

Institutional Master Plan Notification Form

WHEELOCK COLLEGE Resource Center Project Renovation and Addition

Submitted by:

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Submitted to:

Boston Redevelopment Authority
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1. INTRODUCTION

Wheelock College is embarking upon a small new project on its campus called the Resource Center Project and wishes to amend its 2007 Boston Campus Institutional Master Plan to add this Institutional Project to the Plan. With the submission of this Institutional Master Plan Notification Form, the College is presenting its proposal to renovate a portion of and to create an addition to the Activities Center East Building totaling about 9260 SF. The building will house institutional uses including a state-of-the-art technology and resource center to support students, faculty, alumni and community members, along with additional classrooms, and faculty offices relocated from basement space elsewhere on campus.

The Proposed Project calls for renovation of 2295 SF within the existing Activities Center East (ACE) Building and for an addition to the AEC of about 6545 SF on a small footprint, about 3000 SF, in a three-story, 38' high building with one façade on Pilgrim Road. (See Figure 2 site plan). The new portion of the building will be built on top of an existing patio which is in poor condition.

Wheelock College is a private co-educational college with the public mission of improving the lives of children and families. Lucy Wheelock founded the college in 1888 with a powerful and simple charge: "Plant in the land of children whatever you wish to put into the life of our times." Today, Wheelock College is one of the premier institutions in the country preparing students for work in Education, Social Work, Child and Family Studies and the Human Services fields. Located in the Longwood Medical and Academic Area of Boston and bounded by the Riverway, Pilgrim Road, and Short Street, the College enrolls over 1,040 undergraduate and graduate students, and employs over 330 faculty and staff.

In 2007, Wheelock College prepared its first Institutional Master Plan, which was subsequently accepted by the Boston Redevelopment Authority ("BRA"), and is in effect until the year 2017. This master plan presented information on the existing campus, academic programs, the mission and goals of the College, as well as its long-range plans for the next ten years. The BRA approved the Institutional Master Plan on May 31, 2007, which was subsequently approved by the Boston Zoning Commission on July 11, 2007. An IMP amendment for the Riverway House Renovations and New Addition Project was approved in 2009. Both the initial Project in the Institutional Master Plan, The Campus Center and Student Residence, and the Riverway Project have been completed and are occupied.

Rationale for IMP Amendment/Resource Center Project

In its 2007 Master Plan, Wheelock set out the following goal:

Over time, it is Wheelock's intention to upgrade and reorganize academic facilities to provide classrooms that are correctly sized for the number of students in the class and to add the technology needed to support pedagogy. . . Other facility improvements include moving faculty offices out of dorm basements. . . The Resource Center Project fulfills that goal.

Over the past 5 years, enrollment at Wheelock has grown from 670 students to 1040 students. Along with enrollment growth have come new academic programs and additional faculty to serve the students. As a result, there is an unmet demand for classrooms and faculty and staff offices due to both growth and the loss of some of these types of spaces to housing renovation. The program for the Resource Center address some of this demand by adding a large conference room, offices for 16-20 faculty, an academic resource center that provides study space, areas for group projects and other academic supports, including the technology center which will offer a full array of equipment, software and other high-tech teaching and learning aids.

2. EXISTING CAMPUS AND USES

Wheelock's Neighborhood Context

Wheelock planning recognizes its context as part of a neighborhood rich in institutions. Just around the block is the Longwood Medical Area: a busy and growing district that includes Children's Hospital, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital, Dana-Farber Cancer Institute and Harvard Medical School. Other neighborhood institutions also help make this area a hub for higher education. Nearby colleges and fellow members of the Colleges of the Fenway consortium are Emmanuel College, Wentworth Institute of Technology, Massachusetts College of Art, Massachusetts College of Pharmacy and Allied Health Sciences, and Simmons College.

To the south of the Wheelock Campus is Simmons College Residential Campus, where five-story residence halls are arranged around a traditional college quadrangle. To the west of Wheelock lies the Winsor School, a private secondary institution for young women, and further west is Temple Israel, one of the oldest Jewish Reform Congregations in New England. Riverway Square condominiums, a residential condominium building, borders the campus on the east, and across Park Drive is the renovated and rebuilt Landmark Center, now home to a movie theatre and several upscale retail chains.

