



Northeastern University

BOSTON CAMPUS

Institutional Master Plan Amendment

FIFTH AMENDMENT TO THE INSTITUTIONAL MASTER PLAN

February 11, 2011

Submitted to:

Boston Redevelopment Authority
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1.0 INTRODUCTION

Northeastern University (“Northeastern” or the “University”) is seeking approval of an Institutional Master Plan (IMP) Amendment (this Amendment) pursuant to Section 80D of the Boston Zoning Code (the “Code”). The Institutional Master Plan Notification Form (“IMPNF”) submitted to the Boston Redevelopment Authority (“BRA”) on November 12, 2010, describes one Proposed Institutional Project, **GrandMarc at Northeastern** (“Proposed IMP Project”); see **Figure 1-1**. The BRA will review this Proposed IMP Amendment pursuant to Section 80D of the Code.

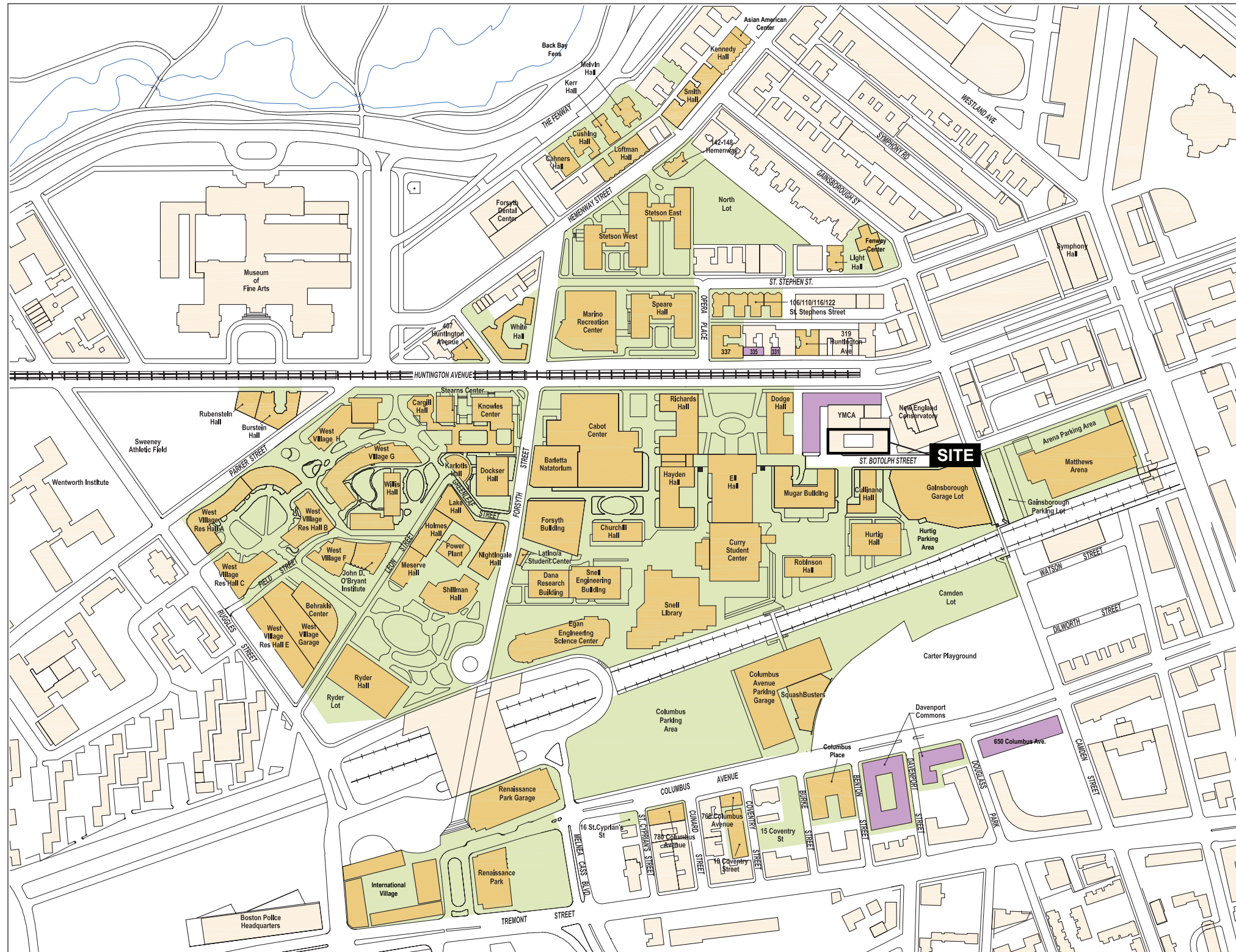
Based on review of the IMPNF and comments from city and state public agencies, elected officials, the BRA-appointed Northeastern University Community Task Force (“CTF”), and the public, the BRA issued its written Scoping Determination (“Scope”) pursuant to Section 80D-5.3 of the Code on January 7, 2011 (See **Appendix A** and **Section 11.3**). This Scope requests Northeastern to respond to the specific elements outlined in this Scope. Comments from public agencies and the public (including the Task Force and elected officials), found in Appendix 1 and 2 of the Scope, respectively, have been incorporated as a part of this Scope and have been responded to within this Amendment or will be responded to in another appropriate manner over the course of the review process.

This Amendment sets forth in detail the characteristics and planning framework of the University to allow the BRA to make a determination about the merits of this Amendment.

Some specific aspects that have been considered as part of this Amendment, as identified below.

- Demonstration of ongoing progress toward the formulation — in consultation with Northeastern’s neighbors and the BRA — of a new campus master plan.
- The process to formulate a future campus master plan must also include continued discussion of issues that have been raised in the past, such as the status of the hotel/economic development project on Parcel 18, the status of various other agreements and commitments, and Northeastern’s engagement with the surrounding neighborhoods and the city at large.
- Information on nature of the relationship between Northeastern University, Phoenix Property Company/Phoenix Land Ventures Inc., and Lincoln Property Company (“Phoenix/Lincoln”), or the structure of the agreements among those entities and ultimate lease of the property.
- Information on the special care to be exercised to minimize or eliminate any adverse impact to the New England Conservatory’s Jordan Hall building and its programming that might result from noise, vibration, or other effects resulting from a large construction project in close proximity.

A separate filing will be made to the BRA, in accordance with Article 80B, Large Project Review, requirements for the **GrandMarc at Northeastern Project**.



**Figure 1-1
Northeastern University Boston Campus Existing Facilities**

2.0 NORTHEASTERN UNIVERSITY PLANNING FRAMEWORK

2.1 Mission and Objectives

Founded in 1898, Northeastern is a global, experiential, research university. Northeastern is the recognized leader in experiential learning, anchored in the world's largest and most innovative cooperative education program. The University offers students opportunities for professional work, research, service, and global learning in the United States and 69 other countries. The University's use-inspired research enterprise is strategically aligned with three global imperatives: health, security, and sustainability. Northeastern offers a comprehensive range of undergraduate and graduate programs leading to degrees through the doctorate in nine schools and colleges. It is the purpose of the IMP to provide an organizational framework for creating a physical plant and infrastructure that strengthen and celebrate the University's mission.

The principle guiding the formulation of this Amendment relates directly to the University's current mission: creation of adequate University-supervised student housing. Housing students under University control is important to the University's neighbors. Cooperation with its neighbors is important to the University and necessary to its future success.

2.1.1 Major Programs and Initiatives

Northeastern's seven undergraduate colleges, myriad graduate programs, and part-time divisions offer bachelor's, master's, and doctoral degrees in a wide variety of academic disciplines and professional areas. The emphasis of the undergraduate and graduate programs is an approach that places the subject of study within a broader interdisciplinary perspective.

Undergraduate and Graduate Colleges & Schools

- Bouvé College of Health Sciences
- College of Art, Media and Design
- College of Business Administration
- College of Computer and Information Science
- College of Engineering
- College of Professional Studies
- College of Science
- College of Social Sciences & Humanities
- School of Law

The future trends leading to program shifts will be analyzed and presented as part of the next IMP.

2.1.2 Existing Context

Northeastern connected to the Fenway, Mission Hill, South End and Roxbury areas of Boston and has a variety of residential, commercial and institutional neighbors. The University and surrounding neighborhoods are connected as many students and faculty of Northeastern contribute greatly to the community. With these diverse neighbors comes a wide array of land uses, including institutional, high and medium-density residential, commercial and recreational uses.

Northeastern resides in Boston and is subject to City plans and policies. Current plans and policies that affect the University's planning framework include the ongoing Urban Ring project, the Roxbury Master Plan and the ongoing CTF planning process. Both planning projects promote the need for transit-oriented development at transit nodes. University students and faculty rely on public transportation, and thus any development will continue to focus on the benefits of public transportation to serve the future needs of the University. For example, the recently completed International Village (Parcel 18) is a high-density mixed-used student residence development at the Ruggles MBTA Station.

The proposed 720-bed residence hall (Proposed IMP Project - See **Section 6.0**) on a portion of the YMCA site also meets many of these transit-oriented goals. The University continues to work with the CTF, and is committed to continuing the CTF process described in the following section.

2.1.3 Community Task Force

In an effort to engage in a more collaborative and open process regarding the University's planning for physical development, the University, the City, the BRA, the University's neighbors from the Fenway, Roxbury, the South End and Mission Hill, as well as local elected officials, joined together in a new form of university/community discussion. This new form of collaboration was founded on the notion that more could be gained by all parties if the community were consulted during the University's planning process. Accordingly, the CTF has continued to work with the University in the development of this Amendment and will work on the next IMP.

The University has participated in this open process since December 2004. This public participation process is the first of its kind and had never been attempted in Boston. In this open process a wide range of diverse interests such as community activists, community leaders, elected officials and any member of the general public who wanted to attend, came together to assist Northeastern University to develop a workable plan. The CTF was initially composed of 14 members from the Mission Hill, Roxbury and Fenway neighborhoods and seven elected officials serving as ex-officio members. Each Task Force member was nominated by a local elected official, and appointed by the Mayor's Office and BRA. The current listing of CTF members is available from the Boston Redevelopment Authority.

The University is committed to a public process that departs from the approach of having institutions inform neighbors of their short- and long-range plans. Rather, it seeks to include neighbors during the process of developing those plans. This involvement is not intended to replace the community processes that are part of the Article 80 process. The University views the work of the CTF as expanding and extending the community review process by involving the community earlier and more extensively in the process of developing this Amendment and the next IMP.

The University continues to seek the input of the CTF in the development of **GrandMarc at Northeastern**, the subject of this Amendment. While meetings of the CTF are geared toward participation by CTF members, the meetings are open to the public and questions and comments from the audience as well as the CTF members, have regularly been part of the meetings.

As part of the CTF process, the University and community agreed that Northeastern would create 1,250 student beds. The University created 1,200 beds at International Village, which opened in 2009 and proposes to lease 720 beds in the Proposed IMP Project.

2.1.4 Analysis of University Student Housing

The University has continuously reviewed the addition of housing under the existing IMP, as amended, with the CTF. Since 1999, the University has added 4,189 beds to its on-campus housing supply. As a result of these additions and the leased units, the University's housing capacity is between 50 and 55 percent of its undergraduate student enrollment.

2.1.5 Campus Facilities Overview

Northeastern is presenting an updated extensive inventory of existing University properties during the existing IMP period. This inventory includes location (address), age, year acquired by the University, gross square footage, number of floors, type of construction, and existing uses. The inventory helped identify sites based on minimizing disruption of existing campus activities and the cost of demolishing existing structures and building replacement structures. See **Appendix B** for the updated Northeastern's Facilities Data Matrix.

2.1.6 Financial Analysis

Northeastern University has publicly presented information on the financial capacity of the University to build additional student housing. Since University housing has historically been entirely debt-financed, this analysis focused on the University's borrowing capacity over the next several years. Based on the University's financial analysis, the University has proposed a unique partnership with a private developer to create the next residence hall project at the YMCA site, which is the subject of this Amendment.

2.1.7 Potential Future Campus Organization/Options

Based on the inventory and suggestions of the CTF, several sites were identified for more detailed analysis of the feasibility of building University housing closer to the center of campus.

2.1.8 Task Force Site Selections

In December 2005, the Task Force and the University agreed to hold a daylong session in which common goals and objectives were discussed and used as a basis to identify different housing sites in order to achieve short term and long term housing goals. After that discussion, a series of community meetings took place in Roxbury, Mission Hill and the Fenway. As a result of those discussions, the Task Force recommended the scenario summarized in **Table 2-1**.

Table 2-1: Task Force Recommended Scenario (2005)	
Site	Number of Beds
Parcel 18	471
Cullinane Hall	424
YMCA	471
Gainsborough Garage	1,294
Total	2,682

Northeastern took these recommendations and proposed housing on sites owned by the University (Parcel 18, Cullinane Hall and the Gainsborough Garage). The University proposed that it would seek to build approximately 1,200 beds on Parcel 18 West with retail and non-residential space for University offices. The University also agreed to CTF conditions, most notably that the University would continue to seek an economic development project on Parcel 18.

The University agreed with the Task Force that the YMCA site would have been an acceptable site for student housing, although the University did not own the site nor did it have access to the site for building purposes. However, given the change in global economic circumstances that forced the University to put on hold the Cullinane proposal in 2008, the University is now proposing to create, through a private developer, a residence hall on the YMCA site. The future use of the Cullinane site will be determined as a part of the development of the next IMP.

Based on strong community input at a series of public meetings in 2010, the university in October 2010 announced plans, with the YMCA and Phoenix/Lincoln, to enter into a long-term arrangement to occupy 720 student beds in a new building to be developed by Phoenix/Lincoln at the YMCA site on St. Botolph Street, facing Cullinane. This is consistent with the CTF's residence-hall site identification and exceeds the 600-bed plan for beds at the Cullinane site.

2.1.9 Anticipated or Projected Facilities Needs

This Amendment anticipates the University's next IMP will be completed before the Proposed IMP Project is completed, and any future facilities needs will be addressed through that process.

2.1.10 Infrastructure and Utilities

Infrastructure improvements are inevitable in planning new campus projects. Each individual development project will contain infrastructure and utility improvements to accommodate that particular project. From a campus-wide perspective, the only infrastructure improvements contemplated at this time are expanding the campus steam heat infrastructure and upgrading Boston and Water Sewer Commission (BWSC) infrastructure. To eliminate surface water runoff flowing to an existing combined sewer located on Gainsborough Street, the University is in the process of installing a pump station, which will divert stormwater flow to an existing storm drain located on Gainsborough Street. In addition, the main campus drainage system will be connected to the Old Stony Brook culvert located on Forsyth Street, providing an emergency overflow in the event of high surface runoff or stormwater pump failure. The University will continue to work with the BWSC to finalize plans for the upgrade to the stormwater infrastructure on campus.

3.0 EXISTING CONDITIONS

3.1 Existing Property and Uses

3.1.1 *Owned and Leased Properties*

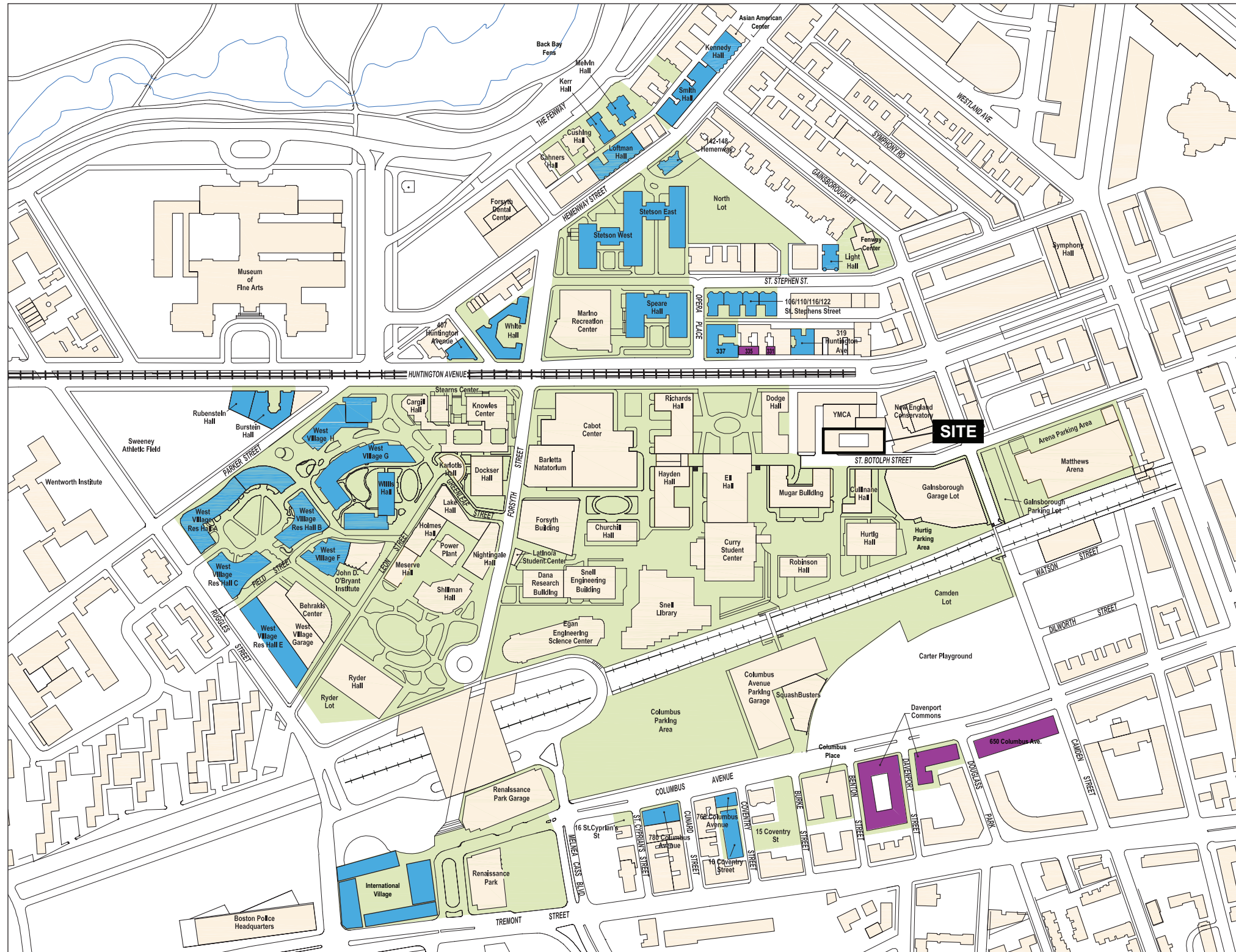
The University owns or leases approximately 86 buildings within the City of Boston totaling approximately 6.3 million square feet (SF). The land area associated with buildings is approximately 67 acres.

For a full breakdown of the University's existing facilities, please see **Appendix B, Northeastern University-Facilities Data Matrix, January 1, 2011** for the updated Northeastern's Facilities Data Matrix. For the location of all Northeastern facilities located on its main Boston campus, see **Figure 1-1 Northeastern University Boston Campus Existing Facilities**, and **Figure 3-1 Northeastern University Student Residence Locations**.

3.1.2 *Master Lease Property Program*

The following properties, in which the University is leasing at least one unit, are included in the Master Lease Property Program (MLPP):

- 650 Columbus Ave. (Douglass Park);
- 316 Huntington Ave (YMCA);
- 331 Huntington Ave. (graduate students only); and
- 335 Huntington Ave. (graduate students only).



- LEGEND**
- Residence Halls Leased
 - Residence Halls Owned
 - Northeastern Land


 Not to scale.

Figure 3-1
Northeastern University Student Residence Locations

4.0 INSTITUTIONAL DEMOGRAPHICS

4.1 Campus Demographics

4.1.1 Student Population

In the mid-1980s Northeastern was the largest private university in the United States with a total enrollment in excess of 50,000 undergraduate students. By 1990, given the economics of higher education the University adopted a strategy known as “smaller and better,” committing itself to a significantly reduced enrollment.

For many years the University’s enrollment plan has called for a full-time undergraduate day student enrollment of approximately 15,000. This is based on a model that includes approximately 2,800 new first-time, full-time freshman enrolled in each fall semester incoming class.

The University’s unique cooperative education model has been enhanced by an increasing focus on international experiences, including international co-op positions and study-abroad opportunities. Because of this academically rewarding model, several thousand Northeastern undergraduates each semester are outside Massachusetts, and more frequently, outside the United States.

Since the year 2000, the application pool for the University has increased from 14,760 to nearly 43,000 for each fall freshman class. Refined enrollment management has enabled the university to better obtain its targeted enrollment each year. In order to limit enrollment, given this increased appeal of the University, the rate of admission has decreased accordingly.

It also should be noted that the University has benefited from significantly increased levels of student retention and graduation rates that were realized sooner than was anticipated.

The University’s plan calls for the institution to be selective in the enrollment of full-time undergraduate students and maximize the quality of these students as evidenced by their academic profiles. Enrollments that exceed these targets tax financial and physical resources to levels that are not in the interest of the University or the community. See **Section 7.0 Student Housing Plan** for more information.

4.2 Student Residence Locations

See **Appendix B** for the updated Northeastern’s Facilities Data Matrix and **Figure 3-1** in **Section 3.0** for reported locations of students living in Northeastern-owned residence halls as well as in other Boston-based housing.

4.3 Employment

4.3.1 *Current Northeastern Employment*

As of October 1, 2010, the University employed approximately 3,049 full-time employees, of whom 1,033 were full-time faculty and 2,106 were full-time staff. Additionally, the University employs 1,203 part-time faculty and staff.

4.3.2 *New Construction and Permanent Jobs Generated by the IMP Project*

The Proposed IMP Project will result in direct economic benefits to Boston. Northeastern estimates that the Proposed IMP Project will generate approximately 330 jobs during the construction of the building on the YMCA site. Phoenix/Lincoln will participate in the Boston Residents Construction Employment Construction Program during construction.

The new building when open will create approximately 12 full-time jobs.

5.0 PLANNING AND URBAN DESIGN FRAMEWORK

5.1 Introduction

Northeastern is proud to be in Boston, drawing vitality from the City and contributing activity to it. The campus provides important linkages between neighborhoods, transportation hubs, and institutions. To achieve a balance with the surrounding neighborhoods and the city, Northeastern must carefully balance its desire for a more visible institutional identity with the essentially public and neighborhood-oriented quality of the surrounding public realm, both by presenting its own identity sensitively and by striving to create and maintain spaces (whether retail, institutional, or of another nature) that are accessible to the public and that serve neighborhood needs.

5.2 Planning and Urban Design Principles and Goals

Northeastern University's vision of its desired physical identity and physical relationship with key public realm infrastructure, public spaces, activity centers, and destinations in the vicinity of the University is best expressed by a walking trip through the campus. Northeastern takes particular pride in its extensive urban landscaping and generous use of seasonal flowers, plantings, sculptures and the use of water as a design element throughout the campus. This attention to detail is extended to the adjacent neighborhoods where the University extends a helping hand to small parks (such as Ramler Park), public and community spaces (such as the Symphony Road Gardens and Melnea Cass Boulevard medians), neighborhood cleanups and design and maintenance of small neighborhood spaces. This care and attention to detail of public spaces both on campus and adjacent to the campus will continue and expand during the next IMP.

The diagram showing the location of major activity centers and destinations, including both Northeastern buildings and other major activity centers (e.g. cultural facilities, transportation hubs, and city parks) in the adjacent areas and the major pedestrian/bicycle routes connecting them. This diagram is included in **Section 8.0 Transportation**.

The long-term vision for the vicinity around the Proposed IMP Project, with specific action items and public realm improvements that can be implemented are new landscaping in front of and adjacent to the Proposed IMP Project, as well as new sidewalks, street surface, upgraded infrastructure in St. Botolph Street and improved circulation patterns. Additionally, the University will maintain regular contact with the New England Conservatory and the MBTA whenever there is an impact.

The capacity of the area to accommodate the Proposed IMP Project in terms of additional student population, traffic as well as pedestrian and bicycle traffic is explained in the **Transportation** section and in this section below.

The thrust of the Urban Design Guidelines and Objectives as stated in the IMP are to continue to develop the University as an urban campus and as a result, to increase its connection to the city. This is achieved by opening the campus to the surrounding neighborhoods both as a resource and as a portal, not a barrier.

The development of the Proposed IMP Project – **GrandMarc at Northeastern** – supports this objective in several ways by:

- Focusing on the site as a portal for the South End and Fenway communities to the University;
- Upgrading streetscape and vehicle access along Northeastern’s portion of St. Botolph Street for use by the public as well as to enhance student access to the main campus from the new IMP Project and from other nearby neighborhoods; and
- Introducing uses compatible to the surrounding neighborhoods including: student residences that relieve pressure on the communities’ housing and active uses along St. Botolph Street providing foot traffic that enhances public safety and retail operations.

The development of the Proposed IMP Project on the YMCA site also addresses concerns about intrusion of the University into the neighborhoods. The development of a significant number of residential units relieves pressures on existing neighborhood housing resources and frees other campus sites for academic expansion and upgrades.

5.3 Public Realm

As noted above, the primary objective of the University is to continue to evolve as an urban campus that opens to the city. The proposed redevelopment of the YMCA site does create opportunities to expand the public realm and achieve the objective of further opening campus to the Fenway and South End communities.

These opportunities include:

- Taking advantage of the site’s transit-oriented design opportunities allowing greater density in close proximity to mass transit facilities.
- Putting greater density closer to campus, where there are facilities to support that density, including indoor recreation and exterior open spaces and to support pedestrian activity.
- Using the YMCA site to build upon the evolving pedestrian circulation and open space systems.

5.4 Pedestrian Circulation Goals and Guidelines

The campus plan recognizes St. Botolph Street as a significant entrance to the campus from the east. The development of the YMCA site will strengthen that image as a gateway to the South End and will create an important terminus to the street based on both the building massing and the active ground floor.

5.5 Capacity of Area to Accommodate the Future IMP Project

The capacity of the area to absorb additional students was reviewed during the evaluation of the Cullinane site and found to create no additional problems. The planned Cullinane project, called Building K, will be re-evaluated in the next IMP process. Both the BRA and the Boston Civic Design Commission (BCDC) are continuing to review the urban design context of this area. Please see additional information in **Section 8.0, Transportation**.

6.0 PROPOSED IMP PROJECT

6.1 Introduction

The University proposes to include one future project (Proposed IMP Project) in its IMP: occupation of a residence hall with office and classroom use on the YMCA Site, as described in the paragraphs and figures below. With this amendment to the IMP and the Project Notification Form for **GrandMarc at Northeastern**, pursuant to Article 80B, expected to be filed with the BRA within two weeks of this filing, the University will be able to develop plan to lease approximately 720 new beds (which, with the opening of International Village in 2009 at 1,200 beds, exceeds the minimum of 1,250 beds to which the University committed in the last CTF process). Construction of new residence hall will also allow the University to accommodate a greater percentage of students in University-controlled housing.

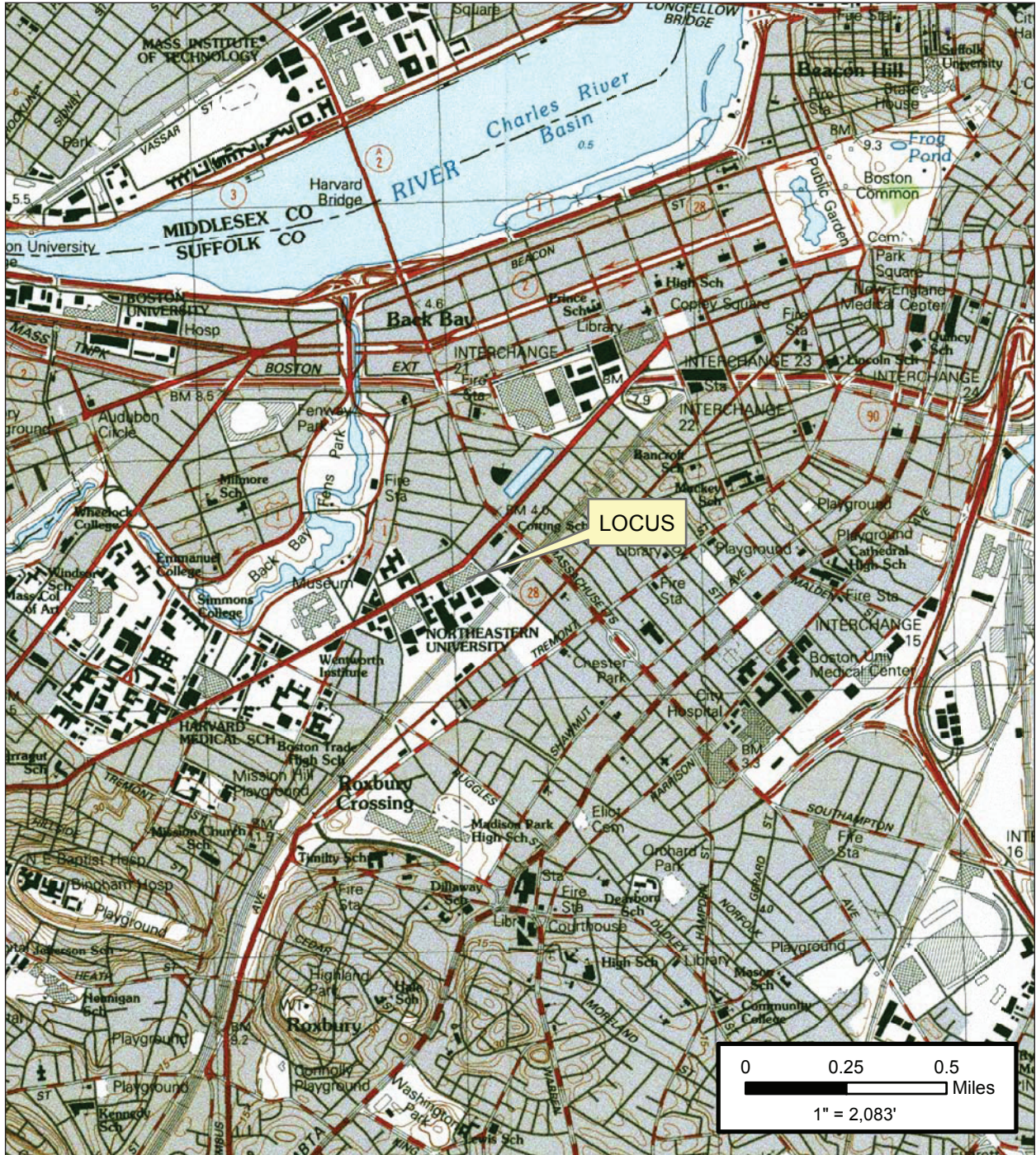
Northeastern will lease the Proposed IMP Project from Phoenix/Lincoln and manage in the same manner as the 37 residence halls on campus

The entrance will have a proctor at the security desk 24 hours a day whenever students are in residence. The hall will have at least one faculty member in residence, and there will be at least one residence director living on the premises. The residence hall will have resident assistants in the same ratio as other residence halls housing similar populations, between 1:39 and 1:44.

The Student Code of Conduct and current practices including security and approved access are applicable in any University-controlled residence hall and will apply to this residence hall as well. (See **Section 7.1.10 Student Behavior** for additional discussion on the Student Code of Conduct).

6.2 Detailed Project Description-Proposed IMP Project

In recognition of the University's prior commitment made to the city and community to construct 600 additional student beds, Northeastern has entered into a letter of intent with the YMCA of Greater Boston Inc. and Phoenix/Lincoln that provides for the development and construction of a residence hall that will create a minimum of 720 beds to serve as Northeastern student housing, including beds for faculty and supervisory staff. The Proposed IMP Project will be constructed on a portion of the property ("IMP Project Site") currently owned by the YMCA located on St. Botolph Street, adjacent to Northeastern's campus, in the approximate location of the current gymnasium, next to the New England Conservatory to the east, and the Hastings Wing of the YMCA to the west to be purchased by Northeastern University. The IMP Project Site is shown on **Figure 6-1 IMP Project Locus**, **Figure 6-2 IMP Project Aerial**, and **Figure 6-3 IMP Project and Northeastern University Property Map**. The IMP Project Site is approximately 23,500 square feet in area. It is also located within an institutional zoning subdistrict (IS) of the Fenway Neighborhood District.



Source: MassGIS, USGS



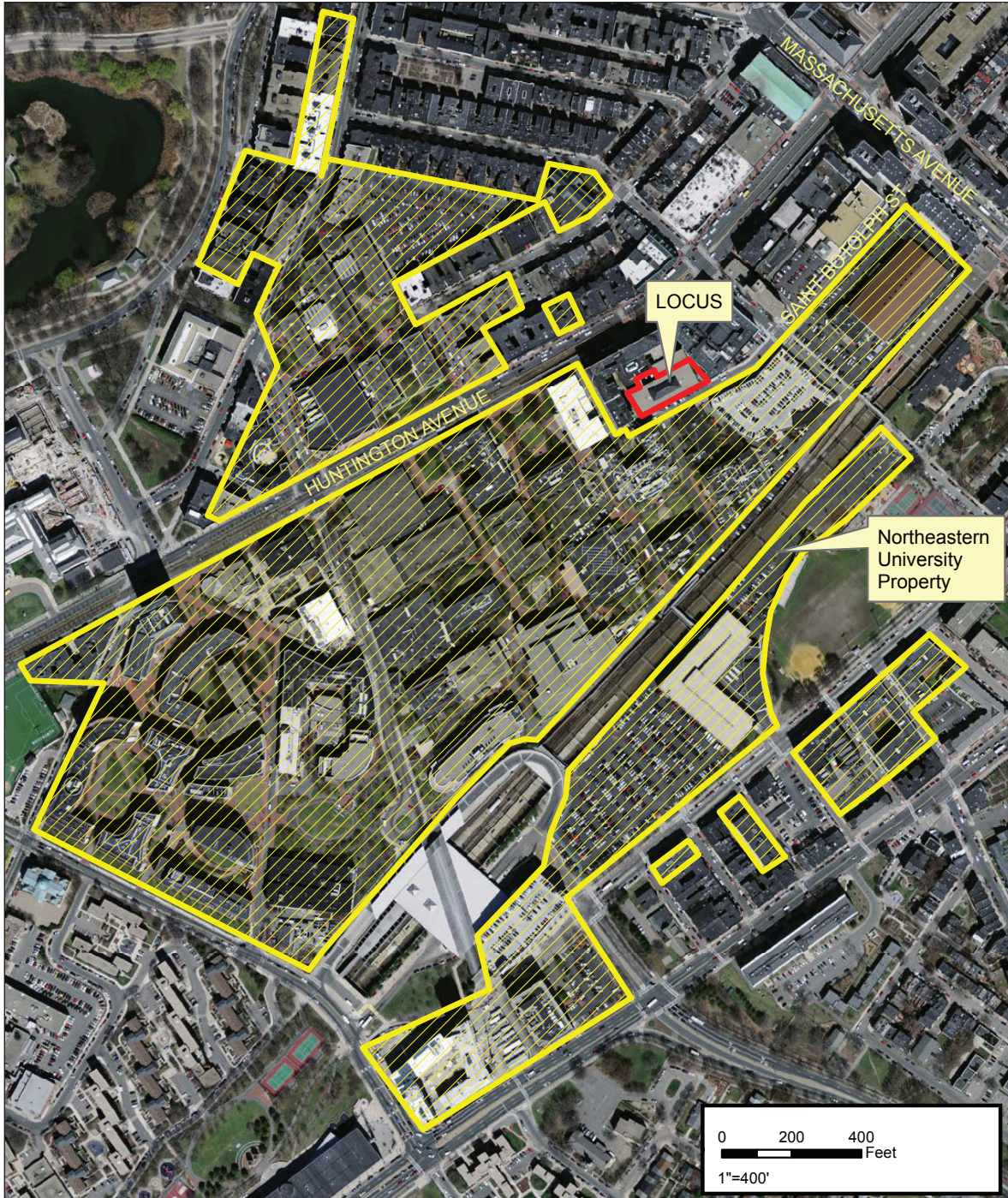
Figure 6-1
IMP Project Locus



Source: MassGIS, DEP



Figure 6-2
IMP Project Aerial (2008)



Source: MassGIS, DEP



Figure 6-3
IMP Project and Northeastern University Property Map

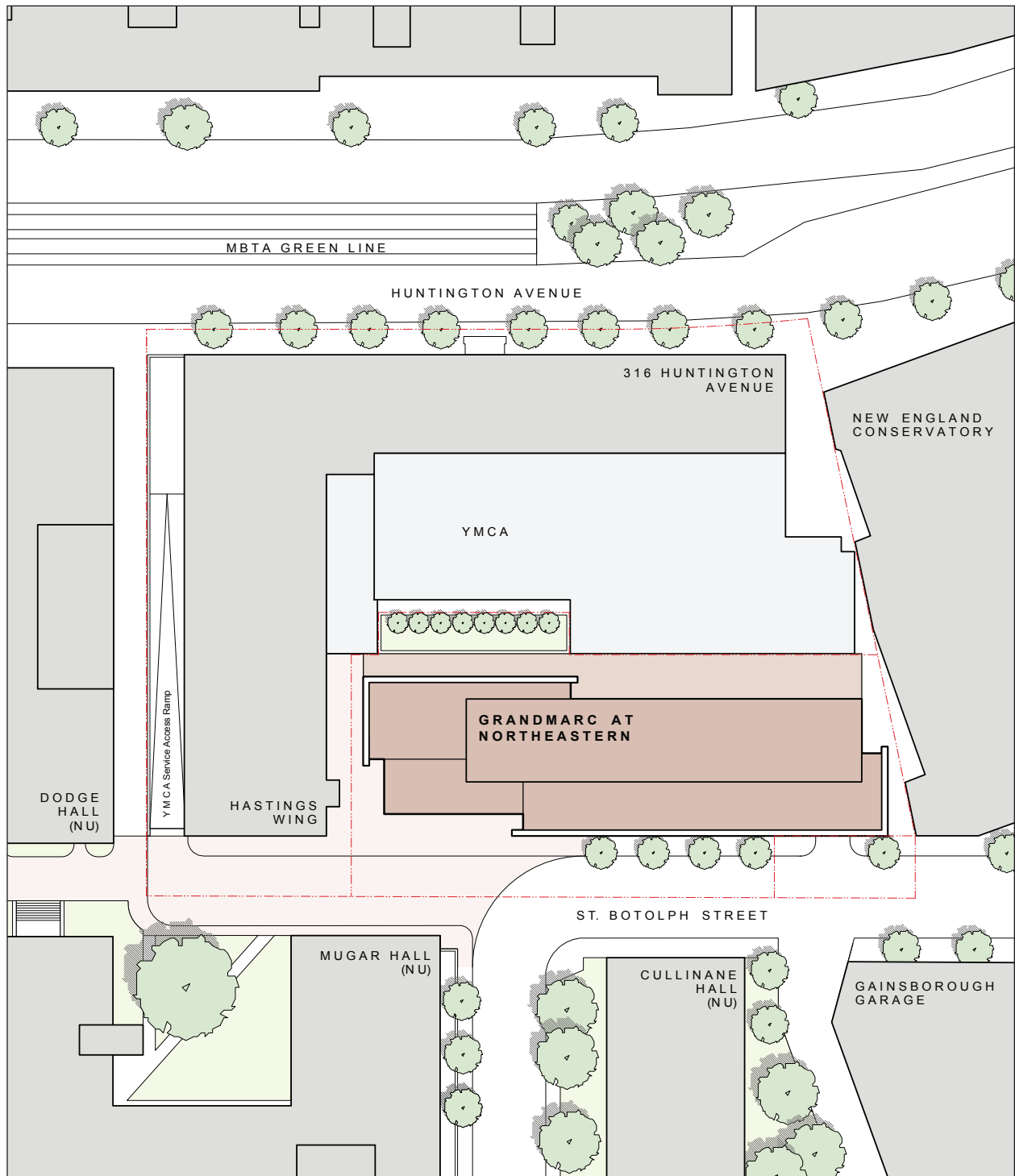
The Proposed IMP Project will be approximately 198 feet tall (measured from grade to the roof of the highest occupied floor, as defined in the Code). The project will contain approximately 198,000 gross building (zoning) square feet, including one level of basement use area, in a 17-story building. The building will be approximately 213 feet in length and will generally conform to the urban street edge between the existing Hastings Wing of the YMCA and the New England Conservatory. The project will be approximately 75 feet deep on the ground floor, extending from the street edge back to the existing YMCA structure to be retained, and will be approximately 57 feet deep on the floors above. The floor-area ratio for the Proposed IMP Project will be approximately 9.2. The project will include some classroom space and passive recreation space. Northeastern will occupy the entire Proposed IMP Project pursuant to an agreement with Phoenix/Lincoln, and the University will also have an exclusive option to purchase the project after its completion. The Proposed IMP Project is illustrated in **Figure 6-4, Figure 6-5, Figure 6-6, and Figure 6-7.**

The Proposed IMP Project is intended to address important needs of the neighborhood and Northeastern by increasing the availability of University-controlled housing for students attending Northeastern. The project will also address the City's policy of reducing competition for area conventional housing from students attending the City's educational institutions.

