesday, July 24, 2013 3:15 PM
To: Sullivan, Katelyn
Cc: jwildash@yahoo.co.uk
Subject: Opposition to Fisher College expansion plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Katelyn,

We are writing to state our strong opposition to the Fisher College IMPNF. We have attended multiple meetings at Fisher College to educate ourselves as to the benefits of the plan for the street and the neighborhood and have come to the conclusion that there are none. Rather than discussing the proposed projects included in the IMPNF, we need to go back to the broader subject of Fisher's presence in a historic, residential neighborhood. The Mayor has done a good job of reinvigorating downtown neighborhoods by bringing back families and moving colleges out and into areas that currently are better suited to the needs of a twenty first century educational institution .

Also unclear is the benefit of Fisher's proposed expansion to its students. There is no need benefit for Fisher students to be in the residential part of the Back Bay. The very neighborhood Fisher is using as part of its marketing pitch to prospective students is losing its character as a result of traffic issues, parking issues, and student loitering and noise. These problems have not been addressed by the college's administration and any expansion will just make them worse. Specifically, we would like to know exactly how many students and staff members at Fisher drive to the Back Bay to attend school related activities, circular and extracurricular? We would also like to know how many students and staff members have resident parking stickers for the Back Bay? Aside from discouragement (which is not the same thing as a solution), what would Fisher do to mitigate the increased strain on the parking situation in the Back Bay?

Fisher has a bad history of neighborhood relations. The college has tried to manage complaints from residents for decades but most are still unaddressed so this will grow to be an even bigger problem if the college grows. The college pays lip service to the historic and residential nature of the neighborhood yet insists on using the term "campus", showing that it does not understand that this area is not suited to this institution. While Fisher uses Emerson College as an example, it ignores the fact that Emerson came to the conclusion that a university doesn't belong in a residential neighborhood.

Fisher's capacity to carry out its proposed expansion is in doubt, especially with student default rates rising. Without the income from the lucrative and cramped proposed student dorms on the south side of Beacon St, the plan seems precarious. The BRA should evaluate the college's financials, in the same way it looks at developer financials before a project goes ahead. What leaves a bad taste in our mouths is Fisher's business plan: to amass a treasure chest of valuable brownstones on the back of the debt of vulnerable, low income, first generation college students. These students who Fisher purports to be educating leave, mostly without graduating, with mounds of debt but without jobs. Why does Fisher not invest the money it is using to hoard residential Back Bay property instead towards investing in the students and building state of the art facilities at one of its other locations? The current rabbit warren of facilities are surely not in the best interests of the students.

If Fisher meets its aggressive ten year growth targets, what is to stop it from becoming even more aggressive in the next decade with plans to put even more students in our neighborhood? This is an institution that clearly doesn't realize that enough is enough and that relationships with the neighborhood have deteriorated too far already. By even suggesting such a plan, Fisher has shown that it is completely out of touch with what is acceptable to its neighbors. The way in which Fisher has interacted with the Task Force confirms this view.

Another worry for us is that voluminous citizen comments have a history of not being taken into account by the BRA for other projects. We urge you to decline Fisher's IMPNF in its entirety and do what is best for the neighborhood and for the city.

Sincerely,

James Wildash, head Trustee, the Franklin Residences Condominium Association, 189 Beacon Street and Sonia Kowal, 189 Beacon Street

July 23, 2013

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

Dear Ms. Sullivan:

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

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert N. Cohen', written in a cursive style.

Robert N. Cohen
Founding Partner
Cohen Partners

RNC/mic

Sullivan, Katelyn

From: Patricia Dubuque [prdubuque@gmail.com]
Sent: Thursday, July 25, 2013 7:56 AM
To: Sullivan, Katelyn
Subject: Fisher College expansion plan

Dear Ms. Sullivan,

We would like to join other Back Bay residents in voicing our strong opposition to the Fisher College expansion plans. We stand with the Position Statements submitted by The Neighborhood Association of the Back Bay on all points.

Sincerely,
Patricia and Philip Dubuque
128 Commonwealth Ave.
Boston, MA 02116

Sent from my iPad

Sullivan, Katelyn

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

Dear Katelyn,

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

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

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

Sincerely,
Joseph Stefaniak
President

SCAN Business Systems, Inc.



Sullivan, Katelyn

From: Richard Schmalensee [rschmal@MIT.EDU]
Sent: Thursday, July 25, 2013 1:34 PM
To: Sullivan, Katelyn
Subject: Fisher College

Dear Ms. Sullivan,

I live at 172 Beacon Street, Unit 4, and I spoke at the public meeting on the Fisher College expansion plan on June 18. I am strongly opposed to the plan as presented there, and I am opposed to the modification presented in the local press. I do not believe that Fisher should be allowed any expansion, however "reasonable," of its footprint or level of activity in this neighborhood. (Even non-resident students contribute to the problems stressed at the public meeting. I am sick of having to walk in the street to get past students standing around on the sidewalk, even if they are behaving well.) If they are allowed ANY expansion now, a precedent will be established that they should be allowed "reasonable" expansion in the future. At some point, their block of Beacon street will tip; it will not be attractive to the sort of residents it now has, and it will be turned into the campus of a third-rate college, with negative spillovers beyond their block

Fisher owns valuable real estate in an upscale residential neighborhood. They should not be allowed to degrade that neighborhood further. They should be encouraged to sell their valuable assets and use the proceeds to build or buy a modern campus in an area to which they would be welcomed – and there are plenty such areas in the metropolitan area.

Sincerely,

Richard Schmalensee

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

July 25, 2013

Information Requests

In reviewing other representative BRA Scoping Determinations, we noticed that the BRA typically requires the IMPNF proponent to provide specified information that will help shape the BRA's decisionmaking process.

We therefore propose the following information requests, with supporting rationale for each.

