

0-



INSTITUTIONAL MASTER PLAN NOTIFICATION FORM

FOR FIRST AMENDMENT TO MCPHS UNIVERSITY 2014 INSTITUTIONAL MASTER PLAN

Submitted Pursuant to Article 80 of the Boston Zoning Code

**(L to R) The
700-702
Avenue and 704
Avenue**



MCPHS
UNIVERSITY

**Brant House at
Huntington
Huntington**

Submitted to:
Boston Redevelopment Authority D/B/A
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Submitted by:
MCPHS University
179 Longwood Ave
Boston, MA 02115

June 22, 2017

MCPHS UNIVERSITY

THE BRANT HOUSE (THE MCPHS UNIVERSITY'S PRESIDENT'S RESIDENCE)

INSTITUTIONAL MASTER PLAN NOTIFICATION FORM
FOR FIRST AMENDMENT TO THE MCPHS UNIVERSITY 2014 INSTITUTIONAL MASTER PLAN

TABLE OF CONTENTS

- 1.0 INTRODUCTION
 - 1.1 EXPEDITED INSTITUTIONAL MASTER PLAN AMENDMENT
- 2.0 MCPHS UNIVERSITY MISSION AND OBJECTIVES
 - 2.1 MISSION AND CORE VALUES
 - 2.2 OBJECTIVES
- 3.0 PROPOSED INSTITUTIONAL PROJECT
 - 3.1 EXISTING CONDITIONS
 - 3.2 PROJECT DESCRIPTION
 - 3.3 REQUESTED IMP AMENDMENT
 - 3.4 PROPONENT INFORMATION

LIST OF FIGURES

- | | |
|-----------|---|
| Figure 1 | Locus Map |
| Figure 2 | Aerial View of Project Site |
| Figure 3 | Second Aerial View of Project Site |
| Figure 4 | Front View of Project Site – Existing Conditions |
| Figure 5 | Front View of 704 Huntington Avenue |
| Figure 6 | View of Entrance to Yard and Garden at 704 Huntington Avenue |
| Figure 7 | Side View of 704 Huntington Avenue |
| Figure 8 | View of Yard and Garden at 704 Huntington Avenue |
| Figure 9 | Rear View Exterior View of Project Site |
| Figure 10 | Current Interior Views of the Brant House – Existing Conditions |
| Figure 11 | Sample Proposed Locations for Installation of Connecting Doors |
| Figure 12 | View of Sample Door for Installation in Party Wall |

1.0 INTRODUCTION

In accordance with Article 80D of the Boston Zoning Code (the “Code”), the Trustees of MCPHS University, formerly known as Massachusetts College of Pharmacy and Health Sciences (“MCPHS” or the “University”), submit this Institutional Master Plan Notification Form (the “IMPINF”) to the Boston Redevelopment Authority (“BRA”), doing business as the Boston Planning and Development Agency (the “BPDA”), consistent with Executive Order entitled, “An Order Relative to the Provision of Mitigation by Development Projects in Boston, to amend the MCPHS 2014 Institutional Master Plan (the “2014 IMP”) to allow the inclusion of 704 Huntington Avenue in the existing President’s residence, known as the “Brant House” (the “Project”), located at 700-702 Huntington Avenue (700-702 and 704 Huntington Avenue, together, the “Project Site”). No other changes to the 2014 IMP are requested at this time.

The 2014 IMP was approved by the Authority on June 19, 2014 and by the Boston Zoning Commission on July 23, 2014, with an effective date of July 23, 2014, for a term of ten (10) years, until July 23, 2024. The 2014 IMP reports that the University did not have any institutional projects in the City of Boston either underway or contemplated because its planned growth was focused on its other campuses in Worcester and Manchester, New Hampshire, as well as within its distance learning division, MCPHS Online. The submission of the 2014 IMP was to ensure compliance with Section 80D-5 of the Code, rather than to seek approval of a project or projects. Accordingly, MCPHS currently has no projects underway and at this time only contemplates the Project, as outlined in this IMPINF.