The total estimated project cost is approximately \$80 million, with site preparation and demolition of the existing YMCA gymnasium anticipated to commence in June 2011 and completion and occupancy in time for Northeastern's 2013-2014 academic year in September 2013. As the project is residential in nature, it is anticipated there will be no Development Impact Payments in accordance with Article 80B-7of the Code.

In addition to the participation by Northeastern in the project and the use of the residence hall, the co-proponents (Northeastern and Phoenix/Lincoln) have significantly revised the project's design from a previous Proposed IMP Project on portions of the same site as described in the prior *GrandMarc at St. Botolph Street DPIR*, dated May 29, 2008. The design and use changes have been in response to comments from city agencies, the community, and other interested parties. In addition to a reduction in height from the prior DPIR project, 24 to 17 stories, the use and control of the residential space will be exclusively by Northeastern University, and the existing Hastings Wing of the YMCA will be maintained in its present form and not partially demolished, as was previously proposed.

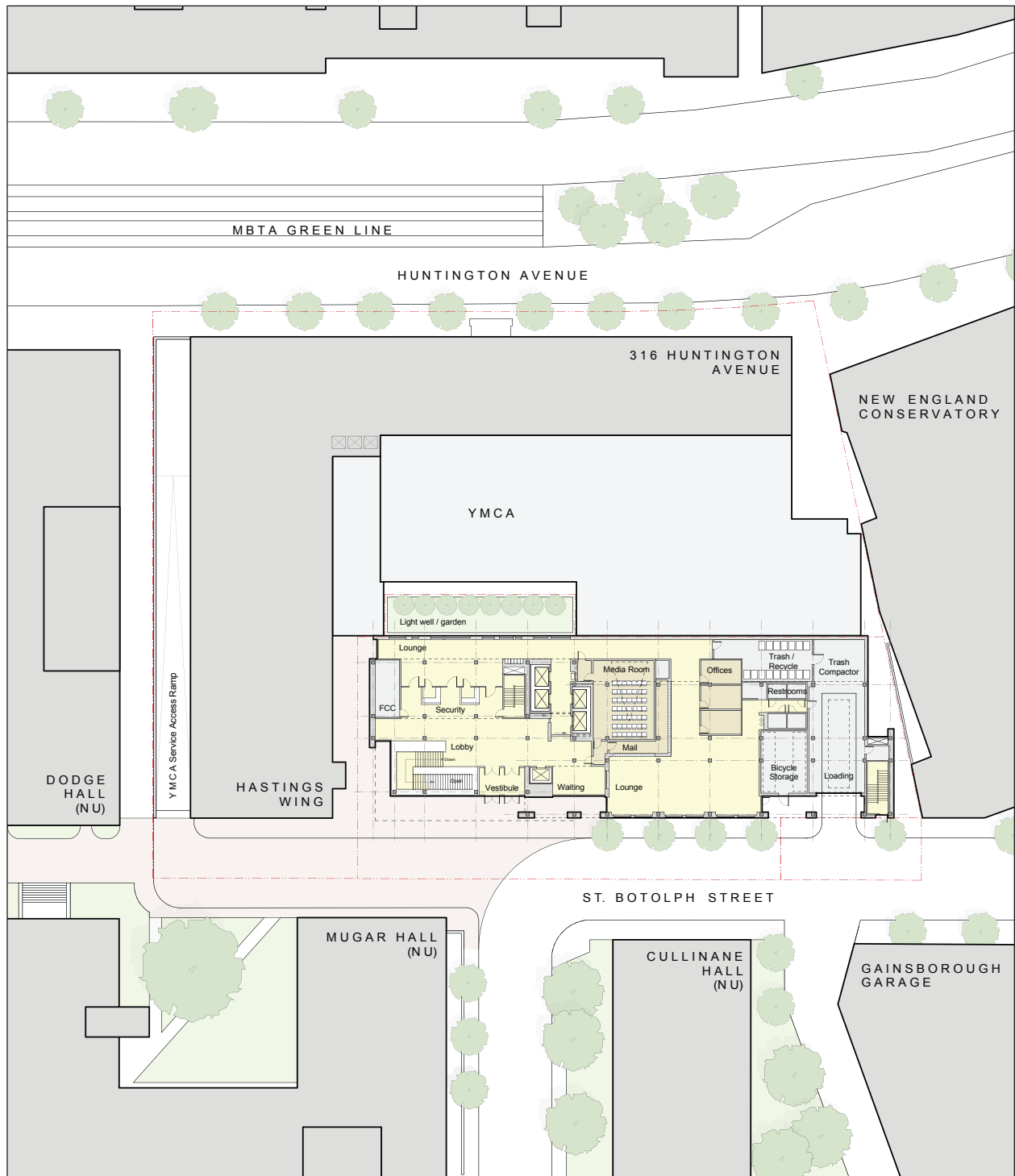
In connection with the Proposed IMP Project, Northeastern intends to purchase the Hastings Wing from the YMCA. In such event the existing uses in the Hastings Wing will be maintained, subject to the increase in classroom space approved in the Fourth Amendment to Northeastern's IMP. No other changes in use of the Hastings Wing are contemplated at this time, and no additional zoning approvals are required. Northeastern's next IMP will address future potential uses in the Hastings Wing.



Source: DiMella Shaffer and Associates, Inc.



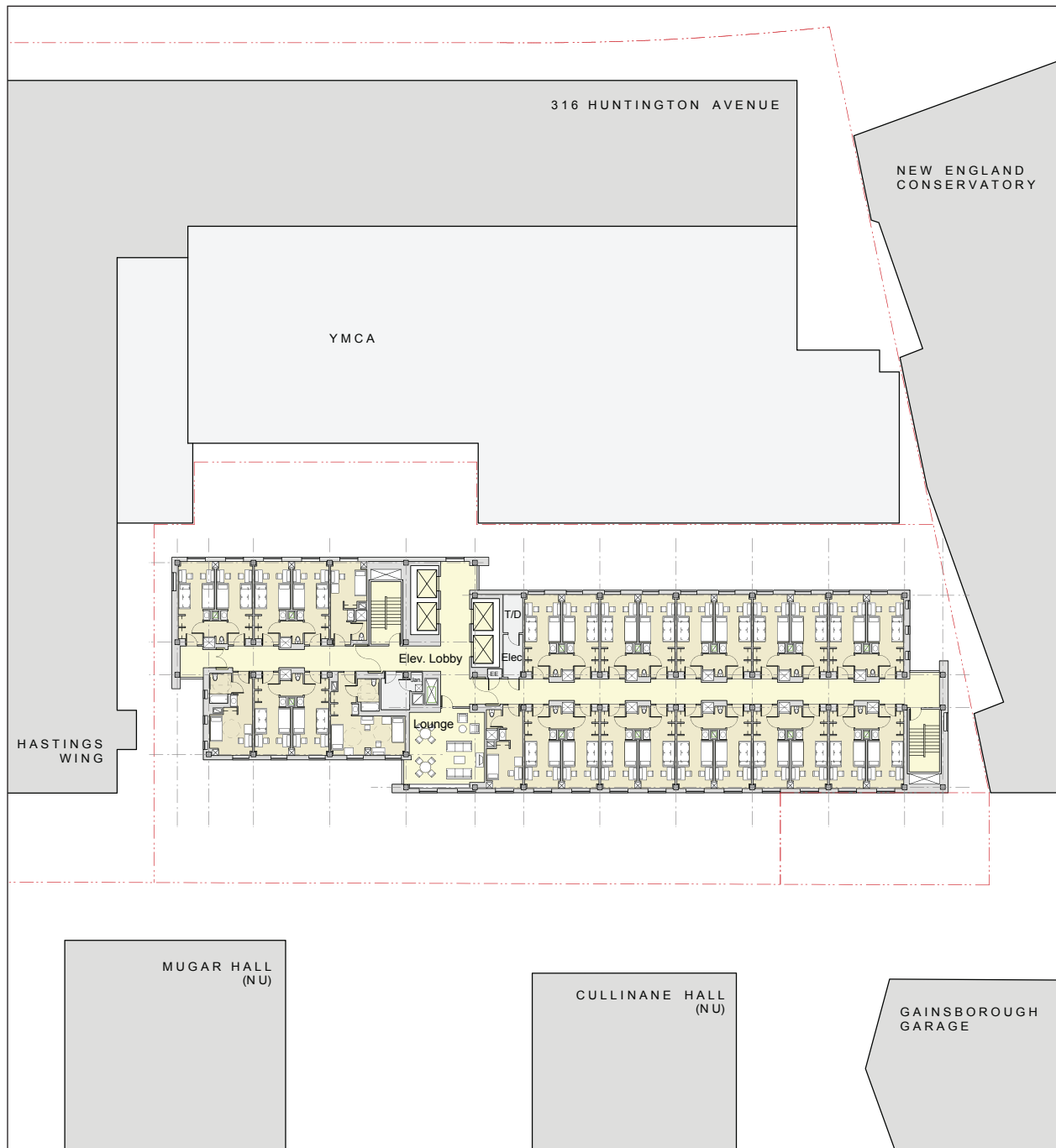
Figure 6-4
GrandMarc at Northeastern Site Plan



Source: DiMella Shaffer and Associates, Inc.



Figure 6-5
GrandMarc at Northeastern Ground Floor Plan



Source: DiMella Shaffer and Associates, Inc.



Figure 6-6
GrandMarc at Northeastern Floor Plan: Levels 2-12



Source: DiMella Shaffer and Associates, Inc.

Figure 6-7
GrandMarc at Northeastern
View to the Southwest down Huntington Avenue

6.3 Site Context

The site is an ideal location for the Proposed IMP Project because of its proximity to the Northeastern University campus as existing Northeastern uses are already located on two sides and in close proximity to other University-controlled properties on the other side of Huntington Avenue. In addition to the YMCA and nearby New England Conservatory of Music, the IMP Project Site is surrounded by institutional uses and is located near a large concentration of higher educational institutions and a variety of public transportation options.

Northeastern University’s Mugar and Cullinane halls on St. Botolph Street are situated to the south of the IMP Project Site. Further to the east along St. Botolph Street, across from the New England Conservatory, is Northeastern’s two-story Gainsborough Garage at the corner of Gainsborough and St. Botolph Streets. The west end of St. Botolph Street is a private right-of-way.

Huntington Avenue, also referred to as “Avenue of the Arts,” is a major transportation corridor connecting East Fenway to the remainder of the City. On the opposite side of Huntington Avenue is the East Fenway residential area, characterized by many three-story brick townhouses and smaller apartment buildings. This neighborhood extends to the north from Huntington Avenue toward the Back Bay Fens to the west and Massachusetts Avenue to the east. Symphony Hall is located at the corner of this neighborhood at the intersection of Huntington and Massachusetts Avenues. In addition to Symphony Hall, many renowned cultural institutions are in the vicinity, such as the New England Conservatory’s Jordan Hall and the Museum of Fine Arts.

6.4 Proposed IMP Project Data/Approximate Dimensions

Table 6-1: Summary of Project Dimensions	
GrandMarc at Northeastern	Proposed IMP Project
Lot Area:	Approx. 22,000 sq.ft.
Ground Floor Building Footprint Area:	14,130 sq.ft.
Total (Zoning) Gross Floor Area ¹ :	197,650 sq.ft.
Number of Student/Faculty Beds:	Approximately 720 beds
Floor Area Ratio:	Approximately 9.2
Maximum Height ¹ :	198 feet
Maximum Number of Stories (not including penthouse):	17-stories
Parking Spaces:	0

1. Gross Floor Area and Height as defined by the Boston Zoning Code.

6.5 Public Benefits of the IMP Project

The new Northeastern residence hall will provide a number of benefits to the City and its residents. A direct benefit of the Proposed IMP Project is also the opportunity for the YMCA to enhance its programs and activities with the proceeds of the sale of both the gymnasium and the Hastings Wing.

Other public benefits associated with the Proposed IMP Project include:

- Providing student/faculty housing to address the needs of Northeastern;
- Requiring occupancy by freshman and sophomores in University-controlled housing beginning with the incoming class of fall 2011;
- Constructing a new sidewalk adjacent to the Proposed IMP Project site along the north side of St. Botolph Street where currently no sidewalk is provided;
- Enhancing the quality of the building design and vitality of St. Botolph Street with a well-designed building that will animate the St. Botolph Street streetscape;
- Retaining the Hastings Wing in its entirety vs. the prior project;
- Seeking sustainable design and green building features to promote energy conservation and to comply with the provisions of Article 37 of the Boston Zoning Code;
- Creating approximately 330 new construction jobs and approximately 12 full time jobs; and
- Partnering to create a taxable property on the YMCA site that has historically contributed no revenue to the City.

6.6 Groundwater Protection Overlay Requirements for the IMP Project

The Proposed IMP Project, and indeed most of Northeastern's buildings, lies within the Groundwater Conservation Overlay District. The Project Notification Form to be submitted for the Proposed IMP Project will address the requirements of Article 32 of the Boston Zoning Code. Also, please see the comment letter on the IMPNF in Appendix A from the Boston Groundwater Trust and the response to these comments in **Section 11.3**.

6.7 Compliance with Boston Zoning Code

The Proposed IMP Project will be incorporated within Northeastern's IMP. Accordingly, provided the project receives a Certification of Consistency with the IMP and a Certification of Compliance under Large Project Review, the project will be "deemed to be in compliance with the use, dimensional, parking and loading requirements of the underlying zoning (including special purpose overlay districts established pursuant to Section 3-1A), notwithstanding any provision of the underlying zoning to the contrary and without the requirement of further Zoning Relief, Zoning Code, §80D-11."

Absent its inclusion in the Northeastern IMP Area, the Proposed IMP Project would be located in an Institutional Subdistrict of the Fenway Neighborhood District, which is governed by Article 66 of the Zoning

Code. Northeastern's use of the project (including as a residence hall and for classroom use) is an allowed use in the Institutional Subdistrict. The project is also located in the Groundwater Conservation Overlay District and, but for its inclusion in the Northeastern IMP, would require a conditional use permit under Article 32.

If the project were governed by the underlying zoning, it would require relief from two-dimensional requirements – the maximum height of 90 feet and maximum floor area ratio of 8.0. The height of the Project is approximately 198 feet and the floor area ratio is approximately 9.2.

The project will not result in the need for zoning relief for the retained YMCA property, other than potentially a conditional use permit under Article 32 (Groundwater Conservation Overlay District) if applicable.

6.8 Article 80B- Large Project Review of IMP Project

Northeastern continues to work with BRA and other City staff to determine appropriate submission materials related to urban design, wind, shadow, transportation, infrastructure and other elements of Article 80B review by Phoenix/Lincoln, the developer of the property. It is expected that a Project Notification Form will be filed within two weeks of this Amendment filing. The IMP project team is currently discussing the Proposed IMP Project with the Boston Civic Design Commission and is in the process of modifying its plans for this filing. The University has continued to reach out to the CTF and neighbors on specific aspects of the Proposed IMP Project.

7.0 STUDENT HOUSING

7.1 Introduction

The University's goal in its 2000 IMP, as amended, was to provide quality university housing for at least 6,500 undergraduate students by 2010. This goal was met in 2004, and the University continued to increase its student housing options with Building F and International Village. Since 1999, the University has added 4,189 beds to its housing supply. Between 50 and 55 percent of the University's undergraduate student enrollment now resides in University-controlled housing.

7.1.1 Analysis of University Student Housing

As Northeastern increases its residential population in University-controlled housing, it must provide an environment that encourages and reinforces interaction among students. Student facilities play an increasingly important role in attracting and retaining qualified students. A quality residential life experience includes a wide variety of recreation and leisure spaces — both indoor and outdoor — and sufficient food and retail space. The University has made public its housing policy and practices, both in writing in subsequent amendments and in presentations during the CTF process.

7.1.2 Northeastern Housing Stock

Northeastern controls 37 residential properties in Boston for student residences. For detailed information on these properties, including property location, year built or purchased by Northeastern, building heights and gross square footage and primary building use, see **Appendix B** and **Figure 3-1**. As of 2011, Northeastern leases four properties in the area through the Master Lease Property Program (MLPP), accommodating a total of 225 students. A list of these properties is also provided in **Appendix B**.

7.1.3 Student Housing Resident Criteria

Beginning with the class that enrolls in fall 2011, all freshmen and sophomores will be required to live in University-supervised housing, consistent with strong arguments by the CTF and University neighbors that closer supervision is best for younger students. Other University-controlled housing will be filled to capacity via the usual housing lottery process.

7.1.4 Student Housing Process

Student housing eligibility, room assignment and room selection are managed by the Department of Residential Life whose offices and central information desk are located in 4 Speare Commons, on Huntington Avenue in Boston. Policies, procedures, processes, and timelines for students as they relate to housing application and deposit are developed updated and communicated to

residents annually. Publications outlining processes and procedures are sent to students and families each term. Residential Life implements a yearly housing lottery for all student housing.

7.1.5 Short- and Long-Term Housing Plans

As part of the CTF process, the University examined short- and long-term housing goals specific to future housing sites. The CTF recommended Parcel 18, Cullinane Hall, Gainsborough Garage and the YMCA as appropriate student housing sites, and the University agreed to proceed with the first two of these. The University proposed a total of 1,800 beds on Parcel 18 and the Cullinane site. International Village opened with 1,200 beds on Parcel 18 in 2009, and the Cullinane proposal for 600 beds was put on hold in 2008 due to economic conditions. The University is now proposing to occupy a residence hall at the YMCA site with a minimum of 720 beds, exceeding the earlier proposal by a minimum of 120 beds.

University has begun an intensive internal review and projections of future housing needs to be presented to the CTF during the course of the next IMP process.

7.1.6 Long-Term Housing Plan

As of fall 2010, the University had a total enrollment of approximately 22,000 graduate and undergraduate students; of those, 14,926 are full-time undergraduates.

The University has opened 12 newly constructed or renovated student residences since 1999, adding approximately 4,189 beds (see **Table 7-1**). As a result, the percentage of undergraduate students in University-controlled housing has increased from one third in 1998 to more than one half. Northeastern will require all freshmen and sophomores to live on campus commencing with the incoming freshman class of fall 2011.

Table 7-1: New or Renovated Student Residences since 1999		
Student Residence	Number of New Beds	Completion Date
West Village A	597	1999
West Village B & C	458	2000
Davenport Commons A & B	610	2001
780 Columbus Avenue	117	2001
West Village E	293	2002
Residence Hall G & H	534	2004
10 Coventry Street	151	2004
Residence Hall F	229	2006
International Village	1,200	2009
Total	4,189	-

7.1.7 Short-Term Housing Plan

The University is proposing to occupy a minimum of 720 beds in the Proposed IMP Project at the YMCA site. No other projects are foreseen in this Amendment.

7.1.8 Housing Demand

The University has announced a requirement that all freshmen and sophomores reside in University-controlled housing beginning with the incoming freshman class in fall 2011. Northeastern anticipates all of its on-campus buildings will remain fully occupied.

7.1.9 Student Behavior

The University takes the behavior of its students seriously. Expectations for behavior are clearly spelled out in the Student Code of Conduct: “The Code of Conduct applies to all registered undergraduate and graduate, full- and part-time students as well as continuing education students enrolled at Northeastern University. Student behavior occurring off campus that is in violation of the Code, local, state or federal laws and could adversely affect the educational mission of the University or its relationship with the surrounding community may subject students to discipline pursuant to the Code of Conduct.”

Students sign an online confirmation that they understand the Code of Conduct before registering for classes.

Violations of the Student Code of Conduct are addressed by the University’s Office of Student Conduct and Conflict Resolution (OSCCR). In 2009-2010, more than 1,000 sanctions were issued to students for all incidents on- and off-campus, including 115 students ordered to perform community reparations for violations of the code. Sanctions ranged from letters of censure to expulsion. Statistics are made available to the public through the University web site <http://www.northeastern.edu/osccr/statistics.html>.

In an effort to further educate students of their responsibilities as representatives of the University, and citizens of Boston, Northeastern implements extensive outreach programs. These include student and parent orientation sessions focused on the University’s expectations around behavior, a mandatory freshman event with the Boston Police and Northeastern Police Department, letters to students and parents on appropriate behavior and the Code of Conduct, and Residential Life meetings with students on expectations.

The Office of Residential Life has oversight of those students who live in University-controlled housing. Oversight is managed in the form of full-time staff, residence directors, resident assistants and community receptionists. All residence halls are monitored with front-door security. In addition, Northeastern University Public Safety assigns officers to particular buildings as part of their University community-policing program.

All students living in University controlled housing sign a Residence Hall/Dining Hall License Agreement which makes clear that “All students must conduct themselves in a manner consistent with the University's expectations, as stated in A Guide to Residence Hall Living, the Student Handbook and the Residence Hall and Dining License Agreement and any and all other applicable school policies, procedures, rules and regulations.”

The Office of Residential Life works with the Office of Student Conduct and Conflict Resolution when violations of the Code of Conduct and/or the License Agreement occur.

For off-campus behavior concerns, the University works closely with the Boston Police Department in Areas B-2 and D-4. This relationship includes paying for Boston police detail officers focused on student behavior. In addition, the Office of City and Community Affairs assigns staff to Boston neighborhoods on Friday and Saturday nights to monitor and report on behavioral issues. The office also works closely with local elected officials, neighbors and other institutions in collectively finding ways to curb inappropriate student behavior and increasing positive student involvement in the community.

A 2010 initiative, NU PLEDGE, brings together all relevant University departments to coordinate response to off-campus student behavior issues and to expedite University response. In addition, University staff joins the biweekly Mission Hill Problem Property Task Force meetings, as well as neighborhood Crime Watch meetings and other community meetings, to share information and responses to off-campus incidents in the neighborhoods. The Office of Off Campus Student Services, through its Student Ambassadors program, organizes neighborhood cleanups and fosters a sense of responsibility among off-campus resident students.

8.0 TRANSPORTATION

8.1 Introduction

In accordance with a scoping determination (see **Appendix A**) provided by the BRA and Boston Transportation Department (BTD), this section presents a limited review of existing conditions and Proposed IMP Project impacts for this Amendment, which proposes that the University occupy the 720-bed **GrandMarc at Northeastern** student residence project on St. Botolph Street. (See **Figure 8-1 Site Plan**).

GrandMarc at Northeastern is expected to begin construction in the summer of 2011 and be fully operational by the fall of 2013. As the Proposed IMP Project will not include any new parking, the Scope issued by the City agencies focuses on pedestrian and bicycle circulation and facilities, Transportation Demand Management (TDM) measures and the extent to which the proposed new 720-beds can be supported in the local area.

A new IMP will be developed by the University in over the next year.

8.1.1 Project Overview

The site is located on St. Botolph Street in the Fenway neighborhood of Boston immediately adjacent to the Northeastern campus. The project would replace the existing, approximately 28,800 square foot YMCA gymnasium with a new student residence facility for exclusive use of Northeastern that would provide a minimum of 720 beds in a mix of dormitory-style and suite-style accommodations, as displayed in the site plan for the project (**Figure 8-1**).

The new building's main entrance will be on St. Botolph Street, a private way. The project will also provide pedestrian and streetscape improvements to St. Botolph Street that will enhance the eastern gateway to the Northeastern campus.

Given that the proposed building will be student residence and due to the proximity to the campus and a wide variety of public transit services, no parking will be provided with the project.

The MBTA Orange Line and Green Line rapid transit services, as well as commuter rail service at Ruggles Station, are all within close walking distance of the Project site. The location is also well served by several bus lines.

No increases in student enrollment are anticipated within the scope of this Amendment. With the proposed development of this project, the proportion of students living in University-controlled housing will increase and trips to and from the campus will decrease from the number projected in the 2000 IMP.

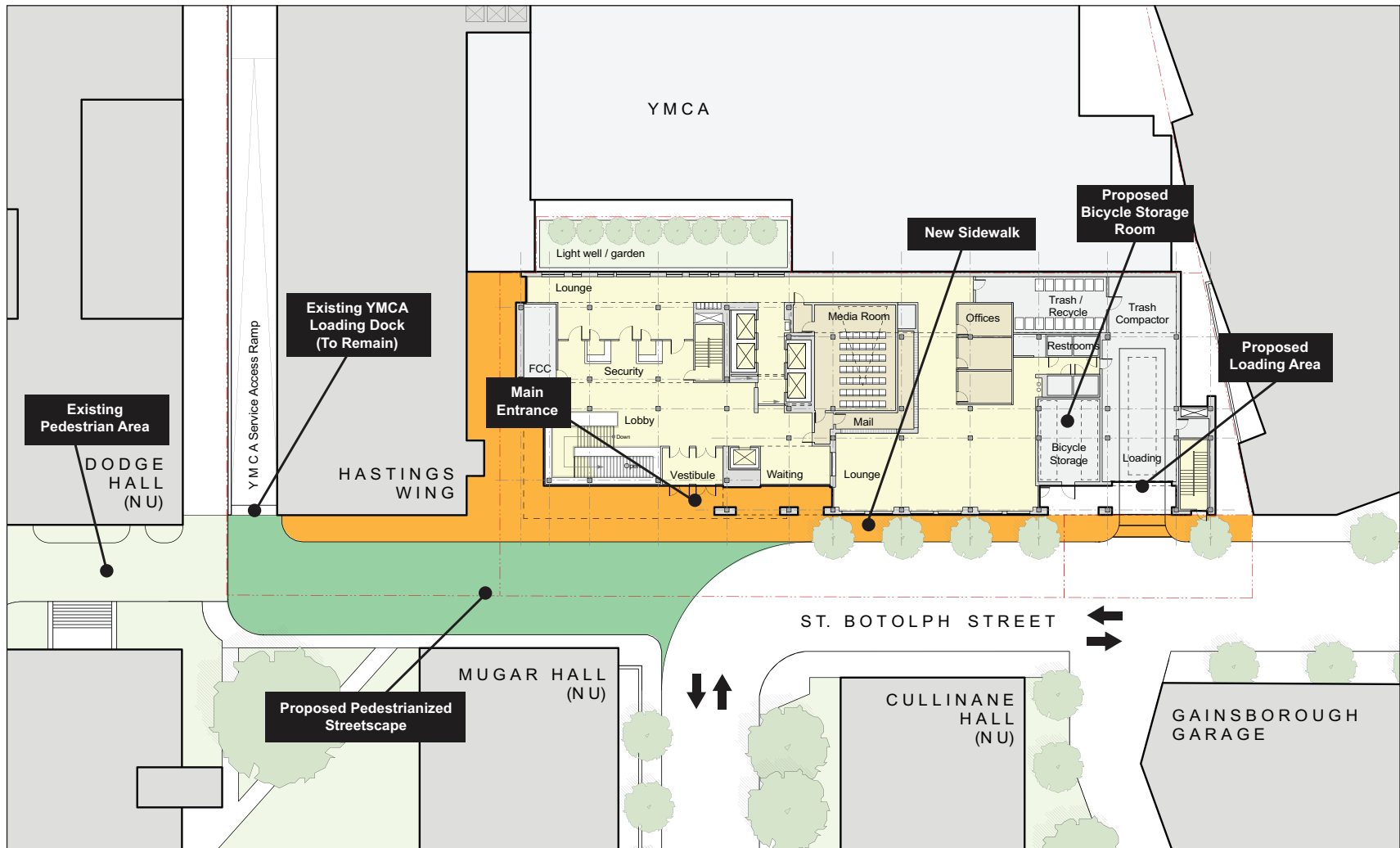


Figure 8-1
GrandMarc at Northeastern Site Plan

8.1.2 Study Area

The study area for this amendment analysis includes the entire Northeastern campus, along with the proposed **GrandMarc at Northeastern** site.

8.2 Existing Transportation Conditions

This section describes existing campus pedestrian pathways and connections; status of campus way-finding planning efforts; inventory of bicycle paths, lanes, and racks; and campus-wide TDM measures.

8.2.1 Pedestrian Pathways and Connections

Pedestrian pathways and connections through the campus are shown in **Figure 8-2 Existing Pedestrian Routes**. As noted in the *Third Amendment to the Institutional Master Plan* (December 2006), pedestrian flows at the University are typical of those at most major universities, with most activity occurring around scheduled classes between the hours of 9:00 a.m. and 3:00 p.m. In general, most of Northeastern's academic buildings and the more recently constructed large residence halls are on the south side of Huntington Avenue. Several residential buildings and other ancillary uses are located on the north side of Huntington. The campus has also expanded to the south across the Orange Line tracks, with several garages as well as student housing. The location of the Proposed IMP Project is to the northeast portion of the campus, south of Huntington Avenue and abutting the New England Conservatory of Music.

In general, resident students enter and exit their dormitories to travel to and from classes, library facilities, dining facilities (including public restaurants), and other campus buildings. To assess pedestrian conditions in the vicinity of the Project site, weekday peak-period and mid-day pedestrian counts were conducted at key locations in the study area. The counts were collected on Tuesday, December 4, 2007, and Tuesday, January 22, 2008, when classes were in session at Northeastern, the New England Conservatory of Music, and other area colleges/universities. Counts were taken between 7:00 and 9:00 a.m., between 11:00 a.m. and 1:00 p.m., and between 4:00 and 6:00 p.m., the times when traffic is heaviest due to typical commuter/student activity and without event activity. The peak periods for pedestrians were 7:30 to 8:30 a.m., 11:15 a.m. to 12:15 p.m., and 5:00 to 6:00 p.m. Additionally, detailed pedestrian count data has been collected throughout the campus for the 2000 IMP and at other targeted locations as part of the various amendments.

While Huntington Avenue and the Orange Line present barriers to pedestrian travel between various sectors of the campus, one of the heaviest pedestrian desire lines is found along Forsyth Street, which is central to the campus and provides connection between Northeastern's residential and academic buildings, Ruggles Station on the Orange Line, and the Museum of Fine Arts and Northeastern Stations on the Green Line.

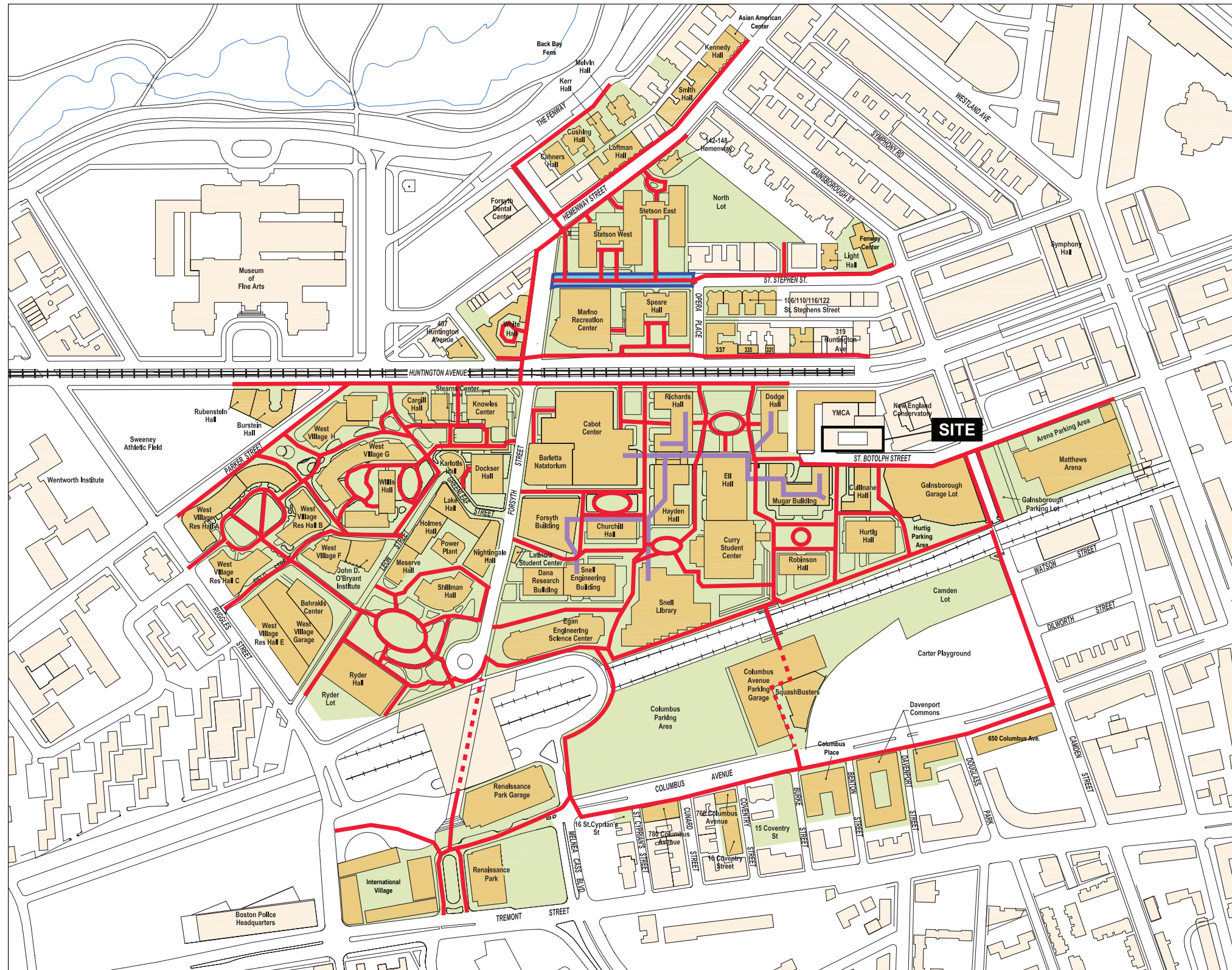


Figure 8-2
Existing Pedestrian Routes

Major pedestrian crossings of Huntington occur at Ruggles Street/Louis Prang Street, Parker Street/Forsyth Way, Forsyth Street, Opera Place and Gainsborough Street. Because of the fenced median protecting the Green Line tracks, these are the only points at which pedestrians can cross. Past studies have shown that there are particularly heavy pedestrian crossings of Huntington at Opera Place in both the a.m. and p.m. peak hours, reflecting the location of the Northeastern Green Line station. Pedestrian crossings over each direction of Huntington vehicular travel are marked with well-marked crosswalks and protected by actuated pedestrian signals.