Existing Campus Land Uses and Facilities

Boston Campus

Located in the Longwood Medical and Academic Area ("LMA") of Boston, Wheelock's main campus is bounded by the Riverway, Pilgrim Road and Short Street. It is situated linearly along the Riverway, part of the Frederick Law Olmsted-designed "Emerald Necklace" of urban parks and parkways. At just 2.8 acres in size, the Wheelock campus is a modest physical presence in a very busy section of the city. Most campus buildings face the Riverway Park, located across the five-lane Riverway and buffered by a narrow nature park. The College has no leased property; however, they do have agreements for the use of space on other campuses, such as fitness and gym facilities.

Wheelock's main campus is small and its character varies with distance from the Riverway. Overall, the character of the Wheelock main campus is an eclectic collection of buildings in a well maintained landscape. A series of internal open spaces create a "spine" that organizes the campus and provides a route through its center with access to nodes of activities along the way. To the north of the spine, the area along the Riverway presents the campus' public realm but is shared with the busy and noisy portion of the Emerald Necklace—the Riverway roadway. Additionally, the well-kept buildings and attractive landscaping across the Wheelock campus demonstrate that maintenance is clearly a priority for the College.

The decision to increase the number of undergraduates requires investments to improve the campus and to provide the facilities necessary to meet the expectations of today's students and serve their academic and social needs. Wheelock seeks to achieve a land and building use pattern that supports a vibrant mixed-use academic environment, an environment that is active throughout the day and evening and that makes full use of limited space.

Another organizing principle for future campus development is that the first and second floors of all Wheelock's buildings are to be used to serve the entire campus community. Locating these activities in this manner will not only make the campus "feel" bigger to everyone, it will also provide coherence to the campus and create a stronger community of learning and living.

The character of the Wheelock campus is that of a collection of modest, attractive buildings in a well-maintained setting. Most buildings face Riverway Park.

Wheelock currently operates twelve buildings totaling 405,779 SF; nine of these buildings are located on the main campus on the Riverway (see Figure 1 and Table1) and the remaining three are situated in Brookline. Largely built in the early 20th century, many of Wheelock's facilities have attractive exteriors, but require intensive, ongoing maintenance and renovation.

Table 1: Existing Campus Facilities

Building Name Address	Current Use	Year Built	Floor Area (NSF)	Approximate Building Height	Number of Student Beds	Number of Parking Spaces
BOSTON CAMPUS						
Wheelock Library 132 Riverway	Library, Offices	1915	21,930 SF	7 stories 71 ft.	n/a	n/a
Classroom Building 25 Pilgrim Road	Classrooms, Student lounges, Offices	1941	22,092 SF	4 stories ±44 ft.	n/a	n/a
Campus Center and Student Residence 154 Riverway	Campus Center, Dining, Residences	2008	58,000 SF	7 stories ±70 ft.	108	0
Longwood House 154 Riverway	Residence Hall, Offices	1914	18,544 SF	4 stories ±44 ft.	66	n/a
Pilgrim House 39-41 Pilgrim Road	Residence Hall, Offices, Student Center	1911	31,558 SF	4 stories ±44 ft.	76	n/a
Riverway House 160-162 Riverway	Residence Hall, Offices	1915/2008	28,357 SF +4120 SF	4 stories ±44 ft.	137	n/a
Activities Building 180 Riverway	Theater, Classrooms, Offices	1967	78,232 SF	4 stories ±44 ft.	n/a	35
Administration Building 200 Riverway	Admissions, Offices	1900	8,712 SF	3 stories ±44 ft.	n/a	n/a
Peabody Hall 210 Riverway	Residence Hall, Dining	1910	60,656 SF	6 stories ±70 ft.	255	n/a
Main Surface Parking Lot Pilgrim Road	Parking	n/a	n/a	n/a	n/a	18
TOTAL – BOSTON CAMPUS			332,201 SF		642	53
BROOKLINE CAMPUS						
Brookline Campus 43 Hawes Street	Classrooms, Offices, Dining	1902	46,599	4 stories ±44 ft.	n/a	37
Colchester House 116 Colchester Street	Residence Hall	1941	19,468	3 stories ±34 ft.	30	5
President's House 295 Kent Street	President's Residence	1880	7,511		n/a	
TOTAL – CAMPUS-WIDE			405,779		633	95

3. INSTITUTIONAL MASTER PLAN PROJECTS

PROPOSED PROJECT DESCRIPTION

A raised patio occupies the site where the Resource Center is proposed. The patio is in poor condition and would require a substantial investment to restore it as attractive outdoor space on the Campus. Also, the new courtyard built as part of the Campus Center and Student Residence project is the outdoor magnet for the Wheelock community today and the patio gets little use. The patio is built atop a one-level below-grade garage with capacity for 20 cars.