1.1 EXPEDITED INSTITUTIONAL MASTER PLAN AMENDMENT

In accordance with Section 80D-9.2 of the Code, Amendment of Institutional Master Plan – Expedited Review for Certain Small Projects, MCPHS is submitting this IMPINF for the proposed amendment to the 2014 IMP (the “Amendment”). The Project qualifies for the expedited amendment procedure as follows:

- (1) the Amendment proposes no changes to the IMP other than the addition of this single Project;
- (2) the Project meets the requirements of paragraph (b) of Section 80.D-9.2 as follows:

-
- The Project involves the expansion of the Brant House, which is included in the 2014 IMP, by adding the approximately 3,275 square feet of living space in the adjoining brownstone, and the addition of the approximately 3,563 square foot parcel of land on which the adjoining brownstone is located, and does not meet the size thresholds for Large Project Review, as set forth in Section 80B-2 of the Code; and
 - The Project is located in the Mission Hill Neighborhood District and is solely intended for residential use, which is an allowed use in the underlying zoning, and is not a High Impact Subuse of an Institutional Use.
 - The Project is not a phase of another Proposed Institutional Project.

2.0 MCPHS MISSION AND OBJECTIVES

MCPHS is a private, coeducational university offering graduate, professional and undergraduate degrees in the health sciences. Founded in 1823, the University is the oldest institution of higher education in the City of Boston and is home to the second oldest college of pharmacy in the United States. Its main campus is located in Boston's Longwood Medical and Academic Area (the "Boston campus"). In addition to its Boston campus, the University has campuses in Worcester, Massachusetts and Manchester, New Hampshire, together with its on-line campus, MCPHS Online.

The University enrolls approximately 7,200 students on its three campuses, who are drawn from 50 states and more than 40 foreign countries, and employs approximately 1,010 faculty and staff throughout the University.

Professional or undergraduate degrees are offered in pharmacy and pharmaceutical sciences, nursing, physician assistant studies, dental hygiene, optometry, radiologic sciences, physical therapy, occupational therapy, acupuncture and oriental medicine, environmental sciences, medicinal and molecular biology, health psychology, public health, chemistry, and premedical and health studies. Graduate programs are offered in drug regulatory affairs and health policy, pharmaceutical economics and policy, applied natural products, drug discovery and development, pharmaceutical sciences, medicinal chemistry, pharmaceuticals, pharmacology, and clinical research.

2.1 MISSION AND CORE VALUES

MCPHS University provides a unique academic environment to guide and support students toward successful, sustainable careers and leadership in health care. As a private independent institution with a long and distinguished history of specializing in health sciences education, the University offers traditional and non-traditional programs that embody teaching excellence, active scholarship and research, professional service, and community engagement.

The University embraces a set of core values that reflect commitment to preparing competent, caring, ethical health professionals and scientists to meet the public's need for high quality health care and cutting-edge knowledge development. As members of the University and broader community, MCPHS is committed to the following core values:

-
- Learning-centered teaching and student engagement that fosters intellectual vitality, critical thinking, and lifelong responsibility for learning and continuing professional development;
 - Honesty, integrity, professionalism, and personal responsibility;
 - Respect for diversity and appreciation of cross-cultural perspectives;
 - Adaptability and flexibility in response to the ever-changing external environment;
 - Effective and efficient use of resources to maximize value to those we serve;
 - Excellence and innovation in education, scholarship/research, and service, including outreach to the community;
 - A productive, satisfying work and learning environment that is built upon cross-disciplinary and cross-campus collaboration;
 - Integration of the liberal arts and basic sciences with professional studies;
 - Scholarship that contributes to knowledge development, improvement of health sciences education, and improvement of health care and health outcomes; and
 - Education that fosters development of the whole person.