Pedestrian walkways to and from the campus over the Orange Line tracks are found going through Ruggles Station at Forsyth Street, a walkway to the Columbus Avenue surface parking area, a walkway to the Columbus Avenue parking garage in the vicinity of the Curry Student Center, and a walkway at Gainsborough Street.

8.2.2 Status of Way-Finding Signs

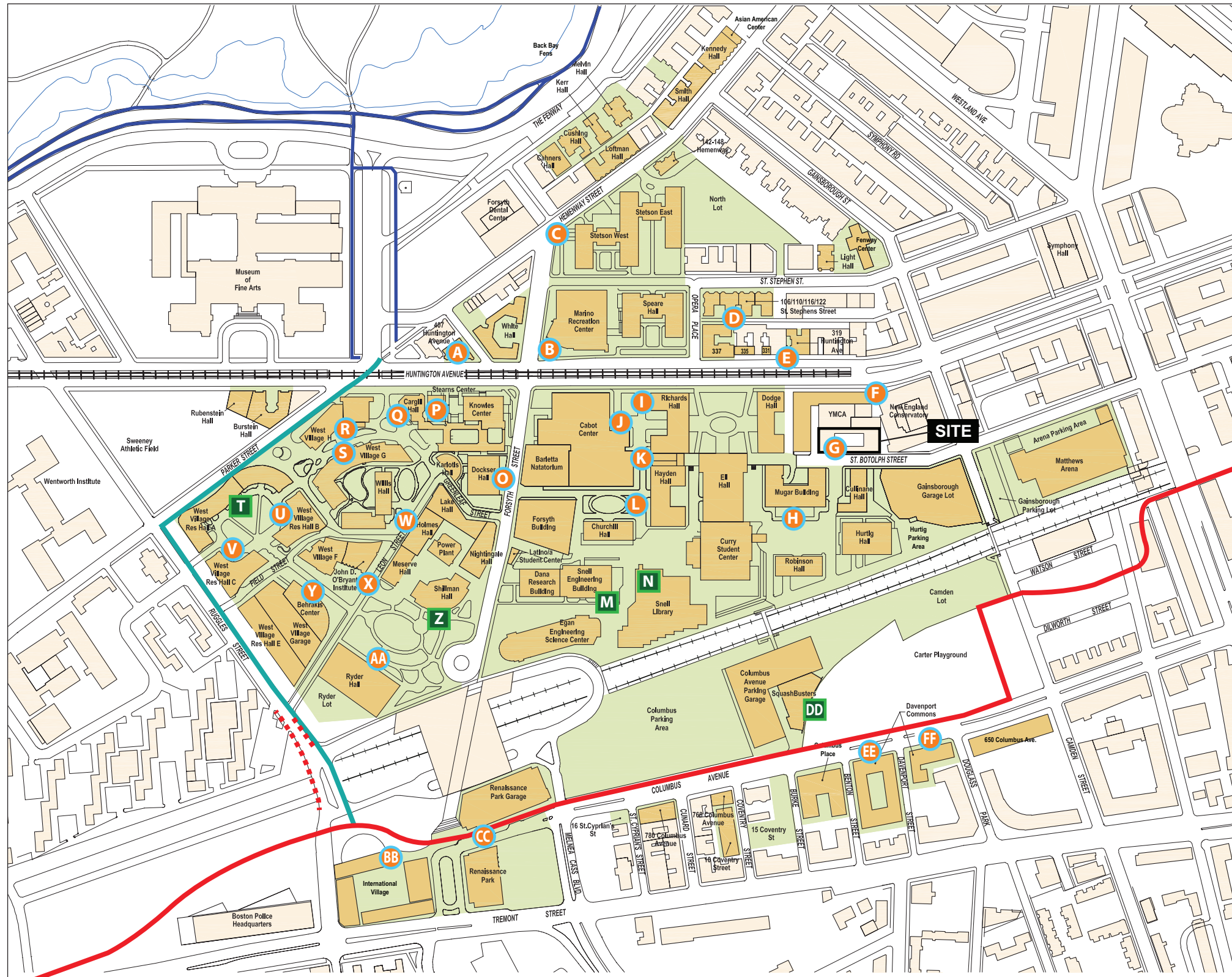
On August 19, 2004, the BRA Board voted to accept the Second Amendment to the Northeastern IMP, which included the provision that Northeastern University was to “assist in funding and developing a signage program to aid way-finding to/from Ruggles Station” for which Northeastern has already made a monetary contribution to the City. To date, the study has not been completed; however, Northeastern is committed to continue working with the City to advance this effort by the City.

8.2.3 Inventory of Bicycle Paths, Lanes and Racks

According to preliminary data from Northeastern’s 2010 *Massachusetts Department of Environmental Protection (DEP) Rideshare Survey*, approximately 5 percent of all students, staff, and employees commute by bicycle on a typical day. Given Northeastern’s urban location and compact campus, most students living off-campus tend to reside within walking distance to the campus or have relatively easy access via transit. Bicycle mode share for students living off-campus is typically higher than those living on-campus, as on-campus students are within easy walking distance to various academic buildings, residence halls, dining facilities, and other amenities on campus. Cyclists also use the campus and the surrounding roadways to access the Southwest Corridor bicycle trail connecting to Back Bay and Downtown Boston.

Figure 8-3 shows bicycle rack locations, capacity, and shelter conditions (i.e., covered or uncovered) and bicycle routes through, and in the vicinity of, the Northeastern campus.

The campus is located adjacent to the Southwest Corridor Bike Path, which runs from the Back Bay train station to Forest Hills, as well as approximately one-quarter mile from the Fenway



Map Label	Location	Capacity
A	407 Huntington Avenue	10
B	Marino Recreation Center	14
C	Stetson West	12
D	337 Huntington Avenue	9
E	319 Huntington Avenue	12
F	YMCA (front)	4
G	YMCA (back)	8
H	Mugar Building	6
I	Richards Hall	6
J	Cabot Center	24
K	Hayden Hall	12
L	Churchill Hall	42
M	Snell Engineering Center	6
N	Snell Library	72
O	Dockers Hall	45
P	Stearns Center	12
Q	Thomas E. Cargill Hall	10
R	West Village H	8
S	West Village G	15
T	West Village A	27
U	West Village B	6
V	West Village C	9
W	Holmes Hall	9
X	John D. O'Bryant Institute	12
Y	Behrakis Center	3
Z	Shillman Hall	36
AA	Ryder Hall	27
BB	Parcel 18 West	36
CC	Renaissance Park Garage	66
DD	Squash Busters	6
EE	Davenport Commons (West)	10
FF	Davenport Commons (East)	6
TOTAL		662
Total Covered		220
Total Non-Covered		442

LEGEND

- Covered Bicycle Rack
- Uncovered Bicycle Rack
- Existing Off-street Path
- Existing On-street Bicycle Lane
- Potential Future Bicycle Connection
- Southwest Corridor Path
- Northeastern Land



Not to scale.

Figure 8-3
Existing Bicycle Routes and Rack Locations

Bicycle Path that runs along the Emerald Necklace. In terms of nearby streets, according to the 2009 Bike Routes of Boston Map, published by the City of Boston, Huntington and Massachusetts avenues are classified as “advanced,” suitable for experienced and traffic-confident cyclists, and St. Botolph Street is classified as “intermediate,” suitable for riders with some on-road experience.

In the immediate vicinity, the City has recently added bicycle lanes to Columbus Avenue between Ruggles Station and Clarendon Street. Additional bicycle lanes have been added to Washington Street in the South End and Commonwealth Avenue in the Back Bay. The Massachusetts Avenue Reconstruction Project nearing completion will add bicycle lanes to that roadway.

The Northeastern facilities staff is continually evaluating on-campus bicycle usage and storage. During the summer of 2010, Northeastern added 53 new bicycle racks at high-use locations on campus, holding a total of 214 bikes, bringing the total number of racks on campus up to 184 with a capacity for approximately 662 bicycles. Approximately one-half of the bicycle racks are covered. The designated bicycle parking is well used during peak periods; bicycles were also observed chained to poles, etc. in the most heavily used areas.

8.2.4 *Campus-wide TDM Measures*

As outlined in the 2006 Third Amendment to the IMP cited above, Northeastern offers a variety of TDM measures to help reduce Single Occupant Auto trips commuting to its campus. Notable among these has been the progress made toward housing an increasing proportion of the student body on the main campus, combined with extremely limited overnight parking for campus residents. Other TDM efforts include:

- Incentives for MBTA use, including on-site pass sales, participation in the MBTA’s student semester pass program, pre-tax purchase of MBTA passes for employees, and posting of MBTA maps and schedules at different locations on the campus.
- Designation of a Transportation Coordinator for the University, responsible for public transit, ridesharing and other transit information to students, employees and faculty. .
- For off-campus students, operation of a Commuter Referral Office in the Student Services Office, providing commuting students information on bus and train schedules and carpool information.
- Alternative working hours during summer months — i.e., a four-day work week Monday through Thursday, every other week. This reduces transit and parking demand.
- Sponsorship of the Fenway Alliance, an institutional consortium in the area that cooperates on transportation and parking issues.
- Ridesharing program with periodic incentives to encourage carpooling by commuter students, faculty and staff.
- Cooperation with City agencies each August on a Move In Plan that coordinates student moving with the September 1 peak day for moving in and out of surrounding rental apartments.

8.3 Evaluation of Long-Term Impacts

Study area transportation conditions on and near the University will improve with the addition of dormitories and residence halls, as on-campus student housing removes commuter traffic accessing the campus. The Proposed IMP Project will have 120 beds more than the 600 previously proposed for the Cullinane site. The two locations are in close proximity, with the YMCA site just across St. Botolph Street from Cullinane, so the Proposed IMP Project will have result in only a slight incremental change to area and local transportation conditions over those documented in the *2006 IMP Third Amendment*. The scale and nature of these impacts is discussed below. Northeastern's next IMP will further address the affects of adding more student housing to this area of campus.

8.3.1 Changes in Person/Vehicle Trip Generation

Northeastern's student enrollment is not anticipated to increase beyond that projected in the IMP and its several amendments with the development of the Proposed IMP Project adjacent to campus. Thus, future external trip generation to and from campus will be reduced while pedestrian trips will increase. The Proposed IMP Project will provide up to 720 beds for Northeastern, serving predominantly undergraduate students as well as supervisory personnel.

Typically, trip generation estimates for a project are derived from Institute of Transportation Engineers' (ITE) *Trip Generation* (8th edition, 2008) fitted curve equations and average trip rates for comparable land use codes. However, Trip Generation does not provide comparable data for estimating person trips generated by a university residence hall. Consistent with industry practice, the number of trips generated by the Proposed IMP Project was based survey data collected by the study team at local student residence halls.

The following sections outline the person trip generation of the Proposed IMP Project and provide a comparison of the change in external person trips associated with converting off-campus commuting students to on-campus residents.

Proposed Person Trips

The number of trips generated by the proposed 720-bed student residence hall was based on survey data collected by the study team at Suffolk University's Nathan R. Miller Residence Hall (345 beds) located at 10 Somerset Street in downtown Boston on Tuesday, March 7, 2006 and keycard access data and sign-in data from Northeastern's West Village A North residence hall (412 beds) on Sunday, September 26, 2010 through Saturday October 2, 2010. These residence halls have no associated parking.

Based on the survey data, daily and peak-hour person trip rates per bed were developed as shown in **Table 8-1**.

Table 8-1: Residence Hall Person Trip Generation Rates		
Period	Direction	Trip Rate Per Residence Hall Bed
Daily	In	3.16
	Out	3.16
	Total	6.32
a.m. Peak Hour	In	0.08
	Out	0.23
	Total	0.31
Mid-day Peak Hour	In	0.26
	Out	0.24
	Total	0.50
p.m. Peak Hour	In	0.28
	Out	0.26
	Total	0.54

Source: Howard/Stein-Hudson survey data from Suffolk's Nathan R. Miller Residence Hall and keycard access/sign-in data from Northeastern's West Village A North Residence Hall.

Based on the study team's observations, each bed is estimated to generate 6.32 daily person trips (3.16 person trips entering and 3.16 person trips exiting). The total peak-hour trip generation per bed is estimated to be 0.31 person trips per bed in the a.m. peak hour, 0.50 person trips per bed during the mid-day peak hour, and 0.54 person trips in the p.m. peak. The data show that the fewest trips are generated during the a.m. peak hour, more during the mid-day peak hour, and the most during the p.m. peak hour. Interestingly, this trend of increasing trip activity throughout the day corresponds to the pedestrian counts conducted along Huntington Avenue—primarily a student-oriented environment.

These person trip rates were then applied to the Project proposed 720 beds. **Table 8-2** shows the resulting person trips generated by the Proposed IMP Project.

Table 8-2: Proposed IMP Project Person Trip Generation		
Period	Direction	Project
Daily	In	2,275
	Out	2,275
	Total	4,550
a.m. Peak Hour	In	54
	Out	166
	Total	220
Mid-day Peak Hour	In	183
	Out	173
	Total	356
p.m. Peak Hour	In	198
	Out	187
	Total	385

As the table shows, the Proposed IMP Project will generate 4,550 person trips (2,275 person trips entering and 2,275 person trips exiting) on a daily basis. The project will generate 220 person trips during the a.m. peak hour (54 person trips entering and 166 person trips exiting), 356 person trips during the mid-day peak hour (183 person trips entering and 173 person trips exiting), and 385 person trips during the p.m. peak hour (198 person trips entering and 187 person trips exiting). It should be noted that the person trips summarized in **Table 8-2** are Project-generated trips only and do not take credit for the person trips generated by the existing uses that will be removed for the construction of the project. Therefore, the net increase in person trips will be less than that shown in the table.

As with trip generation rates, no standard mode share rates could be applied to the student residents. As part of the Suffolk University survey at the Nathan R. Miller Residence Hall, all vehicular pickup/dropoff and loading/service activity were observed in detail for use in estimating daily and peak-hour walk/bike/transit and vehicle mode shares. Based on these observations, 98% of daily trips are walk trips, transit trips, or bicycle trips — given the proximity of the proposed residence hall to campus, a majority are expected to be walk trips. The remaining 2 percent of daily trips are made by vehicle. The mode shares are summarized in **Table 8-3**.

Table 8-3: Mode Share for Dormitory Use				
Period	Direction	Walk/ Transit/ Bike Share	Auto Share	Avg. Car Occ.¹
Daily	In	98 %	2 %	1.2
	Out	98 %	2 %	1.2
	Total	98 %	2 %	1.2
a.m. Peak Hour	In	95 %	5 %	1.2
	Out	95 %	5 %	1.2
	Total	95 %	5 %	1.2
Mid-day Peak Hour	In	99 %	1 %	1.2
	Out	99 %	1 %	1.2
	Total	99 %	1 %	1.2
p.m. Peak Hour	In	99 %	1 %	1.2
	Out	99 %	1 %	1.2
	Total	99 %	1 %	1.2

Source:

Person trip rate developed from survey of Nathan R. Miller Residence Hall, 10 Somerset Street, Suffolk University, 2006.

¹ Average car occupancy rate based on 2001 National Household Travel Survey data.

Vehicle trips generated by the Proposed IMP Project are summarized in **Table 8-4**. On a daily basis, the Proposed IMP Project is expected to generate 76 new vehicle trips (38 trip in and 38 trip out). During the a.m. and p.m. peak hours, the project is expected to generate only 9 and 4 vehicle trips, respectively. The project is expected to generate approximately 3 vehicle trips in the mid-day peak hour. It should be noted that the vehicle trips summarized in **Table 8-4** are Project trips only and do not take credit for the vehicles trips generated by the existing YMCA uses on the site. Therefore, the net increase in vehicle trips will be less than that shown in the table. Overall, the Proposed IMP Project will have a negligible impact on area roadways during the peak hours.

Table 8-4: Proposed IMP Project Vehicle Trip Generation		
Period	Direction	Vehicle Trips ¹
Daily	In	38
	Out	38
	Total	76
a.m. Peak Hour	In	2
	Out	7
	Total	9
Mid-day Peak Hour	In	2
	Out	1
	Total	3
p.m. Peak Hour	In	2
	Out	2
	Total	4

1. Includes Project-generated trips only. Does not take credit for trips generated by existing uses.

Overall vehicle trips associated with the Proposed IMP Project will have a negligible impact on study area roadways. Locally, there may be some limited additional vehicle trips but in terms of overall campus-wide vehicle trip generation, the addition of student housing lowers demand significantly. The proposed residence hall is expected to house a minimum of 720 students who currently live farther from campus. Since student enrollment is not anticipated to increase beyond that projected in the IMP as amended, and with the addition of the Proposed IMP Project adjacent to campus, the project would result in converting off-campus commuting students to virtually on-campus residents. **Table 8-5** compares the commuting student trip generation with that of the student residents.

Table 8-5: Vehicle Trip Generation Comparison				
Period	Direction	Commuter Student Trips¹	Resident Student Trips (Proposed IMP Project)²	Net Trips
Daily	In	284	38	(246)
	Out	284	38	(246)
	Total	568	76	(492)
a.m. Peak Hour	In	48	2	(46)
	Out	3	7	+4
	Total	51	9	(42)
p.m. Peak Hour	In	20	2	(18)
	Out	36	2	(34)
	Total	56	4	(52)

1. Commuting student trips that will live on-campus with the Project in Place. Based on trip generation data from Northeastern's Third Amendment to the IMP, October 2006, and 2010 DEP Rideshare preliminary data.
2. From Table 8-4 – Proposed IMP Project Vehicle Trip Generation for 720 beds.

As shown in **Table 8-5**, the Project would result in a net reduction of 492 vehicle trips per day (246 fewer trips in and 246 fewer trips out). These vehicle trips would be removed from study area roadways and intersections.

The Project would also result in a net reduction of transit trips since students currently commuting to campus by transit, would in the future be able to walk to campus.

8.3.2 Planned Pedestrian Improvements

Pursuant to the BRA scoping determination, Northeastern is committed to continuing to improve pedestrian connections and the overall pedestrian environment throughout its campus, but in particular within the northeast portion where the Proposed IMP Project is located. As part of this effort, a data collection program will be undertaken once the weather improves to further identify areas of potential improvement on-campus. The data collection effort will include pedestrian and bicycle counts within the southwest portion of campus at the confluence of International Village, Ruggles MBTA Station, and the Southwest Corridor Park. This data would be used to evaluate how pedestrian flows associated with the new 1,200-bed residence hall are functioning in conjunction with these other uses. Additional pedestrian and bicycle counts would be conducted, as part of the next IMP, concurrent with events at Northeastern's Matthews Arena and New England Conservatory's Jordan Hall.

Pedestrian improvements specifically associated with the Proposed IMP Project include constructing new sidewalks along St. Botolph Street at the site where there are presently none.

Additional pedestrian improvements include pedestrianizing the remaining portion of St. Botolph Street south of the project site in order to provide a safe and convenient pedestrian link to the Northeastern campus.

8.3.3 *Planned Bicycle Improvements*

Campus-wide, Northeastern continues to work with the City on evaluating alternatives for providing a connection between the Southwest Corridor Bicycle Path and the Fenway Bicycle Path along the Emerald Necklace. The City has engaged a consultant to evaluate alternatives and the project is currently in the conceptual design phase. As currently envisioned, this important connection would provide designated bicycle accommodations along Ruggles Street, Parker Street and Forsyth Way.

Northeastern is continually looking at ways to improve bicycle storage for academic and residential buildings on-campus. During the summer of 2010, Northeastern added 53 new bicycle racks at high use locations on-campus, holding a total of 214 bikes, bringing the total number of racks on campus up to 184 with a capacity for approximately 662 bicycles. Campus-wide bicycle storage will be evaluated in more detail as part of the next IMP.

Further, as cycling has gained in popularity in Boston; Northeastern has committed to participate in the City's Bike Share program. The City is planning for the implementation of a citywide bike sharing program, which would include as many as 50 shared bike rental locations providing up to 500 bicycles. The University plans to provide one rental station on-campus as part of the program. In this type of program, used widely in European cities, and recently in other cities in the U.S., designated areas are provided at convenient locations for pickup and dro-off of a fleet of distinctively colored bicycles that can be used by the community. The program is expected to begin as soon as May 2011.

Specific to the Proposed IMP Project, the design team is evaluating several alternatives for providing secure bicycle storage within and around the project, including but not limited to bicycle racks at the main entrance; a bicycle cage between the proposed building and the Hastings Wing; a bicycle storage room within the proposed building; additional bicycle racks within the Gainsborough Garage; or a combination of these alternatives. The project team will work with BTM to identify the most appropriate combination, and quantity, of bicycle provisions as part of the TAPA process.

8.3.4 Commitment to Campus-Wide TDM Implementation

As noted above, the University is committed to working with BTM to continually update and add to TDM programs through the campus transportation coordinator. Specific commitments with respect to the project will be documented in a Transportation Access Plan agreement with BTM.

8.3.5 Move-In/Move-Out Traffic Management Procedures

The University has submitted a Move In Plan to BTM every August for the last six years and will continue these annual submissions.

The plan coordinates a number of city departments and activities, such as BTM's parking changes for various time periods, the Police Department's street closings and directional changes, the Mayor's Office of Neighborhood Services' requirements and issues, the Department of Public Works' trash schedule and additional pickups, and Inspectional Services Department's inspections of rental properties and other concerns, as well as Northeastern's specific move-in schedule for its 37 University-controlled residence halls, along with campus recycling and trash removal. All of these activities are discussed and modified on an annual basis at both neighborhood and City coordination meetings.

This Move In Plan is recalibrated each year to adjust to the neighborhood rental move-in cycle that occurs on September 1, to the campus move-in schedule and to the schedules of neighboring institutions.

A Move Out Plan has never been formally provided, because of the staggered nature of student departures; students leave as they finish final examinations that span at least a week. Impact is minimal and has never created any problems. Nevertheless, Northeastern coordinates with all city departments as required during the move-out period and provides additional policing. In addition, Northeastern students have organized a recycling program, "Trash to Treasure," that seeks to recover useful household goods that might otherwise be left behind or at curbside upon student move-out.

The Proposed IMP Project will be located on St. Botolph Street and when completed will be added to the current Move In Plan. The impact will have minimal impact, as it will account for barely 10 percent of the total number of students in University-controlled housing.

The specifics of this addition will be included in the 2013 Move In Plan. It is likely plans will include an adjacent Northeastern parking lot for staging and a large Northeastern lot for parental parking. There should be little neighborhood impact in the Fenway or in Roxbury.

8.3.6 Evaluation of Short-term Construction Impacts

A Construction Management Plan (“CMP”) will be submitted to the Boston Transportation Department for review and approval prior to issuance of the Building Permit. The CMP will detail the schedule, staging, parking, delivery, and other associated impacts of the construction of the project. The construction period is estimated to last approximately 22 to 24 months.

Construction management and scheduling will minimize impacts on the surrounding environment. The CMP will define truck routes that will help minimize impact of trucks on neighborhood streets. It will address sidewalk and street occupancy requirements necessary for the construction of building, roadway and sidewalks, and utility connections. It will also address construction worker commuting and parking, protection of existing utilities, and control of noise and dust. Vehicle idling will be strictly controlled. The CMP will establish specific mitigation measures and staging plans to minimize impacts to the abutters. The contractor will be bound by the CMP.

The Proponent is actively engaging its two primary abutters – the YMCA and New England Conservatory of Music – prior to finalizing construction management plans in order to solicit and address their concerns.

9.0 ENVIRONMENTAL SUSTAINABILITY

9.1 Introduction

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

The University demonstrates its commitment to sustainability through a number of initiatives: January 2010 completion of the University's Sustainable Action Plan, "Roadmap Towards Carbon Neutrality"; representation and active participation on the Boston Green Ribbon Commission; being a founding signatory of the American College and University Presidents' Climate Commitment (ACUPCC); and several greenhouse gas inventories going back to 1990 that are regularly updated. In addition, the University has outlined short-term mitigation strategies and long-term mitigation strategies that will lead Northeastern towards carbon neutrality.

In 2010 and again in 2011, the Princeton Review's Green Rating Honor Roll recognized Northeastern as among the top-scoring universities in the country on sustainability issues. The Sustainable Endowment Institute named Northeastern a Campus Sustainability Leader in 2008, 2009, 2010 and 2011, and in 2011 recognized the campus as an Overall College Sustainability Leader. Globally, Northeastern ranked fourth in the Green Metric World University Ranking by the University of Indonesia in 2010.

The following paragraphs summarize Northeastern's approach to current sustainability, existing practices, and proposed future steps. See GrandMarc at Northeastern PNF for details on IMP Project.

9.2 Existing Sustainability Measures

9.2.1 Green Building

Northeastern University values sustainability and environmental stewardship and considers both the economic and environmental costs and benefits associated with any sustainable strategy. One of the fastest growing sectors in the sustainability movement has been within architecture and the building trades. University projects aim to be environmentally conscious in design, construction and operation and follow, where feasible, the guidelines of the United States Green Building

Council’s (USGBC) Leadership in Energy and Environmental Design (“LEED®”) building system and other elements discussed in this chapter.

The University’s Facilities and Procurement Services Departments are actively involved in investigating and implementing environmentally responsible initiatives. These departments have researched and implemented sustainable technologies or practices, such as vendor waste and recycling take-back programs.

As part of its commitment to the ACUPCC, the University has adopted and implemented two policies. One is a green building policy that states all building renovations greater than 50,000 square feet and all new buildings are to be certifiable at or comparable to the Silver level under the USGBC LEED® rating system; when renovations to existing buildings occur they must include a full assessment of the project’s environmental impact.

The second Northeastern policy developed to support its ACUPCC commitment specifies that all new equipment and products be ENERGY STAR® qualified, and be highly efficient equipment when ENERGY STAR® ratings for equipment are not yet available. All computer equipment purchases as well as appliances including air conditioners, washing machines and refrigerators, are ENERGY STAR® qualified.

“All products purchased by Northeastern University and for which the U.S. EPA ENERGY STAR® certification is available shall meet ENERGY STAR® certification, when practical. When ENERGY STAR® labels are not available, choose energy-efficient products that are in the upper 25% of energy efficiency as designated by the Federal Energy Management Program (FEMP).”

The University intends to use the LEED® rating system as a guidance document and consult with the Green Roundtable, Boston’s USGBC Chapter, in developing a sustainability plan for the Proposed Project and for Northeastern’s next IMP.

The University plans to measure its success in tangible terms, and through the framework of the LEED® checklists, using indicators such as reduced energy consumption, improved stormwater management, reduction in water usage, improved indoor air quality, and use of sustainable materials where possible, to evaluate performance.

9.3 Campus-Wide Initiatives

9.3.1 Solid Waste and Recycling

The University has a system-wide recycling program called RENU. This program diverts approximately 1,700 tons of trash from Massachusetts’ waste stream annually. Not only does RENU reduce the amount of waste generated by Northeastern but it also reduces energy use for the region. The core concept of the University’s recycling program is waste minimization via reuse of old materials. In addition, the energy used to produce new raw materials is minimized when materials are recycled. Northeastern’s RENU program not only results in less pollution throughout the region but a more sustainable campus.

RENU began in 1989 and has since expanded to include the recycling of 15 different categories. The University provides single-stream recycling for all plastic, glass, and cans. The University chooses to offer source separation for paper and corrugated cardboard due to the paper industry's estimates of 10-20 percent paper loss due to contamination and moisture content, representing 31 to 62 tons at Northeastern. The program is self-managed and recycles items such as bathroom fixtures (i.e., sinks, tubs, and toilets) but primarily materials such as batteries, carpeting computers/electronics, construction/demolition debris, corrugated cardboard, mattresses, paper, radiators, and toner cartridges.

RENU is based on continuing education that emphasizes separation rather than commingled recyclables. Trash and recycled materials are collected by the solid waste/recycling team, which increases efficiency and minimizes carbon emissions throughout the process.

In addition, "Project Clean Plate," an aggressive food composting initiative started at the University in spring 2008, has resulted in approximately 660 tons of food waste being composted annually.

Northeastern University's Recycling Program has three objectives:

1. Preserve the environment.
2. Reduce the cost of waste disposal.
3. Keep the design of the program simple and convenient to maintain university-wide commitment.

The Recycling Department operates with five full-time employees and several student workers. The department is responsible for the yearly disposal of over 5,000 tons of trash and recyclable materials generated by all of the University's campuses. Last year, the University recycled 255 tons of paper, 295 tons of corrugated cardboard, 71 tons of bottles and cans, 58 tons of computers and electronic material, as well as light bulbs, ballasts, batteries, toner cartridges, metal, food wastes, cooking oil and a host of assorted building debris. Computer tonnage alone has grown 150 percent in the last two years. Currently, Northeastern's recycling rate is over 30 percent.

The Recycling Department works closely with other departments to ensure proper disposal procedures and compliance with all governmental regulations. The program has strong relations with student groups in an attempt to keep the entire community involved.

The combined efforts of students, faculty and staff have produced a program which serves as a model for many other universities and institutions. Northeastern's recycling program continues to expand by reviewing and implementing Best Management Practices.

9.4 Other Programs

Northeastern also reduces its environmental impact by purchasing key materials for day-to-day operations that contain recycled content. Convenience copiers located throughout campus use 30 percent post-consumer content recycled paper. Disposable paper products such as toilet paper and paper towels contain 100 percent recycled content. Dining hall paper products such as paper napkins, cups, and plates are compostable in designated dining areas that participate in the composting program. Finally, the University continues to implement and expand the pay-to-print program and double-sided printing option in the Snell Library, both of which significantly reduce paper use and printing.

Northeastern also has sustainable policies for furnishings. For example, the University has an environmentally responsible carpet standard in place that reduces the environmental impact of an otherwise highly wasteful and polluting material. The carpet used by Northeastern contains 20 percent post consumer recycled content by total product weight, and the carpet tiles used contain 35 percent pre-consumer recycled content by total product weight. In addition, all carpets used at Northeastern contain Antron Nylon, an Environmentally Preferable Product, and are colored with a patented material that requires only water to permanently clean 96 percent of all spills and stains. Northeastern also reduces its consumption of new materials by reusing existing furniture stock. The recycling of lamps, ballasts, and all electronics, eliminates the release of mercury and all other hazardous waste, and is in compliance with all state and federal environmental regulations. Lastly, Northeastern prides itself on contributing to its region by favoring the use of local materials.

9.5 Potential Future Sustainability Programs and Plans

The University has a history of establishing programs and using new technology in existing buildings to improve energy efficiency. Since the late 1980s, the University has used energy efficiency as an important metric when specifying new equipment and when replacing existing equipment. The facilities staff are educated, trained, and certified in a number of energy saving, carbon reduction, technological, and sustainability disciplines.

Technology has always been carefully studied and on many occasions, the University has led the way by being the first installation of a new technology. The willingness to spend the time to become educated on new technologies and then find proper site applications on campus has paid dividends for many years. The University led the way with installations of Variable Frequency Drives (VFDs) in the late 1980s. Northeastern was also the first American University to install and utilize digitally controlled micro-modulating low-NO combustion system technology at its central heating plant.

More recently, in January 2009, a campus-wide installation of 70,000 low wattage T-8 fluorescent lamps was completed. Today, VFD control of chillers is offered as an option on many packages, and digital combustion controls are helping many boiler plants run more efficiently and reduce emissions and the re-lamping project has spawned a nationwide case study. All of these installations went beyond existing energy codes. The University is and has been committed to using new energy efficient technologies as they become available.

9.6 Recommissioning

The University practices continuous recommissioning of energy systems in order to seek improvements in efficiency. Its recommissioning efforts begin by benchmarking energy usage on a building by building basis using an electronic submetering system. This allows the University to establish real-time energy “load profiles” for each building and identify abnormalities in building energy consumption. Once this diagnostic monitoring is performed, staff verifies the sequence of operation in the buildings’ equipment and develops a list of findings. The staff then implements plans that address repairs, equipment recalibration, prioritize operational improvements, and verify results.

The benefits that the University achieves by advanced recommissioning are improved system maintenance, equipment performance, energy savings, carbon reduction, occupancy comfort, and increased indoor environmental quality.

9.7 Tune-ups

All of the University’s primary combustion systems (boilers) are tuned up at least twice per year. The University documents combustion efficiencies and emissions including NO, CO, and particulate matter. In addition, the central heat plant, which consumes approximately 80 percent of Northeastern’s total fossil fuel use, is equipped with an emission monitoring system which monitors emissions and combustion efficiency.

The University has also developed an overall operations and maintenance strategy and implemented a computerized maintenance management system. This system identifies equipment, generates work orders to schedule preventative maintenance, and system tune-ups based on best working practices for operations and maintenance.

9.8 Renewable Energy Generation

The Curry Student Center is equipped with a photovoltaic system. The system was originally installed in 1994 as an 18 kW system; at that time, it was the largest glass-on-glass solar installation in New England. In 2005, the 90-panel system was upgraded to a system capacity of 26 kW and currently produces in excess of 21,000 kWh/year of clean renewable power.

9.9 Capital Investments in Efficient Equipment and Renewable Energy

At present, the University believes that capital investments in highly efficient equipment offer a carbon reduction strategy that is more transparent and cost effective than the purchase of Renewable Energy Credits (RECs). The University currently invests endowment funds in renewable energy projects. These investments stimulate and contribute to a shift in power generation from fossil fuels to new, clean renewable power. This investment strategy leverages new renewable power development that is more transparent than the REC market.

9.9.1 Green Building

The University is committed to implementing green building technology in its proposed projects, as appropriate. With its team of designers, Northeastern met with the Green Roundtable, the local chapter of the USGBC, to discuss the opportunities for incorporating green building technology into Northeastern's future projects. However, Northeastern has already achieved some green goals.

The sustainable energy use aspects of proposed buildings will include optimizing the building envelope thermal performance, providing efficient electric lighting systems and controls, maximizing mechanical system performance and use of efficient equipment and appliances that meet EPA Energy Star criteria. Sustainable design will be implemented at all stages of building development, including plans to recycle or reuse construction and demolition waste. Further, the building designs will provide and maintain indoor air quality that complies with ASHRAE / OSHA regulations. Building occupants will have operational control of lighting and HVAC systems whenever possible.

As part of its signatory commitments with the ACUPCC, the University has adopted and is implementing new policies that state all building renovations greater than 50,000 square feet and all new buildings are to be LEED Silver certifiable or comparable. In existing buildings, all renovations now include a full assessment of the projects environmental impact. The University seeks ways to ensure sustainability in regards to energy and water use efficiency, waste stream management, materials used, construction activities, air quality, and by innovations in operations and maintenance. In addition, future roof replacement projects will consider "cool roof" designs as part of the University's sustainable building efforts.

9.9.2 Energy Use

Enhanced Commissioning of the Building Energy Systems

The University will commit to enhanced commissioning of the building's energy systems, which entails verification that the building's energy related systems are installed, calibrated and perform according to the project requirements, basis of design, and construction documents.

Optimizing Energy Performance

The University will assess and measure performance of existing building, and design iterations to influence and identify opportunities for lowering energy usage for the project. The University will continue to implement energy saving initiatives including: a web-based utilities metering system; natural gas being the primary fuel used in the boiler plant; rebate programs with local utility companies for lighting ballasts, VFDs energy management systems; and efficient heating systems. The University uses Light Emitting Diode ("LED") technology in all exit signs, which reduces energy consumption and carbon dioxide emissions. LEDs are also being used in a pilot program for outdoor light fixtures. Furthermore, all kitchen appliances in residential halls are rated "Energy Star." The intent is to achieve increasing levels of performance above the baseline

ASHRAE/IESNA 90.1 standard to reduce environmental and economic impact of excessive energy usage.

Effective use of natural light will also reduce the energy load for a building. Additional energy efficiency reduction measures include incorporating LEDs and compact fluorescent lamps/ballast in every possible instance, and specifying the high efficiency fluorescent lamp/ballast combination for all fixtures of that type. The University standard lamp is low mercury and energy efficient for reduced energy consumption.

Refrigerant Management

The University will strive to eliminate the use of all equipment containing CFC-based refrigerants. The University will install equipment that does not contain CFC-based refrigerants and maximize the recycling of ozone depleting substances, many of which have large global warming potentials.

Measurement and Verification

Building automation systems in new projects shall provide for ongoing accountability of the building energy consumption. The University will continue to expand its metering capabilities for electricity, thermal energy, and water consumption.

9.9.3 Water Use

Water Use Reduction

Water conservation is of utmost importance to the University, and reducing the amount of potable water usage for University projects is a foremost goal. The University utilizes a number of water conservation measures such as utilizing low-flow fixtures and identifying feasible opportunities for water harvesting and reuse for the building. The University currently uses motion sensors for flushometers, faucets, and dual-flush fixtures, to conserve water usage. The design intent is to maximize water efficiency within the building to reduce the burden on the municipal water supply and waste water system. The continued use of energy efficient fixtures will reduce domestic water demand.

