

MEMORANDUM

JANUARY 17, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LINDA KOWALCKY, DEPUTY DIRECTOR OF INSTITUTIONAL
SECTOR MANAGEMENT
KATELYN SULLIVAN, PROJECT MANAGER

SUBJECT: REQUEST AUTHORIZATION AND APPROVALS REGARDING THE
SIMMONS COLLEGE INSTITUTIONAL MASTER PLAN
NOTIFICATION FORM FOR RENEWAL AND EXTENSION OF THE
SIMMONS COLLEGE INSTITUTIONAL MASTER PLAN

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA” or “Authority”): (1) approve the Institutional Master Plan Notification Form for Renewal and Extension of the Simmons College Institutional Master Plan (“IMPNF for Renewal”) pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Boston Zoning Code (the “Code”); and (2) authorize the Director to take all actions and execute any and all documents deemed necessary and appropriate relative to the IMPNF for Renewal.

INTRODUCTION

The IMPNF for Renewal renews the Simmons College (“Simmons”) Institutional Master Plan (“IMP”) for a limited term of two (2) years. The Simmons IMP was established by the following actions of the Boston Redevelopment Authority (“BRA”) and the Boston Zoning Commission (“Zoning Commission”).

The BRA approved the Simmons IMP on October 13, 2000. The Zoning Commission approved the Simmons IMP on December 6, 2000. The Simmons IMP has been amended by: (i) First Amendment to the IMP approved by the BRA in April 2004; (ii) Second Amendment to the IMP approved by the BRA on January 26, 2006; and (iii) Third Amendment to the IMP approved by the BRA June 24, 2008. On December 8, 2008, Simmons filed an Institutional Master Plan Notification Form (“IMPNF”) to extend and renew the existing Simmons IMP without changes for two years and was approved by the BRA on January 13, 2009. On December 8, 2010 Simmons filed an IMPNF to extend and renew the existing Simmons IMP without changes for two years and was approved by the BRA on January 13, 2011.

On December 7, 2012 Simmons filed an IMPNF to extend and renew the existing Simons IMP without changes for two years. Simmons plans to begin the planning process for a new 10-year IMP and will engage the BRA, City departments, a new Task Force and the neighboring community. The proposed IMPNF will ensure that Simmons has an active IMP during the new 10-year IMP planning and community process.

IMPNF REVIEW

Simmons submitted an IMPNF for Renewal on December 7, 2012 initiating a 30-day comment period that ended on January 8, 2013. Notice of submission was published in the Boston Herald on December 12, 2012. Simmons is not proposing any new Proposed Institutional Projects or new land to be added to its IMP area within the two year renewal period. The IMPNF for Renewal was distributed to city agencies, elected officials and the MASCO distribution list for review. The IMPNF for Renewal of the Simmons IMP meets the requirements of Section 80D-5.2(e) of the Code (“Waiver of Further Review of Unchanged Plans”) in that: (i) no new Proposed Institutional Projects are planned; (ii) no changes in the Institutional Master Plan are proposed that would constitute a change in the use, dimensional, parking or loading elements of the Institutional Master Plan (other than de minimus dimensional changes); and (iii) no significantly greater impacts would result from continued implementation of the approved Institutional Master Plan than were originally projected.

Therefore, the BRA staff requests that the BRA waive further review of the IMPNF for Renewal, approve the IMPNF for Renewal and the existing IMP, as amended, together as the renewed Simmons College Institutional Master Plan for a two year term.

RECOMMENDATION

It is, therefore, recommended that the BRA: (1) approve the IMPNF for Renewal pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Code; and (2) authorize the Director to take all actions and execute any and all documents deemed necessary and appropriate relative to the IMPNF for Renewal.

Appropriate votes follow:

VOTED: That in connection with the Institutional Master Plan Notification Form for Renewal and Extension of the Simmons College Institutional Master Plan (“IMPNF for Renewal”) submitted to the Boston Redevelopment Authority (“Authority”) on December 7, 2012 by Simmons College and after consideration of the IMPNF for Renewal, the Authority finds that: (a) the Simmons College Institutional Master Plan, as amended, and the IMPNF for Renewal (collectively the “Amended IMP”) conform to the

provisions of Article 80D of the Boston Zoning Code (the “Code”); (b) the Amended IMP conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Amended IMP, will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER

VOTED: That the Authority waives further review of the IMPNF for Renewal pursuant to Section 80D-5.2(e), Section 80D-6 and Section 80D-8 of the Code and approves the IMPNF for Renewal and the Simmons IMP as previously amended together as the renewed Institutional Master Plan for a period of two years from the date of approval of this renewal vote by the Authority; and

FURTHER

VOTED: That the Authority hereby authorizes the Director to take all actions and execute any and all documents deemed necessary and appropriate and in the best interest of the Authority by the Director in connection with the IMPNF for Renewal and the Amended IMP.