Building Program

The development program for the Resource Center includes a total of approximately 8840 square feet of space to be occupied by classrooms, conference room, faculty offices, academic resource center and a technology center in a 38 foot high three-story structure. Of the total project, about one-third will be renovation and the remaining two-thirds will be a new addition to the AEC East building.

The major features of the renovations and new addition are as follows:

- Providing one addition totaling approximately 6545 square feet on the southeast end of the Activities center, built above the existing parking.
- Carrying out interior renovations to the existing building with particular attention on making the building handicap accessible.
- Adding one new building entrance on the southeast corner, providing a visible access to the ground level, and connecting to all levels of the building.
- Improving the academic support infrastructure for students, faculty and the wider community
- Increasing the quality of life for faculty members whose offices are now in very unappealing basement space;
- Improving the Pilgrim Road streetscape with an attractive modern façade, campus entry and active use to promote community safety along this street.

The proposed renovation and construction will introduce a bright modern, highly transparent façade onto Pilgrim Road. It will bring light and activity to what is now a dark area. The project will improve the unattractive conditions and underutilized space at the patio and update the garage level. Currently this area serves as a pass through space that is unattractive and underutilized. The project intends to utilize the existing structure and lift existing programs and offices out of basement space in order to foster better campus communication. The site

currently functions as one of the gateways to campus from Pilgrim Road and as such is seen as a place to create more activity.

The new stairway and entrance from the campus will tie this building to the internal campus pedestrian spine. Interior renovations will include demolition of some existing partitions, and replacement with new partitions. This work is required to tie the two buildings together into a seamless academic facility. Standard maintenance work is proposed as part of the renovation.

The building's façade is a combination of glass and metal panel that references the Campus Center project and the glass lobby of the existing Wheelock Family Theatre. In this way the project acts as a reference point within the larger campus fabric. Additionally, the glass at the lower floors reveals the hub of academic activity that the resource center will foster, thereby promoting the academic activities on campus. This transparency is also expressed at the corner along Pilgrim Road as a beacon in daytime and night to the many Wheelock community members and neighboring residents who use this street. It is anticipated that this project will provide a moment of "eyes on the street" for Pilgrim Road, thereby promoting a safer environment for the community.

Vehicular Access and Circulation

Vehicular access and circulation will remain the same as the existing condition and will not be affected by the project, although there may be some temporary changes during the construction period. Loading and access to the building will be the same in the future as present.

Pedestrian Circulation

Existing pedestrian circulation will remain essentially the same as the existing condition. Public circulation will remain along the Pilgrim Road. Access to the building will be enhanced by the new stair and accessible path leading to the Resource Center and ground floor. Changes to landscaping adjacent to the Resource Center building will be minimal. The walkways will remain in their current locations.

Sustainable Design

The 2007 Wheelock College Institutional Master Plan identified the College's commitment to the principles of sustainable development and incorporating sustainable initiatives, recycling, energy areas, and energy-efficiency in all projects, as appropriate.

Although the project is not subject to the provisions of Article 37, Green Buildings, of the Boston Zoning Code, the sustainable energy use aspects for this building will include optimizing the thermal performance of the building envelope, providing efficient electrical lighting systems

and controls, maximizing mechanical system performance and use of efficient equipment and appliances that meet EPA Energy Star criteria.

PROPOSED FUTURE PROJECTS

Two projects in addition to the Campus Center and Student Residence were described in the 2007 IMP, but at that time neither project had a set timetable or sufficient financial resources.

The West Wing project, was proposed as 75,000 GSF in a five-story building at the site of the Riverway House, providing housing, student life and academic space, and, if feasible, the construction of about 25 below-grade parking spaces. This project was superseded by the Riverway Renovation and Addition for which an amendment to the 2007 IMP was approved by the BRA on October 21, 2008.

The East Wing project was proposed as 55,000 GSF in a five-to seven-story building to provide additional dormitory, student life and academic space as well as loading and service facilities. The project site is on the northern border of the campus, and would be located south of the College's Library and west of the abutting Riverway Square condominiums. The East Wing Project remains a proposed future project of the College.

ZONING

Development on the Wheelock College campus is governed by the Institutional Master Plan approved by the Boston Zoning Commission on July 11, 2007. The Master Plan sets forth the zoning controls on the Wheelock College campus, including permitted uses, dimensional, parking and loading and other requirements which supersede requirements of the underlying zoning (including special purpose overlay districts).

