



**KIM JANEY**  
**BOSTON CITY COUNCILOR**  
**DISTRICT 7**

Gerald Autler  
Project Manager, Boston Planning & Development Agency  
1 City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

December 20, 2019

Dear Mr. Autler,

I am writing to you today to express my deep concerns regarding Northeastern University's proposed twenty-six story development at 840 Columbus Avenue in Roxbury. Throughout Northeastern's expansion into its surrounding communities it has proven to be a disruptive force in the neighborhood. The construction of facilities such as the \$225 million Interdisciplinary Science and Engineering Complex (ISEC) and Lightview Tower has expanded Northeastern's footprint into the Lower Roxbury area and pushed out long-standing businesses and life-long residents. This new development stands to be no different and will certainly exacerbate the housing shortage and availability crisis to which Northeastern has heavily contributed.

Northeastern reports that their FY 2019 community benefits total a value of \$5.7 million. However, for those living in Northeastern's shadow the benefits they claim to bring to the community go unseen. From supporting affordable housing projects to supporting local vendors, the University has consistently fallen short on its promises to be a strong community partner. Look no further than their 2013 institutional master plan which outlines the need for a strategy to use the linkage funds generated by Development Impact Projects to support local affordable housing projects through "housing creation" efforts. Six years later, any progress towards this has yet to be seen.

Further, Northeastern is a participant in the PILOT Program. Between FY 2012 and FY 2017, the City requested \$18.7 million from the University. However, Northeastern paid just \$5.5 million – less than 30% of their requested contribution. As one of the Boston's preeminent educational institutions, Northeastern has the financial ability meet the City's request. This is exemplified by the fact that in FY 2016 Northeastern University had spent an estimated \$3.7 million in hedge fund fees but paid the City just \$1.1 million of the requested \$4.8 million.

Finally in 2016, Northeastern President, Joseph Aoun, said the University is "ideally positioned to create a diverse, inclusive model to which society can aspire." However, constructing a dorm in which a one bedroom will cost nearly \$1600 sends the message that Northeastern is for the few rather than the many. To be a strong community partner, Northeastern should disrupt and reverse the dynamics which allow a wealthy few to stay while everyone else is forced further out of the community.

Sincerely,

  
Kim Janey  
Boston City Councilor  
District 7

cc: John Tobin, Vice President of City and Community Affairs, Northeastern University

**BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON, MASSACHUSETTS, 02201**

**617-635-3510 FAX: 617-635-4203 KIM.JANEY@BOSTON.GOV**



Martin J. Walsh  
Mayor

## Article 37 Interagency Green Building Committee

December 20, 2019

Jason Wills  
American Campus Communities, Inc.  
12700 Hill County Blvd  
Suite T-200  
Austin, TX 78738

Re: 840 Columbus Avenue - Article 37 Green Building – Comment Letter

Dear Jason Wills,

The Boston Interagency Green Building Committee (IGBC) has reviewed the Project Notification Form (PNF) submitted in conjunction with this project for compliance with Boston Zoning Article 37 Green Buildings.

The EPNF indicates that the project will use the LEED v4 Building Design and Construction: Multifamily Midrise rating system and commits the project to earning 62 points for a LEED Gold rating. The IGBC accepts the rating system selection and green building LEED point commitment.

The project team is encouraged to demonstrate leadership in sustainability by achieving a LEED Platinum rating. Additionally, the IGBC requests that project team contact utility and state DOER representatives as soon as possible and to maximize utility and state-funding for energy efficiency and clean/renewable energy support of the project.

The Climate Resiliency Checklist was deemed incomplete. Please address the following issues:

- Please provide all missing building characteristic information including the Building Envelope, Energy Loads and Performance, and Back-up / Emergency Power System.
- Please provide the estimated Annual Building GHG Emissions figure for this project.
- Please note that relying on carbon intensity improvements to the electricity grid without simultaneously providing plans for building electrification is an insufficient net zero carbon strategy.

### Greenhouse Gas Emissions

In support of the City of Boston's Resiliency and GHG emissions reduction goals including Carbon Neutral Boston 2050 the IGBC requests the project team prepare a project specific Zero Carbon Building Assessment by modeling a Low Carbon Building with an enhanced envelope

and optimized systems strategies, Maximized Solar Energy Systems, and determine any amount of off-site renewable energy required for zero carbon performance including:

- Enhanced Building Envelope – reduced air infiltration (ACH below 0.6), increased opaque curtain wall insulation (below U-0.05), improved vision curtain wall performance (below U-0.20), improved window performance (below U-0.20), tuned glazing with Solar Heat Gain Coefficient (below SGHC 0.30), and increased insulation levels for roof (R-60 c.i.), wall (R-30+ with c.i.), and slab (R-7.5 c.i.) conditions.
- Optimized Building Systems – smaller, more efficient and alternative heating, cooling, dedicated fresh air with ERV (better 80% with MERV 8 filter), and hot water systems that fully consider the improved envelope performance.
- Including an all electrical building and campus solution(s).
- Maximized Solar Energy System – optimize roof design and install Solar PV systems. Please provide system(s) location, size, and output information.
- Renewable Energy Procurement – green energy, credits, and carbon offsets.

Please follow up within three weeks (of the date of this letter) with your BPDA Project Manager in responding to IGBC comments and the provision of the requested information and items. The IGBC wants to schedule a meeting at that time to discuss the Zero Carbon Building Assessment.

Please let me know if you have any questions or if I can be of any assistance.

Sincerely,

Benjamin Silverman, LEED AP: BD+C  
On behalf of the Interagency Green Building Committee

Cc: Gerald Autler, BPDA



# CITY of BOSTON

Martin J. Walsh, Mayor

To: Gerald Autler, BPDA  
From: Zachary Wassmouth, PWD  
Date: December 17, 2019  
Subject: 840 Columbus Avenue PNF - Boston Public Works Department Comments

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Included here are Boston Public Works Department (PWD) comments for the 840 Columbus Avenue PNF.

### Specific Scope Considerations:

The developer should consider the following to be included in the scope for this project:

- The developer should coordinate closely with both the City of Boston's [Melnea Cass Boulevard](#) and [Ruggles Street](#) projects. Particular attention should be paid to any utility connections or any other anticipated impacts to the public way within the limits of construction for either of these projects to ensure that these efforts are coordinated. The design of the site should be complementary to the designs developed by the City for these two projects. Comments below are general and shall apply more specifically to any additional work within the public right associated with this project that is not already included in the scope for these two City projects.

### Site Plan:

The developer must provide an engineer's site plan at an appropriate engineering scale that shows curb functionality on both sides of all streets that abut the property.

### Construction Within The Public Right-of-Way (ROW):

All proposed design and construction within the Public ROW shall conform to PWD Design Standards ([www.boston.gov/departments/public-works/public-works-design-standards](http://www.boston.gov/departments/public-works/public-works-design-standards)). Any non-standard materials (i.e. pavers, landscaping, bike racks, etc.) proposed within the Public ROW will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC.

### Sidewalks:

The developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the ROW within and beyond the project limits. The reconstruction effort also must meet current American's with Disabilities Act (ADA)/ Massachusetts Architectural Access Board (AAB) guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections abutting the project site if not already constructed to ADA/AAB compliance per Code of Massachusetts Regulations Title 521, Section 21 (<https://www.mass.gov/regulations/521-CMR-21-curb-cuts>). Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the PWD Engineering Division for review and approval. Changes to any curb geometry will need to be reviewed and approved through the PIC.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the Public ROW.

### Driveway Curb Cuts:

Any proposed driveway curb cuts within the Public ROW will need to be reviewed and approved by the PIC. All existing curb cuts that will no longer be utilized shall be closed.



## PUBLIC WORKS DEPARTMENT

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499



**Discontinuances:**

Any and all discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.

**Easements:**

Any and all easements within the Public ROW associated with this project must be processed through the PIC.

**Landscaping:**

The developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. Program must accompany a LM&I with the PIC.

**Street Lighting:**

The current street lighting in the vicinity appears to be wired overhead. This project shall include installing appropriate underground conduit systems for all street lights adjacent to the project site.

The developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer, and must be consistent with the area lighting to provide a consistent urban design. The developer should coordinate with the PWD Street Lighting Division for an assessment of any additional street lighting upgrades that are to be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway.

**Roadway:**

Based on the extent of construction activity, including utility connections and taps, the developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval.

**Additional Project Coordination:**

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the Public ROW. The Developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work.

**Green Infrastructure:**

The Developer shall work with PWD and the Boston Water and Sewer Commission (BWSC) to determine appropriate methods of green infrastructure and/or stormwater management systems within the Public ROW. The ongoing maintenance of such systems shall require an LM&I Agreement with the PIC.

Please note that these are the general standard and somewhat specific PWD requirements. More detailed comments may follow and will be addressed during the PIC review process. If you have any questions, please feel free to contact me at zachary.wassmouth@boston.gov or at 617-635-4953.

Sincerely,

**Zachary Wassmouth**  
Chief Design Engineer  
Boston Public Works Department  
Engineering Division

CC: Para Jayasinghe, PWD



**PUBLIC WORKS DEPARTMENT**

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# TRANSPORTATION DEMAND MANAGEMENT MENU OF OPTIONS

## Transportation Access Plan Agreement (TAPA) for Large Developments

The baseline requirements and the menu of options listed below are part of wider revisions to the current TAPA process. The Boston Transportation Department (BTD) is working to develop a point system that builds off the TDM options below, new parking ratios, and bringing the TAPA process online. This document will eventually be replaced by the point system. In the meantime, BTD and BPDA must work with developers to choose options for each category in Part 2 that are best applicable and useful to lowering the development’s drive alone rates. Options selected are up to BTD discretion and must be approved before a TAPA is signed.

### PART 1: BASELINE REQUIREMENTS

Baseline requirements are required transportation demand management measures for all new large developments undergoing the TAPA process.

	PROGRAM	LAND USE
✓	<b>On-site Transportation Demand Management (TDM) Coordinator</b> <i>At least one full time staff person at each development dedicated to TDM</i>	All
✓	<b>Transportation Management Association (TMA) Membership</b> <i>Join and participate in a TMA</i>	All
✓	<b>Participation in Perq</b> <i>Employers to offer pre-tax transit benefits by participating in the MBTA’s Perq program. Benefit must be advertised and offered to every tenant by employers.</i>	Non-residential
✓	<b>Unbundled, Market Rate Parking</b> <i>Any parking spaces owned by the property owner shall be rented or sold separately from the units. Residents who do not own a car should not have to pay for or subsidize parking for those who do. Parking spaces will be sold or leased at market rate. These parking spaces may not be allowed to be sold or leased to non-residents.</i>	Residential
✓	<b>Car Share Parking</b> <i>At least 1 on-site car share parking space available to all tenants and visitors</i>	All
✓	<b>Contribution to the Bikeshare System</b> <i>Developments over 50,000 sq ft are to make a monetary contribution to Boston’s bikeshare system at a rate defined in <a href="#">this table</a> and provide space for one standard, 19-dock station.</i>	All
✓	<b>Bike Parking Spaces</b> <i>Meets the Boston Transportation Department’s <a href="#">bike parking guidelines</a>, including visitor spaces, employee/resident (long-term) spaces, and showers and changing facilities.</i>	All

✓	<p><b>Marketing of Transportation Options and Benefits</b>            Create and distribute a welcome packet for all tenants that includes all transportation related benefits, promotions, and local transportation options, including MBTA stops, bike share locations, car share locations, and any other emerging new mobility locations.</p>	All
✓	<p><b>Annual Events Promoting Active Transportation</b>            At least 2 events per year promoting biking and/or walking, such as Bike to Work Day, step count competition, or other development wide event</p>	All
✓	<p><b>On-site Real Time Transportation Information Display</b>            The development will supply real time transportation information on screens or monitors in a central location or near entry and exit points of the site. The information displays should show distance and times to walk to nearby modes of transportation</p>	All

## PART 2: MENU OF OPTIONS



### PARKING MANAGEMENT

(Developments with no parking may skip to next category)

Select at least 2	PROGRAM	LAND USE
<input type="checkbox"/>	<p><b>P1 Parking Reduction</b>            All developments are required to provide parking at a rate no greater than the maximum allowable based on Access Boston Guidelines. At minimum, to qualify for this measure, developments must reduce parking ratio per land use by 25% of the maximum allowable.</p>	All
<input type="checkbox"/>	<p><b>P2 Parking Cash Out</b>            If employers will be providing subsidized or free parking, employers will provide a parking cash out option for employees to exchange their parking spot for the monthly market cost of the space. In order for this to work, parking spaces must be separate from the lease.</p>	Non-residential
<input type="checkbox"/>	<p><b>P3 Parking Pricing</b>            Charge daily or weekly market rate for parking. No monthly parking passes to be provided to tenants.</p>	All
<input type="checkbox"/>	<p><b>P4 Preferential Parking for Carpool/Vanpool</b>            Provide clearly designated spaces exclusive and/or discounted parking for carpool/vanpool parking</p>	All
<input type="checkbox"/>	<p><b>P5 Car Share Membership and Subsidy</b>            The property owner or employer shall offer each tenant a monthly car share membership a pass at a minimum of 25% subsidy. In order for this option to be selected, the development must have at least 2 dedicated car share spaces.</p>	All
<input type="checkbox"/>	<p><b>P6 Late Night Ride Guarantee</b>            The property owner or employer shall reimburse employees for a late night ride from taxis or ride hailing apps. The reimbursement shall be offered to employees working late after 9 PM on weekdays or anytime on weekends, when bus and rail service frequency drops.</p>	Non-residential



**BICYCLING**

Select at least 2	PROGRAM	LAND USE
<input type="checkbox"/> B1	<b>Bike Share Membership and Subsidy</b> The property owner or employer shall offer each tenant a membership to the City's public bikeshare system (currently called BlueBikes), as per the Boston Bike Share Corporate Program, at the bronze level or higher.	All
<input type="checkbox"/> B2	<b>Additional Bike Parking</b> In addition to any baseline guidelines specified by the City, the property owner must provide bike parking above and beyond the minimum.	All
<input type="checkbox"/> B3	<b>Additional Visitor Bike Parking</b> Build additional bike parking for public access.	All
<input type="checkbox"/> B4	<b>Bike Repair Station</b> Provide an easily accessible to all tenants of the development. Location of repair station should be secure and within the building, such as an indoor bike parking room. At minimum tools provided should be maintained in good condition and should include: tire pump, wrenches, chain tool, lubricants, tire lever, hex keys/Allen wrenches, torx keys, screwdrivers, and spoke wrenches.	All
<input type="checkbox"/> B5	<b>Reimburse Tenants for Routine Bike Maintenance</b> Bike maintenance services shall be offered to residents at least once a year for the entirety of the development lifespan. If requested by any resident, the property owner should offer maintenance services either for free on site maintenance facility by a mechanic to be hired by the property owner OR 100% subsidized at a nearby bicycle shop.	All
<input type="checkbox"/> B6	<b>Showers and Changing Facilities</b> Meet and exceed City's minimum requirements for shower facilities.	All



**TRANSIT**

Select at least 1	PROGRAM	LAND USE
<input type="checkbox"/> T1	<b>Public Transit Subsidy</b> The property owner or employer shall offer each tenant a monthly MBTA transit pass (local bus and subway or commuter rail pass) at a minimum of 25% subsidy, in perpetuity.	All
<input type="checkbox"/> T2	<b>Shuttle Bus or Van Service</b> Any bus or van shuttle services must be (1) open to the public, (2) not replicate any existing MBTA key bus routes or rail, and (3) subject to approval by the Boston Transportation Department. Route of shuttle bus service should connect the project site to major transit hubs, commercial centers or other residential hubs. Service may charge a small fee for public access. Proper communication of the service must be prominent on site via posted schedules and clearly marked stops. At a minimum, the shuttle bus service must be available during peak commute morning hours (7 AM to 9 AM) and peak commute evening hours (4 PM to 6 PM).	All



If an area already has private shuttle service, the City strongly encourages developments to work together to avoid duplicating services. Instead of creating a new route, development should sponsor existing service to improve service of existing route by extending times, service area, frequency, or making a non-public service publicly available.