2.2 OBJECTIVES

MCPHS University prepares students for successful careers in health care through excellence in teaching, scholarship, research, professional service and community engagement through articulated objectives, or strategic initiatives, as set forth below:

Strategic Initiative #1 – Diverse Perspective, One Vision

MCPHS University has a core institutional identity, articulated in its mission statement, which is broadly understood by both internal and external stakeholders. Each campus maintains a unique identity by virtue of its culture and the features of the community it serves while supporting the University's mission and vision through its academic programs and community service. Both within and across campuses, academic and administrative units work together as a team to implement the University's mission and vision. To that end, the University continually works to:

- Develop an MCPHS brand that reflects the University's unique history and dynamic, forward-thinking culture and incorporate in all internal and external

communications, in order to better position MCPHS and maintain its competitive advantage;

- Address the needs of prospective students, alumni, the health professions, prospective donors and the general public, through external communications that promote the University's academic, continuing education and community outreach programs to these constituencies.
- Nurture the unique strengths of faculty, staff, students and alumni on each campus through effective communication channels that leverage technology in order to enhance team building across all constituencies and campuses.

Strategic Initiative #2 – Student Success

MCPHS University responds to the needs of society, the health care delivery system and the health professions by providing excellent programs and services so that students will succeed in their professional careers, demonstrate a continued commitment to lifelong learning and strive to make a difference in their communities. To meet this initiative the University strives to:

- Provide high quality health science programs that prepare students to be competent and caring professionals in a global environment.
- Support the integration of technology and learner-centered teaching methodologies in all academic programs to foster greater student and faculty engagement and critical thinking.
- Provide effective student support services that address the academic endeavors, career pursuits and personal development of students.

Strategic Initiative #3 – Programs and Services

MCPHS University responds to the needs of society, the health care delivery system and the health professions by providing leading-edge programs, research/scholarship, community service and service to the professions. To achieve this objective, the University:

- Ensures that graduates of all programs meet discipline-specific competency standards and college-wide competencies related to oral and written English communication proficiency, cross-cultural competency, and information literacy,

and that these are demonstrated consistently in learning, professional practice, and community settings.

- Provides an appropriate mix and balance of high quality, cost-effective undergraduate and first professional programs that are consistent with the College's mission and vision.
- Revitalized the Division of Graduate Studies to ensure that it can support strong graduate programs across all schools, enhance faculty research/scholarship, and increase extramural funding of faculty and graduate student research.
- Promotes student experiential education and community service via professional organizations, service-learning, links to government and industry, and enhance public awareness of important health care issues.

Strategic Initiative #4 – Aligning Quality and Diversification

MCPHS University provides the resources necessary to sustain both high quality and strategic growth and continued diversification to meet the needs of the complex and ever changing health care delivery system. Clear and well understood mechanisms govern program planning, budget development, resource allocation and outcomes assessment. Sufficient technology, infrastructure, personnel, space and other resources are in place prior to program implementation. In furtherance of this initiative, the University strives to:

- Ensure that academic programs reflect high standards of quality, as measured by regional and specialized accreditation bodies, student academic achievement, and graduate outcomes.
- Establish criteria and benchmarks for institutional effectiveness and create mechanisms for utilizing assessment results as a basis for improvement, in order to ensure that existing programs continue to be of high quality as the University continues to diversify its health sciences programs.
- Utilize an evidence-based approach to the integration of new technology into academic and administrative processes.
- Strengthen the University's financial position through prudent budgeting processes and increased fundraising.

-
- Establish criteria and benchmarks for achieving a high level of satisfaction among faculty, staff and students, and support continuous improvement of programs and services as well as career development opportunities.

3.0 PROPOSED INSTITUTIONAL PROJECT

3.1 EXISTING CONDITIONS

The existing President's residence, the Brant House, at 700-702 Huntington Avenue, is made up of two brownstones, combined into one residence, situated in the middle of a row of four brownstone residences constructed in the 1800s. The Brant House consists of approximately 3,888 square feet of living area, contained on three floors and a basement, on a lot size totaling approximately 1,334 square feet. The Brant House does not currently include any outside yard or garden space. The Brant House is zoned for residential use, and is included in the 2014 IMP.

The Brant House is used for all permitted residential uses, including occupancy by MCPHS's President, his family, and their guests, entertaining, a home office, etc., and those uses commonly pertaining to a college or university's president's use of his/her residence, such as alumni receptions and fundraising, university events, meetings, etc.

