

Institutional Master Plan Notification Form

For the Second Amendment to the Northeastern University Institutional Master Plan



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

Submitted by:
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November 3, 2016

Northeastern University (the “University”) is submitting this Institutional Master Plan Notification Form (“IMPNF”) to the Boston Redevelopment Authority D/B/A Boston Planning and Development Agency (“BRA”) to amend the University’s existing Institutional Master Plan (“2013 IMP”) pursuant to Article 80D of the Boston Zoning Code (“the Code”). Reference is made to that certain 2013 IMP dated November 20, 2013 and effective as of December 20, 2013, as amended April 11, 2016.

The University hopes to undertake two small projects that were not contemplated during the development of the 2013 IMP. These projects, described in detail below, are the lease of additional space in the Christian Science Complex for office use, and the development of a small addition to the Badger and Rosen Squashbusters Center.

The University would also like to amend the 2013 IMP to confirm that if the University leases space in the future for uses which are consistent with the underlying zoning of the parcel, then the University’s leasing and use will be considered consistent with the 2013 IMP.



Figure 1: Locus Map of Project Sites

Project 1: Lease of Publishing House on Christian Science Complex for Office Use

The University wants to increase the amount of leased space within the Christian Science Church Complex (“CSC Complex”) described in 2013 IMP. The University and The First Church of Christ Science intend to enter into a lease agreement whereby the University will lease approximately 80,805 square feet at the Publishing House (also known as Building B), located at 200 Norway Street. The leased space will be made available to the University in phases over a two year period starting with a single floor in early 2017 and by mid 2019, Northeastern will be in control of all of the Publishing House building. The initial term of the lease will extend through 2031, and the term could be extended by mutual agreement of the parties.

The Publishing House is owned by The First Church of Christ Scientist and is located on the northwestern end of the Christian Science Complex as illustrated in figure 2. The four-story building contains “Building A,” and “Building B.” The University intends to lease Building B and the Church will continue to occupy Building A. The University already leases space in the CSC Complex including 101 Belvidere, which connects to the Publishing House building, as well as space at 177 Huntington Avenue.

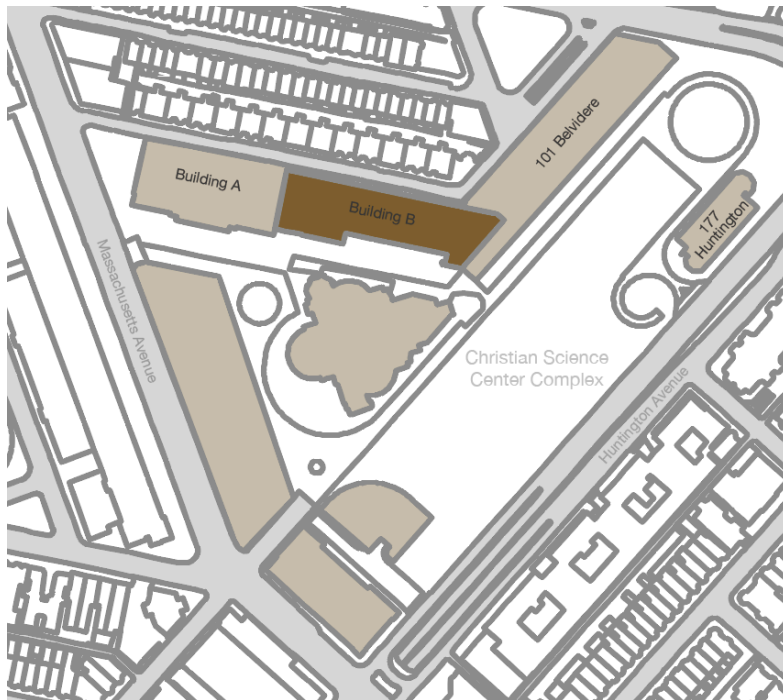


Figure 2. Christian Science Center Complex

The leased space at the Publishing House will be used primarily as administrative office space for the University and include storage space. Renovation prior to occupancy will involve interior fit out only and no work associated with the exterior envelope is contemplated. Parking will be made available to the University as part of the lease.

Expedited Review

The University's Publishing House project is eligible for expedited review under Section 80D-9.2 of the Code, Amendment of Institutional Master Plan, because this project does not meet the size threshold for Large Project Review, as set forth in Section 80B-2, and the project meets all of the following requirements under Section 80D-9.2(b):

- 1) the project is located within the "Christian Science Institutional Area" within the Huntington Avenue/Prudential Center District; and
- 2) the project is solely intended for office use and storage use, which are allowed uses in the underlying zoning, and will not be used for any of the High Impact Subuses of an Institutional Use.