The proposed Patio Project adds about 6545 SF to the existing inventory of 332,201 SF resulting in a total of 338,746 square feet of gross floor area. Campus land totals approximately 125,500 square feet, which results in an FAR of about 2.70. Upon approval of this Project all existing and proposed uses and structures described in this IMP, whether undertaken by Wheelock or any other for-profit or non-profit entity, will be deemed to be in compliance with the use, dimensional, parking and loading and other requirements of underlying zoning (including special purpose overlay districts) and may be reconstructed after casualty, notwithstanding any provision of underlying zoning to the contrary and without the requirements of further zoning relief.

The entire Wheelock College campus is located in an H-2 zoning subdistrict and in the Groundwater Conservation, Restricted Parking and Institutional Overlay Districts.

4. TRANSPORTATION AND ENVIRONMENT

There are no significant environmental or transportation impacts related to the proposed Resource Center project. This section is limited to a brief transportation summary; discussion of the project's compliance with the City's Groundwater Conservation Overlay District, established pursuant to Article 32 of the Boston Zoning Code and information about the construction period.

Transportation Summary

The proposed project is a renovation and expansion of an existing building adding approximately 6545 additional square feet to the campus inventory. At the time the Institutional Master Plan was prepared in 2007, the campus had on-campus parking supply of 96 spaces, which has since been reduced to 53 spaces with implementation of the CCSR project, for a ratio of only 0.16 spaces/1,000 square feet. Two campus parking spaces will be lost in the garage under the Resource Center building due to structural supports needed for the additions. Since the IMP was approved in 2007, 25 bicycle spaces have been added on campus.

Pedestrian access to the building is provided from the Campus and from Pilgrim Road. Transit service to the Campus is provided by the Riverside Branch (D-Line) of the MBTA Green Line; bus service is provided by the Crosstown Routes 2 and 3, Route 8, 19, 47, 55, 60, and 65, as well as MASCO-operated shuttles serving remote parking locations, Ruggles Station on the Orange Line and JFK/UMass Station on the Red Line. No new daily pedestrian trips on and off the campus nor new transit trips by students and faculty are anticipated with the Resource Center Project.

Loading access is afforded from the main college loading and service area – a designated on-street loading zone at 55 Pilgrim Road. This zone was established when detailed studies showed that it was impossible to create an off-street loading zone within the dense, small campus. The College has only minimal loading needs (in the range of five deliveries spread throughout the day, as logged for the IMP), which are not expected to change after implementation of the Resource Center project.

Wheelock has an active Transportation Demand Management program that includes a 75% MBTA pass subsidy for employees, participation in MASCO's commuteWorks program, and competitive parking rates.

Compliance with the Groundwater Conservation Overlay District

The project will comply with the City's Groundwater Conservation Overlay District regulations, established pursuant to Article 32 of the Boston Zoning Code. To address the requirements to recharge rainwater into the ground, a volume of rainfall equivalent to at least one-inch across

the proposed building roof area (drainage runoff) will be infiltrated on-site. The preliminary project design proposes to locate additional leaching galleys to the recently constructed infiltration system at the back of the existing garage to provide the necessary storage volume. The infiltration system will be connected to the BWSC 15-inch diameter storm drainage pipe in Pilgrim Road via an existing 8-inch diameter overflow pipe. Construction of the proposed infiltration system will have positive effect on groundwater level at the site and the project will result in no negative impact on groundwater levels within adjacent lots.

The project's groundwater recharge plans will be reviewed with the Boston Water and Sewer Commission and the Boston Groundwater Trust.

Construction

The construction period is expected to take approximately 8 months. Wheelock College plans to commence work on the project following approval of this IMP Amendment. Construction of the project is expected to commence during the third quarter of 2012 and be completed in April, 2013.

A Construction Management Plan ("CMP") will be submitted to the Boston Transportation Department ("BTD") for approval prior to the start of construction. The CMP will address transportation, parking, truck routes, truck scheduling, construction worker scheduling, and staging issues for the project. The CMP will establish the guidelines for the duration of the project and will include specific mitigation measures and staging plans to minimize impacts to the abutters. The project contractor will be bound by the CMP.

Wheelock College and its contractor will administer the Construction Management Plan ("CMP") and will have contractual authority to enforce its provisions.

Site Access and Pedestrian Flow

The site will be enclosed with a construction fence and temporary construction signage will direct pedestrians to alternative pathways through the campus.

No construction worker parking will be allowed at the project site. A drop-off area will be provided from 7:00 a.m. to 8:00 a.m. Workers will be encouraged to use public transportation. Specific truck routes will be established with BTD through the CMP.