<input type="checkbox"/>	<b>T3</b>	<b>Real Time Display at Transit Stop</b> If a development is within ¼ mile of bus stop or rail stop without a real time display, development may sponsor a real time display showing lines/routes on stop and their real time arrivals and departures	All
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**LAND USE DIVERSITY**

Select at least 1

	<b>PROGRAM</b>	<b>LAND USE</b>
<input type="checkbox"/>	<b>L1</b> <b>Grocery Store On-Site</b> The development shall provide or lease a commercial space dedicated to a grocery store. Convenience stores, pharmacies, or drug stores do not qualify as food retailers or grocery stores.	All
<input type="checkbox"/>	<b>L2</b> <b>Laundry Services On-Site</b> Either in unit washing and drying machines or an on site laundromat	Residential
<input type="checkbox"/>	<b>L3</b> <b>Child care On-Site</b> Child care center on site.	All
<input type="checkbox"/>	<b>L4</b> <b>Delivery Supportive Amenities</b> The Development Project shall supply facilitation of delivery services by designating an area for receiving deliveries.	All
<input type="checkbox"/>	<b>L5</b> <b>Personal/Family Assistance Storage Facilities</b> Provide to all residents either: <ul style="list-style-type: none"> <li>Option A: On-site, secure storage for (1) items such as car seats, strollers, and athletic gear, and (2) cargo bicycles or other large bicycles. Storage locations must be provided at a rate of one per 20 units of housing.</li> <li>Option B: One collapsible shopping cart for every 10 units of housing, and one cargo bicycle for every 20 units of housing. These should be available for any resident to reserve and borrow on an hourly basis and should be cleaned and maintained by the property owner.</li> </ul>	Residential

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*Development Name/Address*

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*Developer*

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*Date*

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*Approved by BTD Planner*

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*Date*



January 10, 2020  
Gerald Autler, Project Manager  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201  
Via Email

Re:840 Columbus Avenue

Dear Mr. Autler,

The Fenway Civic Association (FCA) is the Fenway neighborhood's oldest all-volunteer neighborhood group that accepts no public or developer funds. Founded in 1961, our mission is to promote a safe and vital neighborhood that serves the interest of its residents. Upon review of the 840 Columbus Avenue project (the "Project") submitted by Northeastern University (NEU) on November 12th, 2019, the Fenway Civic Association (FCA) offers the following comments:

The Fenway Civic Association views the development of sufficient on-campus student housing as the number one issue of concern and community benefit with the most dramatic impact on the Fenway's quality of life. The return of existing neighborhood housing stock to use as workforce and family housing is a high priority for the community. However, we have several concerns that would condition our support for this Project, outlined below.

#### **Project Site & Use**

The Project site was not identified for dormitory use in NEU's Institutional Master Plan (IMP) and is proposed to be added as an amendment. The consensus established during development of the IMP was to locate student housing towards the interior of campus and not along the campus edges abutting neighborhood residences. Although NEU owned 840 Columbus Avenue, it was an economic development parcel, long anticipated for a hotel or conference center, and not intended specifically for institutional use.

FCA believes the utilization of an economic development parcel for dormitory use sets a consequential precedent in IMP interpretation. **As such, we ask that the BPDA perform analysis to demonstrate the planned economic benefits of this project to the abutting neighborhood will equal or exceed that which was originally anticipated for this parcel as a development other than a dormitory.**

As the Project is not located in the Fenway, FCA defers judgment to the neighborhood organizations and abutters in Lower Roxbury regarding the appropriateness of the Project's location and its scale and design.

This said, absent of that community's support, FCA has concern in supporting a project in another neighborhood that:

- Requires an amendment into the IMP
- May represent institutional encroachment into another neighborhood
- Does not realize planned economic development benefits planned for the parcel
- Presents scale and design that may be objectionable to another neighborhood

We would expect other neighborhoods represented on the IMP Task Force to extend the same courtesy of mutual deference.

#### **IMP Amendment & Task Force Approval**

As the Project parcel was not included for dormitory use in the IMP housing plan, **an amendment should require unanimous consent of the IMP Task Force.** Significant investment in the planning process was meant to assure responsible institutional plan development. What use is a plan that calls for dorms to be located in the middle of campus if an amendment not consented to by the IMP Task Force places them in the very locations the Task Force found objectionable? Secondly, if one neighborhood supports the project while the neighborhood that hosts the project opposes, it encourages neighborhoods to support future dormitory locations in a potentially adversarial manner, counter to the intent of the IMP Task Force's mission to guide the formulation of an IMP through mutually beneficial consensus.

#### **IMP Dormitory & Housing Goals**

NEU has approximately 14,400 undergraduate students living in Boston with 9,700 on-campus beds. The Project includes 975 beds but represents only 175 net new beds, as NEU wishes to divest 800 beds in East Fenway buildings they either own on master lease, making overall improvement of campus bed shortfall minimal and the benefits of this movement localized to the Fenway. While we are pleased to see removal of student housing from the East Fenway, we have concerns about the commitment to build IMP identified on-campus housing and the associated goal of returning housing stock for residential use.

**We ask for NEU's commitment to further on-campus dormitory development and assurances regarding the use of disposed property conversion.** Without such commitments, the Fenway's student problem will simply shift without improvement or resolution. To assure realization of community improvements through the disposed properties utilization, **we request these properties to be converted to faculty and staff housing or to be deed restricted in accordance with the spirit of the Fenway's zoning to a 80-120% AMI homeownership/rental use with a prohibition on leases to undergraduate students.** FCA views these mechanisms as needed to assure that housing stock returned to the neighborhood is utilized as the workforce and family housing our neighborhood, and the city as a whole, desperately needs.

In closing, FCA conditionally supports the Project upon the support of Lower Roxbury and other neighborhoods represented by the IMP Task Force, demonstration by the BPDA of the economic benefits of the Project, and if the disposition of Northeastern University's East Fenway properties can assure the long desired housing outcomes for our neighborhood.

Thank you for the opportunity to provide these comments,

Matthew Brooks, Vice President, Fenway Civic Association

CC: City Councilor Kenzie Bok

Shanice Pimentel, Mayor's Office of Neighborhood Services

Comments on 840 Columbus Avenue dormitory

**LOCATION**

This site fronts on several streets, Columbus Avenue being the minor one. Across Melnea Cass Boulevard, St. Cyprian's Episcopal Church is very close by. However, the PNF does not show the relationship or acknowledge any impacts on the Church property or include the church on their list of nearby community resources.

Because of limited options for crosstown traffic, Tremont/Melnea Cass is burdened with a lot of congestion. The intersection is included in the MassDOT/BTD roadway redesign project and the plan adds another lane to Tremont for left turns towards Columbus, increasing the width of the roadway, leaving two lanes for Tremont Street northbound. Yet in the very next block, the city is promoting a road diet plan that will reduce Tremont Street to one lane northbound. A plan that makes sense because of the residential neighborhood and danger to pedestrians from speeding traffic. Adding a left-hand turn lane on Tremont most of all favors users of the Renaissance Garage, not pedestrians, cyclists or T vehicles.

Melnea Cass Boulevard is included in the city's Climate Ready Boston reports as a designated Urban Heat Island. What is the impact of this proposed 29 story building? Will Columbus Avenue between the garage and the dorm be a dark wind canyon? Unlikely to be a positive environment for street trees.

When the Renaissance Park garage was built, the lower busways at Ruggles Station lost their access to sunlight, making the experience of waiting for buses even worse than usual for T riders. Northeastern's relationship with the Station is dissonant, the stairs to Ruggles Plaza are crumbling, access to the busway from Columbus is perilous for pedestrians yet NU is constructing adjacent multi-million-dollar projects. The campus depends on the station, its convenience and direct access to Forsyth Street. Shouldn't there be shared investment in this public asset?

Ruggles is extremely busy with buses, transit priority at the intersections should be a primary focus for planners. There are long unnecessary delays for buses entering the station by way of Columbus and Melnea Cass. Often, they are waiting at the MCB red light when there is no traffic at all on Columbus.