9.9.4 Stormwater Retention / Treatment / Reuse and Groundwater Recharge

Stormwater Design

Northeastern will address groundwater requirements as stipulated in the BRA's Groundwater Conservation Overlay District Article 32. The University is committed to limiting the disruption of natural water flows by minimizing stormwater runoff to ensure that there is no net increase in the rate and quantity of stormwater runoff. The University uses structural, non-structural, best management practices (BMPs), and better design principles to prevent illicit discharges into stormwater flows. Structural BMPs include ground water recharge systems, deep sump catch basin vaults, and hydrodynamic oil/grit separators for parking garages. Non-structural BMP's for

pollution control include a street sweeping program, stormwater collection system cleaning and maintenance, low impact site development/land use planning and snowmelt management. Better design principles include high-density design and the use of grassed/porous pavement and permeable surfaces.

Plans for the Proposed Project include groundwater recharge. This project will not generate an increase in the peak rate or volume of stormwater runoff. Planned improvements will mitigate the peak rates and volume of stormwater runoff to below the present levels.

There will be no paved open parking areas that will contribute unwanted sediments or pollutants into the existing storm drain system. Therefore, water quality will also be significantly improved.

9.9.5 Solid Waste

Northeastern University is committed to reducing the level of solid waste generated by the campus community, both in the construction and operation of buildings. Below are highlights of a few programs that aim to accomplish this goal; these were also discussed in more detail above under Campus-Wide Initiatives.

Storage & Collection of Recyclables

The University currently has a recycling program, known as “RENU,” which provides the space and containers campus-wide for the recycling of glass, paper and plastic at academic, dining, administrative and residential facilities. The University currently provides over 2,000 residential recycling containers in its residential facilities. It will provide residents of all University-controlled buildings with facilities for recycling as well as literature educating residents about the University’s recycling program.

Recycled Content

The University is committed to favoring building materials and purchases of supplies that are nontoxic, made from recycled materials, and made with low embodied energy for all new projects. Recyclable and recycled materials will be incorporated into the design and construction of projects as much as possible within the design scheme. It will be necessary to verify that recycled materials will be technically acceptable and comparable in quality and cost to the non-recyclable equivalent.

Regional Materials

The University emphasizes regional material selection to assist increase in demand for building products that are manufactured locally in current and future projects.

Construction Waste Management

Effective July 1, 2006, new regulations went into effect at the University that mandate the segregation of demolition debris. The University's goal is to achieve 80 to 90 percent recycling of demolition debris and reduce disposal costs by segregating waste and sending to recyclers.

9.9.6 Alternative Transportation

In addition to the details below, please refer also to the Transportation Demand Management Measures in **Section 8** for more detail on the University's alternative transportation programs.

Public Transportation Access

The Northeastern University campus is readily accessible by public transportation, including rapid transit, bus service, and commuter rail. In addition, due to the nature of the Proposed Project, the majority of the trips to and from the Proposed IMP Project as a student residence hall will be pedestrian-oriented. Northeastern encourages transit use by selling MBTA passes on campus through a pre-tax employee payment program. The University also offers a semester pass program that allows students to purchase MBTA passes at a discount.

Bicycle Storage and Changing Rooms

A number of students, faculty, and staff walk or bicycle to the campus, especially by those living in nearby neighborhoods. Walking and bicycling are also important means by which people move around the campus. However, bicycle use on the Northeastern campus is much less than on many college campuses for a variety of reasons. First, Northeastern is an urban campus with a compact and centralized layout. As a result, the majority of buildings are within easy walking distance of each other. Second, most students living off campus tend to reside within walking distance to the campus or have relatively easy access via transit.

There are over 600 spaces for bicycles on campus at more than 22 locations (see **Figure 8-3**). Bicycle racks throughout the campus are heavily utilized. Bicycles are also found secured to items other than bicycle racks in areas of heavy bicycle rack use, such as Snell Library and Shillman Hall. Students, faculty, and staff using bicycles routinely secure their bicycles to fencing adjacent to their destination, indicating the potential need for additional secure bicycle parking at key locations. The University will also be creating additional spaces for bicycle storage in future plans.

Bicycle activity in the area is also associated with the bicycle path located in the Southwest Corridor Park, which serves as a bicycle-commuting route to the Back Bay and downtown Boston, and bicycle lanes located on Columbus Avenue.

Parking Capacity

Northeastern University's parking supply consists of 3,716 parking spaces, including 1,167 spaces in surface lots and 2,549 spaces in four garages. Overall, the University currently has a

parking ratio of approximately 0.69 spaces per 1,000 square feet of building area. The current ratio is slightly reduced from the ratio of 0.71 spaces per 1,000 square feet of building space reported in the 2000 IMP.

All parking facilities on campus except the Visitor/Pay areas require a parking permit from the University Parking Office. Depending on user, permits are available on an academic year or semester basis and overnight parking is an additional cost and available on a prorated basis.

Low-Emitting and Fuel-Efficient Vehicles

The University has approximately 40 electric vehicles, representing about 25 percent of the total vehicle fleet.

Additionally, there are numerous ZipCars located adjacent to and nearby campus. Northeastern encourages students, faculty, and staff to participate in the ZipCar program as an alternative to traditional vehicle ownership and rental.

9.9.7 Sustainable Sites

Light Pollution Reduction

The design intent of this standard is to minimize light trespass from the building and site, reduce sky-glow, improve nighttime visibility, and reduce any impact on nocturnal environments. The University may reduce light pollution by including partial or full cutoff type luminaires for site or building mounted lights and providing automatic light controls and specific architectural configurations for interior lighting in future projects.

9.9.8 Indoor Environmental Quality

Minimum IAQ performance

The design of the proposed projects will establish minimum indoor air quality performance to enhance air quality and contribute to the health and well being of the occupants.

Environmental Tobacco Smoke (ETS) control

The design of the Proposed Project will minimize exposure of building occupants, indoor surfaces and ventilation air to environmental tobacco smoke.

Controllability of Systems - Lighting

This design intent is to provide a high level of controllability for the lighting within specific areas of the building. This is intended to promote productivity, comfort, and well being for the building occupants. The design would include local control means for each type of building space (i.e. dorm, corridor, kitchen) that can be accessed by the occupant utilizing that space.

Thermal Comfort Systems: Design and Verification

Northeastern prioritizes providing a high level of thermal comfort system control by individual occupants to permit productivity, comfort and well being of building occupants. This can be achieved with varying degrees of occupant control for temperature, ventilation and lighting. Furthermore, the building thermal comfort will be assessed over time by the building automation system.

Low-Emitting Materials

The design intent is to provide an interior material palette with an emphasis on low volatile organic compounds (VOC) that will reduce the quantity of indoor air contaminants. Low VOC paint is the University standard for residence halls, administrative and academic areas. The University's carpet standard, Lees Unibond RE utilizes low-emitting materials and is Carpet & Rug Institute ("CRI") Green Label Plus Certified, which certifies that the product is a low-emitting carpet. The University currently uses "green" cleaning products; since 2006, all building cleaning products have been Green Seal certified.

Daylight and Views

Daylight serves as a major design element for enhancing the quality of the interior spaces and reducing the energy usage of lighting during daytime hours. Views also provide a strong connection between indoor spaces and outdoor environments. The University favors strong design that produces quality environments and encourages the use of daylighting and views in future projects.

9.9.9 Performance Standards and Indicators

As has been the University's practice over time, staff will continue to evaluate and study existing programs as well as new initiatives and technologies to maintain and promote a sustainable campus.

10.0 PUBLIC BENEFITS PLAN

10.1 University Agreements

Northeastern University has made a number of agreements with various City agencies and elected officials during the course of the current IMP as amended. The University is in substantial compliance with the bulk of these agreements, the primary exception being its obligation to create a hotel or other large economic benefit on Parcel 18 at Tremont Street and Melnea Cass Boulevard.

The University has identified a hotel chain and developer, both of whom are ready to proceed on a project at that site, and has explored public funding potential to further the project. However, the University has been unable to bring its contractually obligated partner, Columbia Plaza Associates, to the table to hold discussions about proceeding with this development. Northeastern is exploring all legal options to move this project forward.

The University is committed to ongoing partnership with local elected officials and community leaders about improving current neighborhood programs and services.

10.2 Existing Community Benefits

In accordance with the Scope, this Amendment lists community benefits provided by Northeastern in the attachment marked **Appendix C**, compiled at the City's request in 2009.

10.3 Future Community Benefits

Northeastern looks forward to working with the BRA, The Mayor's Office, and CTF to explore ways to improve future community benefits as well as building on the current benefits.

10.3.1 Workforce Development

The University will continue to work with workforce development and job training programs provided through the Mayor's Office of Jobs and Community Services to train workers. .

Employment in Proposed Project

The Proposed IMP Project will result in direct economic benefits to Boston. The University estimates that the project will generate an estimated 330 construction jobs for the construction of a building on the YMCA site. Developer Phoenix/Lincoln will participate in the Boston Residents Construction Employment Program during the construction of the project.

The new building when built will create an estimated 12 full-time permanent jobs.

Future Economic Development Goals and Strategies

The University anticipates working with the City in developing future economic development goals and strategies for its campus and surrounding neighborhoods during next IMP process. The University is heavily involved in public education and workforce development in conjunction with the City. Technology transfer, the full use of research commercialization, purchasing, and small business development are areas that the University will investigate in the next IMP.

10.3.2 Improvements to Public Realm in Vicinity of Northeastern Facilities

The long term vision for the vicinity around the Proposed IMP Project, with specific action items and public realm improvements that can be implemented are new landscaping in front of, and adjacent to, the Proposed IMP Project, as well as new sidewalks, street surface, upgraded infrastructure in St. Botolph Street and improved circulation patterns.

10.3.3 Economic Development

Northeastern Faculty and Staff

Northeastern's workforce consists of positions that either directly or indirectly serve its mission – that is, full and part-time faculty who directly serve the academic needs of the students and institution, and full-and part-time staff who support the academic mission. In addition, the University utilizes private contractors to perform certain functions related to parking garage operations, security, food service and cleaning and maintenance.

As of fall 2010, the University employed 3,049 full-time employees, of whom 1,033 were full-time faculty and 2,016 were full-time staff. Additionally, the University employs 1,203 part-time faculty and staff.

Of these 4,252 total University employees, 775 live in Boston. In addition, 397 employees of the University's long-term private contractors reside in the city.

11.0 OTHER

11.1 PILOT and Taxes

Northeastern University has a history of making both voluntary PILOT payments and voluntary property tax payments on University-owned property. Northeastern is aware of the City of Boston's current proposal to reconfigure its PILOT program and will respond as part of that process to a holistic, campus-wide approach to PILOT and/or tax payments. As currently envisioned, the Proposed IMP Project will be developed and owned by a private, for-profit entity, which is subject to City property taxation.

11.2 Template: Institutional Partnership Program

Northeastern has completed the Institutional Partnership Template (see **Appendix D**) to facilitate collection of standardized data by the BRA.

11.3 Response to Comments on the IMPNF

In accordance with the Scoping Determination on the IMPNF, this section includes responses to the major themes in public comment letters. (See **Appendix A** for copies of IMPNF comment letters and memoranda).

11.3.1 Comments from Public Agencies

Boston Assessing Department, December 9, 2010

Northeastern pays more than \$30,000 a year in PILOT and nearly \$2 million in real estate taxes to the City of Boston, all voluntarily. Northeastern contributes in excess of \$30 million in benefits to the city. Additionally, Northeastern removes its own snow, has its own Police Department, its own ambulance and its own trash and recycling service, and maintains all streets and infrastructure on campus and much of the public infrastructure surrounding campus. Northeastern students place no burden on the public schools.

Phoenix/Lincoln has stated the new residence hall will become taxable property.

Boston Fire Department, November 29, 2010

Northeastern has always met, and will continue to meet, Boston Fire Department and Inspectional Services Department mandated review prior to receipt of various permits that relate to the Boston Fire Prevention Code, Fire Prevention Regulations, 527 CMR and Fire Prevention Laws, MGL Ch. 148.

Boston Groundwater Trust, December 3, 2010

Northeastern has on past projects worked closely with the Boston Groundwater Trust ("Trust") and will ensure that the Proposed IMP Project will conform to requirements of the Trust and only positive impacts will result from this project.

Boston Environment Department, December 22, 2010

The Boston Environment Department (BED) comments are extensive and germane to both the proposed Proposed IMP Project and the future IMP.

The residence hall will contain approximately 720 beds. Of this total, 600 beds will be in relatively standard single bedrooms, with one shared bathroom for two individuals. There are approximately 120 suite-style bedroom units. Northeastern will occupy all these units.

A number of dormitory buildings include suite-style units, which are popular and in demand by a certain population of students. As a result this proposed residence hall would contain both type of units and accommodate only Northeastern undergraduate students and supervisory staff.

President Joseph Aoun is a signatory to the American College and University Presidents Climate Committee and the next IMP will continue to provide information toward meeting, as well as continuing to meet, interim milestones, to reduce baseline admissions in 2015 and 2050.

Northeastern is an acknowledged leader in sustainability. The University applauds Mayor Menino's acceptance of the consensus report from Boston Climate Actions Leadership committee and emphatically agrees with its findings that cultivating of green buildings and advancing sustainability will be considered in the Proposed Project. Further, the recommendation in this consensus report will be carefully considered and wherever possible implemented in the next IMP for new construction, rehabilitation of existing buildings, and new and updated infrastructure in campus improvement and expansion projects.

Measures to reduce storm water flooding are being built into the Proposed Project. Further, improvements to overall storm water management are included in the long range capitol budget and will be included in the next IMP as there is, and has been, a long-term flooding problem on campus that is continually being addressed by the University Facilities Department.

Climate control is a primary consideration in system evaluation of the Proposed Project and various measures are being reviewed to provide passive cooling to occupants through a variety of measures.

The University is well aware of the benefit form renewable energy generation from new projects and has been especially careful in the design of new residence halls since 1999. During this time the University has built or renovated nine new residence halls as well as upgrading or retrofitting several more. All are LEED certified or certifiable. The developer is also following the same LEED certification for the Proposed Project. The developer is available to explain the new residence hall in a presentation to BED.

Northeastern will continue to "green" the campus though an aggressive tree-planting, landscaping and flower-planting program.

Northeastern educates the public with the installation of "Don't Dump — Drains to Charles River" plaques whenever applicable. Additionally, a student volunteer group has been active stenciling "Don't Dump – Drains to Charles River" warnings on existing catchbasins during various volunteer projects. This will continue.

Northeastern cleans and vacuums the streets and sidewalks on campus. St. Botolph Street is a private way, owned partially by Northeastern in front of the Proposed Project. The University will continue to keep the street clean. Further, the University will instruct the developer to install a wheel-wash for construction vehicles, which will be using Northeastern-owned roads.

Northeastern will encourage the developer to donate all applicable and appropriate materials to the Building Resource Center on Terrace Street.

11.3.2 Comments from the Public

Fenway CDC, December 17, 2010

Colliers, the University's real estate adviser, will market the St. Botolph Terrace apartments after the Proposed Project is under way. As with any real estate transaction, the best deal is available when market conditions and the economy are appropriate.

Northeastern has not finalized the lease language with Phoenix/Lincoln and would be fiscally irresponsible to agree to arbitrary terms without knowing the basis of the entire transaction.

Northeastern has agreed to program milestones acceptable to the BRA.

The full residence hall plan has been presented to the Boston Civic Design Commission and at CTF meetings.

Northeastern is actively working on the Parcel 18 hotel project and is in compliance with MOUs.

A new CTF will be appointed by the Mayor's Office in advance of the start of public meetings for Northeastern's new IMP.

Symphony Neighborhood Resident, Andrew Friedland, December 13, 2010

Northeastern appreciates the concern over the Proposed IMP Project. However, without understanding the complete business arrangement between Northeastern, Phoenix/Lincoln and the YMCA, there is no reason to comment on its business sense.

Northeastern also appreciates the concern for Jordan Hall. The developer, architects and engineers as well as New England Conservatory officials will work together to understand the challenges and mitigate adverse effects of the construction.

Waiting longer to begin a residence hall is not a responsible course of action in the eyes of the vast majority of neighbors or the City.

The Fenway Alliance, Kelly Brilliant, Executive Director, December 14, 2010

The letter from the Fenway Alliance is in support of the Proposed IMP Project.

Symphony United Neighbors, Barbara B. Simons, President, December 11, 2010

Northeastern has no standing in the reclamation of public parkland adjacent to the Forsyth Institute. It is a matter between the Museum of Fine Arts, which owns Forsyth, and the Boston Parks Department.

Northeastern pays more than \$30,000 a year in PILOT and nearly \$2 million in real estate taxes to the City of Boston, all voluntarily. Northeastern contributes in excess of \$30 million in benefits to the city. Additionally, Northeastern removes its own snow, has its own Police Department, its own ambulance and its own trash and recycling service, and maintains all streets and infrastructure on campus and much of the public infrastructure surrounding campus. Northeastern students place no burden on the public schools.

Phoenix/Lincoln has stated the new residence hall will become taxable property.

Northeastern has invested significant assets in the development and will purchase it when the University's economic outlook improves.

St. Botolph Street connects with the Northeastern Campus internal roadways and will continue to serve as a loop returning to Gainsborough Street. All deliveries will be in an enclosed loading bay within the building. There will be no parking in front of the proposed project.

The Proposed Project will have adequate residential life facilities, such as recreational and classroom space. There will be no dining facilities in the building. Students will dine at Stetson Hall, the Curry Student Center or Churchill Hall. Students in University-controlled residence halls are required to purchase a dining plan and are naturally reluctant to pay for a meal twice, thus mitigating the effect on local restaurants.

Parking, shadow studies, other concerns and impacts on Jordan Hall will be answered in the GrandMarc Project Notification Form to be filed shortly.

Gainsborough Neighborhood Association, Jeffrey D. Brody, President, December 12, 2010

The Proposed IMP_ Project will have adequate residential life facilities, such as recreational and classroom space. There will be no dining facilities in the building. Students will dine at Stetson Hall, the Curry Student Center or Churchill Hall. Students in University-controlled residence halls are required to purchase a dining plan and are naturally reluctant to pay for a meal twice, thus mitigating the effect on local restaurants.

Recreational space, parking, groundwater issues, shadow and a myriad of other factors will be addressed in the GrandMarc PNF filing.

Northeastern pays more than \$30,000 a year in PILOT and nearly \$2 million in real estate taxes to the City of Boston, all voluntarily. Northeastern contributes in excess of \$30 million in benefits to the city. Additionally, Northeastern removes its own snow, has its own Police Department, its own ambulance and its own trash and recycling service, and maintains all streets and

infrastructure on campus and much of the public infrastructure surrounding campus. Northeastern students place no burden on the public schools.

Phoenix/Lincoln has stated the new residence hall will become taxable property.

Northeastern has invested significant assets in the development and will purchase it when the University's economic outlook improves.

James Hartmann, Chairman, 87 Gainsborough Street, No Date

Northeastern pays more than \$30,000 a year in PILOT and nearly \$2 million in real estate taxes to the City of Boston, all voluntarily. Northeastern contributes in excess of \$30 million in benefits to the city. Additionally, Northeastern removes its own snow, has its own Police Department, its own ambulance and its own trash and recycling service, and maintains all streets and infrastructure on campus and much of the public infrastructure surrounding campus. Northeastern students place no burden on the public schools.

Phoenix/Lincoln has stated the new residence hall will become taxable property.

Building K is still an approved project, but the University has no intention to build this residence hall in the immediate future. It will be reviewed in the next IMP process.

The YMCA is continually evaluating its services and addressing the needs of its members.

The residence hall will have adequate residential life facilities, such as recreational and classroom space. There will be no dining facilities in the building. Students will dine at Stetson Hall, the Curry Student Center or Churchill Hall. Students in University-controlled residence halls are required to purchase a dining plan and are naturally reluctant to pay for a meal twice, thus mitigating the effect on local restaurants.

Parking, loading, access, height and aesthetics will be included in the GrandMarc at Northeastern PNF.

Jane Hartmann, No Date

The concerns of the GNA, SUN, FCDC and others have been addressed in the public comments section.

The BRA will address concerns with other institutions.

Frederick W. Gardner, 90 Gainsborough Street, Apt. 101e, December 12, 2010

Building K is still an approved project, but the University has no intention to build this residence hall in the immediate future. It will be reviewed in the next IMP process.

The residence hall will have adequate residential life facilities, such as recreational and classroom space. There will be no dining facilities in the building. Students will dine at Stetson Hall, the Curry Student Center or Churchill Hall. Students in University-controlled residence halls are

required to purchase a dining plan and are naturally reluctant to pay for a meal twice, thus mitigating the effect on local restaurants.

Young students rarely can afford to bring vehicles to campus. The few who do will be unable to obtain City of Boston resident parking stickers. City permitting officials will lock out the address of the new residence hall, and few will be able to acquire, or willing to pay for, the Massachusetts registration, mandatory insurance and Boston address required for a permit. The fees and insurance would be prohibitive to all but a very few. The nine residence halls built in the last decade did not create a parking problem in surrounding neighborhoods, and the University does not anticipate difficulty with the Proposed Project.

11.4 Public Notice

Northeastern has prepared and published a Public Notice of the submission of the IMP Amendment to the BRA as required by Section 80A-2 (see **Appendix E**). The BRA has published this Notice in the Boston Herald on February 11, 2011, which is within five (5) days after the receipt of this IMP Amendment No. 5. Following publication of the Public Notice, Northeastern will submit to the BRA a copy of the published Notice together with the date of publication.

12.0 PROJECT TEAM DIRECTORY

Table 12-1: Northeastern Fifth Amendment to the IMP Project Team

<p>Co-Project Proponent:</p>	<p>Northeastern University 360 Huntington Avenue Boston, MA 02115</p> <p>John H. McCarthy, Senior Vice President for Administration and Finance Jack.McCarthy@neu.edu, (617) 373-2240 Nancy May, Vice President, Facilities N.May@neu.edu, (617) 373-2700 Vincent Lembo, Vice President and Corporate Counsel V.Lembo@neu.edu, (617) 373-2157 John Tobin, Vice President, City and State Relations J.Tobin@neu.edu, (617) 373-3168 Lawrence E. Brophy, Project Manager Institutional Planner L. Brophy@neu.edu, (617) 373-3168 Edward R. Duffy, Project Manager/Clerk of the Works e.duffy@neu.edu, (617) 373-7611</p>
<p>Co-Project Proponent:</p>	<p>PPC Land Ventures, Inc. c/o Lincoln Property Company 225 Franklin Street, 23rd Floor Boston, MA 02110 Tel: (214) 880-0350 Fax: (214) 880-0320</p> <p>Jason P. Runnels, Executive Vice President jrunnels@ppc-usa.com John Cappellano, Senior Vice President, jcappellano@lpc.com, (617) 951-4110</p>

<p>YMCA:</p>	<p>YMCA of Greater Boston, Inc. 316 Huntington Avenue Boston, MA 02115</p> <p>Kevin Washington, President and Chief Executive Officer kashington@ymcaboston.org (617) 927-8056 Ann C. Tikkanen, Senior Vice President and Chief Financial Officer atikkanen@ymcaboston.org, (617) 927-8135 Edward Dahlstedt, Vice President, Property Management edahlstedt@ymcaboston.org, (617) 927-8122 Wendy Zinn, Executive Director wzinn@ymcaboston.org, (617) 927-8117</p> <p><u>YMCA COUNSEL:</u> Nutter, McClennen & Fish, LLP Seaport West 155 Seaport Boulevard Boston, MA 02210-2604 Tel: (617) 439-2000 Fax: (617) 310-9000</p> <p>Robert A. Fishman, (617) 439-2204 rfishman@nutter.com Michael D. Zabowsky, (617) 439-2721 mzabowsky@nutter.com</p> <p>Shaevel & Krems, LLP 141 Tremont Street Boston, MA 02111 Tel: (617) 556-0244 Fax: (617) 556-0284</p> <p>William H. Shaevel, (617) 556-0244 ext. 200 bshaevel@shaevelkrem.com</p> <p><u>YMCA ARCHITECT/ENGINEER:</u> Bluestone Holdings Bluestone Place 100 Wells Avenue Newton, MA 02459 Tel: (617) 558-4000 Fax: (617) 558-1729</p> <p>Willy Sclarsic, (617) 558-4006 wsclarsic@bluestoneholdings.com</p>
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<p>Environmental and Permitting Consultant:</p>	<p>Mitchell Fischman, AICP 41 Brush Hill Road Newton, MA 02461 781-760-1726 Cell mitch.fischman@tetrattech.com</p>
<p>Architect:</p>	<p>DiMella Shaffer and Associates, Inc. 281 Summer Street, 6th Floor Boston, MA 02210 Tel: (617) 426-5004 Fax: (617) 426-0046</p> <p>Randy E. Kreie, AIA, rkreie@dimellashaffer.com Tim Scarlett, AIA, TScarlett@dimellashaffer.com Kenneth Hartfiel, AIA, khartfiel@dimellashaffer.com</p>
<p>Project Counsel:</p>	<p>Goodwin Procter LLP Exchange Place Boston, MA 02109 Tel: (617) 570-1000 Fax: (617) 523-1231</p> <p>Martin R. Healy, (617) 570-1371 mhealy@goodwinprocter.com Randi J. Eisner, (617) 570-8135 reisner@goodwinprocter.com</p> <p>Edwards Angell Palmer & Dodge LLP 111 Huntington Avenue Boston, Massachusetts 02199-7613 Tel: (617) 239-0100 Fax: (617) 227-4420</p> <p>David R. Rodgers, (617) 239-0362 drodgers@eapdlaw.com</p>
<p>Transportation Planner/Engineer:</p>	<p>Howard/Stein-Hudson Associates, Inc. 38 Chauncy Street, 9th Floor Boston, MA 02111 Tel: (617) 482-7080 Fax: (617) 482-7417</p> <p>Guy D. Busa, Jr., gbusa@hshassoc.com Joseph SanClemente, P.E., AICP, js@hshassoc.com</p>

Historic Preservation Consultant:	<p>Tremont Preservation Services LLC 374 Congress Street, Suite 301B Boston, MA 02210 Tel: (617) 482-0910 Fax: (617) 482-3910</p> <p>Leslie Donovan, donovanl@erols.com</p>
Structural Engineer:	<p>McNamara/Salvia, Inc. 160 Federal Street, 5th Floor Boston, MA 02110 Fax: 617-737-0042</p> <p>Joseph Salvia, CEO, salvia@mcsal.com Adam McCarthy, Principal Tel: (617) 850-4110, mccarthy@mcsal.com</p>
Pre-Construction Advisor:	<p>Suffolk Construction Company, Inc. 65 Allerton Street Boston, MA 02119 Tel: (617) 445-3500 Fax: (617) 445-2343</p> <p>Peter Welsh, pwelsh@suffolkconstruction.com Angus Leary, aleary@suffolkconstruction.com Frank Craemer, fcraemer@suffolkconstruction.com Scott Menard, smenard@suffolkconstruction.com Vin Moran, vmoran@suffolkconstruction.com</p>
Civil Engineer:	<p>Howard/Stein-Hudson Associates, Inc. 38 Chauncy Street, 9th Floor Boston, MA 02111 Tel: (617) 482-7080 Fax: (617) 482-7417 Richard Latini, P.E., rlatini@hshassoc.com</p>
Geotechnical Consultant:	<p>Haley & Aldrich, Inc. 465 Medford Street, Suite 2200 Boston, MA 02129 Tel: (617) 886-7400 Fax: (617) 886-7708 Marya E. Gorczyca, P.E., (617) 886-7408 mgorczyca@haleyaldrich.com</p>
Air Quality/Noise Consultant:	<p>Tech Environmental, Inc. 302 Wyman Street, Suite 295 Waltham, MA 02451 Tel: (781) 890-2220 Fax: (781) 890-9451 Peter H. Guldberg, CCM, pguldberg@techenv.com</p>

**Appendix A - Scoping Determination for Northeastern
University Fifth Amendment to Institutional
Master Plan, January 7, 2011**

January 7, 2011

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

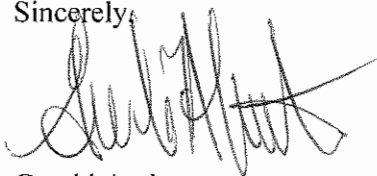
Dear Mr. Tobin:

Re: **Northeastern University Institutional Master Plan Scoping Determination**

Please find enclosed the Scoping Determination for the proposed Fifth Amendment to the Northeastern University Institutional Master Plan. The Scoping Determination describes information required by the Boston Redevelopment Authority in response to the Institutional Master Plan Notification Form, which was submitted under Article 80D of the Boston Zoning Code on November 12, 2010. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4438.

Sincerely,



Gerald Autler
Senior Project Manager / Planner

cc: John Palmieri, BRA
Brenda McKenzie, BRA
Kairos Shen, BRA
Jim Tierney, BRA
Jay Walsh, Mayor's Office of Neighborhood Services
Jack McCarthy, Northeastern

BOSTON REDEVELOPMENT AUTHORITY

SCOPING DETERMINATION

FOR

NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN FIFTH AMENDMENT

PREAMBLE

Northeastern University ("Northeastern" or the "University") is seeking approval of an Institutional Master Plan Amendment ("Proposed IMP Amendment" or "IMP Amendment") pursuant to Section 80D of the Boston Zoning Code (the "Code"). The Institutional Master Plan Notification Form ("IMPINF") submitted to the BRA November 12, 2010, describes one Proposed Institutional Project: GrandMarc at Northeastern (the "Proposed Institutional Project" or "Proposed Project"). The BRA will review the Proposed IMP Amendment pursuant to Section 80D of the Code (Institutional Master Plan Review).

Based on review of the IMPINF and comments from city and state public agencies, elected officials, the BRA-appointed Northeastern University Task Force, and the public, the BRA hereby issues its written Scoping Determination ("Scope") pursuant to Section 80D-5.3 of the Code. Northeastern is requested to respond to the specific elements outlined in this Scope. Comments from public agencies and the public (including the Task Force and elected officials), found in Appendix 1 and 2, respectively, are incorporated as a part of this Scope and should be responded to in the IMP Amendment or in another appropriate manner over the course of the review process.

The Proposed IMP Amendment shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.

At other points during the public review of the IMP Amendment, the BRA and other City agencies may require additional information to assist in the review of the Proposed IMP Amendment.

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

- Although the BRA recognizes the benefits of permitting the Proposed Project through an amendment to the existing IMP, this in no way diminishes the need for an updated vision of the future development of Northeastern's campus and, eventually, a new IMP. Some specific aspects of that vision must be considered as part of this IMP Amendment, as identified in the sections below. Furthermore, even during the review of the proposed IMP Amendment, Northeastern should demonstrate ongoing progress towards the formulation—

in consultation with its neighbors and the BRA—of a new comprehensive campus master plan leading to a new Institutional Master Plan.

- The process to formulate a future campus master plan must include continued discussion of issues that have been raised in the past, such as the status of the hotel/economic development project on Parcel 18, the status of various other agreements and commitments, and Northeastern’s engagement with the surrounding neighborhoods and the city at large.
- Due to the timing of its filing, the IMPNF contains little information on the proposed building. Details of the program and design will be discussed as part of the Large Project Review (Article 80B) process and through ongoing public meetings. Northeastern plans to file an Expanded Project Notification Form/DPIR to commence that process.
- The IMPNF also provides little information on nature of the relationship between Northeastern University, Phoenix Property Company/Phoenix Land Ventures, Inc., and Lincoln Property Company, or the structure of the agreements among those entities and ultimate lease of the property. Many members of the public have expressed concern about the long-term ownership and/or occupancy and management of the proposed dormitory. In order to gain public support for the IMP Amendment and proposed project, Northeastern will be expected to provide full transparency in this regard and to respond to questions that arise over the course of the review process regarding the long-term future of the project, regardless of whether or not those questions are posed explicitly herein.
- While it is primarily the responsibility of the YMCA to explain to its members and other interested stakeholders the impact of the property sale on its programs, Northeastern, as project proponent, should help facilitate that communication as part of this review process.
- The New England Conservatory’s Jordan Hall is regarded as one of the country’s finest concert halls, and is certainly one of Boston’s cultural gems. Northeastern must take special care to minimize or eliminate any adverse impact to the building and its programming that might result from noise, vibration, or other effects resulting from a large construction project in close proximity. Details of the plan to do so shall be included in the Article 80B filing for the Proposed Project, the Construction Management Plan, or other appropriate review documents.

SUBMISSION REQUIREMENTS

FOR THE

NORTHEASTERN UNIVERSITY IMP Amendment

The Scope requests information required by the BRA for its review of the Proposed Institutional Master Plan in connection with the following:

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

The Proposed IMP Amendment should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP Amendment at public meetings. Thirty-five (35) copies of the full report should be submitted to the BRA, in addition to an electronic version in .pdf format. Additional copies of the document should be available for distribution to the Northeastern Task Force, community groups, and other interested parties in support of the public review process. The IMP Amendment should include a copy of this Scoping Determination. The Proposed IMP Amendment should include the following elements.

1. MISSION AND OBJECTIVES

- **Organizational Mission and Objectives.** Define Northeastern's institutional mission and objectives, and describe how the development contemplated or proposed in the IMP Amendment advances the stated mission and objectives.
- **Major Programs and Initiatives.** Describe any major academic programs or initiatives that will drive academic and physical planning in the future. Included in the description should be current and future trends that are impacting Northeastern and shaping program objectives.

2. EXISTING PROPERTY AND USES

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

- **Owned and Leased Properties.** Provide an inventory of land, buildings, and other properties occupied by Northeastern's institutional uses as of the date of submission of the IMP Amendment, with the following information in tabular and map form for each property:
 - Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.
 - Land and building uses.

- Building gross square footage, including area below grade, and floor area devoted to each use.
- Building height in feet and number of floors, including floors below grade and mechanical penthouses.
- Age of structures.
- Condition of structures.
- A description of off-street loading, trash storage, and parking areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.
- Tenure (owned or leased by Northeastern).
- Proposed action (rehabilitation, disposition, demolition, replacement, change of use, or other) during the term of the IMP Amendment.
- Indication of temporary swing space facilities, where applicable.
- Existing building linkage payments.

3. INSTITUTIONAL DEMOGRAPHICS

- **Student Population.** The IMP Amendment should provide an explanation of past trends and future projections of the size and other salient characteristics of Northeastern’s student body. These data should be referenced as appropriate in other sections, e.g. the Student Housing Plan.
- **Student Residence Locations.** The IMP Amendment should present data in tabular and graphical (i.e., map) format on the residence locations of students living in Northeastern-owned dormitories as well as in other Boston-based housing. The data should distinguish between students living in residence halls versus those living in rental housing, ideally at the sub-zipcode level. This information may be integrated with the Student Housing Plan, described below, if desired.
- **Employment.** Estimate new construction and permanent jobs that will be generated by the Proposed Project. The BRA looks forward to working with Northeastern to support the City’s employment and workforce development goals, and to this end Northeastern shall arrange a meeting with the city’s Office of Jobs and Community Services to discuss potential measures to enhance educational opportunities for Boston residents and prepare Boston residents and students for employment. Special efforts on the part of Northeastern are expected with regard to fulfilling the Boston Residents Jobs Policy and with regard to minority hiring and contracting.

4. PLANNING AND URBAN DESIGN FRAMEWORK

Northeastern uses the city as its campus, drawing vitality from it and contributing activity. Boston’s streets and parks are the Northeastern open spaces, its storefronts the University’s student centers, its sidewalks and subways Northeastern’s circulation system, just as the campus provides important public linkages between neighborhoods, transportation hubs, and institutions. While this symbiotic relationship is positive in many respects, because the University is so woven into the fabric of its host neighborhoods, it must carefully balance its desire for growth with the essentially public and neighborhood-oriented quality of the surrounding public realm, both by presenting its own identity sensitively and by striving to create and maintain spaces (whether retail, institutional, or of another nature) that are accessible to the public and that serve neighborhood needs. The IMP Amendment should begin

to lay the groundwork for the upcoming campus master planning process that can implement a shared vision for the campus and its place in the city.

- **Planning and Urban Design Principles and Goals.** The area surrounding the Proposed Project constitutes a key gateway into the campus, but also perhaps the one most in need of a clear identity and public realm strategy. The IMP Amendment should focus on a long-term vision for this gateway, to be further developed in the next IMP, with shorter-term action items that can be implemented in conjunction with the Proposed Project and/or through coordinated action with the City of Boston, other institutions, the MBTA, and others. Specifically, the IMP Amendment should:
 - Describe Northeastern’s vision of its desired physical identity and physical relationship with key public realm infrastructure, public spaces, activity centers, and destinations in the vicinity of the University.
 - Include a diagram showing the location of major activity centers and destinations, including both Northeastern buildings and other major activity centers (e.g. cultural facilities, transportation hubs, city parks) in the adjacent areas and the major pedestrian/bicycle routes connecting them. This may be combined with the diagrams requested in the transportation section below.
 - Describe a long-term vision for the vicinity around the Proposed Project, with specific action items and public realm improvements that can be implemented in conjunction with the Proposed Project. Northeastern shall consult with, at a minimum, the New England Conservatory and the MBTA, as well as the BRA, in the formulation of these proposals.
 - Examine the capacity of the area to accommodate the Proposed Project and additional student housing for Northeastern and the New England Conservatory (in the former case, as outlined in Northeastern’s previous IMP Amendments). In addition to an urban design question that requires consultation with BRA Urban Design staff, this is a transportation question. See the Transportation section below for specific requests.