Construction Schedule

As noted above, the construction period for the project is expected to last approximately 8 ? months. Typical construction hours will be from 7:00 a.m. to 6:00 p.m., Monday through Friday, as stipulated by the City of Boston Noise and Work Ordinances.

6. COMMUNITY BENEFITS PLAN

Throughout its entire history, Wheelock College has been committed to making the community and region a better place to live and work. As one of Boston's leading institution preparing students for careers in education, social work, juvenile justice and the field of child life, Wheelock is committed to honoring Boston's history as an educational hub. Wheelock has a unique opportunity to support local initiatives and create partnerships with local civic, community and cultural organizations. Wheelock welcomes the challenge and knows it can achieve this only by incorporating the needs and interests of our various community partners.

Wheelock College contributes greatly to our host communities of Boston and Brookline through notable programs and events. Many students, staff and faculty are active volunteers, contributing their time to a wide range of activities including education and literacy programs, youth sports, neighborhood development initiatives and the arts.

Every student (graduate and undergraduate) must fulfill community-based field work to graduate. Wheelock students contribute an estimated 100,000 hours of civic service work every academic year. More than 60 percent of Wheelock students put in between 75-300 hours of service learning work each year. Of the 270 organizations where Wheelock places its students, 50 percent are in the City of Boston.

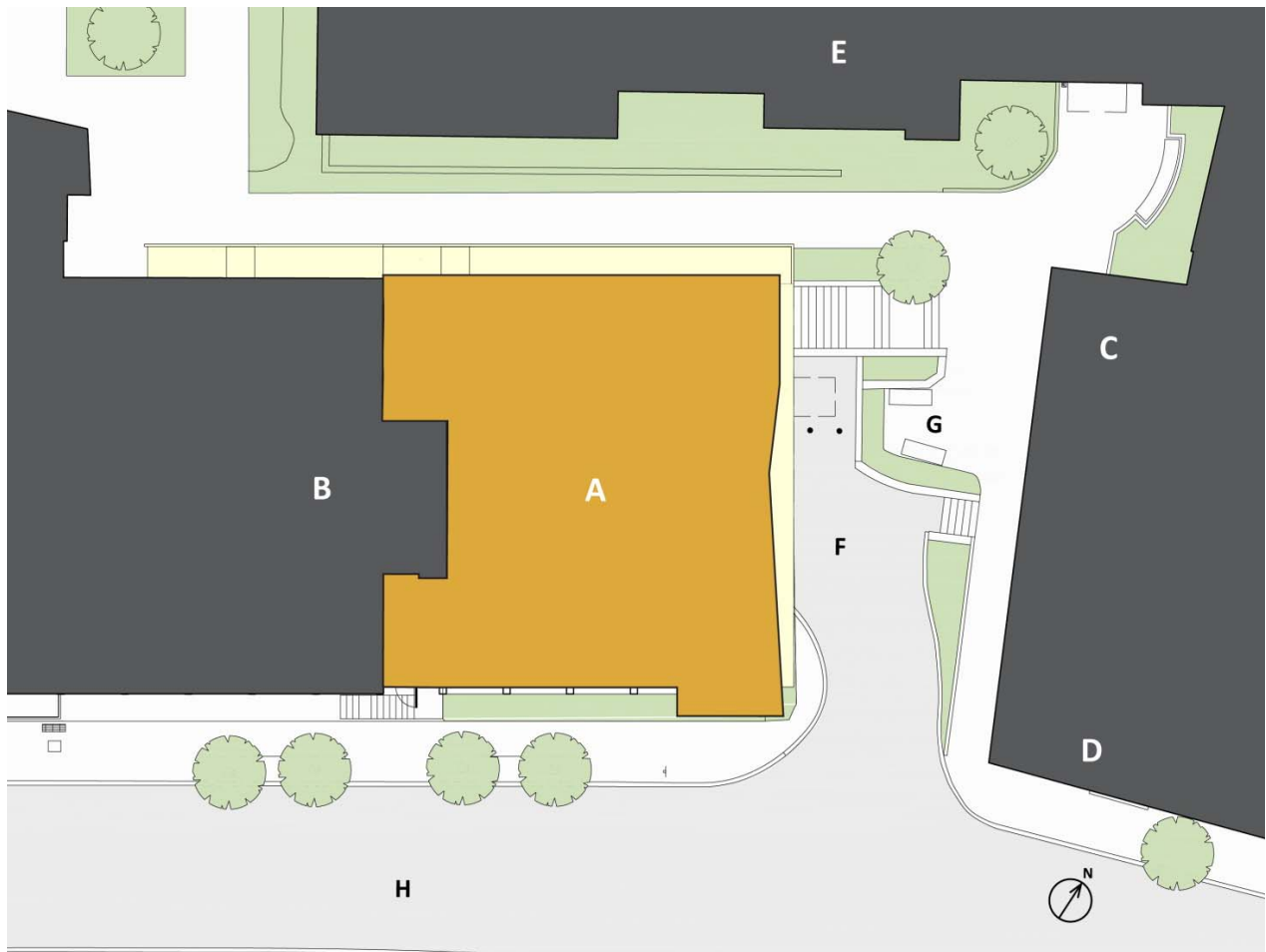
Both the 2007 Institutional Master Plan and the IMP Amendment for the Riverway Project include a detailed description of the spectrum of Community Benefits programs and other contributions by Wheelock to the City of Boston. Significant among them are the many partnerships and programs with the Boston Public Schools.