The new dormitory height butts up against the Renaissance Park office building; a monolithic 29 stories next to 9 stories. The 300' height is disruptive and out of scale. Wasn't Cullinane Hall in NU's master plan supposed to be torn down and a dormitory constructed instead? Instead these out of scale high rises on the edge of campus are infiltrating Roxbury's residential communities, "workforce neighborhoods" in the words of ACC's Rae Ann Pearson at the December 16 public meeting. The BPDA will soon issue an RFP for the publicly owned Crescent parcel diagonally across Tremont. How will this 29-story dorm influence what can be built there? Will more towers surround the historic steeple at St. Katharine Drexel?

One way to lower some height at 840 Columbus is to move the academic office space to Renaissance Park instead. Related to Renaissance Park, multiple floors are leased to non-NU tenants, BIDMC for



example. Madison Park Development Corp. tried for several years to market future office space to LMA institutions at a parcel just a few blocks away at Melnea Cass Blvd. and Washington Street. Last year at a Roxbury Master Plan Oversight Committee ,their real estate team announced they had to give up, no LMA institutions were interested. The university is profiting from those rents when the city and local nonprofits can't attract similar tenants four blocks away?

**“BACK TO THE MARKET”**

The promise of returning 800 beds to the open real estate market in the Fenway neighborhood is complicated. Are these apartments going to be owned by other institutions or Alpha Management ? It seems likely that the list will include those buildings with no elevators, with old fashioned fire escapes that have not been renovated in decades like Kennedy, Loftman or Melvin Halls. If there are going to be deals made with local nonprofits, the wider community also need to be involved and participating.

Parcel 18's promised economic development was not envisioned to be a dormitory for wealthy students. A hotel could have been viable ,that argument about not competing with others doesn't make sense in this city. Other concepts like including a daycare facility should be considered. Are there places where faculty, staff and local residents have mutual interests and can come together for shared purposes ?

Sincerely,

Alison Pultinas  
81 Lawn Street Roxbury 02120

222 Northampton St  
Boston, MA 02118  
January 12, 2020

Gerald Autler ([Gerald.Autler@Boston.gov](mailto:Gerald.Autler@Boston.gov))

Edward Carmody ([edward.carmody@boston.gov](mailto:edward.carmody@boston.gov))

Boston Planning & Development Agency

Re: Institutional Master Plan Notification Form and Project Notification form - 840 Columbus Ave

Dear Mr Carmody'

Northeastern proposes leasing property at 840 Columbus Ave (designated in the masterplan for economic development) to American Campus, to build 975 bedrooms plus five stories for office, retail and other uses. This masterplan amendment would create tremendous real estate value for NU, while neighbors are concerned about pressures on the community.

How does this relate to area transportation? Because many students will walk to class and because many bus and train services are located nearby, the PNF forecasts a majority of 2500 trips each day, to and from the building, will be walking & cycling (1480); 448 trips will be transit and 540 will be vehicle trips. Although the PNF suggests these new trips will have minimal effect, our streets and transit are already overburdened. If the masterplan is to be amended, we should see help for transportation conditions. For example, where Camden St and Gainsborough St meet the Southwest Corridor, the well-used **pedestrian overpass** is badly deteriorated and scary. NU operates three quadrants abutting this bridge (Mathews Arena, Gainsborough Parking Garage, Carter Field) and, in each case, treats the crossing like a back alley. Any improvement to this location would be a benefit to the many NU students crossing there, as well as to the neighborhood.

How does the amendment relate to the neighborhood? The proposed dorm would be NU's third such tower along Columbus Ave – each one taller than the last. This one would offer private bedrooms to students who are able to pay approximately \$1500 per month. Many of our neighbors on the Roxbury side of Ruggles Station are unable to afford area rents, and live in subsidized housing (ROXSE Homes, Mandela, Lenox, Camden, Camfield Estates, Tenants Development Corporation, and SE Historic Apartments). What would **help NU's Neighbors**? A child care initiative? An investment in public transportation? A plan for Camden St bridge over the Southwest Corridor? The masterplan amendment should show new benefits for the neighborhood.

Many of Chester Square Neighbors are employed by NU. Many more study at NU. And all are affected by NU activity – most notably pressure on real estate and our transportation system. As I've attended meetings on their masterplan amendments and projects, I see that NUs engagement with community is oriented more toward Fenway and Mission Hill than Roxbury and South End. Now that NU has expanded across the Southwest Corridor, these neighborhoods should be represented. I would like to serve on **NU's masterplan task force**.

Sincerely,  
Carol Blair, President  
Chester Square Neighbors

Cc: Kim Janey, City Council District 7  
John Santiago, State Representative  
John Tobin, VP, Community Affairs, Northeastern University ([j.tobin@northeastern.edu](mailto:j.tobin@northeastern.edu))  
Bob Barney, Claremont Neighborhood Association ([robert.l.barney@gmail.com](mailto:robert.l.barney@gmail.com))



Improving Lives and Building Community  
Fenway Community Development Corporation

January 9, 2020

Boston Planning and Development Agency  
Gerald Autler, Senior Project Manager/Planner  
Edward Carmody, Project Manager  
One City Hall Square, 9<sup>th</sup> floor  
Boston, MA 02201

**Re: Fenway CDC comments re: Northeastern University Institutional Master Plan Project Notification Form (IMPNF/PNF) for 840 Columbus Avenue.**

Fenway Community Development Corporation (Fenway CDC) is a 46 year old community based non-profit organization that builds and preserves affordable housing and promotes projects that engage our full community in enhancing the neighborhood's diversity and vitality. We are pleased to submit this comment letter for the Northeastern University (NU) IMPNF/PNF for the 840 Columbus Avenue proposal. We applaud NU's efforts to build more dormitory space and their effort to vacate some of the apartments under Master Lease and vacate and sell some NU owned student apartment buildings in the Fenway. However, we believe that the specifics of this plan must be spelled out and restrictions and safeguards enshrined and memorialized before approvals can be issued by the Boston Planning and Development Agency (BPDA) for the dormitory.

Northeastern University (NU) and American Campus Communities (ACC) have filed and Institutional Master Plan Form (IMPNF) Project Notification Form (PNF) to redevelop a 32,000 SF site currently used for parking at the corners of Columbus Ave, Melnea Cass Boulevard and Tremont Street. They seek to develop at 26 story building containing a five story podium of academic and office space and an approximately 975 bed dorm on the remaining 21 stories. Approximately 175 of these beds would be net new while approximately 800 beds would replace beds under Master Lease (ML) and in NU owned residential property in the Fenway.

NU intends to lease a portion of the site to an ACC entity that will develop the project. ACC will own and operate the dormitory under a license from the City of Boston while NU will own and operate the academic/office space located within the 5 story podium. The lease with ACC will restrict the use of the site to student housing apartments and give NU students in their 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> years of study the right to lease the apartments. The lease will require that the project be operated in accordance with the NU student code of conduct.

We believe this proposal is a significant step in fulfilling the commitments memorialized in the MOA of July 19<sup>th</sup> 2004 signed by NU and the City of Boston spelling out NU's efforts to vacate the Master Leased apartments in the Fenway. A PDF of the MOA is attached separately.

However vacating the ML apartments and selling NU owned residence in the Fenway must come with efforts to stop backfilling of vacated apartments with new students. We realize that NU can't place controls on private landlords who will continue to own the vacated former Master Leased buildings. However NU must control the sale and use of their former student residences. NU must place deed restriction on the buildings or ground-lease them to prohibit their use as undergraduate student housing. Alternatively NU could consider a below market sale of those properties for affordable home ownership and/or rental units or consider using proceeds from a market sale to create a fund to help create affordable housing in the Fenway.

Many other issues must also be resolved before this proposal can move forward. NU has an obligation to create economic development on the proposed project site. No proposal has been put forth in the IMPNF to spell out the ways that this obligation would be met. Suggestions were made at the last NU Task Force meeting, but no concrete plans and commitments were made by NU. This obligation must be addressed before the IMPNF can move forward

Dormitory rent price points must also be addressed. The rent per student outlined by ACC is troublingly high. Efforts must be made to bring the rents down so as not to saddle students with enormous debts. If the rents remain as high as projected then formerly ML apartments will be cheaper and backfilling by new students will be encouraged.