5. PROPOSED INSTITUTIONAL PROJECTS

The IMP Amendment shall contain the following:

- **Article 80D Requirements.** Pursuant to Article 80D, the IMP Amendment should provide the following information for each Proposed Future Project:
 - Site location and approximate building footprint.
 - Uses (specifying the principal subuses of each land area, building, or structure, such as classroom, laboratory, parking facility).
 - Square feet of gross floor area.
 - Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
 - Floor area ratio.
 - Building height in stories and feet, including mechanical penthouses.
 - Parking areas or facilities to be provided in connection with Proposed Institutional Projects;

- Any applicable urban renewal plans, land disposition agreements, or the like.
 - Current zoning of site.
 - Total project cost estimates.
 - Estimated development impact payments.
 - Approximate timetable for development of proposed institutional project, with the estimated month and year of construction start and construction completion for each.
- **Groundwater.** The Proposed Project, and indeed most of Northeastern's buildings, lies within the Groundwater Conservation Overlay District. The IMP Amendment shall address the requirements of Article 32 of the Boston Zoning Code. See the comment letter from the Boston Groundwater Trust.
 - **Large Project Review.** Northeastern shall continue to work with BRA and other City staff to determine appropriate submissions materials related to urban design, wind, shadow, and other elements of Article 80B review.
 - **Additional Detail on Structure of Project Deal.** Many members of the public have expressed concern about the long-term ownership and/or occupancy and management of the proposed dormitory. The IMP should present a clear explanation of Northeastern's right, ability, and intent to acquire the Proposed Project, the timeframe in which this would be likely to happen, the conditions under which such acquisition would or would not occur, and the details of the legal agreement(s) among the parties (i.e., Northeastern University, Phoenix Property Company/Phoenix Land Ventures, Inc., and Lincoln Property Company) that would facilitate or impede this transfer and/or affect the ownership of the various components of the YMCA building and the land underneath it. In addition, the IMP Amendment should discuss the contingencies in place in the event that Northeastern does not acquire the property within the timeframe envisioned. What mechanisms are in place to ensure that the dormitory will continue to meet the standards outlined by area residents, e.g. clear accountability of residents to one or more institutions?

6. STUDENT HOUSING PLAN

Article 80D mandates that institutions submit a Student Housing Plan as part of the IMP Amendment. The IMP Amendment should address both the requirements set forth in Article 80D, which are reproduced below, and the additional requirements set forth in this section.

- **Article 80 Student Housing Plan Requirements.** Pursuant to Article 80D, the IMP Amendment should address the following:
 - The number of full-time undergraduate and graduate students living in housing facilities owned or operated by the Institution, including a breakdown by type of degree of program (undergraduate or graduate) and type of housing facility (dormitory, apartment, or cooperative housing facility).
 - The number of housing units owned or operated by the Institution, by type of housing facility (dormitory, apartment or cooperative housing facility).
 - Any housing requirements or restrictions the Institution places on its students (e.g. eligibility for University-owned housing, requirement to live on campus).

- The process by which the Institution directs its students to housing facilities (both on- and off-campus).
- The Institution's short-term and long-term plans for housing its undergraduate and graduate students in University-owned housing.
- Impacts of the Institution's student housing demand on housing supply and rental market rates in the surrounding neighborhoods, including those neighborhoods adjacent to the Institution's campus and other neighborhoods where the Institution's students are concentrated.
- A plan for mitigating the impacts of the Institution's student housing demand on surrounding neighborhoods

7. TRANSPORTATION

In addition to the submissions detailed in this Scope, Northeastern should continue to work closely with the Boston Transportation Department ("BTD") to outline an appropriate scope for the transportation elements of the Proposed Project and IMP Amendment. The IMP and/or Project Notification Form/DPIR should address the following issues.

- **Circulation System.** Pedestrian traffic—whether students and employees moving between Northeastern facilities or walking to and from MBTA stations—is a key component of the overall transportation system that serves the University. This is, on the whole, a desirable situation that helps to enliven the campus and urban core. Bicycles are also an integral component of the transportation system serving the campus and the immediate vicinity and deserve increased attention. Finally, the proximity of major transit stations and cultural destinations means that many people unaffiliated with Northeastern pass through the campus en route to other destinations. The IMP Amendment and/or Expanded PNF/DPIR should:
 - Summarize and illustrate existing campus-wide pedestrian routes and connections and inventory and illustrate the location of key bicycle paths, bicycle lanes, and bicycle racks (covered/uncovered).
 - Identify potential new pedestrian circulation infrastructure and bicycle circulation and parking facilities—both outdoor and indoor—to be included in the Proposed Project and/or developed in cooperation with the City of Boston and other property owners. Of particular interest is a vision for how bicycle transportation through the area of the Proposed Project could be accommodated even with a significant future increase in the number of students living in that area.
 - Discuss the status of way-finding signs on the campus.
 - Describe the planning efforts that will be undertaken as part of the next master planning effort. At a minimum, the document should:
 - Identify potential for new or enhanced pedestrian and bicycle connections to and through the campus, including efforts related to the Emerald Necklace/Southwest Corridor connections, that could be implemented as part of the new IMP.
 - Update status of way-finding planning efforts and commitments.
 - Describe a campus-wide approach to wayfinding and universal access.

- **Transportation Impacts.** Although vehicular impacts are expected to be minimal due to the fact that the building contains no parking, there are questions about how high a concentration of student residents can be supported in the area around the Proposed Project. Therefore, the Expanded PNF/DPIR for the Proposed Project should contain the following:
 - Qualitative pedestrian and bicycle impacts (no vehicular counts or intersection analysis). Pedestrian count data collected from 2006 and 2008 for the prior GrandMarc project should be included and discussed.
 - Person trip generation by mode assessment based on information from comparable facilities, whether at Northeastern or other universities.
 - Pedestrian/bicycle counts at an appropriate location to capture the cumulative traffic generated by the main entrance to Residence Hall I, the adjacent entrance to Ruggles Station, and the adjacent portion of the Southwest Corridor. These latter counts may be presented during the course of the review if they cannot be taken in time for filing of the IMP Amendment.
 - In the future, but not necessarily as part of this review, counts should be taken during major events at Jordan Hall and Matthews Arena (to be determined in consultation with the BRA and BTM).
 - Identification/discussion of potential on-site bicycle accommodations within the Proposed Project.
 - Discussion and conceptual layout of improvements to pedestrian environment along St. Botolph Street.
 - Description of proposed loading procedures and impacts (number of trucks per day/week, times, types of trucks, etc.).
 - Evaluation of the expected change in campus-wide person/vehicle trip generation associated with the Proposed Project.
 - Update and reaffirmation of commitments to campus-wide TDM measures, including student move-in/move-out practices.
 - Description of Northeastern's current procedures for managing traffic and parking impact generated by students moving into and out of dormitories, and any proposed changes to those procedures that would be implemented as part of the proposed Northeastern project.
 - Responses to all BTM comments/concerns on the prior GrandMarc proposal.

8. ENVIRONMENTAL SUSTAINABILITY

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. Northeastern's growth provides exciting opportunities for innovation and excellence not only in individual buildings, but across the University as a whole. Northeastern will be expected to work with the BRA, the City of Boston Environment Department, and other entities as determined by the BRA to set and meet ambitious environmental sustainability goals in both the IMP Amendment and in the design of the Proposed Projects. The IMP Amendment should present as much information as possible on the topics below.

- **Article 37 Compliance and Green Buildings.** It is expected that the proposed project will be subject to Article 37 of the Boston Zoning Code. All new buildings and renovations,

regardless of legal requirements, should achieve a superior level of performance in the areas of materials and resources, energy, water management, indoor environmental quality, and other standard performance areas of high-performance or "green" buildings. Projects that meet the criteria for Article 37 of the Boston Zoning Code will be subject to the provisions contained therein, and the BRA encourages Northeastern to seek LEED certification whenever feasible.

- **Solid Waste.** Master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings. The IMP Amendment should describe future efforts and commitments in this area.

9. PUBLIC BENEFITS PLAN

- **Existing Community Benefits.** The IMP Amendment should discuss the status of all community benefits currently provided by Northeastern.
- **Future Community Benefits.** The BRA looks forward to working with Northeastern, the Northeastern Task Force, and Northeastern's neighbors to explore appropriate community benefits to be associated with the next IMP Amendment. Of particular interest are potential benefits related to the following:
 - Education.
 - Workforce development.
 - Improvements to the public realm in the vicinity of Northeastern's facilities.
 - Economic development.

10. OTHER

- **PILOT Payments and Property Taxes.** Northeastern should initiate a meeting with the Assessing Department on this subject and on the subject of the tax status of the Proposed Project.
- **Template.** Northeastern should complete the Institutional Partnership template (attached in Appendix 4) to facilitate collection of standardized data by the BRA. The template is available electronically upon request. This tool will become a standard request as part of the bi-annual updates required by Article 80D.
- **Response to Comments.** The IMP Amendment should include responses to the major themes in public comment letters submitted on the IMPNF.
- **Public Notice.** Northeastern will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the IMP Amendment to the BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP Amendment by the BRA. In accordance with Article 80, public comments on the IMP Amendment shall be transmitted to the BRA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached in Appendix 3. Following publication of the Public Notice, Northeastern shall submit to the BRA a copy of the published Notice together with the date of publication.

APPENDIX 1
COMMENTS FROM PUBLIC AGENCIES



ASSESSING DEPARTMENT

Boston City Hall, Room 301, Boston, MA 02201

TO: Gerald Autler, Senior Project Manager
FROM: Matthew K. Englander, Director of Tax Policy
DATE: December 9, 2010
RE: Northeastern University Scoping Session Comments - GrandMarc

Last month, Northeastern University submitted their Fifth Amendment to their Institutional Master Plan to the Boston Redevelopment Authority (BRA). This latest amendment contained NU's plan for a 720-bed dormitory, the "GrandMarc", to be constructed on a site currently occupied by the YMCA of Greater Boston. NU has entered into a letter of intent with the YMCA and Phoenix Property Company for this project, yet per this amendment the project's ownership structure is unclear.

The City has a number of reasons to be concerned about this project, particularly as it relates to the implications for the PILOT program and the anticipated consumption of City services.

Northeastern University PILOT Background:

PILOTs are an important source of revenue for a City that is heavily reliant on property taxes to fund the budget and maintain essential City service levels (e.g. police protection, fire protection, snow removal, etc). The majority of the City's educational institutions participate in the PILOT program, but at varying levels and often not reflective of the amount of property owned by each institution. NU is one such institution whose annual PILOT (\$30,571) pales in comparison to the amount of property they own in Boston. NU has also historically shown a reluctance to increase their PILOT commitment as new projects have been developed.

Concerns:

While the GrandMarc's ownership structure is unclear in the Fifth Amendment, the City is very concerned about a scenario in which the project would be owned by the developer during the construction period and later transferred to NU. In that scenario, the project would be taxed during the construction period. However, once transferred to NU, I anticipate that they might seek a tax exemption on the property. If NU is granted this exemption, and given the anticipated usage of the property, the drain on City services will increase significantly over the property's current use. The increased need for City services at this location is a burden that will be borne by Boston taxpayers.

Given NU's historical reluctance to enter into PILOT agreements for new properties, I am very concerned that NU will adopt a similar position on the GrandMarc.

Recommendation:

The City would like a commitment from NU that this property stay on the tax rolls upon completion and in future years. NU has a number of residential facilities currently on the tax rolls, and we would expect this project to follow suit.

Boston

Gerald Autler
Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

November 29, 2010

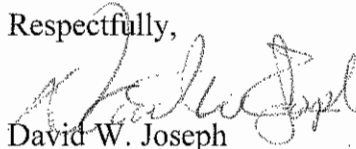
Dear Mr. Autler:

Regarding the Project Notification Form for the Northeastern University project submitted to the BRA on November 16, 2010 the Boston Fire Department requires the following issues addressed by a qualified individual.

1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected.
2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted.
3. Impact on availability and accessibility to siamese connection locations for new buildings as well as for any existing buildings that might be impacted.
4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault.
5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL CH148).
6. For projects involving air-supported structures, it is critical that the impact of the design has on fire safety relative to the interaction of the area underneath the structure to the structure as well as to the interaction of the structure to the area underneath the structure.

These items should be analyzed for all phases of the construction as well as the final design stage. This project will need permits from the Boston Fire Department as well as the Inspectional Services Department.

Respectfully,


David W. Joseph
Acting Fire Marshal

Cc: Paul Donga, FPE, Plans Unit, BFD



Thomas M. Menino, Mayor/FIRE DEPARTMENT/115 Southamption Street 02118

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439 voice – 617.266.8750 fax
www.bostongroundwater.org

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Executive Director

Elliott Laffer

December 3, 2010

Mr. Gerald Autler, Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Northeastern University

Dear Mr. Autler:

Thank you for the opportunity to comment on the Institutional Master Plan Notification Forms for the Fourth and Fifth Amendments to the Northeastern University Institutional Master Plan. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of the City where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore, my comments are limited to groundwater related issues.

I appreciate the acknowledgement by the proponent that all of the proposed projects are located within the Groundwater Conservation Overlay District and the commitment to meet the standards imposed under Article 32 where they apply. While the IMPNF documents do not include enough detail to be sure of that applicability, it is fairly likely that the project at 140 the Fenway (the former Forsyth Dental Institute) is large enough to trigger recharge requirements because it exceeds 50% of the assessed value of the building. The nature of the work to be undertaken there, as well as that at the two other sites covered under the Fourth Amendment, consisting entirely of interior renovations, is unlikely to cause a reduction in groundwater levels on the sites or adjacent lots.

The project covered in the Fifth Amendment involves major new construction. It seems clear that it will trigger the requirements under Article 32. Rising 17 stories, the project will also include two basement levels; this will likely extend its occupiable space below Elevation 7 measured relative to Boston City Base, another GCOD trigger. In addition to recharge requirements, the project will also need to include, in a certification stamped by a registered professional engineer, an explanation of how it will not cause a reduction in groundwater levels.

As plans are further developed, I look forward to working with the proponent and the Authority to assure that the projects can have only positive impacts on area groundwater levels.

Very truly yours,



Elliott Laffer
Executive Director

Cc: Kathleen Pedersen, BRA
Maura Zlody, BED

December 22, 2010

John Palmieri, Director
Boston Redevelopment Authority
Boston City Hall, Room 925
Boston, MA 02201
Attention: Gerald Autler, Senior Project Manager/Planner

Re: Northeastern University Institutional Master Plan Notification Form for the Fourth Amendment to the Institutional Master Plan
Northeastern University Institutional Master Plan Notification Form for the Fifth Amendment to the Institutional Master Plan
Northeastern University Institutional Master Plan Notification Form for Renewal and Extension of the Existing Institutional Master Plan

Dear Director Palmieri:

The City of Boston Environment Department has reviewed Northeastern University's Institutional Master Plan Notification Form (IMPNF) Fourth Amendment to the Institutional Master Plan (IMP), the IMPNF for the Fifth Amendment to the IMP and the IMPNF for Renewal and Extension of the IMP. We understand that the BRA Board has approved the amendments and renewal/extension. These comments are offered as recommendations on issues of climate change and energy conservation.

The Fourth Amendment Request proposes the following projects not included in the IMP or subsequent amendments:

- The leasing of 140 The Fenway, a 99,698 gross square foot building owned by the Museum of Fine Arts. The use would primarily be for laboratory research and related faculty offices although it might also be used for offices, classrooms and other uses or accessory uses. The lease term is ten years. It is in the GCOD and the Institutional Subdistrict of the Fenway Neighborhood District. An estimated 50 faculty and 60 staff members are expected to occupy the building.
- The leasing of 70,000 square feet at 101 Belvidere Street in the Christian Science Complex on Huntington Avenue for back office uses. The lease, entered into in 2008, has a three-year term. The site is in the GCOD and the Christian Science Institutional Area within the Huntington Avenue/Prudential Center District. A college use is conditional in this district.
- The leasing of 16,000 square feet at 177 Huntington Avenue, also in the Christian Science Complex. The site is in the GCOD and the Christian Science Institutional Area within the Huntington Avenue/Prudential Center District. Proposed uses are not identified. The request indicates that dimensions, parking and loading spaces meet the requirements of the underlying zoning applicable to the use category that most closely describes the project. A college use is conditional in this district.
- The leasing of 12,500 square feet of additional space in the YMCA of Greater Boston building

- at 316 Huntington Avenue for classrooms. It is in the GCOD and an Institutional Subdistrict of the Fenway Neighborhood District.

The Fifth Amendment Request relates to construction of the proposed GrandMarc at Northeastern, formerly known as the GrandMarc at St. Botolph Street. The 23,500 square foot project site is at the rear of 316-320 Huntington Avenue off of St. Botolph Street in the East Fenway. The site is owned by the YMCA of Greater Boston, Inc. the Huntington Affordable Housing Limited Partnership and Greater Boston YMCA Condominium unit owners. It is located within the GCOD and the Fenway Neighborhood District. The proposed project would exceed height and floor area ratio (FAR) limits. Northeastern will have the exclusive option to purchase the project once constructed.

The Fifth IMP Amendment Request indicates that Northeastern has entered into a letter of intent with the YMCA of Greater Boston, Inc. (YMCA) and Phoenix Property Company (PPC) so that PPC can construct a 17-story, 198-foot high (zoning height) building with 720 beds; 600 for students, Residential Life, and other faculty and supervisory staff. The proposed project is seen as necessary for implementation in fall 2011 a requirement that all freshman and sophomore undergraduates live in approved housing.

The structure will have two basement floors for classrooms; some may also be located on the first floor.

Although the Amendment Request indicates that Northeastern will occupy the entire building, it is not clear who will actually occupy 120 of the beds. The Northeastern Web site shows that there is a Housing and Residential Life Office but there appears to be no reference to a body of associated individuals other than students who might occupy the building. If there is insufficient staff and faculty who choose not to live in a student residence, who will occupy those beds?

Residence Hall K, identified in the Third Amendment to the Amended IMP is on hold due to financial considerations.

Northeastern is requesting the renewal of its IMP and an extension of the existing IMP, as amended, until December 31, 2012 so that it might engage in a comprehensive planning effort aimed at the development and improvement of physical plant facilities, infrastructure and the campus environment.

Joseph Aoun, Northeastern's President, is a signatory to the American College and University President's Climate Commitment (ACUPCC). We applaud Northeastern for this membership.

The ACUPCC Web site, which this department monitors, shows that Northeastern is to file a progress report by September 15, 2011 and its next greenhouse gas emissions (GHG) report by September 15, 2012. Interim Milestone Emission Reductions Targets are identified as:

- 20% reduction in Total Scopes 1, 2 Emissions by 2015 relative to baseline emissions in 2005
- 80% reduction in Total Scopes 1, 2 Emissions by 2050 relative to baseline emissions in 2005

We request that the 2012 IMP provide information on Northeastern's efforts, progress and plans to continue meeting the ACUPCC.

Mayor Thomas M. Menino accepted in April 2010 a consensus report, *Sparking the Climate Revolution*, from the Boston's Climate Action Leadership Committee, a group of 21 individuals he appointed in March 2009, to chart Boston's collective response to climate change. The report includes a set of wide-ranging recommendations aimed at significantly reducing greenhouse gas (GHG) emissions and preparing for the risks of climate change in Boston. It calls for reducing Boston's greenhouse gas emissions by 25% by BED

2020 and incorporating the potential effects of climate change in all planning and review of public and private projects. The five overarching recommendations of the Leadership Committee are:

- reduce Boston's GHG emissions 25 percent by 2020;
- immediately start incorporating projected effects of climate change — particularly sea-level rise, heat waves, and more intense storms — in all planning and review for municipal and private projects;
- develop a comprehensive public engagement effort, including a public commission and strong partnerships with community organizations;
- use climate action opportunities to advance Boston's green economy and jobs goals; and
- ensure that climate action has clear public and private leadership and sufficient public and private resources.

Achieving the Mayor's goals for reducing the effects of climate change, cultivating a city of green buildings and advancing sustainability in multiple realms will be drivers of economic development and innovation and require committed action from individuals and entities in both the public and private sectors. The following comments and requests address the intertwined challenges and solutions associated with protecting and enhancing human health, ensuring ongoing economic development, creating jobs and developing a vibrant built environment. We request that climate change adaptation be considered in the construction and operation of GrandMarc at Northeastern and all other construction, rehabilitation, infrastructure and campus improvement and expansion projects.

Measures to minimize flooding are suggested in the requirements and guidance for LEED NC credits SS 6.1 (Stormwater Design – Quantity Control) and 6.2 (Stormwater Design – Quality Control). These two aspects of stormwater management speak to the benefits of a broad response; we encourage their use as part of prudent risk management. We further encourage consideration of the location of uses, particularly in the basement and first floor areas of buildings.

We suggest that Northeastern consider the vulnerability to flooding from construction and operational standpoints in IMP development and project planning. For example, stormwater management systems may need to be sized for higher precipitation levels than customary and the potential for reuse examined. Even when buildings are not compromised during a storm, roadways may flood, making them impassable. So, the potential effects on transportation accessibility must also be assessed. These two aspects of stormwater management speak to the benefits of a broad response. LEED NC credits SS 6.1 (Stormwater Design – Quantity Control) and 6.2 (Stormwater Design – Quality Control) can be useful in this regard.

Climate change is likely to increase average summer temperatures, the number of days over 90 or 100 degrees and the number of consecutive high-heat days leading to increased stress on the electrical grid. The Proponent should assess the sufficiency of project systems and green infrastructure (e.g., a green roof to keep buildings and occupants safe during heat waves without the use of life-safety/emergency systems (e.g., generators) that may add to ozone pollution levels and increase the heat island effect. Natural ventilation can play a role in risk management if the ventilation and passive cooling elements are sufficient in combination to result in the necessary level of benefit. A roof garden with shade trees, other non-roof measures as outlined in LEED NC SS Credit 7.1 (Heat Island Non-Roof) and innovative design elements that provide passive cooling are some of the options that should be assessed to address the well-being of occupants.

Given an expectation that the life of an educational institution is infinite, they can benefit from investment in renewables that carry with them a longer payback than might be comfortable for less enduring ratepayers. We encourage Northeastern to continue to evaluate the very long-term gains it can achieve. BED comments - Northeastern University IMPNF-Fourth Amendment to IMP, IMPNF-Fifth Amendment to IMP, IMPNF-Renewal and Extension of Existing IMP, Page 4

from renewable energy generation in new projects and the continued incremental installation and use of renewable technologies in retrofits. We also recommend the following LEED credits for the same reason:

- NC Energy and Atmosphere Credit 3: Enhanced Commissioning - This is an important credit in ensuring that the investment and effort expended to design and construct/rehabilitate sustainable buildings will provide economic and environmental benefits.
- NC Energy and Atmosphere Credits 5, 5.1 and 5.2 regarding Measurement and Verification (M&V) – The development and implementation of a permanent M&V Plan is a tool in ongoing stewardship and helps to ensure that energy savings are being achieved.
- NC Energy and Atmosphere Credit 6: Green Power - We encourage measures such as the purchase of Renewable Energy Credits (RECs) to include renewables while planning for on-site generation.

The planting of shade trees on Northeastern's campus will assist the city in reaching Mayor Thomas M. Menino's goal to have 100,000 new trees planted in Boston by 2020 (see <http://www.growbostongreener.org>). Please evaluate species with consideration of the asian longhorned beetle situation. The following resources are useful.

ALB Information from the MA Department of Conservation and Recreation
<http://www.mass.gov/dcr/>

ALB Information from the MA Department of Agricultural Resources
<http://www.mass.gov/agr/alb.htm>

ALB Information from USDA's Animal and Plant Health Inspection Service
http://www.aphis.usda.gov/plant_health/plant_pest_info/asian_lhb/index.shtml

ALB Information from U.S. Forest Service
<http://na.fs.fed.us/fhp/alb/>

We ask that Northeastern help to educate the public and further improve the water quality of local water bodies by agreeing to the permanent installation of plaques that bear the warning "Don't Dump - Drains to Charles River." The plaques are best installed adjacent to all existing, modified and new catch basins. Information on the casting can be obtained from the Operations Division of the BWSC (617-989-7000).

This department supports the goal of the U.S. Green Building Council to minimize light trespass from buildings and sites, to reduce sky-glow, increase night sky access, improve nighttime visibility through glare reduction and reduce development impact from lighting on nocturnal environments. We also support the mission and goals of the International Dark-Sky Association to preserve and protect the nighttime environment by reducing light pollution through better lighting practices that provide:

- energy savings resulting in economic benefits;
- superb nighttime ambience and quality of life;
- conservation of ecosystems;
- safeguarding of scientific and educational opportunities, such as astronomy;
- preservation of cultural heritage and inspiration for the arts;
- increased visibility, safety, and security at night by reducing glare; and
- protection of human health.

Exterior lighting fixtures should be low-height, shielded and downward directed. The Web site for the British Astronomical Association's Campaign for Dark (*starry, natural*) Skies at <http://www.britastro.org/dark-skies> has photographs that demonstrate the visual differences between lighting schemes. At the Web site home page click on "Lighting" on menu on the left side, then click "Good & bad lighting." The photographs show that there are ways to promote and maintain safety while preventing light trespass that can disturb neighbors and obscure the night sky. The orientation and

BED comments - Northeastern University IMPNF-Fourth Amendment to IMP, IMPNF-Fifth Amendment to IMP, IMPNF-Renewal and Extension of Existing IMP, Page 5

reduction in the number and type and of exterior fixtures can minimize over lighting while providing effective security.

As part of Mayor Menino's overall efforts to "green" Boston, the City has been exploring the use of Light Emitting Diodes (LED) lighting for public spaces, sidewalks and roadways through the installation of demonstration projects and is beginning to install LED streetlights in several neighborhoods. Some benefits of LED lighting are:

- LED street lights cost significantly less to operate and cut energy use and carbon emissions. (The high efficiency has the potential to offer 50 to 80 percent energy savings.)
- LED fixtures can be "aimed" to minimize light trespass and light pollution.
- LEDs can produce enhanced visibility with better color rendering (colors seem more natural). They offer whiter light in a range of color temperatures with a higher color rendering index for enhanced visibility.
- There are a growing number of vendors of quality LED street and general lighting which is helping to drive costs down and is addressing the full range of applications.
- LEDs offer long life and high reliability. Quality street lights can last 10-25 years depending on usage and can therefore offer significant reduction in maintenance costs compared with traditional lights sources that require replacement every 2-3 years.
- Light from each LED can be guided with secondary optics to provide far more even illumination using lower light levels than traditional lighting sources. Traditional light sources typically over light the area directly under the pole to ensure that the outer areas surrounding the pole are well lit. LED fixtures are designed to spread the light more evenly eliminating the need for overlighting.

We suggest that Northeastern develop lighting objectives and evaluate the use of LEDs for exterior and interior uses in the GrandMarc project, throughout the term of the current IMP and in preparation of the 2012 IMP.

Minimizing vehicle trips is a measure necessary to achieve Mayor Menino's GHG reduction goal. As the April 2010 report states, "Reducing Boston's greenhouse gas emissions will involve all segments of the Boston community. Nearly half of the reductions would come from sources largely under the control of individual residents and commuters— emissions from homes, apartments, and automobiles—as opposed to business and institutional sources."

The report shows that, in regard to fuel type, 19 percent of GHG are associated with gasoline use. A 31 percent reduction in GHG from the transportation sector overall and a 29 percent reduction in the use of gasoline will be necessary to meet the Mayor's goal. Eight percent will have to come from a combination of the following vehicle-miles-traveled reductions: mass transit/parking, car sharing and bike programs. Assuming that over the long term air quality impacts from vehicle trips will decline as motor vehicle emission rates decrease due to more stringent emission control requirements is not sufficient. Comprehensive, multi-faceted Transportation Demand Management (TDM) programs designed to steadily reduce vehicle trips are essential. We look forward to a comprehensive plan in the 2012 IMP.

According to the Massachusetts Department of Environmental Protection (DEP), about 33 percent of mobile source particulate matter (PM) and ten percent of all nitrogen oxide (NO_x) pollution in the northeast is caused by construction vehicles. More than 90 percent of diesel engine particulate emissions are highly respirable and carry toxins deep into the lung, exacerbating human respiratory ailments. The U. S. Environmental Protection Agency (EPA) has proposed classification of diesel exhaust as "highly likely to be carcinogenic in humans." It estimates that diesel engines currently on the road can run for 1,000,000 miles and remain in operation for as long as 20 to 30 years. This amounts to 160 to 240 tons of pollution over the life of each engine.

Beginning with model year 2007, on-road diesel vehicles are required to comply with strict EPA emissions requirements. Standards for new engines in non-road equipment will be phased in starting with the smallest engines in 2008 until all but the very largest diesel engines meet both NO_x and PM standards in 2014. Some of the largest engines, 750+ horsepower, will have one additional year to meet the emissions standards.

The use of flow-through filters and diesel particulate filters on pre-2007 diesel vehicles can reduce air quality degradation caused by emissions of carbon monoxide (CO), volatile organic compounds (VOC), NO_x and air toxins generated by heavy-duty equipment. Oxidation catalysts and catalyzed particulate filters reduce toxic emissions of formaldehyde, benzene, acrolein and 1-3 butadiene by as much as 70 percent, decrease localized adverse impacts and reduce dust and odor complaints from project abutters and regulatory agencies. We ask that all pre-2007 diesel construction vehicles working on the GrandMarc and other projects be retrofitted using retrofit technologies approved by the United States Environmental Protection Agency (EPA) and that contractors be required to use ultra low-sulfur diesel (ULSD) fuel (15 ppm), in all off-road construction equipment.

Regular vacuum cleaning of streets and sidewalks in the project area should be employed to ensure that they remain free streets of dust and debris. The use of a vacuum sweeper is an important measure for preventing construction-related dust and debris from being transported by air or deposited in storm drains. Other measures to minimize the spread of dust and debris include one to two inches of gravel no less than ten (10) feet in length at truck entrances and egresses and a wheel wash, with proper provisions for runoff.

Some excess building materials may be suitable for donation to the Building Materials Resource Center (100 Terrace Street, Roxbury, 02120, 617-442-8917). This non-profit center offers new and used materials for low and middle income homeowners. We request that the Proponent consider donations to the BMRC.

Thank you for the opportunity to offer comment.

Sincerely,

Bryan Glascock
Commissioner

**APPENDIX 2
COMMENTS FROM THE PUBLIC**



73 Hemenway Street
Boston, MA 02115
617-267-4637
www.fenwaycdc.org

December 17, 2010

Gerald Aulter
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Comments on Proposed Extension/Renewal of the IMP and Proposed Fourth IMP Amendment

Dear Gerald:

Thank you for the opportunity to comment on the proposed extension/renewal of Northeastern University's Institutional Master Plan (IMP) and the proposed fourth IMP amendment.

We submit this letter on behalf of the Fenway Community Development Corporation (Fenway CDC), a 37-year-old, community-based organization that builds and preserves affordable housing and promotes projects that engage our full community in enhancing the neighborhood's diversity and vitality. We reviewed Northeastern's proposal against our Urban Village Plan¹, a vision for the neighborhood as a smart-growth-oriented community that welcomes the broadest spectrum of residents.

We will support the extension and renewal of the IMP, which will allow Northeastern (NEU) to lease the properties, designated in the filings and will allow construction of a 720-bed dormitory on a portion of the Central Branch YMCA property. We offer our support with the following considerations:

- **St. Botolph Terrace:** First, we want to acknowledge the university's decision, announced this month by Vice President Jack McCarthy, to sell St. Botolph Terrace to a local Community Development Corporation. We consider this a noteworthy act of good citizenship on Northeastern's part and a significant addition to the stock of affordable permanent housing in the Fenway. We thank NEU for working with us on this solution and for its support in selling St Botolph terrace to a CDC, for which there has been tremendous community and political support. We are currently working with NEU on next steps.

¹ <http://www.fenwaycdc.org/programs/urban-village>

- **YMCA Lease Agreement/New Dorm:** Currently NEU is using “first refusal” language in describing the final leasing arrangement of the student dorm at the YMCA building. To insure that Northeastern emerges as the ultimate owner of the building, we request that the Boston Redevelopment Authority require NEU to execute a lease agreement with an ironclad exit clause to assure us that the university will be the ultimate owner.
- **Mechanism to Ensure Progress:** Given the fact that we are being asked to approve the lease filings in advance of the dorm approval, we expect the BRA and the Inspectional Services Department to issue occupancy permits ONLY if certain conditions are met, viz. that NEU has a full financing package in place and has commenced the Article 80 process. The BRA and Inspectional Services should withhold occupancy permits until these conditions are met.
- **Dorm Details:** We are troubled by the lack of details about the dorm itself. Given the serious concerns we had about the Grand Marc proposal, we want to see schematics and floor plans as soon as possible, and we want to have input in the design phase. Though only half the size of the Grand Marc project, this building will nevertheless have a long-term presence in the East Fens. It is vital that a permanent addition to the urban landscape have the endorsement of the community. We trust that the university considers this an essential goal, given that it will be the ultimate owner and has invested so significantly in its own physical space.
- **Outstanding Memorandums of Understanding (MOUs):** We are concerned that MOUs Northeastern has signed with the BRA have not been fulfilled. While the economic development program for Parcel 18 does not directly involve the Fenway, we endorse Representative Sanchez’s call for completing the requirements on that parcel, which has languished for 18 years. We strongly encourage the university to fulfill all unaddressed MOUs.
- **Reconstitution of the Community Task Force:** A new Community Task Force should be appointed well in advance of the end of the fourth amendment to this IMP, in order to launch a timely and considered community/university decision process for the next IMP.

As you know this has been a long and arduous process. We look forward to moving into a new era of greater trust as the issues above are addressed.

Sincerely,



Joyce Foster
Fenway CDC Board Member
Northeastern University Task Force Member



Dharmena Downey
Fenway CDC Executive Director

cc: Manuel Delgado Fenway CDC, Urban Village Committee Chair

December 13, 2010

TO: Gerald Autler **via email** Gerald.Autler.bra@cityofboston.gov
Boston Redevelopment Authority
1 City Hall Square, 9th floor
Boston MA 02201

FROM: Symphony Neighborhood Resident, Andrew Friedland

RE: Comments regarding Northeastern Master Plan extension/amendment

Dear Gerald:

As a homeowner & resident in the Symphony Neighborhood, I have been following NEU's Master Planning process for the past five years. The now-abandoned, multi-school GrandMarc proposal seemed totally unsustainable, unrealistic and fantasy given that the mechanics for operating this facility could simply not be implemented in a manner that provided an acceptable level of control & management. Northeastern recognized this as well and did not want to be a part of a possible fiasco. The business case for that plan had been hastily put together and that seemed apparent early on.

The newly proposed plan, NEU lease of a scaled back GrandMarc, also seems to have been hastily organized and has two fundamental pitfalls: 1. This course of action will cost NEU substantially more than if they did the same project without a development partner; and 2. The construction risks associated with building adjacent to Jordan Hall & its building may be substantial (e.g. major delays & costs associated with damaging the Jordan Hall structure during the GrandMarc construction).

The revised GrandMarc business case seems to have been made on its political merits but not on its economical viability. It appears to be a "rush" project with substantial business and construction risks that seem not to have been carefully vetted & analyzed. To me, it is not clear why NEU would pursue this course of action except for the possible opportunity to increase its dormitory presence in the St. Botolph Street area by later building on the two approved sites (the Garage & the Cullinane Building).

NEU is saying that they understand they will be paying additional costs associated with having a developer provided dormitory space. This cost premium is substantial as compared if NEU were to build the same structure themselves perhaps at a later time. Those additional costs would be comprised of:

1. Fees to equity partners.
2. Fees to developer partner.
3. Annual real estate tax payments (this would be NEU's responsibility due to the "triple net" lease provision.
4. Not being able to utilize low-cost funding sources that are solely available to not-for-profit entities.

page 2

A. Friedland to G. Autler

NEU says they do not sufficient capital to fund this development but is willing to enter into a long-term lease for use of the space. However, FASB accounting regulations treat long-term leases as equivalent to making large capital expenditures so future NEU capital projects will be adversely impacted by this transaction. That would include the proposed dormitories. Why would NEU decide to pursue this direction given the alternative of simply waiting a year or two and then raising the necessary funds to do either the GrandMarc or the other dormitory projects themselves? To me that would be the prudent course of action.

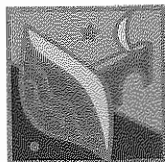
As a NEU neighbor who first-hand experiences the benefits & disadvantages of living at campus's edge, the decision to pursue a leased dormitory situation does not seem to be a prudent nor reasonable course of action at this time. I ask that the BRA flush out the underlying motivation for NEU and to attempt to assess their decision-making process. This may include requiring a financial case to be presented to the BRA or simply to ensure adequate funds are available should there be substantial construction problems (e.g. with respect to Jordan Hall) and to freeze the St. Botolph Street dormitory bed-count to today's approved quantity.

My interest is in having NEU pursue a responsible plan to increase its on-campus housing goals. If they had set a priority on building one of the other two St. Botolph Street dormitories, I believe they would have found a way to fund that program.

Sincerely,

Andrew Friedland
39 St. Stephen Street

cc. SUN Board



THE FENWAY
ALLIANCE

Gerald Autler
Senior Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

December 14, 2010

Re: Northeastern University IMP Extension and Amendment 4

Dear *Gerald* Gerald,

On behalf of the 22 members of the Fenway Alliance, I am writing to urge the Board to support the extension of Northeastern University's Institutional Master Plan, as requested by the university, and Amendment 4 to the IMP, which would permit the leasing of certain office, classroom and laboratory space in the Fenway and South End.