Library

- A- Classroom Building
- B- Pilgrim House
- C- Student Center
- D- Activities Building
- E- Administration Building
- F- Peabody Hall
- G- Riverway House
- H- Longwood House
- I- Campus Center and Student Residence
- J- Wheelock College President's House
- K- Colchester House
- L- Brookline Campus

Figure 1. Wheelock Campus Plan



- A- Proposed Addition
- B- Activities Building
- C- Student Center
- D- Pilgrim House
- E- Riverway House
- F- Driveway to Basement Parking
- G- Outdoor Seating Area
- H- Pilgrim Road

Figure 2. Patio Project Site Plan



Figure 3. Perspectives of Patio Project Building

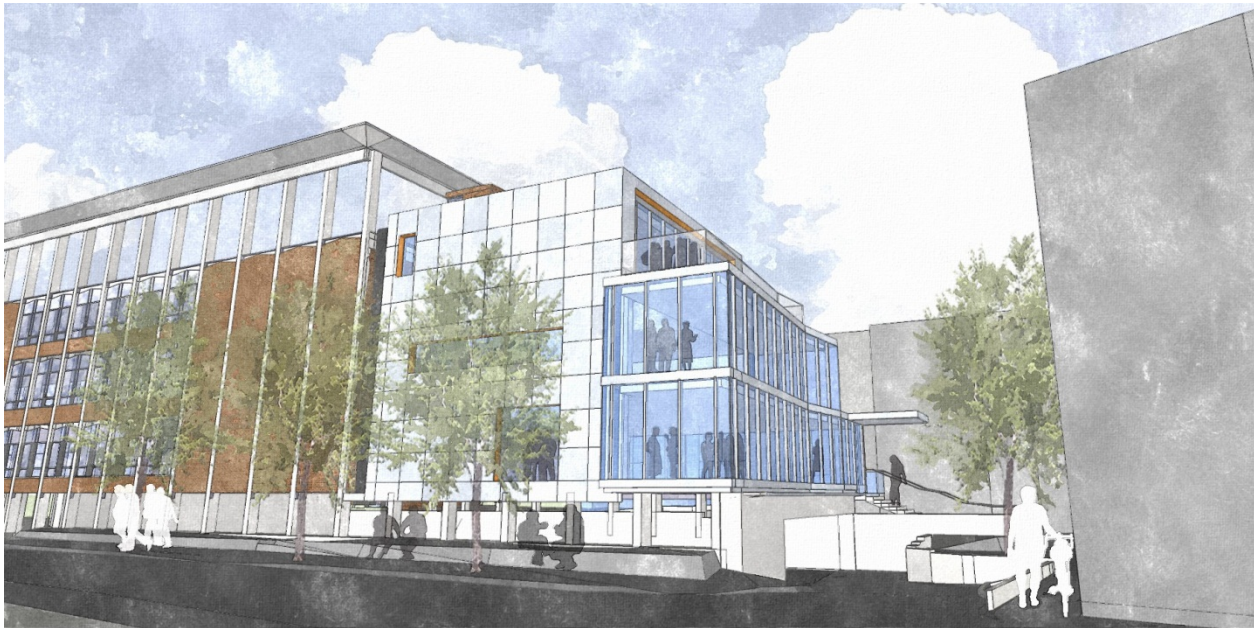


Figure 4. Views up Pilgrim Road – Existing and Proposed



Figure 5. Views down Pilgrim Road – Existing and Proposed