3.2 PROJECT DESCRIPTION

MCPHS is proposing to expand the Brant House at 700-702 Huntington Avenue by combining it with 704 Huntington Ave, with which the Brant House shares a party wall. The Project would add the approximately 3,275 square feet of living area at 704 Huntington Avenue to the existing President's residence. The lot size at 704 Huntington Avenue is approximately 3,563 square feet, and includes outside space consisting of a small yard and garden. The addition of 704 Huntington to the Brant House will simply increase the size of the President's residence, but would not alter its current uses.

The Project consists simply of the construction of interior doorways in the party wall between 702 and 704 Huntington Avenue on each floor to introduce internal access from the current President's residence to 704 Huntington Avenue to combine the adjoining row houses into a single residence for MCPHS's President. The actual doors which will be used are doors that are original to the 704 Huntington Avenue residence and will be repurposed for the proposed access to the Brant House. The integrity of the party walls will be respected, i.e., the Project will not create an "open concept" between the Brant House and 704 Huntington Avenue.

The Project will involve interior work only and no work associated with the exterior of either the Brant House or 704 Huntington Avenue is contemplated at this time.

The Project is located on Huntington Avenue in the Mission Hill Neighborhood District.

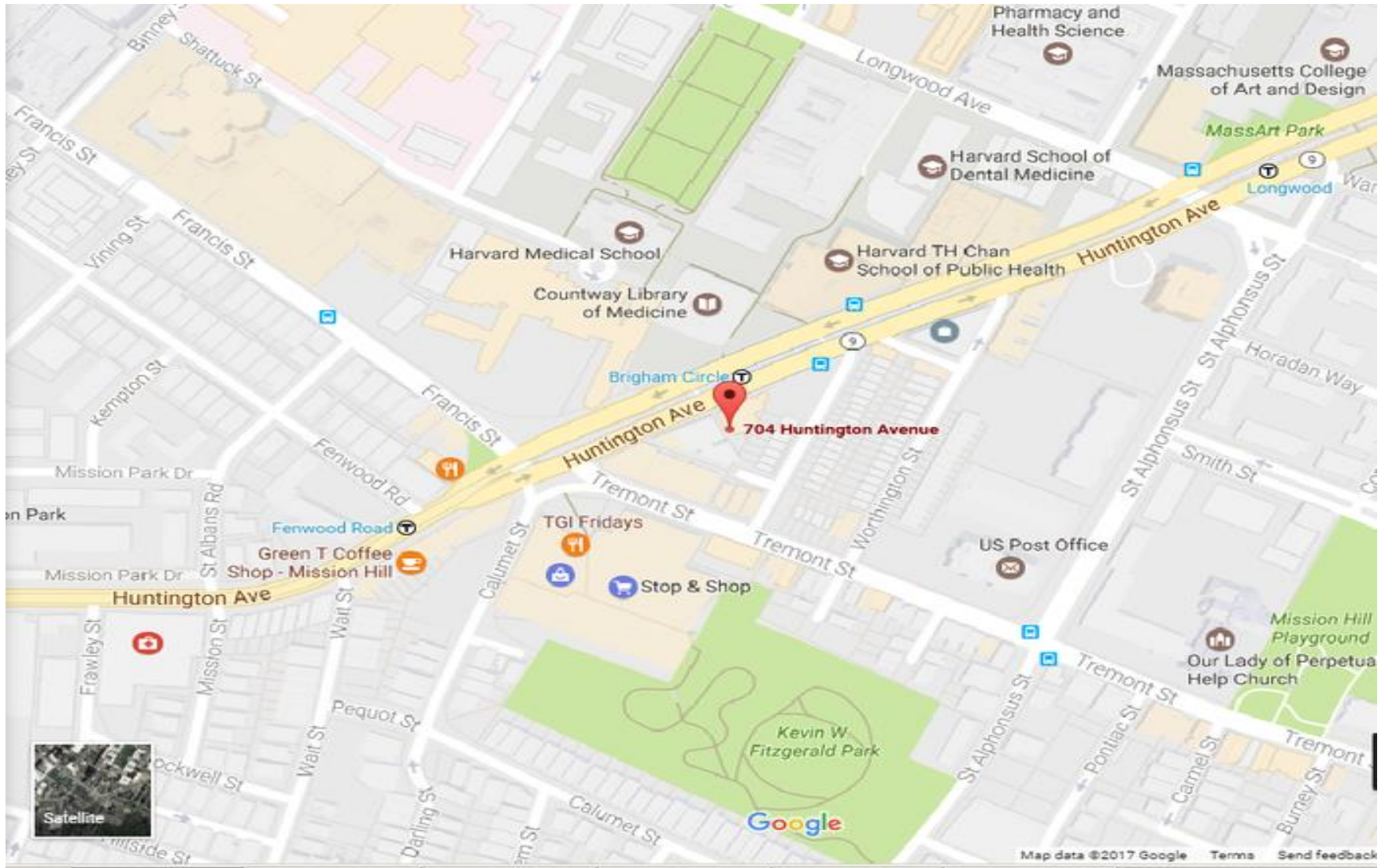
3.3 REQUESTED IMP AMENDMENT

The University respectfully requests that upon review of this IMPNF, the BPDA waive further review of this IMPNF and approve this IMPNF as the First Amendment to the 2014 IMP, pursuant to the provision of Section 80D9-2 of the Code. The University will also request approval from Boston Zoning Commission for the addition of 704 Huntington Avenue to its 2014 IMP.

3.4 PROPONENT INFORMATION

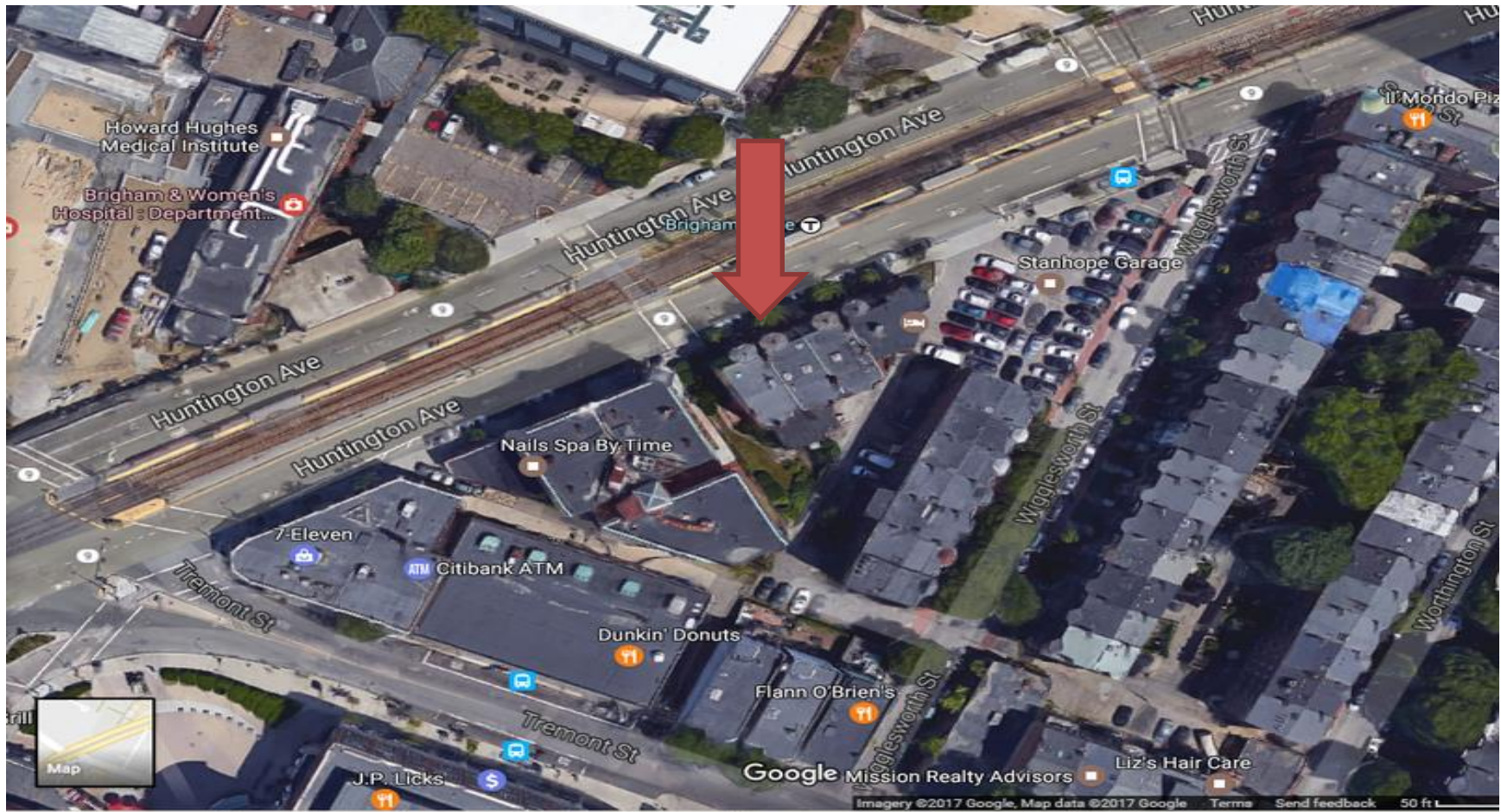
MCPHS University
179 Longwood Avenue
Boston, MA 02115-5896
Tel: 617.732.2800 Fax: 617.732.2801