The Fenway Alliance, a consortium of 22 nationally and internationally renowned cultural and academic institutions located in the Fenway, defines the best of arts, culture, education, and research in Boston and beyond. Our goal is to enhance the District, creating a 5-mile area in the City of Boston that remains and grows in its uniquely rich academic and cultural offerings, and its beautiful parklands and green spaces. We create and sustain the Fenway Cultural District, and provide the highest quality intellectual, social and cultural opportunities for individuals and families throughout the region.

Northeastern University's creative proposal to create dormitory spaces by working with a private developer, delineated in Amendment 5, which will come before the Board in early 2011, is very much in alignment with the mission and overall goal of the Fenway Alliance, and represents a fulfillment of the University's obligations under the last amendment to its IMP. In keeping with its institutional housing goals and in support of the wishes of the larger community, beginning with the incoming class in fall 2011, Northeastern University will require all freshmen and sophomores to live in university-supervised housing. The Fenway Alliance applauds and supports this student housing endeavor.

I look forward to joining the community's discussion with Northeastern and the BRA staff over the specifics of its next IMP.

Sincerely,

Kelly Brilliant
Kelly Brilliant, Executive Director
The Fenway Alliance, Inc.

100 HUNTINGTON AVENUE / AVENUE OF THE ARTS, BOSTON, MA 02115 PHONE: 617 437 7544 FAX: 617 437 7459
www.fenwayculture.org



SYMPHONY UNITED NEIGHBORS

P.O. Box 230134

Boston, MA 02123-0134

FAX TRANSMISSION

NO. PAGES 2
(including this one)

December 11, 2010

TO: Gerald Autler
Boston Redevelopment Authority
1 City Hall Square, 9th floor
Boston MA 02201 617-742-7783

FROM: Symphony United Neighbors
RE: Northeastern Master Plan extension/amendment

Dear Gerald:

Symphony United Neighbors (SUN) is an all-volunteer community association in the East Fenway. We watch with great interest any developments and actions by all our institutional neighbors, especially Northeastern University.

Although we have some reservations about yet another amendment to the Northeastern Master Plan, we do support it. Waiting for a new Master Plan would delay certain plans and undo many years of work by the Task Force and the neighborhood. Similarly, we generally favor the leasing arrangements in this request. One concern we have, however, is reclaiming the public parkland that was somehow taken over by the Forsyth Institute parking lot. Although the MFA owns the property, we would like Northeastern to take action to restore this during the time they lease it.

Now, for the dorm proposal: We know that it is very early in the process. However, many of the objections that we as a neighborhood had to the former GrandMarc project still remain. (We would, by the way, suggest to the developers that they find a new name. Bad vibes.) These are some of the issues that we hope Northeastern might think about as they go ahead.

One of our initial major worries about the proposed dorm was the property tax status. We have been somewhat reassured by recent news that it will remain on the tax rolls. But we'd like a solid guarantee of that.

Another of our most important concerns is still the future of the building. We really wish that Northeastern's investment in the building appeared more lasting and permanent. Being told that the university has "first refusal" on a future

SUN/ page 2

purchase does not give us that kind of confidence. At the end of the current lease, could the building become (once again) a for-profit open-to-all dorm? That's just what we feared with GrandMarc. For instance, does Northeastern plan to own the land under the Y property (which would give more security)? We need guarantees.

Another lingering major concern is density in that small area of St. Botolph St. The Task Force initially approved the Cullnane site and Gainsborough Garage as dorm sites. This proposal would add 720 beds in a new site, outside the actual dorm site. The number of students would be overwhelming and unacceptable. This doesn't even consider issues like parking, deliveries, etc. on a narrow dead-end street. Northeastern has been unwilling to comment on their plans for those sites.

We know that the dorm plans are very preliminary at the moment. But as plans go ahead, we still hope that they will provide more on-site space for student life and eating options, to lessen the student impact on the neighborhood and its stores and restaurants. Shadow studies, parking, and other concerns remain. Similarly, we wonder about the impact that this construction might have on neighboring Jordan Hall.

for considering our opinions.

Sincerely,

Barbara B Simons

Barbara B. Simons, President
and the Board of Symphony United Neighbors

Gainsborough Neighborhood Association
295 Huntington Ave.
Boston, MA 02115

December 12, 2010

Mr. Gerald Autler
Boston Redevelopment Authority
1 City Hall Square, 9th floor
Boston, MA 02201 617-742-7783

Dear Mr. Autler,

I am writing on behalf of the Board of Directors of the Gainsborough Neighborhood Association, a group which is comprised of the 350 tax-paying condominium owners on Gainsborough Street. The Board has always had a keen interest in following the actions and plans for development of our many neighboring institutions. Because of its immediate proximity Northeastern University's continued expansion, in particular, has always been a major concern for us.

We tend to support the proposed amendment to the current NU Master Plan, if only because such an amendment buys all parties involved more time to carry out plans and not to act with haste as newer options and ideas are considered.

We have long wanted to have NU house as many of its students as possible on campus. To this end, the BRA, NU and the YMCA are embarking yet again on a project which will have huge implications for all. While we are pleased that NU is continuing its effort to increase the number of students living on campus, there remains some serious concerns for us which we feel need to be addressed:

1. While many of the most objectionable features of the now happily-deceased GrandMarc project have been resolved, there still remain some questions here. Admittedly, we have seen no plans as of yet, but we gather that there has been little if any consideration about dorm residents options for eating INSIDE the proposed dorm. As well, recreational space needs to be considered. Parking issues, shadow studies, groundwater studies have yet to be undertaken. All of these factors are of extreme importance.
2. NU, with all its vast land and buildings and usage of city services, pays not even a mere pittance in PILOT payments while our street's residents pay annually \$1,000,000 or so in real estate taxes. Therefore, we feel quite strongly indeed that this proposed YMCA dorm remain on the city tax rolls in perpetuity.
3. A key objection to the former GrandMarc was that no particular institution had control of and responsibility for the actions of it is residents. We are greatly relieved to see that NU will now be in charge. But, for how long? We hear that

the university has a right of first refusal on any future purchase. This does not instill in us great confidence that this building would remain in perpetuity NU property and NU-controlled. We should like to see written assurances that this is indeed what is being envisaged. Otherwise, such a building could possibly revert to a for-profit dorm open to all. This was the rock on which GrandMarc fortunately foundered. To this end, we would like to see that NU not only eventually owns the building but also the land underneath the building.

We understand that the plans for a YMCA dorm are presently extremely preliminary. We look forward to a most serious consideration of more detailed plans as this project continues to advance. For such advancement and in order to have an unhurried consideration of the YMCA dorm, we remain in support of the proposed amendment to the current master plan.

Thank you very much for your consideration of our concerns.

Sincerely,

Jeffrey D. Brody, President
Gainsborough Neighborhood Association.

Gerald Autler
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201:

Dear Gerald:

I am writing to share my thoughts on the requests by Northeastern University to be permitted to extend their leases at the Forsyth Center, the YMCA and the Christian Science Center and to be granted an extension of their current master plan so that their proposal to build a dormitory on property owned by the YMCA can be considered. I would support these requests with the following reservations.

The proposal to build a new dormitory on property now owned by the YMCA carries with it many of the same issues associated with the previous GrandMarc proposal by the same developer. One of these, lack of affiliation with a university, has been addressed by joining the project to Northeastern for the term of the lease. This is not acceptable. The new dorm **must revert to Northeastern** at the end of the lease. Otherwise the project could revert to the unacceptable unaffiliated rooming house proposal that was previously rejected by the neighborhood.

I am concerned that the new building will add 720 beds to St Botolph Street which already has a potential of 600 beds at Cullinane and 1200 beds at the Gainsborough Garage sites. In addition the New England Conservatory is planning to build a new dorm on St. Botolph Street further impacting the issue of student density on that street. Approval of the new dorm should therefore probably result in either Cullinane or the Gainsborough Garage being taken off the table.

Design features of the new building must include common areas for students so that they are not forced to come into the neighborhood for socializing and eating. Issues such as parking, access, height and aesthetics must also be considered.

Another issue is the loss to the community of services now provided by the YMCA to neighborhood children and over 3500 members. Developing the Cullinane site instead as already approved would provide 600 beds and save the services of the YMCA.

I understand that these and other issues will be addressed in the scoping process.

Sincerely,

James Hartmann, Chairman
87 Gainsborough Street
Board of Trustees

**Gerald Autler
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201
December 17, 2010**

Dear Gerald:

As a resident of Gainsborough Street I support the extension of NEU leases in the Fenway area subject to the revisions of December 10, 2010.

A proposed IMP Amendment to construct a new dormitory owned by Phoenix Properties and leased for a non specified time by NEU is another matter entirely. Issues raised by this project are clearly stated in letters from the GNA, SUN, FCDC and individual residents of the neighborhoods that depend on Y facilities for recreation, fitness and social services. These issues must be fully addressed in the scoping process.

Neighborhoods should not be forced into accepting this project without sufficient information and assurances, and pressure that NEU wants to quickly break ground and build “to satisfy neighborhood demands for a dorm” should be stopped. Furthermore, institutional neighbors including Northeastern, Wentworth, Berklee, the New England Conservatory and the Christian Science Center are currently planning projects that will greatly affect the neighborhoods. The BRA needs to share all information about these proposed projects to individual task forces in a timely manner so that they can better understand the consequences for the neighborhoods and Boston. Thank you for your attention to these matters.

**Sincerely,
Jane F. Hartmann**

From: [frederick gardner](#)
To: [Autler, Gerald;](#)
CC:
Subject: Fwd: Northeastern IMP amendments
Date: Sunday, December 12, 2010 10:45:23 AM
Attachments:

Dear Gerald,

As the BRA considers the proposed Northeastern IMP amendments, numerous factors must be taken into consideration. Certainly, what Northeastern plans for the Cullinane Hall site is large among them. The neighborhood community wonders what is being considered as Jack McCarthy noted at the first meeting in reply to my question, that the university wants to keep its Cullinane options open. A second dorm on the site would not be acceptable if the Phoenix Lincoln Properties package is approved. Will it be wise to approve this proposal without any advance indication of what Northeastern has as its primary option for that site?

Further, a number of objections to the previous Grand Marc proposal remain in force, particularly in respect to in-house facilities for dining and recreation in the redrawn proposal. Without such facilities, a large number of students will be forced out onto the streets to seek food and entertainment. Similarly, in regard to transportation, the same old whitewash is being applied to the issue of parking, using the pretence that residing students will not own or bring automobiles. Not all of them will, but some of them will, and probably enough to create a major neighborhood parking problem.

While I am not recommending rejection of the IMP amendment request, I urge the BRA to fully realize and address the unresolved issues that surround this project.

Cordially,

Frederick W. Gardner
90 Gainsborough St, #101e
Boston, Ma. 02115

APPENDIX 3
EXAMPLE OF IMP Amendment/DPIR PUBLIC NOTICE

PUBLIC NOTICE

The Boston Redevelopment Authority ("BRA"), pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that an Institutional Master Plan ("IMP Amendment") / Draft Project Impact Report ("DPIR") was submitted by the NAME OF INSTITUTION, on MONTH, DAY, AND YEAR. The NAME OF INSTITUTION IMP Amendment describes currently proposed institutional projects on the NAME OF INSTITUTION campus. The DPIR describes the design and impacts of the Proposed Project. DESCRIPTION OF IMP Amendment / DPIR. Approvals are required of the BRA pursuant Article 80 for the issuance of an Adequacy Determination / Preliminary Adequacy Determination by the Director of the BRA for the approval of the IMP Amendment/Project.

The IMP Amendment/DPIR may be reviewed at the Office of the Secretary of the BRA, Boston City Hall, Boston, Massachusetts 02210 between 9:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. Copies may also be reviewed at LIBRARIES.

Public comments on the IMP Amendment/DPIR, including comments of public agencies, should be submitted to Mr. Gerald Autler, Senior Project Manager/Planner, BRA, at the address stated above or by email at Gerald.Autler.BRA@cityofboston.gov within _____ days of this notice or by _____, 2008.

BOSTON REDEVELOPMENT AUTHORITY
Brian Golden, Executive Directory/Secretary

APPENDIX 4
INSTITUTIONAL PARTNERSHIP PROGRAM
DATA AND INFORMATION TEMPLATE

Boston Institutional Partnership Program
Data and Information Request (Brief Version)

Data Category and Description	Data
<p>Facilities</p> <ul style="list-style-type: none"> Total acreage owned in Boston <ul style="list-style-type: none"> Tax-exempt Taxable Total Gross Floor Area owned in Boston <ul style="list-style-type: none"> Tax-exempt Taxable Total Gross Floor Area Leased in Boston Total Gross Floor Area proposed, under review, in construction New properties purchased or leased since previous update 	
<p>Student Population (as applicable)</p> <ul style="list-style-type: none"> Undergraduate <ul style="list-style-type: none"> Part-time Full-time Graduate <ul style="list-style-type: none"> Part-time Full-time Post-doctoral Other (e.g. not in degree program) 	
<p>Patients (as applicable)</p> <ul style="list-style-type: none"> Annual inpatient visits to Boston facilities Annual outpatient visits to Boston facilities Annual emergency room visits 	
<p>Employees</p> <ul style="list-style-type: none"> Total employee count <ul style="list-style-type: none"> Staff (FTE) Faculty (FTE) Other (FTE) Number living in Boston (not FTE) 	
<p>Financial Information</p> <ul style="list-style-type: none"> Annual operating budget Property tax payments PILOT payments Other payments (fees and permits) 	
<p>Housing</p> <ul style="list-style-type: none"> Student Housing (as applicable) <ul style="list-style-type: none"> Undergraduates housed by institution <ul style="list-style-type: none"> Dormitory/apartment beds Leased housing Graduate students housed by institution <ul style="list-style-type: none"> Number living in owned housing Number living in leased housing Employee Housing <ul style="list-style-type: none"> Number of units owned by institution Number of units leased by institution Number of employees housed by institution 	

Boston Institutional Partnership Program
Data and Information Request (Brief Version)

Data Category and Description	Data
<p>Transportation</p> <p>Total Trip Generation by Mode Drive alone Carpool Public transportation Walk Bicycle Other</p> <p>Parking Facilities Number of surface spaces (owned and leased) Number of structured spaces (owned and leased) Applicable charges</p> <p>Transportation Demand Management Programs T pass subsidies Amount/percentage of subsidy Number of passes subsidized Number of carpool parking spaces Number of bicycle spaces Covered Uncovered</p>	

**Appendix B - Northeastern University-Facilities Data Matrix,
January 1, 2011**

Appendix B - Northeastern University Facilities Data Matrix

Issue Date 01-01-11

Facilities Division - Office of Space Planning & Design

Building Name	Building Abbreviation	Official Street Address	Year Built	Year Acquired	Year Major Renovation	Levels Below Grade	Levels Above Grade	Penthouse Levels	Gross SF	Owned or Leased	Exterior Construction Type	Footing Type	Primary Building Use
Academic & Administrative Facilities													
335A Huntington Avenue (portion of building)	335	335A Huntington Avenue	Unknown	2000	2000	1	0	0	8,505 sf	Leased	Masonry	PIF, Caisson or Footing	Student Services
34 Beacon Street	34	34 Beacon Street, Boston, MA	1825	2006	2000	1	5	0	11,183 sf	Owned	Brick	Unknown	Residence & Event Space
Asian American Center	AC	109 Hemenway Street	1898	2005		1	3	0	4,646 sf	Owned	Brick	Unknown	Student Services
Architecture Studios (portion of building)	RG	(Not Assigned)	1985	2000	2000	0	1	0	16,844 sf	Leased	Concrete	PIF, Caisson or Footing	Academic
Behrakis Health Sciences Center	BK	30 Leon Street	2002	NU Built		1	7	1	123,122 sf	Owned	Glass	PIF, Caisson or Footing	Classroom/Admin.
Belvidere	BV	101 Belvidere Street	1974	2008	2005	0	4	0	69,911 sf	Leased	Concrete	Unknown	Academic/Administrative
Boston YMCA	BY	Huntington Avenue	--	2009	2009	0	2	0	7,699 sf	Leased	Brick	Unknown	Classroom
Cahners Hall	CA	110 The Fenway	1957	1965		1	2	0	14,912 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Cargill Hall	CG	45 Forsyth Street	1982	NU Built		1	0	0	28,378 sf	Owned	Concrete	PIF, Caisson or Footing	Classroom/Admin.
Churchill Hall	CH	380 Huntington Avenue	1959	NU Built		1	4	1	54,527 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Columbus Place	CP	716 Columbus Avenue	1910	1984	1995	1	6	0	124,192 sf	Owned	Concrete/Brick	PIF, Caisson or Footing	Administrative
Cullinane Hall	CN	288 St Botolph Street	1911	1930	1986	1	2	0	28,043 sf	Owned	Brick	Wood Piles	Administrative
Curry Student Center	CSC	346 Huntington Avenue	1964	NU Built	1994	1	5	0	131,269 sf	Owned	Brick	PIF, Caisson or Footing	Student Services
Cushing Hall	CU	102 The Fenway	1910	1966		1	4	0	25,902 sf	Owned	Brick	Wood Piles	Administrative
Dana Research Center	DA	110 Forsyth Street	1966	NU Built		1	5	0	71,374 sf	Owned	Brick	PIF, Caisson or Footing	Research/Classroom
Dockser Hall	DK	65 Forsyth Street	1968	NU Built	2008	1	4	0	63,383 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Dodge Hall	DG	324 Huntington Avenue	1952	NU Built	1993	1	4	1	85,826 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Egan Center	EC	120 Forsyth Street	1996	NU Built		1	3	2	116,648 sf	Owned	Precast masonry	PIF, Caisson or Footing	Research
Ell Hall	EL	346 Huntington Avenue	1947	NU Built		1	4	1	84,070 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Fenway Center	FC	77 St Stephen Street	1898	2005		1	1	0	18,026 sf	Owned	Brick	Unknown	Student Services
Forsyth Building	FR	70 Forsyth Street	1926	1949		1	2	1	87,454 sf	Owned	Concrete	PIF, Caisson or Footing	Classroom/Admin.
Hayden Hall	HA	370 Huntington Avenue	1956	NU Built		1	5	0	110,515 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Holmes Hall	HO	39-41 Leon Street	1910	1961		1	5	0	73,758 sf	Owned	Brick	PIF, Caisson or Footing	Administrative
Hurtig Hall	HT	334 Huntington Avenue	1968	NU Built		1	4	1	82,160 sf	Owned	Brick	PIF, Caisson or Footing	Research/Classroom
Kariotis Hall	KA	55 Forsyth Street	1982	NU Built		1	3	0	14,987 sf	Owned	Brick	PIF, Caisson or Footing	Classroom
Knowles Center	KN	416 Huntington Avenue	1961	NU Built	1990	1	4	1	61,112 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Library
Lake Hall	LA	43 Leon Street	1910	1961		1	5	1	54,883 sf	Owned	Brick	PIF, Caisson or Footing	Administrative
Latino Center	LT	104 Forsyth Street	1922	1963	1998	1	2	0	3,418 sf	Owned	Concrete	PIF, Caisson or Footing	Student Services
Meserve Hall	ME	35-37 Leon Street	1893	1961		1	4	0	33,101 sf	Owned	Brick	PIF, Caisson or Footing	Administrative
Mugar Life Science Bldg	MU	330 Huntington Avenue	1941	NU Built		1	4	1	136,321 sf	Owned	Brick	PIF, Caisson or Footing	Research/Classroom
Nightingale Hall	NI	105-107 Forsyth Street	1911	1961		1	5	0	65,110 sf	Owned	Brick	PIF, Caisson or Footing	Administrative
International Village - Office Building	INVO	1155-1175 Tremont Street	2009	NU Built		0	5	0	35,615 sf	Owned	Precast/Metal Panel	Matt Footing	Academic/Administrative
Power Plant	PP	111 Forsyth Street	1910	1961		0	1	0	6,815 sf	Owned	Brick	PIF, Caisson or Footing	Mechanical Facility
Renaissance Building	RN	1135 Tremont Street	1994	1997		0	9	1	164,591 sf	Owned	Brick/Precast msnry	PIF, Caisson or Footing	Commercial/Leased out
Richards Hall	RI	360 Huntington Avenue	1938	NU Built		1	5	0	113,827 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Robinson Hall	RB	336 Huntington Avenue	1965	NU Built		1	4	1	53,286 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Ryder Hall	RY	11 Leon Street	1913	1976	1986	0	4	0	110,984 sf	Owned	Brick	PIF, Caisson or Footing	Classroom/Admin.
Shillman Hall	SH	115 Forsyth Street	1995	NU Built		0	4	0	49,304 sf	Owned	Brick	PIF, Caisson or Footing	Classroom
Snell Engineering Center	SN	110 Forsyth Street	1984	NU Built		1	4	1	85,980 sf	Owned	Precast masonry	PIF, Caisson or Footing	Classroom/Admin.
Snell Library	SL	376 Huntington Avenue	1988	NU Built		1	4	1	245,993 sf	Owned	Precast masonry	PIF, Caisson or Footing	Library/Classroom
Stearns Hall	ST	420 Huntington Avenue	1976	NU Built		1	5	0	32,515 sf	Owned	Brick	PIF, Caisson or Footing	Administrative
Tunnels (connecting segments only)	TN	NA	Various	NU Built		1	-	-	7,089 sf	Owned	Concrete	PIF, Caisson or Footing	Circulation
Warehouse	AT	NA	Unknown	Unknown		1	4	0	140,197 sf	Owned	Concrete/Brick	Unknown	Warehouse
Sub-total Academic Facilities					42 buildings	208	2,857,476 sf						

Residence Facilities

10 Coventry Street	CV	10 Coventry Street	2004	2004		2	6	1	69,739 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
106 St. Stephen Street	106	106 St. Stephen Street	1923	1975 (leased 1966)		1	4	0	17,529 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
110 St. Stephen Street	110	110 St. Stephen Street	1923	1975 (leased 1966)		1	4	0	17,590 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
116 St. Stephen Street	116	116 St. Stephen Street	1923	1975 (leased 1966)		1	4	0	17,567 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
122 St. Stephen Street (Levine Hall)	122	122 St. Stephen Street	1923	1975 (leased 1966)		1	4	0	17,534 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
142 Hemenway Street	142	142 Hemenway Street	1896	1961		1	5	0	10,142 sf	Owned	Brick	Wood Piles	Community Apartments
144 Hemenway Street	144	144 Hemenway Street	1896	1961		1	5	0	8,012 sf	Owned	Brick	Wood Piles	Residence Facility
146 Hemenway Street	146	146 Hemenway Street	1896	1961		1	5	0	8,036 sf	Owned	Brick	Wood Piles	Community Apartments
148 Hemenway Street	148	148 Hemenway Street	1896	1961		1	5	0	8,787 sf	Owned	Brick	Wood Piles	Community Apartments
319 Huntington Ave.	319	319 Huntington Avenue	c 1916	1982		1	5	0	31,488 sf	Owned	Brick	Wood Piles	Residence Facility
337 Huntington Ave.	337	337 Huntington Avenue	1923	1982		1	5	0	50,014 sf	Owned	Brick	Wood Piles	Residence Facility
407 Huntington Ave.	407	407 Huntington Avenue	1922	1969		1	5	0	29,921 sf	Owned	Brick	Wood Piles	Residence Facility
768 Columbus Avenue	768	768 Columbus Avenue	1914	1999		1	4	0	11,317 sf	Owned	Brick	Unknown	Residence Facility
780 Columbus Avenue	780	780 Columbus Avenue	1912	Unknown	2001	1	5	1	40,273 sf	Owned	Brick	Unknown	Residence Facility
Burstein Hall	BU	454-458-460 Huntington Ave	1927	Unknown	1984	1	4	0	51,715 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
Davenport Commons A	DCA	700 Columbus Avenue	2001	2001		0	6	1	122,719 sf	Leased	Brick	PIF, Caisson or Footing	Residence Facility
Davenport Commons B	DCB	696 Columbus Avenue	2001	2001		0	6	1	76,325 sf	Leased	Brick	PIF, Caisson or Footing	Residence Facility
Kennedy Hall	KDY	115-119 Hemenway Street	1911	1979 (leased 1965)		1	5	0	48,084 sf	Owned	Brick	Wood Piles	Residence Facility
Kerr Hall	KH	96 The Fenway	1913	1973		1	6	0	31,260 sf	Owned	Brick	Wood Piles	Residence Facility
Light Hall	LH	81-83 St. Stephen Street	1892	1965		1	3	0	15,724 sf	Owned	Brick	Wood Piles	Residence Facility
Loftman Hall (& 153 Hemenway Street)	LF,153	163, 157, 153 Hemenway Street	1909	1976-78		1	4	0	53,545 sf	Owned	Brick	Wood Piles	Residence Facility
Melvin Hall	MH	90 The Fenway	1913	1965		1	5	0	30,455 sf	Owned	Brick	Wood Piles	Residence Facility
International Village - Residence	INVR	1155-1175 Tremont Street	2009	NU Built		2	22	2	459,753 sf	Owned	Precast/Metal Panel	Matt Footing	Residence Facility/Academic
Rubenstein Hall	464	464 Huntington Avenue	1924	1977		1	5	0	29,591 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
Smith Hall	SM	125,129,131 Hemenway Street	1902	1965	2007	1	3	0	59,225 sf	Owned	Brick	Wood Piles	Residence Facility
Speare Hall	SP	10 Speare Place	1964	NU Built		1	4	1	98,710 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
Stetson East	SE	11 Speare Place	1967	NU Built		1	4	1	70,450 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
Stetson West	SW	10 Forsyth Street	1966	NU Built		1	4	1	120,208 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
West Village A	WVA	500-510 Parker Street	1999	NU Built		1	13	2	216,712 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
West Village B	WVB	460 Parker Street (rear)	2000	NU Built		0	7	0	90,039 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
West Village C	WVC	480 Parker Street (rear)	2000	NU Built		0	7	0	92,569 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
West Village E	WVE	10-20 Leon Street	2002	NU Built		0	8	1	129,963 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
West Village F (& O'Bryant Center)	WVF	40 Leon Street	2006	NU Built		2	7	0	142,371 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility/Academic
West Village G	WVG	450 Parker Street	2004	NU Built		0	6	0	133,981 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility/Academic
West Village H	WVH	440 Huntington Avenue	2004	NU Built		0	16	2	161,268 sf	Owned	Metal Panel/Glass	PIF, Caisson or Footing	Residence Facility/Academic
White Hall	WH	19-21-23 Forsyth Street	1925	1961		1	5	0	89,378 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
Willis Hall	WI	50 Leon Street	1979	NU Built		1	10	0	113,230 sf	Owned	Brick	PIF, Caisson or Footing	Residence Facility
Sub-total Residence Facilities						37 buildings	273	2,775,226 sf					

<u>Athletic & Recreation Facilities</u>													
Badger & Rosen Squashbusters Center	SB	795A Columbus Avenue	2003	NU Built	0	4	0	38,498 sf	Owned	Metal Panel/Glass	PIF, Caisson or Footing	Athletic Facility	
Cabot Center (& Barletta Natatorium)	CB	400 Huntington Avenue	1954	NU Built	1	2	0	144,146 sf	Owned	Brick	PIF, Caisson or Footing	Athletic Facility	
Henderson Boathouse	HBH	1345 Soldiers Field Road, Brighton	1989	NU Built	0	2	0	17,663 sf	Owned	Wood	PIF, Caisson or Footing	Athletic Facility	
Marino Recreation Center	MC	359-369 Huntington Avenue	1996	NU Built	0	3	0	82,763 sf	Owned	Masonry/Glass	PIF, Caisson or Footing	Athletic Facility	
Matthews Arena	MA	238-262 St. Botolph Street	1906	1980	1	2	0	108,186 sf	Owned	Concrete/Brick	Wood Piles	Athletic Facility	
Parsons Field House	PFH	186 Kent Street, Brookline	Unknown	Unknown	0	2	0	9,402 sf	Owned	Wood	Unknown	Athletic Facility	
Parsons Field Storage Facility	PFG	186 Kent Street, Brookline	Unknown	Unknown	0	1	0	1,366 sf	Owned	Steel	PIF, Caisson or Footing	Storage Facility	
Sub-total Athletic/Recreation Facilities					7 buildings	18		402,024 sf					

Sub-total Academic, Residential & Athletic/Recreation Facilities 86 buildings 499 6,034,726 sf

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

Total All Boston Campus Facilities 90 buildings 523 7,001,871 sf 58.40 acres

<u>Surface Parking Lots</u>													
Arena Parking Area													<u>Acres</u>
Camden Parking Area													0.83 acres
Columbus Parking Area													1.56 acres
Columbus Place Parking Area													3.82 acres
Hurtig Parking Area													0.50 acres
North Parking Area													0.39 acres
Ryder Parking Area													1.95 acres
													0.40 acres
													8.63 acres

Acreage calculations for parking areas are approximate.

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

Boston Campus Acreage 67.21 acres
Boathouse Property 0.30 acres
Parsons Field Property 5.52 acres
Total All Boston Campus Acreage s 73.03 acres

Satellite Facilities													
Burlington Campus													
		Land acquired 1964											
Elliot Hall	BL	South Bedford Road, Burlington	1964	NU Built	0	2	0	46,989 sf	Owned	Masonry	Classroom/Admin		
Library (former)	BFL	South Bedford Road, Burlington	1964		0	1	0	12,943 sf	Owned	CMU Block	Library		
SDC Building	SDC	South Bedford Road, Burlington	1964		0	1	0	1,398 sf	Owned	CMU Block	Maintenance		
Sub-total Burlington Facilities					3 buildings	4		61,330 sf			14.26 acres		
Dedham Campus													
		Land and facilities acquired in 1983											
Barletta Hall	DC	370 Common Street, Dedham, MA		1983		1986	1	3	0	36,837 sf	Owned	Brick	Classroom/Admin
Barn	DC-B	370 Common Street, Dedham, MA	Unknown	1983			0	1	0	unknown	Owned	Wood	Maintenance
Sub-total Dedham Facilities					2 buildings	5		36,837 sf			20.17 acres		
Batterymarch Conference Center													
Conference Center & Classrooms	BM	89 Broad Street, Boston, MA	Unknown	1994		1994	0	2	0	27,620 sf	Leased	Brick	Conf. Center / Classrooms
Sub-total Batterymarch Conference Center					1 building	2		27,620 sf			0.00 acres		
Marine Science Center - Nahant													
		Land acquired 1966											
Edwards Hall	MSC	East Point, Nahant					0	1	0	14,866 sf	Owned	Wood/CMU Block	Classroom/Admin
Murphy Bunker	GN	East Point, Nahant					0	1	0	28,710 sf	Owned	Concrete	Research Facility
Sub-total Marine Science Center Facilities					2 buildings	2		43,576 sf			21.00 acres		
Henderson House													
Henderson House	HH	West Cliff Road, Weston, MA					0	4	0	23,133 sf	Owned	Masonry	Conference Facility
Sub-total Henderson House Facilities					1 building	4		23,133 sf					
The Warren Conference Center & Inn													
		Land and facilities acquired in 1965											
Hayden Lodge	WC-HL	529 Chestnut Street, Ashland, MA		1965			1	2	0	14,497 sf	Owned	Wood	Conference Center
The Inn	WC-IN	529 Chestnut Street, Ashland, MA	1999	NU Built			1	2	0	34,403 sf	Owned	Wood	Overnight Accommodations
Warren House	WC-WH	529 Chestnut Street, Ashland, MA		1965			1	3	0	13,939 sf	Owned	Wood	Conference Center
Northern Lodge	WC-NL	529 Chestnut Street, Ashland, MA		1965			0	1	0	1,623 sf	Owned	Wood	Overnight Accommodations
Cabin 1	WC-C1	529 Chestnut Street, Ashland, MA		1965			0	1	0	1,391 sf	Owned	Wood	Overnight Accommodations
Cabin 2	WC-C2	529 Chestnut Street, Ashland, MA		1965			0	1	0	1,391 sf	Owned	Wood	Overnight Accommodations
Cabin 3	WC-C3	529 Chestnut Street, Ashland, MA		1965			0	1	0	1,391 sf	Owned	Wood	Overnight Accommodations
Cabin 4	WC-C4	529 Chestnut Street, Ashland, MA		1965			0	1	0	1,391 sf	Owned	Wood	Overnight Accommodations
Cabin 5	WC-C5	529 Chestnut Street, Ashland, MA		1965			0	1	0	1,391 sf	Owned	Wood	Overnight Accommodations
Carriage House	WC-CH	529 Chestnut Street, Ashland, MA		1965			0	2	0	2,544 sf	Owned	Wood	Storage Facility
Barn	WC-BN	529 Chestnut Street, Ashland, MA		1965			0	3	0	7,775 sf	Owned	Wood	Storage Facility
Restroom Building	WC-TO	529 Chestnut Street, Ashland, MA		1965			0	1	0	648 sf	Owned	Brick	Restroom Facility
Sub-total Ashland Facilities					12 buildings	22		82,384 sf			205.00 acres		
Sub-total Satellite Facilities					21 buildings	39		274,880 sf			260.43 acres		
Grand Total					111 buildings	562		7,276,750 sf			333.46 acres		

<u>Other Properties</u>												
1A Joy Street	1A	1A Joy Street, Boston, MA	1825	2007	2000	0	1	0	xxx	Owned		Leased Apartment
St. Botolph Terrace	SBT	XXX - XXX Mass Ave, Boston, MA		2008		1	4	0	xxx	Owned		Long Term Lease Agreement
Holliston Property		Holliston, MA		2006		-	NA	-	NA	Owned		Land
Dennis Property		Dennis, MA		2008		-	NA	-	xxx	Owned		Estate Benefit
<u>Woburn Greenhouse</u>												
Main House (not active)	WGH-H	Cambridge Street, Woburn, MA				0	2	0	3,200 sf	Owned	Wood	Single Family Dwelling
Barn (not active)	WGH-B	Cambridge Street, Woburn, MA				0	1	0	2,424 sf	Owned	Wood	Storage Facility
Greenhouse (not active)	WGH-G	Cambridge Street, Woburn, MA				0	1	0	9,040 sf	Owned	Glass	Greenhouse
<i>Sub-total Woburn Facilities</i>						<i>3 buildings</i>	<i>4</i>	<i>14,664 sf</i>	<i>74.50 acres</i>			
<u>Wing's Neck</u>												
Robinson House	WN-RH	Wing's Neck Road, Bourne, MA				0	3	0	5,372 sf	Owned	Wood	Conference Facility
Cottage & Shed	WN-CT	Wing's Neck Road, Bourne, MA				0	1	0	238 sf	Owned	Wood	Conference Facility
Garage	WN-GR	Wing's Neck Road, Bourne, MA				0	1	0	210 sf	Owned	Wood	Maintenance Facility
<i>Sub-total Wing's Neck Facilities</i>						<i>3 buildings</i>	<i>5</i>	<i>5,820 sf</i>	<i>6.30 acres</i>			
<i>Sub-total Other Facilities</i>						<i>9 buildings</i>	<i>###</i>	<i>20,484 sf</i>	<i>80.80 acres</i>			
<i>Grand Total All Northeastern Facilities & Other Facilities</i>						<i>120 buildings</i>		<i>7,297,234 sf</i>	<i>414.26 acres</i>			

Appendix C – Northeastern University Community Benefits, Programs, and Services

APPENDIX C

COMMUNITY BENEFITS: PROGRAMS AND SERVICES

In addition to direct economic benefits to Boston and our neighborhoods, Northeastern University enhances the quality of life in the city through a vast array of programs, projects, services and volunteer hours by our students, faculty, staff and alumni.

Many of these programs are academic in nature, in keeping with the university's belief that a student's education should include a component of real-world experience and should emphasize the value of urban engagement and service. But many are extracurricular as well — programs and projects taken on entirely for the benefit of the community.

Most importantly, these programs for the most part arise from dialogue with the community, and address community-identified needs. Northeastern's Stony Brook Initiative was created precisely to provide that point of ongoing conversation and identify further community priorities in university programs and services.

Northeastern estimated the value of programs, projects and services within the City of Boston in 2008 at \$17.6 million. To arrive at this we rely on the university's standard rates for space and materials, as well as the standard value of a volunteer hour in Massachusetts as reported by the nonprofit resource organization Independent Sector.

However, we cannot place a dollar value on many services and programs, either in the present or for their future effects on children's lives and livelihoods, educational success, well-being or safety. Nor is it methodologically possible to estimate the savings the City realizes by not taking on these programs and responsibilities.

This section lays out some of the major categories of programs, projects and services provided by Northeastern University in Boston, with a special emphasis on our Center of Community Service and on those fields — education, public health and public safety — where we believe the Northeastern community has the most impact.

THE CENTER OF COMMUNITY SERVICE

Northeastern University's Center of Community Service coordinates a variety of university-founded and AmeriCorps-affiliated programs aimed at improving our neighborhoods, our city and our world by engaging Northeastern students with community service projects and programs.

The Center, which is part of Northeastern's Office of Government Relations and Community Affairs, celebrated its 10th anniversary in 2009. Its creation and ongoing operations, including full-time staff and administrative support, are further evidence of the university's long-term commitment to creating an expectation of community service among our students, faculty and staff.

One recently noteworthy accomplishment of the Center — which also reflects our institutional commitment to our communities — is U.S. News & World Report's recognition of Northeastern's Service-Learning Program as one of the best in the United States, in the 2011 Best Colleges edition.

What follows is a brief summary of some Center programs. More detail and contact information can be found at www.northeastern.edu/communityservice/

Civic Engagement Program

The Civic Engagement Program (CEP) provides Northeastern “student scholars” with the necessary tools and resources required to achieve success as leaders in our community.

