



Northeastern

November 8, 2013

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Dear Director Meade,

As Northeastern University's Institutional Master Plan comes before the BRA board Nov. 14 for approval, I would like to update you on the significant progress we have made in discussions about community benefits with our neighbors and elected officials since mid-October.

While proposed community benefits such as the **reconstruction and maintenance of Carter Playground (an investment of \$23M), creation of a neighborhood center and appointment of a neighborhood council are still part of our proposal**, we have made great strides on the issues of student housing, economic development initiatives, and access to higher education for Boston students.

The university initially proposed to create 1,000 new student beds in the latter half of the decade encompassing the IMP. Hearing concerns from neighbors, officials and BRA staff, we agreed to create 300 beds within the first five years. **We now seek approval to create 600 of the 1,000 beds in the first five years of our IMP on either the Burke Street lot, or other suitable site.**

Based on discussions with City Councilor Tito Jackson, Northeastern has agreed to **seed an economic development fund with \$2.5 million, to build local business capacity**. Recognizing that Northeastern is not a lending institution, we propose to deposit the funds with Next Street

Financial (or other suitable institution); importantly, Next Street anticipates attracting other investment funds on the basis of our initial investment and **creating a pool of \$7 – 8M in working capital.**

The university will commit **to increasing our annual procurement from Boston-based entities to be no less than 20% annually** of the discretionary purchase of goods and services, and will increase our **annual procurement with Small Local Business Enterprises from our contiguous neighborhoods, as well as local women and minority-owned business enterprises, to be no less than 12% annually** of discretionary purchase of goods and services. Further, we will work to **identify appropriate community and Boston-based businesses for on-campus opportunities.**

For our proposed first IMP project, the Interdisciplinary Science and Engineering Building on Columbus Avenue, we will commit to **30% of hard construction costs for minority-owned business enterprises and 10% for women-owned business enterprises.** We will further commit to the goal of having **51% of the ISEB non-design project work go to Boston residents, not less than 35% to minorities (with a 40% goal) and 10% to women.** We will **establish planning and oversight committees including elected officials and community members** to help meet these goals.

In response to comments from Rep. Jeffrey Sanchez and residents, Northeastern has agreed **to create 20 new full scholarships for local neighborhood residents** admitted to our full-time undergraduate program, **in addition to the 120 full scholarships we now offer to Boston undergraduates.** We will also target 10% of those existing scholarships specifically to our neighborhoods. After the **first four years** of this program, we expect to have **more than 80 local high school graduates** enrolled in Northeastern.

Northeastern will **give neighborhood students priority access to Foundation Year, our innovative, intensive first year of college for BPS graduates. Participants in this program graduate from college at a success rate (84%) that exceeds the national average.** Further, Northeastern will hold **College Readiness Nights twice a year for neighborhood BPS students and their families,** to explain the process of applying to college, including admissions and financial aid, and provide the assistance and encouragement to make higher education a more readily realized goal for Boston's youth.

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Finally, at the behest of neighbors in the Fenway and Mission Hill, Northeastern is working to **create a program giving neighborhood seniors access to undergraduate classes, cultural and artistic events and the university library.**

Northeastern has proposed an ambitious building program in this 10-year IMP, much of which will be transformational for Lower Roxbury and specifically of the Columbus Avenue corridor. In tandem with that building program, this array of proposed community benefits will be similarly transformative of the lives, hopes and dreams of countless of our neighbors. This proposed IMP is, taken as a whole, something of which Northeastern, the city of Boston, and residents of Roxbury, Mission Hill, the Fenway and the South End can be justifiably proud.

Sincerely yours,



Ralph C. Martin, II