Richard J. Lessard, Executive Vice President,
Chief Operating Officer and Chief Financial Officer
Tel: 617.732.2237
Email: richard.lessard@mcpsh.edu



Locus Map

Figure 1



Aerial View of Project Site. Arrow depicts 700-702 and 704 Huntington Avenue.



Aerial View of Project Site.

Figure 3



Front View of Project Site

Figure 4



Front View of 704 Huntington Avenue

Figure 5



View of Entrance from Huntington Avenue to Yard and Garden of 704 Huntington Avenue

Figure 6



Side View of 704 Huntington Avenue

Figure 7



View of Yard and Garden at 704 Huntington Avenue

Figure 8



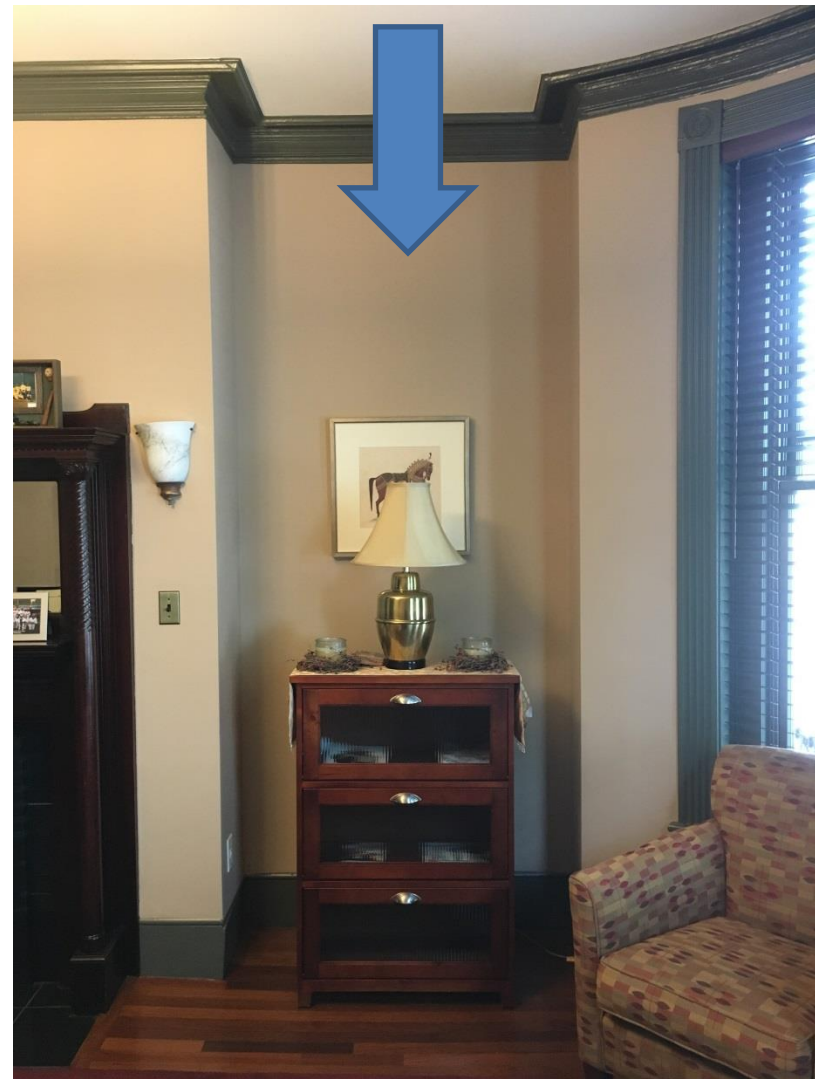
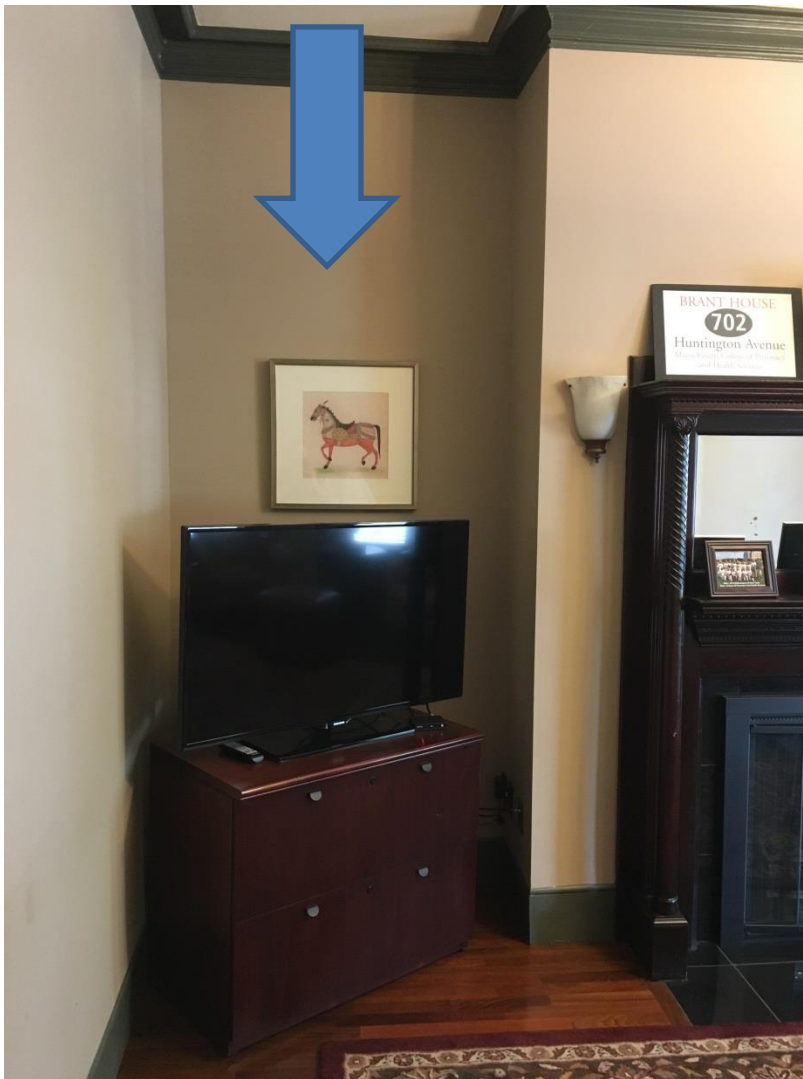
Rear View of 704 Huntington Avenue (*left*) and 700-702 Huntington Avenue (*between red lines*)

Figure 9



Current Interior Views of the Brant House – Existing Conditions

Figure 10



Sample Proposed Locations for Installation of Doors in Party Wall between the Brant House and 704 Huntington Avenue - (Either Side of Fireplace in Front Rooms Facing onto Huntington Avenue)

Figure 11



View of Sample Door for Installation in Party Wall between the Brant House and 704 Huntington Avenue

Figure 12