Project 2: Addition to the Badger and Rosen Squashbusters Center

The second project is a small building addition of approximately 3,800 square feet to Badger and Rosen Squashbusters Center ("Squashbusters") located at 795A Columbus Avenue. Squashbusters is a four-story building of approximately 38,498 square feet that was built in 2003 and originally included in the University's 2000 IMP. The building currently houses Squashbusters, a sports-based youth enrichment program, as well as office and meeting space supporting the University's athletic recreation programs. It is adjacent to the Carter Field and to Northeastern's Columbus Avenue Parking Garage.

The proposed addition is within the existing footprint of the Squashbusters building and will provide space for offices, flexible/multipurpose room, and team room space within the first floor between the entry/building face and the current driveway. Figure 3 shows existing conditions and Figure 4 illustrates the proposed additional space.

The new space will support the University's athletic and recreation programs or other University uses. The multi-purpose rooms will be used as team room space and for meeting space. No sports will take place in this space. The expansion will also provide minor storage space for sporting equipment and materials. The small office suite will provide additional office space for the University. The proposed expansion will relocate the lobby and vestibule to the Columbus Avenue side of the building making the entry sequence more logical with easier access to pick up and drop off for the Squashbusters community-based program.

Program Element	Square Feet
Lobby/Vestibule	915
Offices	1,055
Flexible/multipurpose Room	1,075
All Gender Locker Room	200
Non-occupiable	555
Total	3,800