1. Student Registration Data

Data Rationale

Fisher bases much of its IMPNF on the need to support a day student population growing at a 3.0% compound annual growth rate from 820 students in 2012-2013 to 1,100 students in 2022-2023. However, our earlier memos pointed out that:

- Recent historical growth rate has been much higher than this (6.5% to 13.5%) – which suggests a need for more capacity going forward
- The IMPNF omits the substantial number of students who are enrolled in the Division of Accelerated and Professional Studies (DAPS) – despite the fact that DAPS may be larger than the day school and appears to be growing more rapidly. This could affect the capacity utilization of Fisher facilities and increase the amount of evening drive time traffic and parking congestion.
- We have no information for Fisher's remote or online facilities. What share of DAPS students have attended classes at the main Boston campus over time? The greater the number of DAPS students in Boston, the greater the stress on capacity, traffic and parking.
- There is no information on prospective enrollment for the 5th year MBA program; evening/weekend MBA enrollment; or Fisher MA programs aside from MBAs.

The number of Fisher students and need for dorm beds also will be affected by the following:

- ***The ratio between associate and bachelors candidates.*** Fisher says that its goal is to "continue the transition to become a predominately baccalaureate institution, while recognizing the need to continue to offer associate's degree and certificate programs (IMPNF p. 4). Right now, there is a 54/46 AS/BA mix (51/49 in Fall 2010), but we don't know how this has changed since Fisher began offering BA degrees a decade ago.
At the extreme, if there were the same number of newly matriculating students each year and all students were BA candidates, the total number of students would increase by 50%, assuming 4-year graduation rates (more than this, if time to graduation is prolonged).
- ***The share of BA management majors enrolling for the 5th year MBA program.*** To the extent that a large fraction of Fisher students were management majors and a large share of these register for the 5th year MBA program, this would increase Fisher's total enrollment. We therefore need to know what Fisher's assumptions are with respect to these percentages.

- **The size of the dorm waiting list.** In an email exchange with Fisher, we were informed that there has been a dorm waiting list in recent years. Understanding the size of this waiting list at the start of the Fall semester would help inform us regarding the underlying demand for dorm space.

Finally, Fisher touts its Boston public school and lower income students, but we only have fragmentary data on these students, and no data over time to show whether the share of these groups are increasing over time.

[FYI: based on the following IMPNF reference, the total number of Boston students in 2012-2013 was 225 (\$2.3M divided by \$10,200), which represents 25.6% of day school enrollment.]

Fisher College provided a total of \$2.3 million in scholarships last year to City of Boston students enrolled at Fisher. The average scholarship per Boston students was \$10,200. – IMPNF p. 38

Conversely, we believe that Fisher has been recruiting foreign students who can afford Fisher's full tuition. We would like to see if the number of these students has been increasing over time; as well as information regarding scholarships/loans received or taken by these students.

Data Requests

Provide Fall semester student registration data by year for the academic years 2003-2004 through 2012-2013; update with data for 2013-2014 as base Year 0 when this information becomes available in September 2013. Also provide forecasts for each year from 2014-2015 through 2023-2024.

Year	Beginning	End
-10	2003	2004
-9	2004	2005
-8	2005	2006
-7	2006	2007
-6	2007	2008
-5	2008	2009
-4	2009	2010
-3	2010	2011
-2	2011	2012
-1	2012	2013
0	2013	2014
1	2014	2015
2	2015	2016
3	2016	2017
4	2017	2018
5	2018	2019
6	2019	2020
7	2020	2021
8	2021	2022
9	2022	2023
10	2023	2024

The data to be provided:

- 1) Number of day school students
 - a) Total
 - b) Residential
 - c) Commuter
 - d) Associate degree students
 - e) BA degree students
 - i) Total BA
 - ii) Management majors

- f) International day students – residential
 - g) International day students – commuter
 - h) City of Boston day students-BA candidates
 - i) City of Boston day students-Associate degree candidates
- 2) Day students with household income under \$50,000
 - 3) Number of day students on the dorm waiting list at the start of the Fall Semester.
 - 4) Forecasted number of MBA students
 - a) Day students (also provide assumptions on share of day students choosing to pursue a 5th year MBA)
 - b) Evening/weekend students
 - 5) Forecasted number of MA students (aside from MBAs)
 - a) Day students (also provide assumptions on share of day students choosing to pursue a 5th year MA)
 - b) Evening/weekend students
 - 6) Students in the Division of Accelerated and Professional Services
 - a) Overall
 - b) Attending classes in Boston
 - c) Calculate FTEs for (a) and (b) (Full Time Equivalents; specify methodology for computing)

2. Fisher Staffing Data

Data Rationale

Fisher's need for additional space is based not just on student registration growth. It also must be based on the need to support increasing Fisher staff levels. To establish a basis for increased square footage, we need to understand Fisher's historical staff growth. To the extent that a large share of employees included in the IRS 990 form (Part 1 line 5) are students, we need to distinguish between students, full time staff and part time staff.

Information on the share of salary and staff numbers for employees who live in the City of Boston is needed to help inform any IMP economic benefits analysis.

Office capacity requirements for this staff are addressed in the next section.

Data Request

Provide employee staff and wage/benefit levels by year for fiscal years 2003-2004 through 2012-2013. Provide data for 2013-2014 as base Year 0 when this information becomes available in September 2013 (using September 2013 actuals; modify after the end of the fiscal year on June 30, 2014) . Also provide forecasts for each year from 2014-2015 through 2023-2024.

- 1) Total staff and wages included in 990 forms
- 2) Officers and full time staff and wages
 - a) Total
 - b) Located on the Boston campus
 - c) Located on the Boston campus and living in the City of Boston
- 3) Part time staff and wages excluding students
 - a) Total
 - b) Located on the Boston campus
 - c) Located on the Boston campus and living in the City of Boston
- 4) Student employees and wages

- a) Total
- b) Located on Boston campus

For part time staff categories, please provide FTEs (full time equivalents; specify methodology for calculating).

Also provide a total FTE count by year (full time + part-time FTEs).

3. Fisher Non-Dorm Capacity Analysis

Data Rationale

Our *Sustainability and 10/11 Arlington* memos suggested that Fisher has less than half the non-dorm capacity per student FTE compared to other schools. Our *10/11 Arlington* memo raised doubts about whether the incremental non-dorm space due to conversion of 10/11 Arlington would adequately support Fisher's needs. We therefore suggest that Fisher provide more granular information to the BRA regarding current and projected needs for non-dorm capacity by category.