Steps must be taken to mitigate the effects of an additional influx of students to that corner of the NU campus. Students must be discouraged from bringing cars to the area. NU should work with the Boston Transportation Department to ensure that no resident parking permits are granted to the 840 Columbus Ave address. Upgrades to the sidewalks and bike path may be necessary to accommodate the increase in students at the project site. NU should continue to explore ways to make stronger connections with local Roxbury businesses to increase economic development.

Over all, we would like to acknowledge this proposal as a significant step towards addressing decades-long problems created by the displacement of Fenway residents by students. However this IMPNF must include a robust and comprehensive plan to address the control and use of the former ML and NU owned residential buildings as well as the other issues that have been raised.

Sincerely yours,

*Richard Giordano*

Richard Giordano  
Director of Policy and Community Planning  
Fenway Community Development Corporation  
70 Burbank St., Lower Level  
Boston MA 02115  
P.  
F.

W. <http://www.fenwaycdc.org>

MEMORANDUM OF AGREEMENT

between

NORTHEASTERN UNIVERSITY

and

THE CITY OF BOSTON

This Memorandum of Agreement (the "Agreement") is made as of this 19<sup>th</sup> day of July, 2004 by and among NORTHEASTERN UNIVERSITY, a Massachusetts non-profit corporation having an address of 360 Huntington Avenue, Boston, Massachusetts 02115 ("Northeastern") and the CITY OF BOSTON, a municipal corporation, located in the Commonwealth of Massachusetts by and through its Mayor (hereinafter the "City"). Northeastern and the City may sometimes be referred to herein as a "Party" and collectively as the "Parties".

**RECITALS**

WHEREAS, Northeastern participates in a Master Lease Property Program ("MLPP") through which it leases certain properties in the City for student housing;

WHEREAS, Northeastern has participated in an institutional master planning process with the Boston Redevelopment Authority (the "Authority") and the community and has a current Institutional Master Plan ("IMP") that includes certain goals for student housing;

WHEREAS, Northeastern and the Authority recognize the value of incorporating Northeastern's future goals for student housing into its IMP through amendments to the IMP to include a plan to provide safe and secure student housing;

WHEREAS, in furtherance of this goal, Northeastern will endeavor to phase out the MLPP by the year 2009 through cooperation with the Authority and the City by and through its Inspectional Services Department ("ISD") and the Boston Police Department ("BPD") as outlined in this Agreement;

WHEREAS, the Parties recognize the need to coordinate safety and security measures to manage student housing until the MLPP is fully phased out;

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the Parties agree as follows:



## AGREEMENT

### 1. Termination of the Master Lease Property Program.

1.1 Northeastern will endeavor to terminate its MLPP by the end of calendar year 2009 pursuant to the schedule outlined in Section 1.1f. During the "phase out period" the Parties agree to the following:

- a. Northeastern will be permitted to change the physical location of units within the MLPP in order to consolidate unit locations and provide better access by the Northeastern University Police Department ("NUPD") provided: (i) Northeastern does not exceed occupancy of 50% of the units in any one building; and (ii) Northeastern will not lease any unit subject to an affordability restriction with the Authority or a City Agency or department. Notwithstanding the foregoing, this paragraph is not applicable to any current or future leasing of property that has a dormitory license and proper use and occupancy on file with ISD for such use.
- b. Northeastern will work with ISD and the Authority to propose new units of housing that will bring more Northeastern students on campus.
- c. Northeastern will reduce the MLPP inventory of units to 750 beds for the fall of 2004 provided Northeastern could fully utilize the property located at 10 Coventry Street, Roxbury, MA for student housing.
- d. Northeastern will submit IMP amendments ("IMP Amendments") to the Authority on or before January 1, 2005 and shall move forward through the process set forth in Boston Zoning Code § 80D "Institutional Master Plan" in good faith. The IMP Amendments shall include two or more on campus residential housing developments on Northeastern owned land containing a minimum of 1,250 student beds. Notwithstanding the foregoing, Northeastern agrees the Amendments will be the final amendments allowed under the current IMP and that any other projects must be submitted as part of a new master plan, unless otherwise approved or allowed by the Authority.
- e. Northeastern agrees to begin the process of negotiating a new Institutional Master Plan once the IMP Amendments are approved.
- f. Northeastern agrees the IMP Amendments will reflect the use of MLPP leased properties and include the plan for phasing them out.
- g. Northeastern will accelerate the construction of the new residential facilities on campus through cooperation with the Authority and ISD and shall begin the following phase out plan once construction permits have been issued by ISD for the new residential housing referenced in Section 1.1d.:

- Base Year 2004                                  750 leased beds

- Year 1 of reduction                      675 leased beds (minus 10%)
- Year 2 of reduction                      600 leased beds (minus 10% of Base Year)
- Year 3 of reduction                      450 leased beds (minus 20% of Base Year)
- Year 4 of reduction                      225 leased beds (minus 30% of Base Year)
- Year 5 of reduction                      0 leased beds (minus 30% of Base Year)

1.2 The Parties agree that the “phase out plan” will cease during any construction delays due to suits challenging the construction of the new residential developments.

1.3 If the MLPP must be extended beyond the period of time provided for in a. and e. above, Northeastern will submit a request for an extension of the MLPP to the Authority and ISD and hold a community meeting. Such request shall not seek an increase in the number of leased beds that is greater than 50% of the leased beds for the 2003-2004 academic school year.

1.4 All leasing arrangements made between Northeastern and private owners shall be required at a minimum to include:

- a. Compliance with City of Boston Rental Re-inspection Ordinance 9-1.3 within the time provided by such ordinance and Northeastern will arrange for the inspections with ISD and the cost for such inspections will be paid for by Northeastern and relevant owners of such leased dwellings, as tenant and owner respectively. Northeastern endeavors to work with ISD to schedule inspections of the MLPP leased units prior to September 1 in each year to ensure the compliance of the units for issuance of certificate of fitness under the ordinance, unless another schedule is agreed upon by Northeastern and ISD. Northeastern will work with the owners of all leased units in the MLPP to ensure that all violations noticed as a result of such inspections or noticed at times thereafter are remedied within the times provided in any notices of violation served on the owner, the owner’s agents and/ or Northeastern.
- b. Posting in the entryway of each building containing MLPP leased units 24 hour management contact information for the building, as required by the Massachusetts State Sanitary Code, and a 24 hour NUPD contact information, who shall also have 24 hour access to Northeastern Resident Assistance staff. Calls regarding behavior concerns will be initially fielded by NUPD, which will inform the Resident Assistant and officer on duty.
- c. Compliance for all MLPP buildings with the "Site Cleanliness Ordinance" for the use and maintenance of dumpsters and trash, where applicable. Upon request, ISD will provide educational training and sweeps for Northeastern and MLPP owners on applicable requirements.
- d. Northeastern will require the owners of the leased properties in the MLPP to add a provision to each lease whereby the owner and the students in the leased properties acknowledge (i) that BPD, NUPD and the Resident Assistants (RA’s) have a right of access to the leased units and common areas; and (ii) that the students in leased

properties are subject to Northeastern's code of conduct and the regulations of the Residential Life policies and subject to all Northeastern discipline policies, procedures and protocols established for Northeastern owned residence halls and Northeastern school policy.

## 2. Safety and Security.

2.1 Police Presence. Northeastern and BPD agree to the following "police presence plan" for the Fenway community from September 1 through undergraduate commencement each year of this Agreement, including the remainder of the current academic year:

- a. Northeastern will pay two (2) staffed BPD details on Friday and Saturday nights from 8:00 p.m. until 4:00 a.m.
- b. Northeastern will have two (2) NUPD patrols on Thursday, Friday and Saturday nights from 6:00 p.m. until 4:00 a.m.
- c. Northeastern will have one (1) NUPD patrol from Sunday through Wednesday from 8:00 p.m. until 4:00 a.m.