Figure 3. Squashbusters Expansion Program

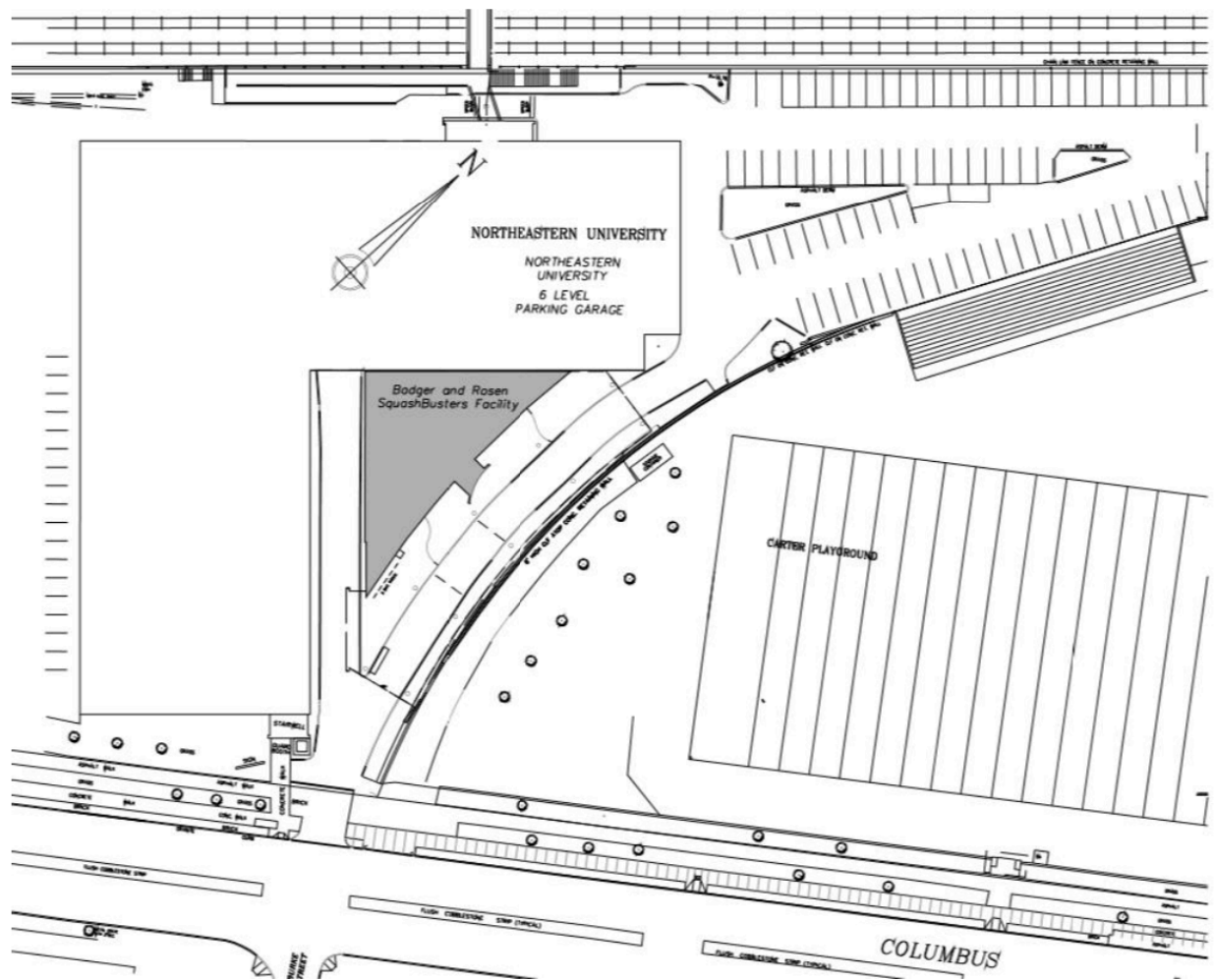


Figure 4. Squashbusters Center: Existing Conditions

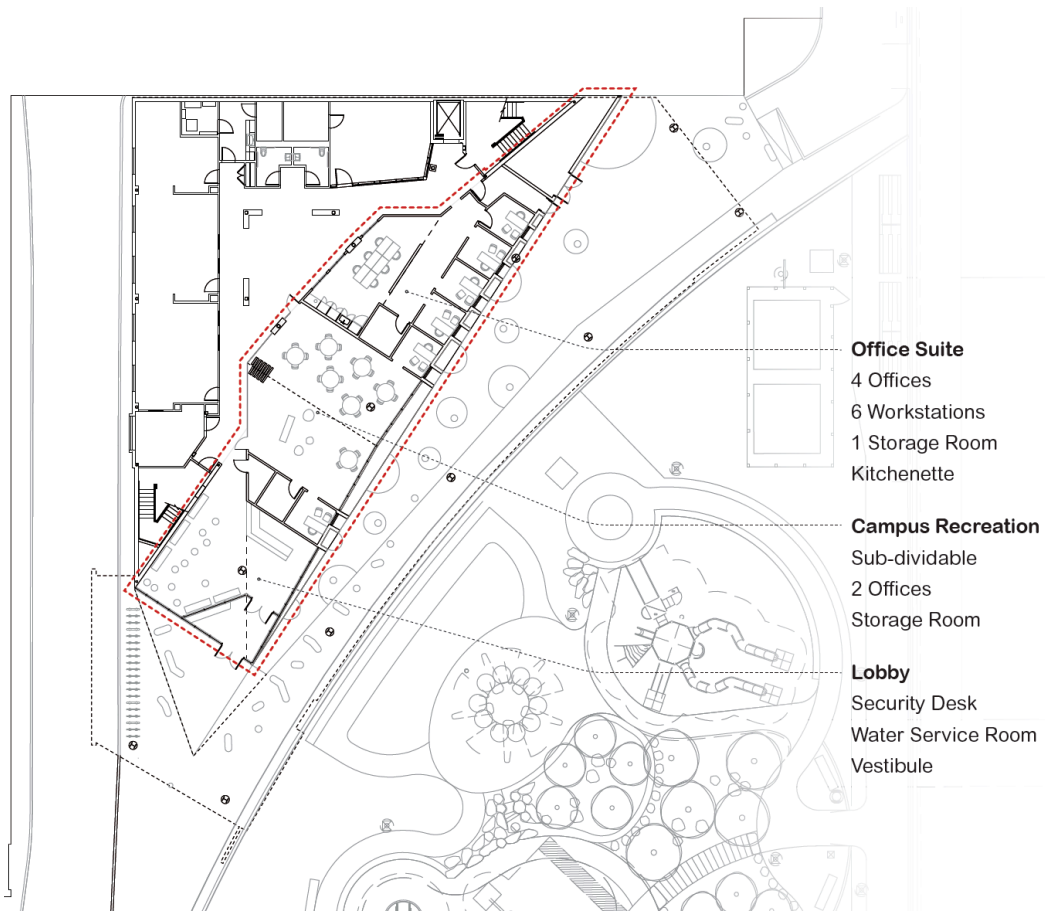


Figure 5. Squashbusters Center: Level 1 Floor Plan, Proposed addition



Figure 6. Squashbusters Center: Façade Rendering (view from Carter Playground)

Expedited Review for Certain Small Projects

The Squashbusters addition project qualifies for expedited review under Section 80D-9.2(b) of the Institutional Master Plan Amendment requirements in that the project does not meet the size threshold for Large Project Review, as set forth in Section 80D-2, and the project meets all of the following requirements under Section 80D-9.2(b):

1. the project is located in the Northeastern IMP overlay district per the University's 2000 IMP and associated map amendment;
2. the project is solely intended for support space, office use, and storage use and will not be used for one or more of the High Impact Subuses of an Institutional Use.

Requested IMP Amendment

The University respectfully requests that upon review of this IMPNF, the BRA waive further review of the IMPNF and approve the IMPNF as the Second Amendment to the 2013 IMP, pursuant to the provision of Section 80D9-2 of the Code.