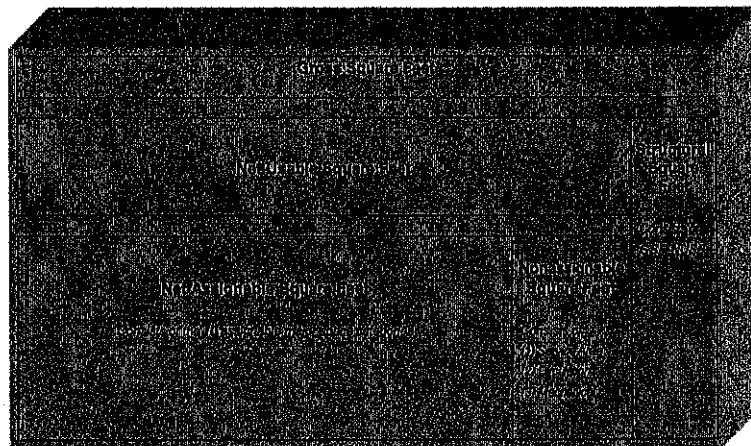
The following requests were originally made in the *10/11 Arlington* memo.

Data Requests

Fisher should provide quantitative data/analysis in the form of an Excel workbook with live formulas for the following:

1. For each building used for non-dorm space, what is the gross square feet (GSF) and net assignable square feet (NASF)? This will help ensure that all analyses are done on an 'apples-to-apples' basis.

CONCEPTUAL FRAMEWORK FOR ANALYZING BUILDING SQUARE FOOTAGE



Source: <http://access.ewu.edu/Documents/Construction%20and%20Planning/Campus%20Space%20Data/BuildingAreaMeasurement.pdf>

- 1) What is Fisher's historical GSF and NASF usage by building, by category (for each building) and by year (for each building) since 2005. Categories should include but not be limited to:
 - a) Classrooms and laboratories
 - b) Faculty Offices
 - c) Non-faculty offices
 - i) President's office

- ii) Financial/Bursar/Financial Aid
 - iii) Admissions
 - iv) Security
 - v) Student Life
- d) Student space (excluding dining room and kitchen)
 - e) Dining Room and kitchen
 - f) Auditorium/multi-purpose rooms
 - g) Library
 - h) Athletic facilities
 - i) Logistics space (loading, storage, garbage)
 - j) Any other college functions (itemize)
2. What is Fisher's student FTE population, by year since 2005. Show underlying detail for day and DAPS students.
 3. How does Fisher's GSF and NASF per FTE compare to other schools, for each year since 2005 (by category if possible)?
 4. Fisher in its IMPNF says that it has "undersized and overcrowded institutional offices today" (IMPNF p 33). Fisher should quantify why it is still "undersized and overcrowded," even after substantial space was added since 2006 at 1 Arlington and 111 Beacon. It should then extend this analysis to compute its current demand needs for each of the other non-dorm categories (without consideration of supply constraints). What are the key underlying assumptions in developing these estimated demand requirements?
 5. If there were sufficient capacity today to meet these demand needs, how would Fisher's GSF and NASF per FTE compare to other colleges (by category)?
 6. Going forward, what is Fisher's projected capacity, by building by year through 2023-2024? What is the planned space usage by building and by category, for each year?
 7. What are Fisher's demand needs by category by year through 2023-2024, without being limited to the available capacity in the IMPNF? What is the basis for the assumed demand growth needs?
 8. Will the capacity in (7) be sufficient to cover the demand needs in (8)? Or will Fisher still have inadequate space? If so, by how much?
 9. What are Fisher's projected FTEs by year through 2023-2024? Based on this, what is the projected GSF/NASF per FTE (by category and by year), based on projected capacity in (7), as well as projected total demand in (8)?

If the answer to (9) is that Fisher will have inadequate space in 2023-2024, Fisher should be required to develop alternative plans in which it expands outside of Back Bay.

4. Fisher Graduation and Student Loan Data

Data Rationale

Fisher has emphasized its role in educating lower income first-generation Boston public school students -- suggesting that this is an important reason why the BRA should support Fisher's growth plans.

On the other hand, several community members in BRA public meetings have commented that Fisher appears to have low graduation rates and its lower income students leave Fisher with large student loan debts.

To help resolve this issue, Fisher needs to provide data that answers critical questions on graduation and loan levels

Data Requests

Provide information showing how many students in the following categories matriculated at Fisher, for each year from 2003-2004 through 2013-2014

- 1) AS degree day students
 - a) Total
 - b) From Boston Public Schools
 - c) First college student in the family
 - d) Household Income below \$50,000
 - e) International students

- 2) BS degree day students
 - a) Total
 - b) From Boston Public Schools
 - c) First college student in the family
 - d) Household Income below \$50,000
 - e) International students

For each of the categories above, and for each matriculation year, show the:

- 2 and 4 year graduation rate (for AS candidates)
- 4 and 6 year graduation rate (for BA candidates)

For each of the categories above, and for each matriculation year, what was the cumulative amount of Fisher scholarships that students incurred (on a total and per-student basis)?

For each of the categories above, and for each matriculation year, what was the cumulative amount of student debt that students incurred (on a total and per-student basis)?

For each of the categories above, and for each matriculation year, what was the three-year loan default rate?

5. Fisher Accreditation Reports
--

Data Rationale

In the IMPNF, Fisher has emphasized its "unique niche... as an institution dedicated to educating students from a broad range of backgrounds, many the first-in-family to attend college, and to preparing them for a lifetime of intellectual and professional pursuits" (IMPNF p. 1).

On the other hand, several community members have commented that Fisher's low graduation rate and high prices suggest that the school is not doing a good job of educating students. At the June 26 BRA public hearing, a woman who identified herself as a college professor asked if Fisher was accredited, and asked if she could see the accreditation report. Fisher replied that it was accredited with the New England Association of Schools and Colleges, but it declined to provide the report.