2.2 Cooperation between BPD and NUPD. Northeastern will take the following steps to provide accurate and useful information to BPD to aid BPD in protecting the student population in the units that are part of the MLPP:

- a. BPD will make every effort to furnish police officers on reimbursable overtime on both the first and last half shifts. In order to preserve the integrity of our neighborhood policing strategy, District D-4 will strive to provide police officers that are assigned to this sector on a regular basis and who are familiar with the area and the nature of the detail.
- b. Northeastern will make available, upon request by the BPD, information regarding staff coverage of the leased units.
- c. Northeastern will provide BPD, upon request, a list of the addresses of the leased units.
- d. Northeastern will provide BPD access (via NUPD) to contact information for student residents in leased units cited for violations of City ordinances or who are subjects of actions reported as part of BPD investigations.

2.3 Northeastern agrees to use the same RA/student ratio in the leased buildings that it uses in on-campus housing (currently, 1 RA per 47 beds).

2.4 Northeastern will establish a training program for RA's with jurisdiction over the units in the MLPP to provide the RA's with tools for working with students with behavior problems and to create a network of individuals in the community who can communicate with Northeastern about potential problem areas.

2.5 Northeastern will establish a Rental Re-Inspection education plan for all students living off-campus and will provide educational training for all property owners with units in the MLPP on the requirements of the Site Cleanliness Ordinance.

2.6 Northeastern will endeavor to clean the areas around properties in the MLPP, in accordance with applicable City regulations and ordinances, provided, however, property owners are still liable under such applicable regulations and ordinances.

### 2.7 Accountability.

- a. Northeastern will submit a "safety and security plan" to ISD by September 30 each year, which will include:
  - i. A list of all leased properties by address and dwelling unit number and the number of students in each dwelling;
  - ii. Information on staff coverage of leased properties and the regularity for staff checking on these buildings, especially during weekend nights;
  - iii. Verification of compliance with the Rental Re-Inspection ordinance and any violations of the State Building Code and State Sanitary Code noticed in the buildings as a result of any inspections;
  - iv. Agreement to cancel the residence and dining license agreement among other potential sanctions for those students who repeatedly engage in violations of the code of student conduct that adversely affects the quality of life in the neighborhood.
- b. Northeastern's Office of Student Conduct and Conflict Resolution will provide statistics to the community regarding the number of cases adjudicated, the number of violations by category, as well as the number and ranges of sanctions imposed.
- c. Northeastern will continue to enforce its code of conduct, as amended from time to time.
- d. Northeastern will look to other universities for models of student behavior and/or accountability programs.
- e. Northeastern will include language in all housing licensing agreements that acknowledges that the licensee is subject to Northeastern's code of conduct, as amended from time to time.

## 3. General Provisions.

### 3.1 Waiver of Claims.

- a. ISD will not require or assert any legal claim against the owners of property leased by Northeastern, or Northeastern, its officers, employees or successors in interests regarding any need for a dormitory license pursuant to G.L. c. 140 § 22

or any zoning violations for use of the property as dormitories as defined in Boston Zoning Code ("BZC") §§ 2 and 2A at any of the leased properties during the period of time as set forth in this Agreement and all existing violations now pending against the owners of property participating in the MLPP for same shall be dismissed by the ISD.

- b. ISD recognizes that it is Northeastern's legal position that the leased units in the MLPP are not dormitories and do not require a legal change of use from apartments to dormitories pursuant to BZC § 4-3 or a dormitory license pursuant to G.L. c. 140 § 22. Northeastern recognizes that it is ISD's legal position that Northeastern's use of the certain leased units to house enrolled Northeastern students is consistent with certain BZC use item definitions for a dormitory and therefore requires a change in the legal use to dormitory on file with the ISD. Both Parties stipulate that this agreement arises out of this differing opinion and has been entered into in lieu of prosecuting this matter in a court of competent jurisdiction. This Agreement is not applicable to any current or future leasing of property, which has a dormitory license.
- c. ISD agrees that before seeking any judicial remedies for relief from a breach of this Agreement, it shall first notify in writing the Office of the Senior Vice President of Administration and Finance at Northeastern with the issue ISD alleges is giving rise to a breach of the Agreement and provide Northeastern an opportunity to cure the breach within 7 days. Northeastern agrees prior to seeking any judicial remedies for relief from claims arising from or related to this Agreement it will first present such claims to ISD. Notwithstanding this clause, all emergency violations of the State Building or Sanitary Code must be remedied in the time provided by the relevant codes. ISD acknowledges that such violations may not in some cases also be a breach of this Agreement.
- 3.2 Severability. If any term or provision of this Agreement, or the application thereof to any person or circumstance, shall to any extent be determined to be invalid and unenforceable, the remainder of this Agreement, or the application of such terms to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.
- 3.3 Governing Law. This Agreement shall be governed and construed by the laws of the Commonwealth of Massachusetts, without regard to conflict of law principles.
- 3.4 Amendments. This Agreement may be amended only by written instrument signed by the parties.
- 3.5 Term. This Agreement shall expire on July 13, 2010 or upon the completion of the MLPP phase out plan, whichever occurs first.



- 3.6 Execution in Counterparts/Multiple Originals. This Agreement may be executed in counterparts. All such counterparts shall be deemed to be originals and together shall constitute but one and the same instrument. The Parties have agreed to execute multiple original copies of this Agreement.
- 3.7 Enforcement. It is the intention of the Parties that the provisions of this Agreement may be enforced by the Parties hereto and ISD and the BPD, acting on behalf of the City and the Authority as it applies to the provision regarding the IMP Amendments and that this Agreement is not intended to create and shall not be construed to create any third-part beneficiary rights, and that no other person or persons shall be authorized to undertake any action to enforce any provisions hereof without the prior written consent of both Parties. Northeastern and ISD agree that Section 3.1.b applies to the owners of properties under the MLPP.
- 3.8 The Parties acknowledge that they intend to be bound by this Agreement and that they will not raise as a defense to any action arising out of an alleged breach of this Agreement the validity of the Agreement or its intended binding affect on the Parties.
- 3.9 Notice: All notices or other communications required or permitted to be given under this Agreement shall be in writing, signed by a duly authorized officer or representative of the Party and shall be either hand delivered or mailed postage prepaid, by registered or certified mail, return receipt requested and shall be deemed given when delivered, if by hand, or upon receipt or refusal to accept delivery, if mailed to the principal office of the party to which it is directed, which is as follows unless otherwise designated by written notice to the other Party:

Northeastern:           NORTHEASTERN UNIVERSITY  
Office of the General Counsel  
360 Huntington Avenue  
115 Churchill Hall  
Boston, MA 02115  
Attn: Vincent J. Lembo, Esquire  
University Counsel

City:                    The City of Boston  
Office of the Mayor  
One City Hall Square  
Boston, Massachusetts 02201  
Attn: Office of the Mayor

with a copy to:

ISD                      City of Boston – Inspectional Services Department  
1010 Massachusetts Avenue  
Boston, Massachusetts 02118

Attn: Acting Commissioner

BPD

Boston Police Department  
One Schroeder Plaza  
Boston, Massachusetts 02120  
Attn: Commissioner

Authority:

Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, MA 02201-1007  
Attention: Mark Maloney, Director

[Remainder of the page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as an instrument under seal in their behalf by their respective officers thereunto duly authorized as of the day and year first above set forth.

NORTHEASTERN UNIVERSITY

By: 

THE CITY OF BOSTON

By: 

Thomas M. Menino, Mayor

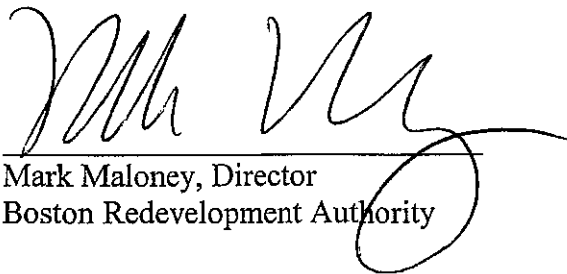
Agreed and assented to:



William Good, Acting Commissioner  
City of Boston Inspectional Services Department



Kathleen O'Toole, Commissioner  
Boston Police Department



Mark Maloney, Director  
Boston Redevelopment Authority



NU for the Common Good Coalition

c/o Vanessa Snow, Community Organizer  
15 Chilcott Place #3  
Jamaica Plain, MA 02130

January 9, 2020

To: Gerald Autler, John Tobin

Cc: Kim Janey, Boston City Council President, District 7

NU for the Common Good is a coalition of faculty, students, community leaders, and other groups who have a stake in working together to make Northeastern a more socially responsible institution, especially in regards to faculty and graduate worker rights, community benefits, and affordable housing.