Through a yearlong comprehensive program that integrates orientation, training, direct community service and personal reflection, CEP will help students further realize their potential and the importance of civic engagement within their community.

CEP integrates a structured system of orientation and training, tracking and reporting, and reflection. The program focuses on the importance of supporting the needs of the student scholars and ensuring their success while simultaneously meeting and supporting the needs of our community at a partner organization.

CEP and the participating student scholars focus primarily on issues of education and youth enrichment within our Stony Brook neighborhoods of Fenway, Mission Hill, Roxbury and the South End, as well as Greater Boston. Student scholars participate in an average of four to five hours of service each week during the course of the academic year, completing a minimum of 100 hours of service. For 2008-2009, student scholars completed 19,388 service hours.

Partners and service activities in 2009-2010 included:

- **American SCORES New England** — Student scholars served as mentors and coaches working to empower Boston Public Schools students using soccer, writing, creative expression and Service-Learning.
- **826 Boston** – Student scholars served as after-school tutors, working closely with one or two partner youth assisting them with homework, reading, and individual creative writing projects.
- **Balfour Academy** – Student scholars served as academic year tutors supplementing each partner student’s regular school program. Balfour Academy at Northeastern was founded in 1983 to help Boston students obtain the skills and confidence necessary to succeed in college. To reach this goal, Balfour Academy provides a summer program of enrichment courses and an academic year tutoring program to supplement each student’s regular school program.
- **Boys & Girls Clubs of Boston / Yawkey Club of Roxbury** — Student scholars worked on academic enrichment activities and as mentors to members of the Club.
- **Jumpstart Boston** – Student scholars served as corps members. Each student scholar was paired with two partner children and worked one-on-one on a literacy development curriculum. These student scholars went above and beyond the minimum requirements of the program completing over 300 hours of service.

- **LEAD (Linking Education and Diversity)** – Student Scholars served as mentors and guides working with high school youth in Boston Public Schools assisting them through the college application process. The student scholars planned workshops on financial aid and searching for scholarships, arranged local college tours, and offered assistance with college essay writing.
- **Leap Self Defense Inc. (Girls’ LEAP)** — Student scholars served as co-teachers for the Girls’ LEAP program promoting safety and well-being of girls, women and their families.
- **MathPower** – Student scholars served as tutors in the MathSTARS program at the Dorchester Sportsmen’s Tennis Club. The student scholars worked with youth on prioritizing homework, study habit, and helped guide the youth through problem solving.
- **New Mission High School** – Student scholars supported the New Mission High School Saturday Quarterly Credit Recovery/Drop Out Prevention Program. The student scholars served as tutors and assisted the cored content teachers to ensure that the high school youth understood key concepts and could earn credit.
- **Science Club for Girls** — Student scholars served as mentor-scientists as well as planned and executed a community-based science fair.
- **Social Change through Peace Games** – Student scholars served as co-teachers, preparing lessons and activities that promoted peacemaking and instill and empower the youth to become leaders and peacemakers within their communities. Student scholars partnered primarily with the Tobin and St. Patrick’s schools.
- **Sociedad Latina** – Student scholars served as mentors and role models to youth as well as tutors in the Mission Enrichment Program.
- **SquashBusters** – Student scholars assisted the full-time academic staff in implementing after-school homework tutoring and an academic enrichment curriculum. In addition, student scholars also supported community service outings, cultural exposure trips, and squash matches.
- **St. Stephen’s Afterschool** – Student scholars supported the Youth Leadership Corps in a “Going Green” initiative. This multi-phase project engaged middle school youth in taking leadership and creating solutions to improve our environment. In addition, student scholars also supported the corps’ academic and leadership trainings.

nuSERVES 2009

nuSERVES offers 50 incoming first-year Northeastern students an opportunity to explore their new community through service. Students learn about issues affecting urban environments through the integration of educational workshops, trainings, and reflection. This knowledge is then applied to various service projects in the community.

nuSERVES challenges participants' perceptions and assumptions, encourages them to advocate for solutions, to take action in their new community, and make long lasting friendships prior to the start of classes in the fall.

The theme for 2009 was environment and sustainability; all education and service focused around this issue.

Student volunteers in nuSERVES spent their first day in Boston learning. They received a tour of the city from local youth through mytown inc, received a lecture from The Climate Project, Think Outside The Bottle and Extras for Creative Learning.

During the week, the 50 students plus 16 student-leaders donated 1,584 hours of service.

Community partner organizations for nuSERVES in 2009 included:

- **Esplanade Associates**
- **Earthworks**
- **Zoo New England (Franklin Park Zoo)**
- **Department of Conservation and Recreation**
- **The reVision Urban Agricultural Project**
- **The Charles River Conservancy**

Honors Outreach Project

The Honors Outreach Project (HOP) seeks to introduce first-year honors students to the Stony Brook neighborhoods of Fenway, Mission Hill, Roxbury, and the South End, and Greater Boston. It aims to instill a commitment to service and civic engagement in students that will continue throughout their Northeastern experience and beyond.

For the 2009-2010 academic year, HOP students volunteered more than 1,800 hours of service with 14 projects during two events, spring and fall. Partners and activities included:

- **Haley House** – Volunteers worked on various maintenance and beautification projects around the facility.
- **Spontaneous Celebrations** – Volunteers prepared for the upcoming community festival (lantern making), as well as, painting the community space.
- **New Mission High School** – Volunteers assisted the teachers and staff of the high school to prepare for the start of the new academic year. Projects included bulletin board installation and decorating, painting, classroom organizing, and mailings.

- **Mission Hill School** – Volunteers organized and shelved books, painted, and assisted with other school preparation activities.
- **The Community Builders Inc.** – Volunteers helped to beautify Franklin Park Apartments by cleaning and painting, along with various landscaping projects.
- **Horizons for Homeless Children** – Volunteers assisted with recruitment efforts for the Greater Boston Playspace Program.
- **Roxbury Preparatory Charter School** – Volunteers worked with students in the math Saturday school to tutor/quiz the students on multiplication skills.
- **Boys & Girls Club of Boston – Yawkey Club of Roxbury** – Volunteers assisted with the annual Spirit of Roxbury event.
- **South Boston Neighborhood House / Ollie Road Race** – Volunteers assisted with the day of coordination of the event including registering runners, food set-up, and breakdown.
- **Jumpstart Boston at Northeastern** – Volunteers created resources and materials to support the literacy and early childhood curriculum of Jumpstart.
- **Sociedad Latina** – Volunteers along with youth and staff from the organization participated in a community outreach campaign about programs and voter registration.
- **Cambridge Family & Children’s Services** – Volunteers painted and completed landscaping projects at several of CFCS properties.
- **Community Clean Up Mission Hill & Fenway** – Volunteers working in conjunction with Northeastern Facilities, the Office of Government Relations and Community Affairs, and Boston Shines raked, picked up trash, and “put the shine back in the streets.”
- **Relay for Life** – Volunteers participated in fundraising and awareness efforts to support the American Cancer Society.

Service-Learning Program

The Service-Learning (S-L) Program facilitates and supports partnerships between faculty-led academic courses and community-based organizations by which students are able to learn about the course content through hands-on service experiences that intentionally address needs/interests identified by the community partner(s).

The S-L Program provides guidance and resources to create and support these mutually beneficial partnerships that result in semester long or ongoing collaborative work between the Center of Community Service, faculty members, student service-learners, community partner(s), and S-L teaching assistants.

Throughout the S-L process of ensuring that service goals are being met to the satisfaction of our community partners, the importance of being civically engaged and minded throughout and beyond ones college experience is also emphasized to students. Guided reflection sessions are facilitated in each course to assist students in gaining a greater appreciation for how their professional skills and knowledge can be used to benefit a community or organization.

In the 2009-2010 academic year, 861 students took 48 Service-Learning courses taught by 25 faculty, which provided 25,830 hours of service with approximately 93 community partners. This service was also supported by 33 student Service-Learning teaching assistants who took a leadership role in ensuring that both academic and community needs were met.

Examples of these project outcomes include, but are not limited to, creating new marketing plans and material; designing a sponsorship packet; developing communication strategies to attract and retain a more diverse staff; identifying new funding sources; researching effective program models to improve the effectiveness of an after-school program; running programs to teach youth about healthy eating habits and activities; developing a more efficient online system for program evaluation; and designing and administering surveys to gather data on changing needs of a community.

Service-Learning requires, of course, a high level of faculty commitment and engagement in this form of learning, as well as staff support not merely at the Center of Community Service but within individual academic departments. This is a value the university has not attempted to estimate here.

A sampling of the community-based organizations that regularly partner with the Service-Learning Program at Northeastern through a variety of service-learning courses includes:

- **Action for Boston Community Development, Inc. (ABCD) & ABCD Parker Hill/Fenway Neighborhood Service Center**
- **America SCORES New England**
- **Balfour Academy at Northeastern University**
- **Big Brothers Big Sisters of Massachusetts Bay at the Tobin School**
- **Boston Living Center**
- **Boston Public Health Commission**
- **Boston Rescue Mission**
- **Boston Worker's Alliance**
- **Catholic Charities of Boston & El Centro del Cardenal**
- **Center for Community Health, Education, Research, & Service**
- **Children's Hospital Boston, Psychiatric Ward**
- **Community Harvest Project**
- **Curley K-8 School**
- **Deaf, Inc**
- **Discover Roxbury**

- **DotWell**
- **Elizabeth Stone House**
- **Ellis Memorial**
- **Ellis Memorial School Age Program at Madison Park**
- **Fenway Community Development Corporation & Peterborough Senior Center**
- **Fit Kids at Madison Park**
- **Friends of the Hernandez**
- **Girls' LEAP Self Defense, Inc.**
- **Global Potential**
- **Haley House Bakery Café**
- **Hattie B. Cooper Community Center**
- **Healthy Kids, Healthy Futures**
- **Hearth at Bishop Street & Ruggles Assisted Living**
- **Hennigan Elementary School**
- **Hong Lok House**
- **Horizons for Homeless Children**
- **Hostelling International, Cultural Kitchen**
- **Hyde Square Task Force**
- **James Chittick School**
- **John Eliot K-8 School**
- **Josiah Quincy Upper School**
- **Jumpstart at Northeastern**
- **La Alianza Hispana**
- **Latin American Health Institute**
- **Let's Get Ready**
- **Madison Park Community Center**
- **Madison Park Technical Vocational High School**
- **Mason Place Housing Development**
- **Massachusetts Department of Children & Families**
- **MassVOTE**
- **MathPower/MathSTAR**
- **MCAS Reform**
- **NARAL**
- **Nativity Prep School**
- **New England Anti-Vivisection Society**
- **New England Disabled Sports Program at Loon Mountain**
- **New Mission High School**
- **Northeastern University Teaches English Language and Literacy Skills (NUTELLS)**
- **¿Oiste?**
- **Orchard Gardens K-8 School**
- **Patrick Lyndon School**
- **Planned Parenthood League of MA**
- **Project Adventure: Children's Hospital, Boston**
- **Quincy Towers**
- **Refugee Immigration Ministry**
- **Rosie's Place**

- **Roxse Homes**
- **Science Club for Girls**
- **Smith House**
- **Social Change through Peace Games & PeaceFirst**
- **Sociedad Latina**
- **South Street Youth Center**
- **SquashBusters**
- **St. Katherine Drexel Afterschool Program**
- **St. Stephen's Youth Programs**
- **Stearns Housing Development**
- **Steppingstone Foundation/SMASH**
- **Strong Women, Strong Girls**
- **Susan Bailis Assisted Living**
- **Symphony Plaza East & West**
- **Tenacity**
- **The Boston Project Ministries**
- **The Food Project**
- **The Home for Little Wanderers**
- **United For a Fair Economy**
- **United South End Settlements**
- **Vietnamese American Civic Association**
- **Whittier Street Health Center**
- **William Carter School**
- **Yawkey Boys and Girls Club of Boston**
- **YMCA of Greater Boston**
- **826 Boston**

NU Service Day

NU Service Day is the largest single-day service event coordinated by the university. This event engages more than 500 students, staff and alumni in community service projects across the City of Boston each October.

NU Service Day provides students with an easy opportunity to get involved in the local community with their peers, and often provides a gateway for greater involvement in the community. The 2009 Service Day had 586 participants who collectively contributed 2,344 hours of service to 13 nonprofit organizations:

Projects for the 2009 Day of Service included:

- **Mission Hill Main Streets**
- **Morville House**
- **Mission Hill Neighborhood Housing Services**
- **Mission Hill Health Movement**
- **International Learning Center**
- **Inquilinos Boricuas En Accion**

- **New Mission High School**
- **American Diabetes Association**
- **Greater Boston Food Bank**
- **American Cancer Society**
- **WEATOC**
- **AIDS Action Committee**
- **Shawmut Springs Church**

MLK Day of Service and Leadership

Each January, to mark the birthday of Dr. Martin Luther King Jr., the Center of Community Service coordinates a large-scale single day of service to engage students in the local community and encourage them to reflect on the ideas and values of Dr. King, particularly those focused on community engagement, service, leadership and the ability to create change.

In 2010, the MLK Day of Service and Leadership engaged 354 students in direct service projects around the city of Boston, and nearly 100 additional students in leadership workshops and off-site service projects coordinated by student groups, local youth, and community partners.

To accomplish this project, the Center of Community Service partnered with the Massachusetts Promise Fellowship.

The program provided approximately 1,376 hours of service to the community. The event provides students an easy way to engage in service activities, and often provides a gateway to deeper engagement between students and local youths, or between students and community organizations.

Service sites/partners for the 2010 MLK Day of Service included:

- **Spontaneous Celebrations**
- **CCAB — St. Ambrose Family Shelter**
- **Franklin Park Apartments- Community Builders Inc.**
- **Refugee Immigration Ministry (RIM) — Malden**
- **Project Bread — The Walk for Hunger**
- **YWCA Boston**
- **Jumpstart**
- **Madison Park Development Corp.**
- **Volunteers of America Massachusetts**
- **Back of the Hill— Community Builders Inc.**

Community Based Work-Study

As part of the federal Work-Study program at Northeastern, the Center of Community Service offers Work-Study funded positions to qualifying local nonprofit organizations to assist with direct service projects or administrative capacity building work. These positions provide a generous asset to organizations by giving them the opportunity to recruit Northeastern students to commit to a regular role at the organization, without any impact on their budget.

Meanwhile, the program allows Work-Study eligible students to earn their awards through community service. With busy student schedules, this allows the students to not have to choose between volunteering in the community and earning their Work-Study awards.

During the 2009-2010 academic year, 105 students participated in the Community Based Work-Study program, serving more than 7,200 hours in the community. These students tutored local youth, provided administrative support to organizations, assisted with special events, provided after-school support and mentorship, and helped to engage other volunteers.

Volunteer Fairs

Each semester, the Center of Community Service invites nonprofit organizations from across the City of Boston to recruit Northeastern students as interns and volunteers during our on-campus Volunteer Fairs. Fairs are attended by up to 85 organizations and an estimated 500 students each semester.

Organizations have provided very positive feedback and many return each year, indicating that the event is a successful tool for them to reach out to students and recruit them as volunteers for their organizations.

Alternative Spring Break

For the past seven years, the Center of Community Service has provided Northeastern students with the opportunity to spend their week of Spring Break engaging in meaningful service projects across the United States and at international sites. This program offers students the unique opportunity to learn about a new community and contribute a week of work to individuals or areas in need through a qualified nonprofit organization.

The 2010 program engaged 153 undergraduate students, plus 14 faculty, staff, and graduate student assistants.

Participants in the 2010 program taught English to students in the Dominican Republic, created public trails in Big Sur in California, rebuilt Hurricane Katrina damaged homes in New Orleans, worked with two Habitat for Humanity sites to build homes for families in need in Arkansas and Texas, provided educational lessons and facilities help to a school in Jamaica, served at an animal shelter, provided support to a camp serving children with disabilities and terminal illnesses, worked on environmental preservation projects in the Grand Canyon, and provided a variety of other services through high-impact projects.

The Alternative Spring Break program also provides students with leadership opportunities, as each trip is led by two student leaders who receive training and support from the Center of Community staff.

Husky Volunteer Team

The Husky Volunteer Team (HVT) was launched in the 2007-2008 academic year to provide students an easy way to connect with local nonprofit organizations and engage in ongoing service projects. HVT works with community-based organizations to determine volunteer needs, and sets up a regular project time for a group of volunteers – usually one day a week for about two to four hours.

Students are recruited to apply to the HVT program and are matched with a project based on their individual interests and time availability. Each group is assigned a student leader to facilitate communication, reflection activities and logistics. Students commit to their teams for the semester, participating in the service project for approximately two to three months, and providing consistent direct-service to local organizations.

In 2009-2010, HVT engaged 82 students in 1,850 hours of service.

Massachusetts Promise Fellowship

The Massachusetts Promise Fellowship (MPF) was created through a partnership with America's Promise and the Corporation for National and Community Service. Fellows are dedicated to building a better future for children and youth, by committing one year of service to support and provide needed resources to local organizations. MPF, based at Northeastern University since 2000, has a minimum of 30 Fellows across Massachusetts.

In 2009-2010, MPF had 39 Fellows who served more than 68,000 hours across the commonwealth at 32 sites, such as AIDS Action Committee, Asian Community Development Corp., Boston Public Health Commission, Boys & Girls Club of Boston / Yawkey Club of Roxbury, Hyde Square Task Force, Math Power, Science Club for Girls, Sociedad Latina, The Food Project and YWCA Boston.

Jumpstart

Jumpstart is a national early education organization working toward the day every child in America enters school prepared to succeed, by recruiting and training achievement-oriented adults — largely college students — to deliver an innovative early education program via yearlong one-to-one relationships.

Established by two Yale University students in 1993, Jumpstart has since grown to serve nearly 15,000 children annually. In April 2004, Jumpstart Boston launched the School Readiness For All initiative (SRFA) in Roxbury, with the goal of ensuring that every Jumpstart-eligible preschooler in this community receives individualized support. Later that year, Jumpstart Boston and Northeastern University entered a partnership establishing Jumpstart at Northeastern and making this program site the cornerstone of Roxbury SRFA.

Since that time, Jumpstart at Northeastern and the student engaged as corps members have served nearly 600 preschool children. Once Jumpstart at Northeastern set the stage, other local colleges and universities joined SRFA. Their collaboration and impact in the community was recognized with the 2007 Jimmy and Rosalyn Carter Partnership Award for Campus-Community Collaboration.

During the 2009-2010 academic year, Jumpstart at Northeastern had 63 corps members serving 95 preschool children in need of language and literacy support through partnerships with four preschools located in the Roxbury and Mission Hill neighborhoods:

- ABCD Parker Hill/Fenway Head Start
- The Dimock Center Head Start and Early Head Start
- Hattie B. Cooper Community Center
- Neighborhood Involvement for Children's Education Inc.

PUBLIC EDUCATION

Through a variety of academic and administrative offices, Northeastern supports education at all levels in the City of Boston — from formal partnerships with day-care centers and public schools to open lecture series for neighbors and interested professionals.

Here is a sampling of programs and projects the university provides in the field of education; some program descriptors may appear in other sections as well.

Architecture Lecture Series

Nationally and internationally renowned architects, urban design, planners, public policy experts, and others with an interest and expertise in the built environments are brought to Northeastern each year for free lectures open to the public.

<http://www.architecture.neu.edu>

Balfour Academy

Balfour Academy at Northeastern University was founded in 1983 to help Boston students obtain the skills and confidence necessary to succeed in college. To reach this goal, Balfour Academy provides a summer program of enrichment courses and an academic year tutoring program to supplement each student's regular school program. Summer courses are designed to increase motivation as well as to develop basics skills. Leadership and athletic skills are developed in the afternoon sports program. www.balfouracademy.neu.edu

Black Educators Alliance of Massachusetts reception

The John D. O'Bryant African-American Institute at Northeastern hosted the Black Educators Alliance of Massachusetts' welcome reception for new Boston Public Schools Superintendent Carol Johnson.

www.neu.edu/aai

Bootstrap AfterSchool Program

An after-school program that introduces Boston middle-school students to entry-level computer programming by enabling them to create their own video games under the mentorship of Northeastern students.

e.schanzer@neu.edu

Boston Area QuarkNet Center

Northeastern physics professors joined faculty from other area colleges in delivering workshops and quarterly meetings to enhance the understanding of basic physics concepts by local high school teachers and students. The 2008 QuarkNet Master Class was hosted at Northeastern's campus.

www.physics.neu.edu

Boston Calculus Project

Faculty from Northeastern's Mathematics Department teach Boston Public Schools students an intensive calculus course six hours a week for six weeks each summer, enhancing their college readiness.

www.math.neu.edu

Boston Innovation Odyssey

Members of the History Department faculty provide free consulting to the Innovation Odyssey, which organizes tours of sites highlighting Boston's historical importance as a center of science, technology and the arts.
www.history.neu.edu/

Boston Public Schools Science Fair

Each spring Northeastern hosts the Boston Public Schools Science Fair, involving several university departments, volunteer efforts by faculty, staff and students, and several large venues on campus, culminating in an awards ceremony. The event is organized by Northeastern's Department of Education, working in partnership with BPS administration and science educators. Northeastern faculty also volunteer to judge individual school science fair entries, such as those at Health Careers Academy and Boston Latin School.
www.doe.neu.edu

Boston Science Partnership

The Boston Science Partnership is a National Science Foundation-funded program bringing together Northeastern University, University of Massachusetts Boston and Boston Public Schools with the aim of raising student achievement in science, from sixth grade through the university level, as well as teacher quality. The partnership benefits 14,700 students in grades six through eight, 18,300 students in grades nine through 12, 186 full-time science teachers and 256 part-time teachers.
(617) 373-4583.

Bridge to AP Chemistry

Northeastern's Chemistry Department hosts a two-week summer workshop for Boston Public Schools students to prepare for the Advanced Placement Chemistry exam. Sixty BPS students took part.
www.neu.edu/chemistry

CenSSIS K-12 Pathways

This program supports fellowships and associated training that enable graduate students and advanced undergraduates in the sciences, math, engineering, and technology to serve as resources for teachers in kindergarten through 12th grade science and math instruction.
<http://www.censsis.neu.edu/Education/K12pathways.html>

Center for STEM Education

Northeastern's Center for STEM (Science, Engineering, Technology and Mathematics) Education is the link between relevant university academic departments, including the School of Education, and the community, with the goal of furthering programs and creating new ones to maximize their impact on local schools. The STEM center also provides technical resources to faculty and furthers faculty research as well as engaging Northeastern students in K-12 education in local schools.
www.stem.neu.edu

Chemistry teacher workshops

Northeastern's Chemistry Department hosts a two-week summer workshop for BPS chemistry educators.
www.neu.edu/chemistry

City on a Hill science programs

Northeastern's Chemistry Department provides space, supplies and faculty time for science workshops for the City on a Hill charter high school.
www.neu.edu/chemistry

Coastal Ocean Science Academy

The Marine Science Center in Nahant offers incoming ninth- and 10th-grade students a chance of summer fun as well as fieldwork in local marine habitats and research, with an introduction to relevant scientific methods and practices, over two weeks.
www.marinescience.neu.edu/cosa/index.htm

Connections

This program helps women and girls prepare for and pursue careers in science, math, engineering and technology. It has offered programs to more than 225 college women, 600 pre-college girls, and 100 pre-college boys since its inception in 1999.
<http://www.coe.neu.edu/connections>

ExxonMobil Bernard Harris Summer Camp

Under the auspices of Northeastern's Center for STEM (Science, Technology, Engineering and Mathematics) Education, the program provides rising sixth, seventh and eighth graders with an opportunity to live on Northeastern's campus while engaging in hands-on activities in science, technology, engineering and mathematics for two weeks. The camp provides athletic and social activities. Students are selected through an application process and must have at least a B average in math and science.
www.stem.neu.edu/bhssc.htm

FIRST Robotics Competition

FIRST Robotics Competition is a unique sport of the mind designed to help high-school-aged young people discover how interesting and rewarding the life of engineers and researchers can be. The FIRST Robotics Competition challenges teams of young people and their mentors to solve a common problem in a six-week timeframe using a standard "kit of parts" and a common set of rules. Teams build robots and enter them in a series of competitions designed by FIRST founder Dean Kamen and a committee of engineers and other professionals. Northeastern's team, the NUTRONS, includes local high school students and student mentors. The competition is held each spring. (617) 373-3684

Foundation Year

An innovative, first-year college program founded as a partnership between the City of Boston and Northeastern, Foundation Year transforms Boston students into confident and engaged learners who are equipped to be successful in any college setting. Designed for recent high school graduates and GED completers, Foundation Year integrates rigorous academics with extensive support services to effectively address students' individual needs.

<http://www.northeastern.edu/foundationyear/>

GK-12 Plus

GK-12 Plus, under the auspices of Northeastern's Center for STEM Education, is a National Science Foundation-supported program to match master's and doctoral students with the Boston Public Schools students for summer and classroom support in biology, chemistry, mathematics and other science fields.
www.stem.neu.edu

Greater North Shore Science Partnership

The Greater North Shore Science Partnership, under the auspices of Northeastern's Center for STEM Education, provides intensive professional development and support activities to middle school and high school science teachers in the cities of Lynn and Malden, with the goal of improving student outcomes in science. The courses build to Northeastern's master of education in middle school science degree. Partners include the University of Massachusetts at Boston and the Educational Development Center.

www.stem.neu.edu

Headmasters Professional Day

The John D. O'Bryant African-American Institute at Northeastern hosted Boston Public Schools headmasters for a daylong retreat and seminar.

www.northeastern.edu/aai

Health Careers Academy

Health Careers Academy, a Horace Mann Charter School in the Boston Public Schools system for students in grades nine through 12 interested in exploring careers in the health professions, is housed on the Northeastern campus. The university hosts approximately 200 HCA students in campus classrooms, libraries and laboratories and provides them with support during their high school careers. Northeastern alumni, primarily graduates of the School of Education, make up 70 percent of the staff at HCA, and Northeastern faculty and graduate students assist in educating HCA students, as well as helping to organize and judge at the annual HCA Science Fair. HCA boasts a nearly 100 percent college acceptance rate.

www.healthcareersacademy.org

Information Design for Middle School Students

The program brings together Northeastern graphic design majors with eighth-graders from urban Massachusetts middle schools. The younger students see visual/verbal math and science skills integrated by design students at the junior and senior level and also see that a college education is within reach.

(617) 373-4082

ITEST

TechBoston and Northeastern University are working collaboratively to integrate an innovative robotics curriculum into science, technology, engineering, and mathematics (STEM) courses in the Boston Public Schools and in other racially diverse and economically disadvantaged Massachusetts school districts. More than 1,800 students participate.

(617) 373-2500.

Marine Science Center field trips

Northeastern's Marine Science Center in Nahant frequently hosts Boston Public Schools students for half-day or daylong field trips to learn more about New England's coastal environment and scientific methods. Recent field trips have included students from Health Careers Academy and the John D. O'Bryant School of Technology.

www.marinescience.neu.edu

Marine Science Center Outreach Program

The Marine Science Center is committed to helping teachers and their students acquire a better understanding and appreciation of the coastal marine environment in Massachusetts and beyond. The K-12 Outreach Program offers multiple educational activities on location and off-site. The

goal is to assist teachers in using marine science as a platform to meet Massachusetts Science and Technology/Engineering Curriculum Frameworks through hands-on, research based activities. Goals include providing a practice-oriented curriculum that supports and enriches kindergarten through 12th grade classroom science curricula using authentic marine models; providing classroom curricula that exceed the standards of learning for grade K-12 science; and providing fun, content-rich lessons and activities that significantly expand students' scientific literacy www.marinescience.neu.edu

Marine Science Center public lectures

Faculty from the Marine Science Center regularly deliver lectures on relevant topics to Boston civic groups, such as the Fenway Civic Association and the Peterborough Senior Center. www.marinescience.neu.edu

The Marshall-Brennan Constitutional Literacy Project

The university-community partnership sends trained, upper level Northeastern University School of Law students into local high schools to teach the U.S. Constitution using Supreme Court cases involving young people. The program began in 2007 in three Boston public high schools. In 2009, the Marshall-Brennan Constitutional Literacy Project sent 20 law students into five public high schools (Community Charter School of Cambridge, Cambridge Rindge and Latin, Boston English High School, Parkway Academy of Technology and Health and Social Justice Academy) this school year to teach the Constitution.

www.northeastern.edu/law/academics/institutes/marshall-brennan.html

Math Circle

Northeastern's Department of Mathematics teachers mathematics to Boston Public Schools students afterschool, for 10 weeks each semester.

www.math.neu.edu

MathPOWER

Northeastern-based MathPOWER, originally named the Boston Algebra in Middle School Project, was founded in 1989. Inspired by the work of civil rights activist Robert Moses, MathPOWER aims to create more effective ways to teach mathematics to urban children. MathPOWER works within the diverse neighborhoods of Boston to provide coaching and professional development to Boston Public Schools teachers, afterschool tutoring and the Mathematics Intervention Program, which provides teachers with pedagogical strategies to promote a deeper understanding of mathematics.

www.mathpower.neu.edu

MathPOWER Algebra Plus Summer Camp

The summer camp is designed for students entering sixth, seventh, eighth and ninth grades. For five weeks, students strengthen math skills through review and enrichment, broaden their educational interests through clubs and activities and gain the confidence they need to enjoy learning.

www.mathpower.neu.edu

Max Warburg Courage Curriculum

The Max Warburg Courage Curriculum, a globally acclaimed program in residence at Northeastern University, provides a yearlong language arts program for sixth-graders in Boston and the suburbs based on the value of courage and dedicated to strengthening their character development and literacy skills.

http://www.northeastern.edu/stonybrook/projects/projects/projects_warburg.html

Media Educators Conference

Faculty from Northeastern's Department of Visual Art+Design hosted a daylong workshop and education session for more than 60 Boston Public Schools media teachers in 2008.

www.art.neu.edu

New England Historical Association annual meeting

Northeastern's History Department provided space for the 2008 annual meeting, which brought together historians from colleges and universities across the region.

www.history.neu.edu

North Shore Science Partnership

The North Shore Science Partnership, under the auspices of Northeastern's Center for STEM Education, is collaboration between the Revere, Somerville and Saugus Public Schools and Northeastern University, funded by the Massachusetts Department of Education. It offers middle and high school science and math teachers an intensive course of study leading to the completion of eight out of 10 of the courses required in Northeastern's master of education in middle school science degree.

www.stem.neu.edu

Physics Department tutoring

Undergraduate students from Northeastern's Physics Department donate time to tutor students in Boston high schools.

www.physics.neu.edu

Public Science Day

In 2008 Northeastern hosted students from the Curley and Lewenberg schools in Boston for the citywide event celebrating science education, sponsored by the American Association for the Advancement of Science. More than 300 students attended the all-day session focused on nanotechnology.

www.northeastern.edu/nupr/news/0907/Public_Science_Day_2.html

Research Experiences for Teachers

The Research Experiences for Teachers (RET) program at Northeastern University and University of Massachusetts at Lowell is a six-week summer research experience funded by the National Science Foundation for middle and high school mathematics and science teachers and community college STEM faculty. Participants work in research laboratories affiliated with the Colleges of Arts and Sciences and Engineering, the Center for Subsurface Sensing and Imaging Systems (CenSSIS) at Northeastern, and the Center for High-rate Nanomanufacturing at Northeastern and the University of Massachusetts-Lowell. Professional development component of the summer program is provided by the Center for STEM Education.

www.ret.neu.edu

RE-SEED

RE-SEED (Retirees Enhancing Science Education through Experiments and Demonstrations) is a Northeastern University program that prepares engineers, scientists, and other individuals with science backgrounds to work as volunteers, providing in-classroom support to upper elementary and middle school science teachers with teaching the physical sciences. After completing a comprehensive free training program, participants volunteer in middle school classrooms on the average once a week for at least one year. RE-SEED began in 1991 with six volunteers. To date close to 500 RE-SEED volunteers have worked in schools in about 100 communities throughout the country, offering about 500,000 hours of their time.

www.northeastern.edu/reseed/welcome.html

School of Education co-op students

Cooperative education places students from Northeastern's School of Education as teacher assistants, instructional aides, and tutors in a variety of urban settings.

www.education.neu.edu

SquashBusters

Northeastern's campus is home to the Boston-based SquashBusters program, which combines afterschool and summer academic enrichment with lessons in squash, sportsmanship and competition for urban youths, in the state-of-the-art Badger-Rosen building.

www.squashbusters.org/

Step UP

Northeastern participates in a partnership established by Boston Mayor Thomas Menino in 2006 to help close the achievement gap by supporting schools with expertise and resources.

Northeastern's efforts for the Step UP program include professional development for teachers, launching the First Steps in Mathematics with teachers, coordinating family math sessions to engage parents in their children's education, and providing direct academic support during and after school. More than 20 Northeastern students provide more than 80 hours of direct instruction each week to students at partner schools.

(617) 373-2036

Stride Rite Community Scholars Program

A grant-funded program placing 10 students a year in six-month co-op jobs in five to six nonprofit organizations in the communities surrounding Northeastern. The program is intended to provide students who cannot afford to serve with the opportunity to do so. Community Scholars work full-time with a community partner in areas of mutual interest while developing professional skills and knowledge, as well as learning about, reflecting on, and contributing to the needs of our community. (Note: This program was completed in 2008.)

www.neu.edu/servicelearning/students/striderite.html

Summer Biology Workshop

The Department of Biology hosts a weeklong summer workshop for Boston high-school teachers on a topic linked to the high school curriculum. The university also provides materials to tie workshop learning to curricula. In 2008, professor Rebecca Rosengaus taught evolution, ecology and ethology.

www.biology.neu.edu/faculty03/rosengaus03.html

TechBoston

Northeastern's Information Services Department takes three Boston Public Schools summer interns for paid, mentored positions learning technology and IS systems on campus, as part of the TechBoston initiative.

www.infoservices.neu.edu

TheoryNet

Northeastern's Physics Department sponsors scientists to visiting Boston-area high schools. High school science teachers and sponsored scientists plan a format for the visit, including research topics and perspectives on classroom materials, to promote physics education. Teachers and scientists and professors gather each semester at Northeastern to arrange pairings and share experiences.

www.physics.neu.edu

University Libraries

Northeastern University Libraries provide public access to its facilities, meeting rooms, computers, printed materials, electronic resources, and archives collection. The university collection is part of the Boston Library Consortium and the Boston Regional Library System. Approximately 200,000 library users annually are from outside the Northeastern campus.

www.lib.neu.edu

Write Boston

Northeastern's School of Journalism has provided space and support to WriteBoston, a citywide initiative that mobilizes schools, families and community agencies to improve writing proficiency among Boston high school students. Writing is critical to academic success and has proven to be the gateway skill for student success on the MCAS.

www.neu.edu/journalism

Young Scholars Program

The program offers future scientists and engineers a unique opportunity for hands-on experience while still in high school. The program is open to Boston-area applicants who have completed their sophomore or junior year in high school. It is a highly selective program in which hundreds apply and fewer than 20 are accepted each year. Participants, who earn a weekly stipend during the six-week program, work in research labs in the College of Arts and Sciences and the College of Engineering. Students also participate in seminars and field trips, receive education and career counseling, and get a chance to experience college life.

www.youngscholars.neu.edu

Youth Development Initiative Project

Working with the seven major housing developments that abut Northeastern, a program was designed and implemented that addressed a critical issue facing families; quality education for both the heads of households and children. YDIP operates to address the educational needs of the whole family. Students are provided counseling, rigorous courses, and tutoring that significantly increases their performance in secondary school and prepares them for college. Caregivers benefit from four additional components. First, in collaboration with Families First, workshops provide them with an interactive process that assists them in becoming better parents. Second, the Financial Literacy Corp. provides workshops for parents on how best to manage, save, invest and spend disposable income in the most advantageous and efficient ways possible. Third, parents, through the Parcel 18 Adult Scholarship Program, take courses with Northeastern's School of Professional Studies, up to two courses per quarter, in which they work for terminal degrees.

Fourth, parents are provided a literature seminar where they read the same books or novels as their children.

(617) 373-5010

YOUTH AND RECREATION

April Vacation Soccer Clinic

Northeastern's spring Soccer Clinic is designed for soccer players, ages 6 to 14, of any ability, helping them develop and enhance their abilities and tactical awareness.

www.gonu.com/camps/soccer.htm

Athletes in Service

Athletes in Service is a community service initiative, under the auspices of Northeastern's Sport in Society center, that pairs collegiate athletes with underserved youth to provide physical activity and mentorship.

www.northeastern.edu/sportinsociety/fitz/service/index.html

Community Recreation Access Passes

Northeastern provides 50 community access passes to Boston residents for use of the Marino Recreation Center located on Huntington Avenue on a daily, first-come first-served basis. The university also contributes to "youth passes" at the YMCA.