It is our understanding that accreditation reports deal with the adequacy of, e.g., staff-to-student ratios; and square footage for different college functions. They also point out different areas in which the school needs to improve. We therefore request that Fisher make this information public, so that we can test the extent to which the IMPNF adequately addresses these weaknesses.

Data Requests

Make available for public inspection Fisher's last accreditation report.

6. Fisher Strategic Plan

Data Rationale

The Fisher IMPNF touts its strategic planning process as an important basis for its IMPNF:

Under the leadership of its current and recent presidents, Fisher has undertaken substantive strategic planning processes. As a preliminary step to developing its first strategic plan in 2005, the College conducted comprehensive analyses of strengths, weaknesses, opportunities, and threats. As part of that effort, trustees, faculty, staff, Advisory Board members (industry practitioners, including alumni, who advise Program Directors), and students engaged in a year-long process to formulate the strategic directions that would guide the College through 2010. What resulted was Fisher's Strategic Planning framework. The College renewed its strategic planning work in 2011, so as to launch a new direction and goals for the period 2011 to 2016. Many of the outcomes of this second phase of planning are reflected in this IMPNF – IMPNF pp. 3-4.

The BRA would be well served to review these strategic plans, as a vehicle for assessing the degree to which the IMPNF adequately addresses the school's identified needs and considers obvious alternatives to remaining in Back Bay; e.g.:

- Fisher says that it needs to become bigger to be viable (IMPNF p. 8). How much bigger, and why? Is the relatively modest +280 student growth in the IMPNF through 2023-2024 sufficient, or does Fisher need to become even bigger?
- What additional investments would Fisher make if it were bigger; e.g., with respect to more faculty/staff and additional facilities (and which types of facilities)? How will Fisher deal with the lack of athletic facilities, in particular?
- Does the strategic plan explicitly consider the tradeoff between retention of the Fisher Back Bay brand versus the need for more space beyond that called for in the IMPNF?
- Did Fisher ever explicitly consider the 'move' option, and whether/how it could implement an Emerson or a Suffolk type plan?

Data Requests

Provide copies of the first strategic plan undertaken in 2005, and the second Fisher 2011-2016 strategic plan.

7. Fisher Property Condition Assessment Report

Data Rationale

The IMPNF notes that Fisher has conducted a "complete property condition assessment" of its facilities. Given the centrality of building issues to the IMP, these reports could be important in helping to inform the BRA's decisionmaking process.

To ensure that program enrichment can be accommodated, attention to facilities management is essential. The College conducted a complete property condition assessment of facilities at all locations in support of the strategic priority to improve the functionality of all of its buildings. – IMPNF p. 4

Data Requests

Provide a copy of the Fisher Property Condition Assessment Report.

8. Fisher Program Assessments

Data Rationale

The IMPNF notes that Fisher regularly assesses its performance via data-driven program reviews. These reports could be important in helping to inform the BRA's decision-making process.

Beyond these steps, the College regularly assesses the overall student experience through such measures as data-driven program reviews, capstone courses and experiences, the Cooperative Institutional Research Program (CIRP) Freshman Survey, the College Senior Survey (CSS), and the Measure of Academic Proficiency and Progress (MAPP, recently renamed ETS Proficiency Profile). This data informs on-going program planning and development. – IMPNF p. 4

Data Requests

Provide the most recent copies of the above-mentioned reports.

9. Fisher Financial and Economic Benefit Proformas

Data Rationale

The Fisher IMPNF argues that it needs to grow to be financially viable. It also suggests that Fisher's presence is good for the City of Boston – focusing largely on Fisher's role in educating lower income students, and students who are the first in their families to attend college.

...an institution dedicated to educating students from a broad range of backgrounds, many the first-in-family to attend college. – IMPNF p.1

39% of the classes entered with an Estimated Family Contribution of zero; 63% of the classes were eligible for Pell grants; 94% of the classes received institutional aid, with the average award being over \$10,200. – IMPNF p. 7

However, the IMPNF fails to show quantitative information in support of its financial viability assertions or the economic benefits for the City of Boston. Nor does it show how its IMPNF case compares to the following three cases:

1. 'Status quo' case, in which Fisher operates using its existing footprint;
2. 'Move' case, in which Fisher moves outside of Back Bay entirely
3. 'Stay put/grow elsewhere' case, in which Fisher keeps its current footprint but grows outside of Back Bay

Data Requests

1. Provide a **Fisher financial proforma** for the next ten years through 2023-2024, including staffing, capital expenditures and square footage assumptions, for the IMPNF as well as the above three cases.

To facilitate comparisons between historical actuals and 10-year forecasts, the proformas should show historical data starting with 2003-2004, using 2013-2014 as Year 0.

2. Provide an **economic benefits analysis** from the perspective of the City of Boston for the next ten years through 2023-2024, for the IMPNF as well as the above three cases.

The metrics for this analysis may include educational benefits, but must also include, at the minimum, how the plan:

- **Materially benefits the Back Bay neighborhood, or any other neighborhoods impacted by Fisher.** Supporting metrics should include: property tax assessment base and household income improvement

- **Creates construction jobs.** Quantify the amount of construction spending and the fraction that would be spent with firms located in the City of Boston.
- **Grows College-related employment and spending:** Quantify the amount of Fisher spending in the City of Boston. For college staff, identify the share of non-student employees and wages that are paid to employees living in the City of Boston. For major expenditure categories, show how much of the totals by category are spent with firms located in the City of Boston. To the extent that a major vendor is located outside of Boston but hires employees living inside the City of Boston, these employee expenditures may be included as a benefit to the City.

The proformas/analyses should be in the form of Excel workbooks, with live underlying formulas and identified key assumptions.

10. Fisher Mall Certificates of Appropriateness

Data Rationale

Our memo regarding the Fisher Mall raised questions as to whether 13 roof additions on the Mall and 102 Beacon rear extensions have BBAC Certificates of Appropriateness (COA).

Our 10/11 Arlington memo raised a similar issue regarding a large HVAC system mounted on the rear entryway to the building, as well as an HVAC blowers at 1 Arlington on the rear Beacon Street side.