We are submitting this letter as a coalition, along with over 200 individuals and allied community organizations, to express our opposition and concern regarding the proposed change to Northeastern's Institutional Master Plan, specifically the development of a student residence building at 840 Columbus Avenue.

We understand that the intention of building more student housing is to have fewer students competing with working families in the off-campus housing market. We were alarmed to find out that the residences would be built by a for-profit developer, with 4-bedroom apartments renting for over \$6,000 per month.

For students, the cost of higher education is becoming increasingly more expensive. Nationally, student loan debt has surpassed credit card debt. Recent graduates are struggling to pay back these loans, and it is predatory for a non-profit institution to encourage students to live in a for-profit development, knowing first-hand that students are taking out loans to cover the rising cost living in Boston.

Luxury student housing may attract more affluent students who are currently living in the Back Bay or South End, but it will not deter students looking for more affordable housing in the working class communities of Roxbury that surround Northeastern who have been severely impacted by gentrification and displacement due to the rising costs of rent that students, supported by multiple incomes, are able to pay.

Members of our coalition have attended the last two Community Task Force meetings and we share the concerns of many community members. We agree that an Impact and Needs Assessment needs to be conducted prior to any changes to the IMP.

We also would like to have a more transparent process in terms of Community Benefits and the Task Force's Economic Development Plan, to include the University paying the city its PILOT contributions in full, and to allow Northeastern graduate workers and full-time non-tenure track faculty to have free and fair union elections.

In the subsequent pages you will find a list of organizations, Boston residents, Northeastern students living in student & off campus housing, alumni, faculty, and workers, and community organizations that have also signed on to this comment.



NU for the Common Good Coalition

c/o Vanessa Snow, Community Organizer  
15 Chilcott Place #3  
Jamaica Plain, MA 02130

Sincerely,

NU for the Common Good Coalition:

**Organizations**

NU for Common Good  
Reclaim Roxbury  
Progressive Student Alliance - USAS Local 115  
Sunrise Northeastern  
Graduate Employees of Northeastern University - UAW  
The Northeastern Full-time Faculty Union Organizing Committee  
Northeastern Students for Justice in Palestine  
Northeastern Student of Color Caucus  
Asian American Resource Workshop

**Northeastern Students (Living in Student Housing)**

Dominic Mears  
Noble Mushtak  
Julia Feldman  
Mary Moskowitz  
Ffion Titmuss  
Sky Bauer-Rowe  
Anna Birnholz  
Catherine Giorgetti  
Amber Payne  
Celeste Roh  
Noha Khalil  
Paul Cirillo  
Paul Cirillo  
Nick Petrocelli  
Lily Mittnight  
Colter Giem  
Anthony Mu  
Isabella Greco  
James Cullen  
Isaiah Scott  
Connor Craig  
Jeffery Yu  
Jay Silver  
Erik Mead  
Ryan Costa  
Grace McGovern  
Julia  
Sophia couto  
Justin  
Tyler Bobbitt  
Cole Hodys  
Jennifer Adisoetjahya

Shira Weiss  
Khalil Haji  
Lucas

**Northeastern Students Living Off-Campus**

Emily Leibiger, Fenway  
Karl Meakin, Roxbury  
Jessica Dampier, Jamaica Plain  
Andrew Cherry, Mission Hill  
Sophie Philibert, Roxbury Crossing  
Nicole Cohen, Mission Hill  
Danielle Bettio, Mission Hill  
Benjamin Tamarin, Allston  
Diana Zlotea, Jamaica Plain  
Danielle, Roxbury Crossing  
Jackie Firsty, Jamaica Plain  
Leona Lee, Fenway  
Isabella Viega, Dorchester  
Claire Noe, Mission Hill  
Olivia Whitaker, Mission Hill  
James DeCunzo, Mission Hill  
Gisselle Rodriguez Benitez, Roxbury Crossing  
Catherine Barna, South end  
Danielle Dottor, Roxbury/Jamaica Plain  
Michael Bober, Symphony  
Katherine Parks, Roxbury  
Allyson Lowitz, Symphony  
Katrina Haade, Roxbury Crossing  
Abby Fuller, Roxbury  
Spencer Haber, Roxbury  
Morgan St. James, Roxbury  
Avery Peterson, Mission Hill  
Mason Fitzpatrick, Columbus ave  
Anthony Speros, Roxbury  
Talja Ketchum, Roxbury Crossing





NU for the Common Good Coalition

c/o Vanessa Snow, Community Organizer  
15 Chilcott Place #3  
Jamaica Plain, MA 02130

**Northeastern Students Off-Campus (cont'd)**

Sofi Tzouanakis, Symphony  
Miles, Mission Hill  
Brianna Walters, Roxbury  
Arielle, Back Bay  
Sarah Fick, Mission Hill  
Tianlei Zhuang, Back bay  
Jaime Greenwood, Fenway  
Tess Alonge, Symphony/Gainsborough  
Amanda Ventura Molina, Roxbury Crossing  
Rebeca Munoz, Boston  
Andrea Joshua, Mission Hill  
Fetoon Ameer, Huntington ave  
jazmin morinigo, jamaica plain  
shruti patel , J.P.  
Charles Wallace-Thomas IV, Roxbury  
Karl Sethna, Mission Hill  
Amanda, JP

**Northeastern Academic Staff**

Andrew Summerfield, Cambridge  
Meaghan Kelly, Hanover MA  
Rachel Lewis, Dorchester  
Galen Bunting, Fenway  
Meg Foster, Cambridge  
Gregory Palermo, Dorchester  
Abbie Levesque, Jamaica Plain  
Alexis Zarow, Longwood  
Rose Woodbury, Belmont, MA  
Candence wills, Roxbury  
Tyler J Slater, Roxbury  
Alex Ahmed, Jamaica Plain

**Northeastern Alumni**

Gaby Thurston, Roxbury  
Randy Echavarria, Roxbury "south end"  
Macie Rosenthal, Brighton  
Brendan McManus, Jamaica Plain  
Isabel Irizarry, Mission Hill

**Boston-Area Residents**

Cisnell Baez, Roxbury  
Ella McDonald, Somerville  
armani white, lower roxbury  
Savannah Lodge-scharff, Roxbury  
Anthony Yakely, Fort Hill  
Christopher Fung PhD, Dorchester  
Vanessa Aguirreche Snow, Jamaica Plain  
Ilana, Brighton

Somaiya Rowland, Roxbury/Jamaica Plain  
Artie Ghosh, Fenway  
Kieran Sheldon, Roxbury  
Erin Devereux, Fenway  
Zachary Lee, Roxbury  
Priya Amin, Jamaica Plain  
Rebecca Powell, Fenway  
Sarah Yates, Mission Hill  
Aleksandra Burger-Roy, South End

Joseph Franjeh, Jamaica Plain

Trea Lavery, Allston  
Olivia Taylor, Mission Hill  
Deniz Boyu, Fort Hill  
Omeed Golkaryeh,

Elizabeth Polcha, Jamaica Plain  
Cara Marta Messina, Jamaica Plain  
Alanna Prince, Boston  
Olivia Davis, Winchester  
Susan Spilecki, Brighton  
Caitlin Gaffny, Mission Hill, Roxbury  
James Duggan, Roxbury  
Somy Kim, Mattapan  
Aaron Block, Watertown  
Emily Avery-Miller, Watertown  
Cienna Dubay, Jamaica Plain  
Melissa Wolter-Gustafson, Jamaica Plain

Allyssa Prutzman, Jamaica Plain  
Becca Britton-Anastas, Jamaica Plain  
Mackenzie Coleman, Cambridge  
Mary Annas, Newton Center  
Alissa Zimmer, Jamaica Plain/Roxbury

Adora Gaul, Egleston square  
Eirinn, Mattapan  
Ben Simonds-Malamud, JP  
Abbe Neumann, Brighton  
Stephanie , Roxbury  
Matt Delligatti, JP  
Rebecca Gray, Jamaica Plain  
Valerie Rugulo, Jamaica Plain  
Linda W, Jamaica Plain