(617) 373-5381

Degree Completion

Fitz Urban Youth Sports, in collaboration with the National Consortium for Academics and Sports, oversees the Northeastern University chapter of Degree Completion. It enables former student-athletes to complete their education in exchange for participating in community service.

www.northeastern.edu/sportinsociety/fitz/degree/index.html

Double Dutch

Fitz Urban Youth Sports, in collaboration with the Red Auerbach Youth Foundation, oversees the statewide coordination of the Double Dutch League of Massachusetts. It facilitates the grassroots organizational outreach for the league, provides information and resources to coaches and teams, acts as a liaison for demonstrations, oversees coaching clinics, and hosts the annual tournaments.

www.northeastern.edu/sportinsociety/fitz/doubledutch/index.html

Fitz Urban Youth Sports

Fitz Urban Youth Sports, a program of Northeastern's Sport in Society center named in honor of the late Rep. Kevin Fitzgerald of Mission Hill, improves the health and well-being of urban youth through physical activity and healthy development initiatives. The grassroots approach empowers entire communities to become leaders in achieving health and wellness. Working with community leaders, Fitz Urban Youth Sports drive initiatives that combine physical activity with important nutrition and life skills education that further enrich young lives.

www.northeastern.edu/sportinsociety/fitz/index.html

Health Connection

Health Connection, working under the Sport in Society center, works with physicians, nutritionists, neighborhood agencies, and schools to customize physical activity, nutrition, and life skills programming for local youth. By placing health coordinators in community health

centers in Charlestown, East Boston and Jamaica Plain, Health Connection able to assess and address a community's specific needs and help its youth make the connection between physical activity and leading a healthy life.

www.northeastern.edu/sportinsociety/fitz/health/index.html

Huskies Summer Soccer Academies

Northeastern's Summer Soccer Academies, in full- and half-day sessions, train young soccer players of any ability.

www.gonu.com/camps/soccer.htm

Husky Athletics Events Tickets

Northeastern's Department of Athletics regularly donates tickets to Husky sporting events to Boston middle and high school students.

www.gonu.com

Husky Babe Ruth Age Camp

The Babe Ruth Age Camp, overseen by Husky baseball coach Neil McPhee, teaches local Babe Ruth-aged boys and girls the fundamentals advanced skills.

www.gonum.com/camps/baseball.htm

Husky Summer Baseball Camp

The Summer Baseball Camp, overseen by Husky baseball coach Neil McPhee, teaches local Little League-aged boys and girls the fundamentals of the game over two summer sessions.

www.gonum.com/camps/baseball.htm

John Coltrane Memorial Concert Educational Outreach Program

Northeastern faculty and staff involved with the annual John Coltrane tribute concert bring live performances of creative improvisational music to elementary and secondary students in Boston and Cambridge. Participating schools include Paige Academy, Madison Park High, Health Careers Academy, Cambridge Rindge & Latin, Josiah Quincy Upper School, Conservatory Lab Charter School, South End Technology Center and Balfour Academy. Students and chaperones are also provided free tickets to the annual concert.

www.jcmc.neu.edu/

Junior Coaches Academy

The Junior Coaches Academy is a leadership and coaches training program that empowers Boston teens with the skills to become effective coaches and positive role models in their communities. Academy targets the younger generation of coaches with the goal of creating a consistent standard for coaching. Students are enrolled in a one-week intensive training session during the April public school vacation.

www.northeastern.edu/sportinsociety/fitz/junior/index.html

Mayor's Youth Council

The Mayor's Youth Council provides Boston's young people with an active role in addressing youth issues. High school juniors and seniors are selected to serve as volunteer representatives of every neighborhood in the city. The young advocates outreach to Boston teens, inform them of existing opportunities and listen to suggestions on what the city can do to improve its youth oriented efforts. The Council takes an annual trip to Washington, D.C., to tour and meet federal officials. The council was formed by the City of Boston in partnership with Northeastern University and the Boston Bar Association.

www.bostonyouthzone.com/MYC/about.asp

Mentors in Violence Prevention

Mentors in Violence Prevention, part of Northeastern's Sport in Society center, is a leadership program that motivates both men and women to play a central role in solving problems that historically have been considered "women's issues:" rape, battery, and sexual harassment.
www.northeastern.edu/sportinsociety/mentors/index.html

North Cambridge Catholic High School Work-Study

Northeastern's Department of Human Resources Management annual provides Boston students who attend North Cambridge Catholic with access to college preparatory curricula and paid on-campus work experience.
www.hrm.neu.edu

Project Teamwork

Project Teamwork, under the auspices of Northeastern's Sport in Society center, is a diversity awareness and conflict resolution program. It equips participants with the skills to diffuse potentially violent encounters and value difference.
www.northeastern.edu/sportinsociety/teamwork/index.html

SquashBusters

Northeastern's campus is home to the Boston-based SquashBusters program, which combines afterschool and summer academic enrichment with lessons in squash, sportsmanship and competition for urban youths, in the state-of-the-art Badger-Rosen building.
www.squashbusters.org/

Technique Swim Camp

The Technique Swim Camp, a collaboration of the Northeastern and Harvard swim programs, helps develop individual young swimmers, promote sportsmanship and provide a positive and healthy learning environment.
www.gonu.com/camps/swimming.htm

PUBLIC SAFETY AND LAW

Ambulance service

Northeastern is the only higher-education institution in Boston with a licensed ambulance, and whose police are also emergency medical technicians. Northeastern's ambulance transports about 50 sick or injured non-university-affiliates to hospital emergency rooms annually.
www.northeastern.edu/publicsafety/

Boston police neighborhood details

Northeastern pays for Boston Police detail officers to patrol the Mission Hill and East Fens neighborhoods on weekend evenings. Northeastern also hires Boston police details officers for special events, such as move-in and commencement as well as major construction projects.
www.northeastern.edu/publicsafety/

Boston police staging areas

Northeastern provides parking facilities and staging areas for hundreds of police officers assigned to security details for Red Sox and Patriots playoff games.
www.northeastern.edu/publicsafety/

Boston parking enforcement

Northeastern police issue Boston parking tickets on city streets in the vicinity of the Boston campus, with revenue directly payable to the City of Boston.
www.northeastern.edu/publicsafety/

Cardiopulmonary resuscitation training

Northeastern University Public Safety provides free CPR training for all students at the Health Careers Academy charter school.
www.northeastern.edu/publicsafety/

Center for Criminal Justice Policy Research

The Center, at Northeastern's College of Criminal Justice, uses strategic social science research methodologies to assist government agencies, educational institutions and members of the private sector with the development, enhancement and implementation of contemporary criminal justice policies. Partners have included the National Institute of Justice, the Bureau of Alcohol, Tobacco and Firearms, the Bureau of Justice Assistance, the Office of Community Oriented Policing, the Boston Police, the Chelsea Police and the Boston Foundation.
www.cj.neu.edu/center_criminal/

Civil Rights and Restorative Justice Project

The project at Northeastern's School of Law aims to investigate the role of state, local and federal law enforcement agencies and courts in protecting civil rights activists and their work.
www.northeastern.edu/law/academics/institutes/crrjustice.html

Community-Student Liaisons

Northeastern's Office of Government Relations and Community Affairs funds two Community-Student Liaisons, in the East Fens and Mission Hill neighborhoods, working on behavior and safety issues with neighbors, students and Boston Police. In the East Fens, the Liaison patrols with Boston Police and Northeastern Police. In Mission Hill, the Liaison takes part in weekly ride-arounds with Boston Police.
(617) 373-3168

Comprehensive Community Safety Initiative

Northeastern's Institute on Race and Justice collaborated with Boston Police to create a strategy for targeting individuals at high risk of being career criminals without unfairly targeting others, using street intelligence and other sources of data. The Grove Hall Initiative implemented the strategy to create a community effort targeting crime.
www.irj.neu.edu

Crime mapping

Faculty from the College of Criminal Justice worked with the Boston Police Department to improve their crime mapping capability, particularly as part of their COMPSTAT crime analysis strategy. This effort helped to develop alternative indicators of crimes that could be mapped into different city neighborhoods and may be predictive of future crime patterns.
www.cj.neu.edu

Domestic Violence Institute

The institute, at Northeastern's School of Law, provides legal advocacy services to victims of intimate partner violence as well as victims of non-intimate partner sexual assault. It does this by training lawyers and other professionals to meet the unique challenges of working with victims of

domestic or sexual violence. It also fosters interdisciplinary relationships and model programs designed to make the legal system work better for women seeking assistance.
www.northeastern.edu/law/academics/institutes/dvi.html

Institute on Race and Justice

The Institute on Race and Justice, a collaboration of the College of Criminal Justice, the Department of African-American Studies, the Department of Sociology, the School of Education and the School of Law, studies and provides solutions to questions of race and justice facing urban communities, assisting government agencies, educational institutions and community stakeholders in the development of policy changes. The Institute's projects include a study of federal court work-group racial diversity to criminal case outcomes; assisting Boston and New Bedford police with anti-gang initiatives; an assessment of state responses to human trafficking; the Boston Police Department Integrity Project; the Boston Foundation Community Safety Study; Project Safe Neighborhoods; and the Racial Profiling Data Collection Resource Center.
www.irj.neu.edu

Institute for Security and Public Policy

The Institute for Security and Public Policy led by Northeastern's College of Criminal Justice, in collaboration with the colleges of Computer and Information Science and Business Administration, deals with developing a deeper understanding of the security threats that face America and other countries in the 21st century. The Institute is a strategic alliance to better understand the dynamics underlying security, risk management and public safety.
www.cj.neu.edu/institute_security/

Legal clinics

Each year more than 100 students participate in the School of Law's five legal clinics on public interest law, working 20 hours per week for 11 weeks under close faculty supervision on real cases in substantive areas, contributing more than 20,000 annual hours of much needed legal assistance.
www.northeastern.edu/law/academics/clinics/index.html

Legal Skills in Social Context

The Legal Skills in Social Context Social Justice Program is a partnership between community organizations or agencies, such as the Domestic Violence Institute, the Massachusetts Attorney General's Office and the Housing Discrimination Project Inc., and Northeastern's School of Law to address unmet social justice needs. Each organization selected to join the program receives 2,000 hours of free work by students organized into "law offices." As part of the School of Law's commitment to community partnerships, students in LSSC employ their analytical research and writing skills to address social justice challenges identified by a wide range of community organizations and agencies. Through the work of students, faculty, alumni and staff, the LSSC Social Justice Program annually donates more than 20,000 hours of pro bono service to its select client organizations.
www.northeastern.edu/law/academics/curriculum/lssc/index.html

The Marshall-Brennan Constitutional Literacy Project

The university-community partnership sends trained, upper level Northeastern University School of Law students into local high schools to teach the U.S. Constitution using Supreme Court cases involving young people. The program began in 2007 in three Boston public high schools. In 2009, the Marshall-Brennan Constitutional Literacy Project sent 20 law students into five public high schools (Community Charter School of Cambridge, Cambridge Rindge and Latin, Boston

English High School, Parkway Academy of Technology and Health and Social Justice Academy) this school year to teach the Constitution.
www.northeastern.edu/law/academics/institutes/marshall-brennan.html

Mentors in Violence Prevention

Mentors in Violence Prevention, part of Northeastern's Sport in Society center, is a leadership program that motivates both men and women to play a central role in solving problems that historically have been considered "women's issues:" rape, battery, and sexual harassment.
www.northeastern.edu/sportinsociety/mentors/index.html

Neighborhood policing

Northeastern University Police patrol the city neighborhood streets on which the university owns or leases property in marked cruisers, on foot and on bicycles 24 hours a day, every day of the year. Northeastern officers constantly patrol The Fenway, Westland Avenue, Massachusetts Avenue, Hemenway Street, Forsyth Way, Museum Road, Ruggles Street, Huntington Avenue, St. Stephen Street, Gainsborough Street, Symphony Road, Columbus Avenue, Camden Street, Douglas Park Street, Davenport Street, Benton Street, Tremont Street, Burke Street, Coventry Street, Cunard Street and Parker Street. Each year, Northeastern officers arrest about 20 people on campus found to be wanted on outstanding default warrants for failure to appear in court after being arrested by the Boston Police for crimes elsewhere in the city. Northeastern also provides frequent backup to Boston police officers in the pursuit and apprehension of suspects.
www.northeastern.edu/publicsafety/

Neighborhood security officers

Northeastern funds patrols by contract security officers in the East Fens and on the Camden/Gainsborough MBTA overpass, from dusk to dawn every day.
www.northeastern.edu/publicsafety/

Safe Homes Initiative

Northeastern's Institute on Race and Justice collaborates with the Safe Homes Initiative, a community-policing project by Boston Police to reduce gun violence.
www.irj.neu.edu

Tobacco Products Liability Project

Under the auspices of Northeastern's School of Law, the Tobacco Control Resource Center is a nonprofit organization whose mission is to improve the public's health by reducing the use of and exposure to tobacco products. TCRC advances this mission by providing legal research, litigation support, and policy analysis for tobacco control advocates throughout the world.
www.tobacco.neu.edu/about/mission.htm

Youth Advocacy Project

The Institute on Race and Justice works with the Youth Advocacy Project, a Roxbury-based program that advocates for young people in the courtroom and the community.
www.irj.neu.edu

Youth Opportunity Boston

Faculty from the College of Criminal Justice conducted an evaluation of the Youth Opportunity Boston Program, which services the highest risk youth in the city. This evaluation indicated that the program was indeed identifying the highest-risk youth, many actively involved in firearm violence, and identified a number of challenges of working with this population.
www.cj.neu.edu

Youth Violence Dialogue

Based on a request of the Roxbury Action Program, Northeastern became the convener of a dialogue process that created two programmatic concepts that could have a significant impact on ameliorating antisocial behavior among Roxbury youth. The dialogue was centered on institutional representatives that have significant planning and implementation of youth programming in Boston. The participants included Boston School Department, Boston Police Department, State Probation Department, Suffolk County Sheriff Department, a variety of community organizations that included Roxbury Action Program; The Osiris Group, the Pyramid Builders; the Black Information Center; Roxbury Community College; and many others.
(617) 373-5010

PUBLIC HEALTH

Alcoholics Anonymous

Northeastern's Office of Spiritual Life hosts Alcoholics Anonymous meetings three days a week that are open to the community. Meetings are held in the university's Sacred Space.
www.northeastern.edu/spirituallife/welcome.html

Boston Guild for the Hard of Hearing

Based at Northeastern, the Boston Guild for the Hard of Hearing has a mission of serving the needs of people with hearing loss and finding innovative ways to disseminate information to professionals and others to increase awareness of the impact of hearing loss. It oversees the Hearing Instrument Outreach Program, which provides new and used assistive listening devices to people in Greater Boston, and Aural Rehabilitation and Speechreading classes to provide hard of hearing individuals with means of communication. The Guild has a community outreach program as well.
www.slpa.neu.edu/guild/index.html

Community Advocacy Program

The Community Advocacy Program (CAP) is a successful initiative out of the Center for Community Health Education, Research, and Service. CAP is a partnership with community health centers that provides free and confidential domestic violence services for health center clients and community residents. CAP Family Advocates are now on site at six health centers — Bowdoin Street, Codman Square, Dimock, Dorchester House, Geiger-Gibson, and Neponset — and serve Dorchester, Roxbury, Mattapan, South Boston, and other surrounding areas.
www.cchers.org/cap/

Community-based research

Community-based research is one of the highest priorities of the Center for Community Health Education, Research, and Service. The goal is to provide community-derived and community-directed services —through research partnerships with major medical centers, government, and universities—that have an impact on urban populations.
www.cchers.org/research.html

Community Voices

Mayor Thomas Menino has identified health disparities as the most pressing health issue in the city, and has highlighted the need for increased public awareness and greater efforts in diversifying the health care workforce. Community Voices helps address that need by engaging high-school students in raising awareness about racial and ethnic health disparities in Boston's

communities. The students are charged with creating photo essays that illustrate those disparities, which are then used to help raise public awareness. The program is the result of a partnership between the Center for Community Health Education, Research, and Service, Health Careers Academy, Boston Area Health Education Center, member artists of ACT (Arts, Culture, Trade) Roxbury, ABCD (Action for Boston Community Development, Partners HealthCare, Citizen's Bank, the Roxbury Trust Fund, and MassDevelopment. Community Voices began in fall 2006 and in 2009 will expand to include year-round programming at two Boston Public High Schools, Health Careers Academy, and Boston's Madison Park Technical Vocational High School.
www.cchers.org/communityvoices/index.html

Critical MASS

Critical MASS, based in the Center for Community Health Education, Research, and Service, is a statewide coalition focused on the elimination of health disparities in Massachusetts. Established in 2001, the initiative has built a statewide network and actively promotes programs that improve the health and well-being of racial, ethnic, immigrant, and refugee populations. The initiative is also focused on creating mechanisms to track progress in these areas. Critical MASS currently has 14 partners throughout Boston and Massachusetts.
www.enddisparities.org/

Envisioning New Possibilities in Nursing

Faculty and graduate students from the Bouvé College of Health Sciences' School of Nursing and Nurse Anesthesia Program hold workshops for students from Health Careers Academy to educate them on nursing careers.
www.northeastern.edu/bouve/nursing/allprograms.html

Health Connections

Through the dynamic Fitz Urban Youth Sports program, housed in Northeastern's Sport in Society center, The Health Connections program, part of the Fitz Urban Youth program housed in Northeastern's Sport in Society center, places health coordinators in community health centers around Boston. These coordinators are able to assess and address a community's specific health and well-being needs, while helping youth make the connection between physical activity and a healthy life. The Health Connections program has coordinators in the Massachusetts General Hospital Charlestown Healthcare Center, the East Boston Neighborhood Community Health Center, and the Brookside Community Health Center in Jamaica Plain.
www.northeastern.edu/sportinsociety/fitz/health/index.html

Health in Motion van

Bouvé's Health in Motion van is a volunteer operation that brings vital health services to underserved residents of Boston neighborhoods. Students and faculty from a range of health-care disciplines volunteer each semester to bringing their services to the doorsteps of people who otherwise might not be able to get to a health-care facility. The services the students and faculty provide include disseminating health information, administering vaccinations, and offering screenings for illnesses like tuberculosis. The Health in Motion van has been in operation for three years, and is estimated to serve more than 400 Boston residents per academic year.
www.northeastern.edu/bouve/research/van.html

Health Careers Academy

Health Careers Academy, a Horace Mann Charter School in the Boston Public Schools system for students in grades nine through 12 interested in exploring careers in the health professions, is housed on the Northeastern campus. The university hosts approximately 200 HCA students in campus classrooms, libraries and laboratories and provides them with support during their high

school careers. Northeastern alumni, primarily graduates of the School of Education, make up 70 percent of the staff at HCA, and Northeastern faculty and graduate students assist in educating HCA students, as well as helping to organize and judge at the annual HCA Science Fair. HCA boasts a nearly 100 percent college acceptance rate.

www.healthcareersacademy.org

Healthy Kids, Healthy Futures

Under Northeastern's new Stony Brook Initiative, Healthy Kids, Health Futures is a collaboration to promote physical activity and healthy eating among Head Start children and their families in Boston. The university's partners include Children's Hospital, the Boston Red Sox, Head Start and ABCD.

www.northeastern.edu/stonybrook/

Helping Multicultural Students

Students and faculty in the Department of Counseling and Applied Educational Psychology work with children in the afterschool program at Chinatown Community Family Service to better serve immigrant and bilingual children. Faculty members hold workshops for parents during the evenings, and also train school psychology field supervisors.

www.northeastern.edu/bouve/

Homeless Shelter Language Stimulation Group

Since 1997, students from the Department of Speech-Language Pathology and Audiology at Bouvé College of Health Science have facilitated a weekly story-telling group for children residing in Boston family shelters, to stimulate development of the children's language literacy abilities.

www.slpa.neu.edu/

Introduction to College

In another example of the Bouvé College's commitment to service in the urban arena, the College offers a special introduction to college seminar that both encourages student service and provides opportunities to get involved. Through this seminar, students have volunteered for Habitat for Humanity, Community Servings (a food kitchen for HIV/AIDS patients in the Boston area), and area events like the Boston Light the Night Walk.

www.northeastern.edu/bouve/undergradstudent/prospective.html

Law and Obesity Project

The Law and Obesity Project explores the use of the law in slowing obesity and reversing the epidemic of obesity-related diseases. The project examines the use of litigation, legislation, regulation, and other legal tools in conjunction with public health practitioners and policymakers. The project publishes widely in the area, works with policymakers and advocates, and hosts the annual Legal Approaches to the Obesity Epidemic conference.

www.northeastern.edu/law/academics/institutes/phai.html

Light the Night Walk

Students, faculty and staff from Bouvé College of Health Sciences annually field a team of walkers for the Light the Night Walk on Boston Common, raising money for the Leukemia and Lymphoma Society. In its first three years the team raised nearly \$40,000 to fight cancer.

www.northeastern.edu/bouve/

Master's in Public Health

The Master's in Public Health (MPH) program in the Bouvé College of Health Sciences is an example of how Northeastern students integrate learning and service. Instead of a traditional thesis, students are required to complete a Capstone Project associated with the required six-credit community-based practicum in urban health. The combination of practicum and capstone project provides students the opportunity to work on site in a range of diverse public health practice settings. The goal of the project is a meaningful contribution to the community.

www.northeastern.edu/bouve/programs/MPH/mpubhealth.html

Meet the Health Care Professional

The Meet the Health Care Professional speaker series, organized by the Physical Therapy Department at Bouvé College of Health Sciences, brings health-care practitioners to Health Careers Academy to offer positive role models to students.

www.northeastern.edu/bouve/

Mentors in Violence Prevention

Mentors in Violence Prevention, part of Northeastern's Sport in Society center, is a leadership program that motivates both men and women to play a central role in solving problems that historically have been considered "women's issues:" rape, battery, and sexual harassment.

www.northeastern.edu/sportinsociety/mentors/index.html

Mother's Hope, Mind and Spirit

Mother's Hope, Mind and Spirit, a program of the Institute for Urban Health Research, aims to reduce the incidence and prevalence of substance abuse and HIV/AIDS among African-American and Hispanic/Latina women in recovery from addiction. The program applies five approaches: Women's HIV Prevention Leadership Training Institute; group-based trauma treatment; stress reduction program; spirituality curriculum; and providing for client choice in the sequencing and mix of these activities.

www.northeastern.edu/bouve/research/IUHR/index.html

Nursing Care of Vulnerable Populations

Working with Boston Medical Center and the Boston Public Health Commission, nursing students provide breast and ovarian cancer screening for uninsured Boston residents, hold a flu vaccination clinic and organized a pilot mass immunization project to prepare for potential bioweapons attack.

www.northeastern.edu/bouve/

People Exercising Program

The People Exercising Program, under Bouvé College of Health Science, is a community-based group exercise for pre-diabetics in Boston over 40 years of age, taking place in community health centers in partnership with the Center for Community Health Education, Research and Service.

www.cchers.org/

Pregnant and Postpartum Women and their Infants study

The Pregnant and Postpartum Women and their Infants study, under the Institute for Urban Health Research, addresses an identified need to expand residential substance abuse treatment services for pregnant and postpartum Latina women in the Boston area by providing comprehensive services to them, their infants and other children in treatment.

www.northeastern.edu/bouve/research/IUHR/index.html

Prevention and Access to Care and Treatment

Prevention and Access to Care and Treatment (PACT), a project of the Institute for Urban Health Research, provides community-based HIV education for HIV-positive men and women, through Brigham and Women's Hospital.

www.northeastern.edu/bouve/research/IUHR/index.html

Public Health Advocacy Institute

The Public Health Advocacy Institute builds on two institutions with deep roots at Northeastern and distinguished records in public health policymaking. It was founded in 2002 by faculty at Northeastern University School of Law and at Tufts Medical School Department of Public Health as an independent research and advocacy institute. PHAI's overall mission is to improve the understanding, commitment and effectiveness of policymakers and lawyers in protecting the public health. PHAI brings its combined decades of experience in public health and law to bear on current issues in public health.

www.northeastern.edu/law/academics/institutes/phai.html

Re-entry Assistance Program

The Re-Entry Assistance Program, under the Institute for Urban Health Research, provides community-based substance-abuse treatment and wrap-around re-entry services for 100 men per year who have a history of substance abuse and are being released from the Suffolk County House of Correction. The project uses a case-management system to provide integrated re-entry services beginning six months before release and continuing for six months after, in collaboration with the Boston Public Health Commission.

www.northeastern.edu/bouve/research/IUHR/index.html

Speech-Language and Hearing Center

The Speech-Language and Hearing Center at Northeastern's Bouvé College of Health Sciences provides assessment, treatment, counseling and referral services to children and adults with hearing, communication and/or swallowing problems. Faculty work with Boston Public Schools speech-language pathologists and provide training facilities and guidance, as well as screening services to BPS.

www.slpa.neu.edu/

Tobacco Products Liability Project

Under the auspices of Northeastern's School of Law, the Tobacco Control Resource Center is a nonprofit organization whose mission is to improve the public's health by reducing the use of and exposure to tobacco products. TCRC advances this mission by providing legal research, litigation support, and policy analysis for tobacco control advocates throughout the world.

www.tobacco.neu.edu/about/mission.htm

COMMUNITY PROGRAMS AND SERVICES**Architectural consultation**

Northeastern's School of Architecture provides free consultation to the Boston Redevelopment Authority. Projects have included the "100 Acre" plan in South Boston.

www.architecture.neu.edu

Atlas of Boston History

Northeastern's Department of History is home to the Atlas of Boston History, a project designed to provide a historical mapping of the City of Boston, with commentary. Two Northeastern

faculty members serve as consulting scholars on the project's board, and the university provides administrative support to the project as well as meeting and office space.

www.history.neu.edu

Bio Blitz

Led by faculty and graduate students affiliated with Northeastern's Marine Science Center, Bio Blitz is a two-day annual survey of intertidal invertebrates on Boston Harbor Islands. Boston citizens join the survey as volunteer researchers.

www.marinescience.neu.edu/

Boston Harbor Islands Advisory Council

A member of Northeastern's faculty chairs the Boston Harbor Islands Advisory Council, which provides guidance on the shared federal/city park in Boston Harbor. Northeastern provides administrative support and meeting space for the organization.

www.geology.neu.edu/faculty_staff/peter_rosen/

Boston Neighborhood Network internships

Students from Northeastern's Cinema Studies and Communications Studies Departments worked at unpaid internships for the Boston Neighborhood Network, a nonprofit organization that provides a televised public forum for all Boston residents, community organizations and government and educational institutions on cable Channels 9 and 23.

Boston public schools events

Northeastern provides space in Matthews Arena on St. Botolph Street for graduation ceremonies for several Boston high schools, as well as high school hockey games, the Stay in School event and the annual Mayor's Cup tournament.

Center for Addictive Behavior transportation

Faculty and students from Northeastern's Mechanical and Industrial Engineering Department assisted the Center for Addictive Behavior Health and Recovery Services, a Boston nonprofit organization, in reducing transportation costs by coordinating multiple vehicle routes serving patients at various sites in Greater Boston.

www.coe.neu.edu/Depts/MIE/

Community group archives

Northeastern University Libraries has an ongoing program of accepting and curating special collections from Boston community groups, preserving Boston's cultural and political heritage and making records available for researchers. Among the many collections Northeastern has accepted are those of the Bisexual Resource Center, the Boston Coalition of Black Women, the papers of Latino activist Nelson Merced, the records of ACT UP/Boston and the Chinese Progressive Association Historical Records.

www.lib.neu.edu/archives/

Eliot Bridge abutment gardens and erosion control

Students from the Northeastern chapter of the American Society of Civil Engineers worked on the Eliot Bridge, over the Charles River off Soldiers Field Road, over two years, to upgrade abutments and reduce erosion.

Food and toy drives

The Office of Government Relations and Community Affairs annually conducts university-wide food and toy drives at Thanksgiving and Christmas/Hanukkah, respectively. The office works with community partners to distribute the food and toys, primarily to organizations and individuals within the City of Boston.

(617) 373-3168.

Furniture donations

Through Northeastern's furniture warehouse in Jamaica Plain, the Facilities Department periodically donates older furniture to community groups upon request.

www.northeastern.edu/facilities/

Goodwill Professional Clothing Drive

Northeastern's Department of Human Resources Management organizes an annual drive to collect professional clothing for Morgan Memorial Goodwill Industries.

www.hrm.neu.edu

Job/Interview training

Northeastern's Department of Human Resources Management participates in job- and interview-training workshops and seminars at multiple local sites serving job-seekers, including Morgan Memorial Goodwill Industries, Boston Career Link, YMCA Training Inc., Operation ABLE, and the Orchard Gardens housing development.

www.hrm.neu.edu

Kitty and Michael Dukakis Center for Urban and Regional Policy

The Dukakis Center at Northeastern University conducts interdisciplinary research in collaboration with civic leaders and scholars to identify and implement real solutions to the critical challenges facing Boston, Massachusetts and the nation. The Center has focused on projects to enhance industrial and economic development, transportation and housing. Among its noted research has been the annual Greater Boston Housing Report Card, produced in cooperation with the Citizens' Housing and Planning Association, and the Labor Market Assessment Tool, a collaboration with the Boston Redevelopment Authority to determine occupational projections and demographics.

www.northeastern.edu/dukakiscenter/about_us/about_us/

Little Brothers/Friends of the Elderly

Northeastern provides kitchen facilities and staff support for Little Brothers/Friends of the Elderly holiday meal deliveries by volunteers. The organization provides meals and companionship to senior citizens in Boston at Easter/Passover, Thanksgiving, and Christmas/Hanukkah.

boston.littlebrothers.org/mission.htm

Lower Roxbury Black History Project

Based on the request of a group of prominent black clergy in 2007, Northeastern University provided the financial resources and appropriate faculty and staff that established the Lower Roxbury Black History Project. Its purpose is to provide the Greater Boston community with a greater understanding and appreciation of the contributions of African Americans during a very critical period in the evolution of modern Boston (1910-1970). It is anticipated that the information gathered from this project will be made available to schoolchildren, researchers, tourists, and other interested parties for years to come. The content contains dozens of audio and visual interviews with African American seniors who lived through that period. The collection also includes hundreds of pictures, artifacts, etc., of the period.

(617) 373-5010

Neighborhood beautification projects

Northeastern's Facilities Department conducts a number of projects and ongoing maintenance efforts to beautify the neighborhoods around campus. Among these are graffiti removal; catch-basin cleaning; Adopt-An-Island on city streets; tree pruning on Melnea Cass and Columbus Avenue; Fenway flower giveaway; Symphony Road Community Garden, Carter Playground and Ramler Park cleanup and maintenance; Columbus Avenue bike path maintenance; and sidewalk handicapped access projects on Forsyth Street.

www.northeastern.edu/facilities/

Neighborhood parking and street clearing

During snowstorms, Northeastern clears streets in the vicinity of campus and also permits neighbors to use university parking facilities during city snowplowing.

Office of Government Relations and Community Affairs

Northeastern operates its Office of Government Relations and Community Affairs to facilitate interaction and communication between the university and the City of Boston, state and federal governments, and our neighbors. A branch of the Office of External Affairs, the office employs six full-time staff and oversees the Center of Community Service.

(617) 373-3168

Religious services

Northeastern holds weekly Catholic, Jewish and Muslim services that are open to the community. Catholic Mass is celebrated Sundays in the Fenway Center (formerly St. Ann's Church); Shabbat services are held Fridays in the Hillel Center on St. Stephen's Street; and Ju'ma services are held Fridays in the Sacred Space in the Ell Building.

www.northeastern.edu/spirituallife/calendar.html

River environmental studies

Northeastern faculty from the Civil Engineering Department have an active research program on the Charles and Muddy Rivers in Boston, contributing to understanding their response to past, present and future environmental stresses, and including evaluating approaches to making the Charles safe for swimming.

www.civ.neu.edu/

Service on boards

Northeastern faculty serve on a variety of public and nonprofit boards in Boston, including the City Archives Commission, the Boston Public Health Commission, the Mayor's WiFi Task Force, the Old North Church Foundation, Boston By Foot, the Paul Revere House, the Leventhal Map Center at the Boston Public Library, and the Photographic Resource Center. Service is uncompensated.

Thanksgiving dinner for the elderly

On the Sunday before Thanksgiving, senior citizens in the Fenway and Roxbury neighborhoods are invited to a Thanksgiving dinner on campus, held in the Curry Student Center and served by student volunteers. Transportation is provided by the university to those residents in need. The event, is organized by the Office of Government Relations and Community Affairs.

(617) 373-3168

Transportation design consulting

Northeastern faculty and students from the Civil and Environmental Engineering Department consult with the City of Boston on bicycle paths, a bicycle counting program and intersection projects, including a feasibility design for the Landmark Center interchange.

www.civ.neu.edu/

Trash and recycling program

Northeastern University collects all trash and recycling from its campus, not placing the burden on city resources. In furtherance of the university's dedication to greener operations, the university recycles 30 percent of its gross waste tonnage, the highest rate among higher-education institutions within the city.

www.northeastern.edu/facilities/waste.html

Urban Gauge Planning Tool

Northeastern's School of Architecture is developing a digital tool to dramatically improve the planning process in Boston and throughout Massachusetts, shortening the public-review process to facilitate approvals for responsible development.

www.architecture.neu.edu

Appendix D – Institutional Partnership Program, Data, and Information Template

Boston Institutional Partnership Program
Data and Information Request (Brief Version)

Data Category and Description	Data
Facilities Total acreage owned in Boston Tax-exempt Taxable Total Gross Floor Area owned in Boston Tax-exempt Taxable Total Gross Floor Area Leased in Boston Total Gross Floor Area proposed, under review, in construction New properties purchased or leased since previous update	73.03 100% Tax-exempt 6,896,648 s.f. 100% Tax-exempt 94,454 s.f.
Student Population (as applicable) Undergraduate Part-time Full-time Graduate Part-time Full-time Post-doctoral Other (e.g. not in degree program)	21,475 14,926 full-time undergraduate 6,549 full-time graduate
Patients (as applicable) Annual inpatient visits to Boston facilities Annual outpatient visits to Boston facilities Annual emergency room visits	N/A
Employees Total employee count Staff (FTE) Faculty (FTE) Other (FTE) Number living in Boston (not FTE)	4,342 2,106 1,033 1,203 775
Financial Information Annual operating budget Property tax payments PILOT payments Other payments (fees and permits)	\$700,000,000 +/- \$1,500,000 +/- \$30,000 +/-
Housing Student Housing (as applicable) Undergraduates housed by institution Dormitory/apartment beds Leased housing Graduate students housed by institution Number living in owned housing Number living in leased housing Employee Housing Number of units owned by institution Number of units leased by institution Number of employees housed by institution	7,854 7,629 225 77 77 0 0 0

Boston Institutional Partnership Program
Data and Information Request (Brief Version)

Data Category and Description	Data
<p>Transportation</p> <p>Total Trip Generation by Mode Drive alone Carpool Public transportation Walk Bicycle Other</p> <p>Parking Facilities Number of surface spaces (owned and leased) Number of structured spaces (owned and leased) Applicable charges</p> <p>Transportation Demand Management Programs T pass subsidies Amount/percentage of subsidy Number of passes subsidized Number of carpool parking spaces Number of bicycle spaces Covered Uncovered</p>	<p>Net reduction of 492 vehicle trips per day.</p> <p>No new parking.</p> <p>To be determined as part of TAPA process with BTB.</p>

Appendix E – Public Notice for the Submission of the Fifth Amendment to the IMP

PUBLIC NOTICE

The Boston Redevelopment Authority ("BRA"), pursuant to Article 80D of the Boston Zoning Code (the "Code"), hereby gives notice that a Fifth Amendment to Institutional Master Plan ("IMP Amendment") was submitted by Northeastern University ("Northeastern") in association with PPC Land Ventures Inc. ("PPC") and received by the BRA on February 11, 2011. The IMP Amendment proposes to amend the Northeastern University Institutional Master Plan for Northeastern's campus in Boston, generally bounded by The Fenway on the north, Tremont Street on the south, Ruggles Street on the west and Massachusetts Avenue on the east. The IMP Amendment proposes one Proposed Institutional Project ("IMP Project") for the construction of a new dormitory building containing approximately 720 beds to serve as Northeastern student housing, including beds for Residential Life and other faculty and supervisory staff, and classroom and other educational uses. A Project Notification Form ("PNF"), in accordance with Article 80B of the Code, will be submitted for the IMP Project by PPC and Northeastern. The IMP Project will be constructed on property currently owned by the YMCA of Greater Boston located on St. Botolph Street (at the rear of 316-320 Huntington Avenue) adjacent to Northeastern's campus, in the approximate location of the current YMCA gymnasium, next to the New England Conservatory to the east, and the Hastings Wing of the YMCA to the west. The IMP Amendment includes a map amendment indicating an Institutional Master Plan Area overlay district on the property. Approvals are required of the BRA pursuant Article 80 of the Code, including the issuance of an Adequacy Determination approving the IMP Amendment.

A copy of the IMP Amendment may be reviewed at the Office of the Executive Director/Secretary of the BRA, 9th Floor, Boston City Hall, One City Hall Square, Boston, Massachusetts 02201, between 9:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. The IMP Amendment may also be viewed at the following locations: Boston Public Library, South End Branch, 685 Tremont Street, Dudley Branch, 65 Warren Street, Main Library, Copley Square, Government Documents Department, Monday through Thursday, 9:00 a.m. to 9:00 p.m., Friday and Saturday, 9:00 a.m. to 5:00 p.m.; Northeastern University Office of Government Relations and Community Affairs, located at 716 Columbus Avenue, CP 526; and Northeastern University Snell Library.

Public comments on the IMP Amendment, including comments from public agencies, should be submitted in writing to Mr. Gerald Autler, Senior Project Manager/Planner, BRA, Boston City Hall, Room 900, Boston, Massachusetts, 02201 or by email at Gerald.Autler.BRA@cityofboston.gov, within 60-days of this notice or by April 12, 2011.

BOSTON REDEVELOPMENT AUTHORITY

Brian Golden, Executive Director/Secretary
February 11, 2011



Northeastern University

BOSTON CAMPUS

February 11, 2011