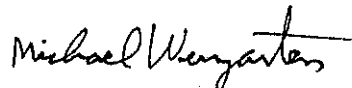
Data Requests

Provide permit/COA documentation for each of the roof additions on the Fisher Mall and the 102 Beacon rear extension.

Provide permit/COA documentation for the HVAC unit mounted on the rear entryway of 10/11 Arlington and for the 1 Arlington HVAC blowers on the Beacon Street rear side.

* * * * *

Respectfully submitted,



Michael Weingarten
120 Beacon Street #4
Boston, MA 02116

To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

Amy Feind Reeves
100 Beacon Street, 6th floor
Boston, Massachusetts

July 23, 2013

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

Dear Ms. Sullivan,

I, the undersigned, oppose Fisher College's proposed expansion plans. Fisher College is planning to roughly double the number of students living on the block of Beacon Street between Arlington and Berkeley by:

- *Relocating students from a dorm in Bay Village
- *Converting three historic Brownstones currently housing Boston residents to dorms
- *Converting existing administrative and classroom space on Beacon St. to dorms
- *Moving administrative offices and classrooms to Arlington Street
- *Expanding 118 Beacon into what is currently Back St. parking.

Fisher already exceeds the neighborhood's carrying capacity, strains city services, and causes major traffic congestion for thousands of Boston commuters. More than 16,000 vehicles use this block of Beacon Street daily according to DOT. Fisher frequently disrupts traffic, narrowing Beacon Street and causing backup that can extend all the way back to the state house as well as block egress from Storrow Drive.

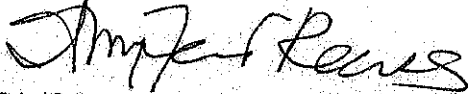
Large Greyhound-size buses double park mid-block as long as 45 minutes to pick up and drop off Fisher students for every athletic practice and game, as well as orientation and other activities. Delivery trucks serving the cafeteria and vending machines double park daily. Commuting students are picked up and dropped off all day long. Students jaywalk day and night because the campus is on both sides of the street. Because students compete for scarce parking, workmen and other delivery trucks must double park.

This is an historic neighborhood with limited space and aging sewer, water, and electrical systems. Historic brownstones now house 80+ students creating an unsafe situation. Fisher parks 20+ vehicles on both sides of Back Street. There is no loading dock for deliveries, no room for additional staff or student parking.

In regards to security/noise, neighbors have noticed increased drug use by students outside of Fisher's video cameras, spilling onto the adjacent parks and public spaces including the Fiedler Bridge, the Boston Public Garden, and further down Beacon Street. In good weather, there is often street noise late into the night.

This is a residential neighborhood with children walking to schools, the Esplanade Playspace, and the Public Garden. In warm weather the sidewalk becomes almost impassable with students hanging out and smoking since they have nowhere else to go. They discard butts, food wrappers, cans and other litter around the neighborhood -- usually only picked up on Fisher property.

Very truly yours,



Amy Feind Reeves

CC: NABB

Neighborhood
Association of the
Back Bay



July 26, 2013

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Chair

Faith Perkins
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Elliott Laffer

Jo-Ann Leirwand

Nancy Macchia

Michael McCord

Myron Miller

Tim Ian Mitchell

Molly Mosier

Janine Mudge-Mullen

Jeryl Oristaglio

Roberta Oriandino

Margaret Pokorny

Susan Prindle

Patricia Quinn

Ellen Rooney

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Jacqueline Royce

Peter Sherin

Barry Sotar

Anne Swanson

Jack Wallace

Sam Wallace

Steve Wintermeier

Marvin Wool

Jacquelin Yessian

Emily Gallup Fayen

Office Administrator

Ms. Katelyn Sullivan

Boston Redevelopment Authority

Boston City Hall, Ninth Floor

One City Hall Place, Boston, MA 02201

Re: Fisher College Institutional Master Plan - Signage

Dear Ms. Sullivan:

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

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

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

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

Ms. Katelyn Sullivan

Page 2 of 2 - July 26, 2013

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

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

Sincerely,

The Neighborhood Association of the Back Bay

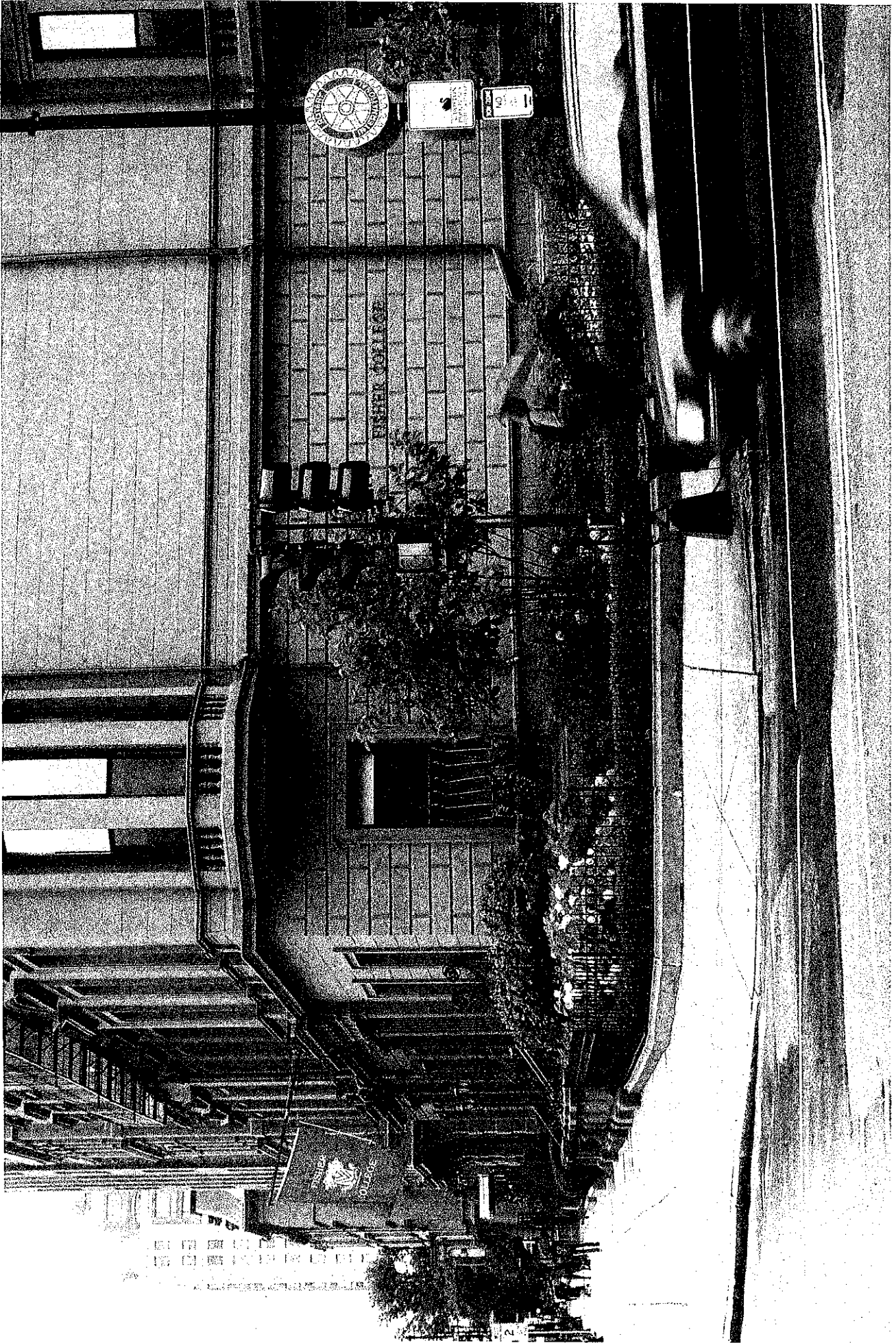


V. B. Castellani, Chair, Zoning Committee

VBC/ssb

Encl

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



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

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

CITY OF BOSTON



BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

MAY 11, 1999

DATE

070199

Decision of the Board of Appeal on the Appeal of

Beacon Street Associates (by Bay State College)

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

122 Commonwealth Avenue, Ward 5

in the following respect: Conditional Use

Article(s): 11(11-1)

Install flagpole with 3'6"x6' flag.

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

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

THE BOSTON HERALD on Tuesday, April 20, 1999

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

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

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

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

pc



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

122 Commonwealth Avenue
BZC-20211

Date of Hearing: 5/11/99

Permit: # 1463/99

Page: 2

Decision of the Board of Appeal on the Appeal of

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

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

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

APPEAL DISMISSED

A True Copy,
Attest
Carol A. Mc Donough
CAROL A. MC DONOUGH
Principal Administrative Asst.

SIGNED

MAY 8 5 1999

Richard J. Dennis
RICHARD J. DENNIS CHAIRMAN

James Farmer
JAMES FARMER SECRETARY - H. B. S. C. M.

Angelo Buonciani
ANGELO BUONCIANI

Peter Chin
PETER CHIN *opposed to vote*

CHRISTINE ARAUJO

Joseph Easter
JOSEPH EASTER *ACTING SECRETARY*

Anthony Pisani
ANTHONY PISANI *SECRETARY*



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

Sullivan, Katelyn

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

Dear Ms. Sullivan,

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

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

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

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

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

Yours truly,

Jennifer Weiner

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

617.670.4452
jweiner@fisher.edu



7/26/13

Dear Katelyn Sullivan,

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

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

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

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

Best Regards,

Thomas DeSisto

Hotel Manager

617-236-8099 (p)

617-236-8088 (f)

tom@innatstbotolph.com

www.innatstbotolph.com

Inn @ St Botolph

99 St Botolph Street, Boston MA 02116

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

Sullivan, Katelyn

From: Kreytak, Jennifer [Jennifer.Kreytak@fmr.com]
Sent: Friday, July 26, 2013 2:26 PM
To: Sullivan, Katelyn
Subject: Fisher IMPNF

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Living at 127 Beacon Street, I am a neighbor of Fisher College. As a neighbor I was interested in their plans to expand on the first block of Beacon and attended several meetings on their expansion plan. I have lived here for about 10 years and over that time have seen college kids, being college kids-smoking, littering, congregating on stairs and sidewalks, hanging out in their cars, j-walking, and hanging off fire escapes. I don't see much benefit to the neighborhood having them around.

As discussed at length during the number of public meetings on the topic of their expansion I am not alone in my opposition to Fisher increasing their presence in the area. I did not hear one person who supported Fisher's proposal (other than those working on it, or working for Fisher). I did hear the team from Fisher refer to their desire to hear our concerns and put plans in place to address them. The problem was at each meeting it became more and more obvious that they just kept saying they were going to address the issues, but provided no evidence. The residents of the area became more and more frustrated. We were hoping to look at this proposal and find that efforts would be made to maintain the beautiful neighborhood of the Back Bay which we have chosen to call home, but this did not occur. There is no benefit to this area if this plan is approved. It will decrease tax revenue for the city, stress outdated sewage and water systems, increase the impact of student actions on the neighbors, create additional traffic issues, and further disrupt one of the nicest areas of Boston. I urge Fisher to seek additional space for its' students outside of the downtown area.

Specifically, with relation to the proposed projects:

Project 1-Convert institutional use to dormitory use. I am against this proposal as it add students to Beacon Street where they already disrupt the neighborhood and strain resources (traffic, parking, sewage, water).

Project 2, 3 and 4-Convert 115, 139 and 141 Beacon Street to dormitory use. I am against all three of these projects for the same reason stated for project 1.

Project 5-Build addition at 118. I am not opposed to this project if Fisher replaces parking lost by building in this space with off-street parking (e.g., with spaces in Boston Common garage) and not taking spaces used by the residents.

Project 6-Building at 112-114-I am opposed to the roof deck. Fisher has said that they will control the activities on the roof deck so that they have a minimal impact on their neighbors. As we heard over and over Fisher has lots of plans, but the neighborhood still feels the impact of the actions of the students and Fisher has not adequately demonstrated that they have sufficient ability to control the behavior of the students.

Project 7-I am not opposed to the conversion of 10-11 Arlington for institutional use, but I am still opposed to project 1.

Sincerely,

Jennifer Kreytak
127 Beacon Street, 1R
Boston, MA 02116

Jacqueline M. Royce, PhD
780 Boylston St. Apt. 261
Boston, MA 02199
617-266-3608
royce.assoc2@verizon.net

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

July 25, 2013

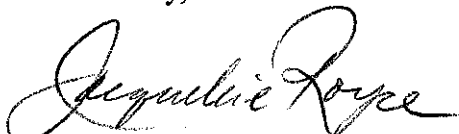
Dear Ms. Sullivan:

I am writing to you to voice my concern about Fisher College's Expansion Plan. My academic background is City and Regional Planning. As a resident of the Back Bay for seven years and a current Director of Neighborhood Association of the Back Bay, I feel strongly that this expansion will negatively impact the historic residential district in several critical aspects.

Fisher's IMP represents a significant change to long-term zoning standards, will degrade the quality of life of neighbors, increase traffic, affect the stability of the neighborhood, and undermine people's faith in government protections.

As a former faculty member of a university, I would hope that Fisher College would reconsider its plans and find better solutions for their students.

Sincerely,


Jacqueline M. Royce, PhD

July 18, 2013

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

Dear Ms. Sullivan,

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

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

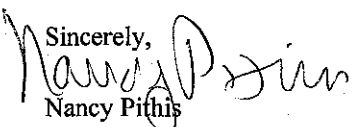
In my faculty and administrative role, I have had the pleasure of teaching, advising, and mentoring hundreds of students. I can honestly say I have never met a "bad" Fisher student. The young men and women who come to our College are earnest in their desire to learn and explore a subject area that will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

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

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

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

Sincerely,


Nancy Pithis

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

July 18, 2013

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

Dear Ms. Sullivan,

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

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

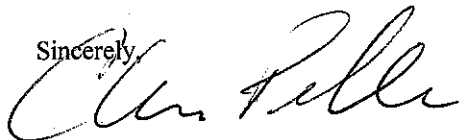
Mike's time at Fisher was so different from his experience at a state college. The professors at Fisher took a personal interest in Mike and his academic needs. He had always been the type of student who did just enough. All of a sudden, he was reading, researching, and talking about what his teachers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

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

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

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

Sincerely,



Charles Pithis
70 Maynard Farm Road
Sudbury, MA 01776



SIGNATURE HEALTHCARE

Brockton Hospital School of Nursing

680 Centre Street
Brockton, MA 02302-3395

Phone: 508.941.7040
www.signature-healthcare.org

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

Dear Ms. Sullivan,

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

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

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

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

Sincerely,

Susan L. Taylor

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

Susan Ashbrook
333 Commonwealth Avenue, #13
Boston, MA 02115

July 28, 2013

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

Dear Ms Sullivan:

As a long time resident of the Back Bay and NABB representative on the Berklee College of Music/BRA Community Task Force, I strongly oppose the goals of Fisher's proposed IMP or any expansion of the college within the residential Back Bay. When Fisher established itself on Beacon Street in 1939 the neighborhood was a very different place than it is today. The college, like several others at the time, was able to take advantage of low real estate values and locate in the heart of the historic district. The location was appealing to students for obvious reasons and has surely contributed to Fisher's success as an institution of higher learning.

Obviously the Back Bay has evolved into a very different place today and Fisher is struggling to maintain its niche within it. The appeal of Beacon Street to students is undiminished but it is difficult to see how the college can continue to thrive in residential Back Bay, despite the Fisher administration's commendable efforts to upgrade buildings and landscaping and to enhance security. In its comment letters NABB has correctly detailed the numerous areas in which the proposed plan violates zoning. At public meetings neighbors have testified eloquently about the many problems that students, buses, delivery trucks and so on present to the residents of that Beacon Street block. The unmistakable conclusion is that Back Bay no longer is a suitable home for Fisher even at its current size, and certainly not as it seeks to expand.

Although Fisher is not blessed with the financial resources and celebrity alumni that enabled Emerson to relocate its entire campus with such spectacular success to the Combat Zone, I believe that its best option may be to cash in its valuable real estate and channel the proceeds into creating a more commodious campus elsewhere. If Fisher's success is so closely tied to its Back Bay location, as was stated by an administrator at a public meeting, relocation will require a radical rethinking of the college's identity, a considerable challenge in the crowded arena of higher education in the Boston area. Be that as it may, this bold step may be the college's best option for its survival.

Sincerely,

Susan Ashbrook

617-266-7956
ashbrooksusan@gmail.com

Sullivan, Katelyn

From: Pam Lassiter [pam@lassiterconsulting.com]
Sent: Sunday, July 28, 2013 8:44 PM
To: Sullivan, Katelyn
Cc: info@nabbonline.com
Subject: Fisher College expansion

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Katelyn,

In an earlier job, I was responsible for responding to neighborhood complaints for the housing department of a major university in the area, and for following up with students to insure that the community would not continue to be irritated. It never worked. Abutters to the student residences faced erosion of their property values and students continued to do things that 20-somethings do: make noise, leave beer bottles/cigarettes in yards, face speakers out of the windows when weather warms up, etc. Their creativity in finding new ways to upset neighbors was never purposeful and never ending.

You can guess how I feel about having increased student housing in my neighborhood. I will object to any college or university's increasing its resident population in my neighborhood, I'm afraid. If I had chosen to move into the neighborhood when Fisher had an increased dorm presence, I would be making the decision to join a "pre-existing condition." In this case, *our* residences are the pre-existing condition and I would appreciate your keeping the number of residences and residents at your current level.

Thank you.

Pam Lassiter
Lassiter Consulting
330 Beacon Street
Boston, MA 02116
t: 617.267.7105

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

July 29, 2013

Traffic Update

In reaction to the start of the Longfellow Bridge rehabilitation last week:

- The Boston Police Department has assigned a policeman to control traffic at the intersection of Beacon and Berkeley during evening drive time. The BPD's D-4 District desk sergeant says that this will continue throughout the bridge reconstruction period.
- A video camera was installed at the intersection of Beacon and Berkeley, presumably to facilitate traffic monitoring.
- There is a new electronic message board at the Berkeley street on-ramp to Storrow Drive, informing motorists that the Longfellow Bridge is closed and they should use the Mass Avenue Bridge. This undoubtedly will slow up traffic, as confused drivers try to figure out whether this means that they should go east or west on Storrow.

Given that the bridge rehabilitation project is scheduled to last 3.5 years, this makes it even more important that Fisher be required to address its traffic and parking problems.

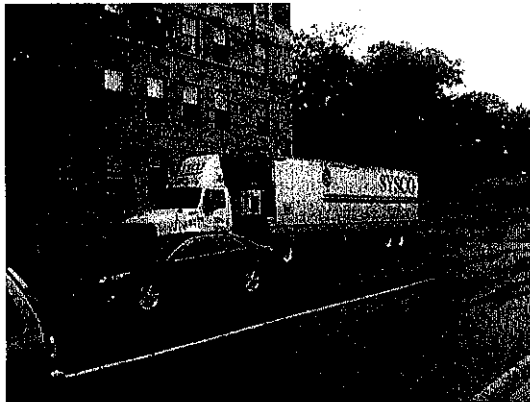
In this context, we see no signs of change in Fisher's behavior during summer break. Here are some observations from the past few days:

- Fisher vendors continue to use the Storrow Arlington Street off-ramp for deliveries (photo 1)
- Buses (from tour groups using the Fisher dorms) and vendor trucks continue to use Beacon as a pickup/dropoff area and/or arrive illegally before 7:00 AM:
 - The bus in photo 2 pulled up on Saturday morning at 5:30 AM and started making objectionable beeping noises as it backed up.
 - In photo 3, taken on Saturday at 9:00 AM, a large bus is legally parked (but only because there were parking spaces available).
 - In photo 4, a van and an SUV are double-parked on a Sunday afternoon, with a third vehicle parked illegally by a fire hydrant.
 - In photo 5, a coke truck pulled up on Monday morning at 6:07 AM, making objectionable beeping noises as it backed up.
- Despite Fisher's comments at the June 26 BRA meeting that it was considering repurposing deeded parking spaces to provide a truck delivery zone for the next academic year, this has not occurred. Instead, the week before the meeting, Fisher painted single-car parking space lines along Back Street (photo 6) – which is at odds with plans for establishing a truck delivery zone. Given that the academic year begins on August 31, we are skeptical that there will be any near-term changes.

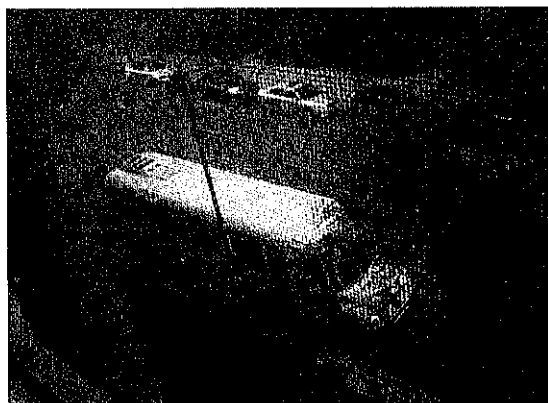
We therefore ask that the BTM implement enhanced enforcement of Fisher violations.

We also ask the BRA to make it clear to Fisher that the resolution of traffic and parking issues is a necessary precursor for IMP approval. Fisher should not be allowed to use promises that it will stop violating BTD regulations in the future as a bargaining chip for gaining IMP concessions.

1. Sysco Truck Illegally Parked Friday July 26 10:34 AM



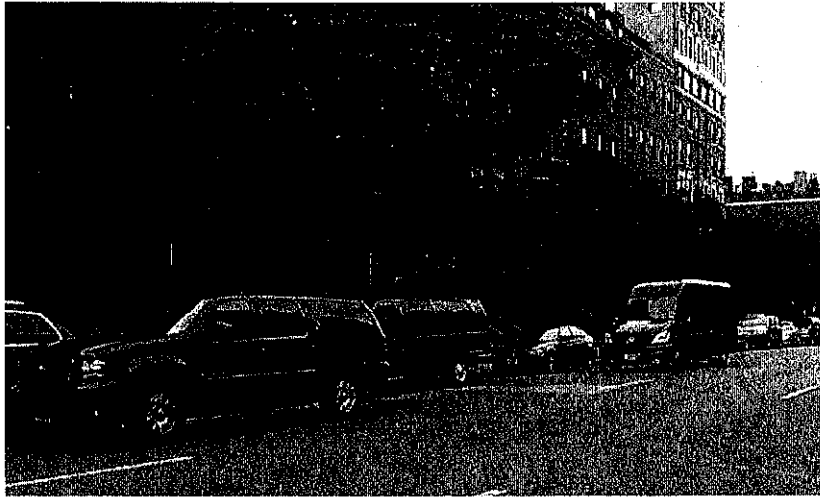
2. Bus Parked on Beacon Street Saturday July 27 5:54 AM



3. Bus Parked on Beacon Street Saturday July 27 9:00 AM



**4. Three Vans/SUVs DoubleParked/Illegally Parked
on Beacon Street Sunday July 28 5:54 AM**



5. Coke Truck on Beacon Monday July 29 6:07 AM



6. Single-Car Parking Space Lines Painted in Mid-June



* * * * *

Respectfully submitted,

Handwritten signature of Michael Weingarten.

Michael Weingarten
120 Beacon Street #4
Boston, MA 02116

To: Katelyn Sullivan
Project Manager
Boston Redevelopment Authority

Cc: Shaina Aubourg <Shaina.Aubourg@cityofboston.gov>
Rachel Szakmary <Rachel.Szakmary@cityofboston.gov>

Sullivan, Katelyn

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Sincerely,

Dick

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