NU for the Common Good Coalition

c/o Vanessa Snow, Community Organizer  
15 Chilcott Place #3  
Jamaica Plain, MA 02130

Wynndell Bishop, Dorchester

**Boston-Area Residents (cont'd)**

Ilona, Roxbury  
Monica Dean, Roxbury  
Brian, Jamaica Plain  
clare Cullinan, davis square, somerville  
Elise Sutherland, ROXBURY  
Giselle , Roxbury  
Nikia Manifold, Roxbury  
Anna Nathanson, Cambridge  
Sydney Kinchen, Jamaica Plain  
Michelle Dhanda, Dorchester  
Toshiba Bodden , Dorchester  
Juanita, Roxbury  
Nick Salerno, Mission Hill  
Jen Douglas, Jamaica Plain  
Tara Roslin, Cambridge  
Tara Vaughan, Roslindale  
Wayne Yeh, Jamaica Plain  
Nate Lash, Roxbury  
Liz McGuire, Brighton  
Ethan Skutt, Roxbury  
Maria Christina Blanco, Jamaica Plain  
Maya Ochoa-Blanco, Jamaica Plain  
Joseph Deauna, Allston/Brighton  
Nathaniel Stetson, Fresh Pond  
Hannah MacKay, Jamaica Plain  
Aristidez Perez, Dorchester  
Suzanne Metro, Jamaica plain  
Lauren Sava, Jamaica Plain  
Emilia Deimezis, Jamaica Plain  
Melissa, Roxbury  
Paula Kelley, Dorchester  
Kaitlyn Coppola, Roxbury  
Perri Meldon, Jamaica Plain  
linda freeman, Roxbury  
Ann-Marie Clark-Borden, Roxbury  
Bridget Colvin, Roxbury  
Nadja Harrell, JP  
Stephanie Houten, Egleston  
Valerie Coimbra, Jamaica Plain  
Leonardo Peguero, Fenway  
Luana Morales, Hyde Park  
Omar Ocampo, Brighton  
MyDzung Chu, Dorchester  
Queen Arsem-OMalley', Jamaica Plain  
Mike Leyba, Jamaica Plain  
James, Hyde Park

CRYSTAL WEGNER, Jamaica Plain  
Paula olender , Roslindale  
Claire Corcoran, South End  
Betty, Dorchester  
Jasmine , Hyde park  
Markita Durant , Mattapan  
Diane C, Dorchester  
Mika Winder, Roxbury  
Jared McNeil, Brighton  
Nadia, Brighton

Derek Schwartz, Jamaica Plain  
Lindy Noecker, Somerville  
Biagio DeSimone, Somerville  
Krystle Brown, Jamaica Plain  
Nam Le, St. Mark's, Dorchester  
Ashley Patterson, South End  
Nadav David, Jamaica Plain  
Grace Holley, Roslindale  
Phyllis St-Hubert, Roxbury  
Cynthia Jones, Roxbury  
Talya Jones, Roxbury  
Adam, Jamaica Plain  
Victoria Perez, Allston  
Michelle Lynne, JP  
Dawilmer Castillo, Roxbury  
NK Acevedo, Dorchester  
Pamela Bender, Jamaica Plain  
Lisa Jeanne Graf, Fenway  
Jonathan Rodrigues, Mattapan  
Hamlet J Cooper, Dorchester  
Kathy Lebron, Roslindale  
Oscar A. Brazoban, South End  
Lew Finfer, Dorchester  
Alexis Agrinoni, Roxbury  
Galia Escarfullery, Dorchester  
Barbara Civill, East Boston  
Yaritza Pena, Roxbury  
Aaron Tanaka, Dorchester  
Vero Navarro, JP  
Nelson Arroyo, Jamaica Plain  
Oliver De Leon, Jamaica plain  
Joanne DeCaro, Brookline  
Alana Ounan, Jamaica Plain  
Brittany Crawford, Roxbury  
elly kalfus, somerville  
Stephen, JP  
Anthony Melvin, Mattapan



NU for the Common Good Coalition

c/o Vanessa Snow, Community Organizer  
15 Chilcott Place #3  
Jamaica Plain, MA 02130

**Boston-Area Residents (cont'd)**

Sophia L Gurley, Roxbury  
Joan, Dorchester  
Zafira Smith, Roxbury  
Liz Wang, Dorchester (Columbia Point)  
Ella, Arlington  
Ronice Kimbrel, Dorchester  
Elisa, West Roxbury  
Karen Kirchoff, West Roxbury  
Margaret Mandosa, Roslindale  
Dana, South Boston  
Nicole Sabatino, Roxbury  
Nancy Horowitz, Roslindale  
Briyani Zain, Dorchester  
Robin Saunders, Dorchester  
Benjamin Ehler, Dorchester/Fields Corner  
Ariel Branz, Roxbury  
April Tang, Dorchester  
Kaley Bachelder, Roxbury  
Jeremy Surla Vargas, Roslindale  
Jackie, Jamaica Plain  
Ryan Busse, Fenway  
Isaac Julian Shur, Downtown Boston  
Aaron Dockser, Somerville  
Renee Gardner, Arlington  
Michael Birenbaum Quintero, Lynn, MA  
Chrystel Murrieta Ruiz, Somerville  
Anne Nash, Newton Corner  
Cristina Suazo, Allston  
Carlin Reynolds , Columbus



Gerald Autler &lt;gerald.autler@boston.gov&gt;

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**Parcel 18 and Northeastern**

1 message

**Kyle Robidoux**

Tue, Dec 17, 2019 at 8:46 AM

To: Gerald Autler &lt;gerald.autler@boston.gov&gt;

Cc: Kim Janey &lt;kim.janey@boston.gov&gt;, "Santiago Jon - Rep. (HOU)" &lt;jon.santiago@mahouse.gov&gt;, Sonia Chang-Diaz &lt;sonia.chang-diaz@masenate.gov&gt;

Hi Gerald,

Thanks to you and the BPDA for hosting last night's task force meeting about Parcel 18. I found Northeastern's presentation about community benefits and economic development very informative.

I also support the proposed Parcel 18 dorm/classroom building in principal. However, I cannot fully support the project until more details are provided. Therefore, I hope the BPDA extends the community comment period and holds off on any further action on this project until there is a community process around the Fenway dorm buildings that Northeastern is taking off-line and looking to dispose off.

By taking these properties off-line, the Parcel 18 building will only have a net gain of 175 dorm beds. Last night American Campus Communities shared that the 4-BR suites in the recently completed Lightview on Columbus rent for more than \$6000/month). This supports the anecdotal stories I've heard from students that it is cheaper to live in market rate housing in our neighborhoods.

Seeing that P18 falls outside of the Institutional Master Plan and the community benefits that were negotiated as part of that process, there should be additional community benefits as part of the P18 process. And leveraging the Fenway buildings for affordable housing, as mentioned last night by the Fenway Task Force rep, would be wonderful.

I look forward to continued discussion about Parcel 18 and the Fenway buildings, Thanks

Kyle  
Greenwich Court

Kyle Robidoux  
Speaking Info: <http://www.kylarobidoux.com>  
Insta:  
Twitter:  
Blog: [Blind Beer Runner](#)  
Sponsored Athlete/Ambassador:  
[Athletic Brewing Company](#)  
[Topo Athletic](#)  
[Ultimate Direction](#)  
[Clif Bar](#)

Public comments submitted via BPDA website

Date	Name	Organization	Opinion	Comments
12/8/2019	Joseph Crabtree		Support	<p>This is great for the location. This area needs this density, its so close to great transit connections at Ruggles and having no parking will make this a fantastic forward looking sustainable, transit-oriented development. This area has the capacity to support so many more residents and clearly is in need of more modern and code-compliant student housing. It would be great if the developer could commit to expanding the Bluebikes station located directly across the road from this development as that location already struggles with peak demand. Also the developer needs to be aware and make sure their development works with the ongoing Melnea Cass Blvd reconstruction which will likely be in construction in this area at the same time as this building is being built. Similarly the ongoing but delayed Tremont Street design project will have impacts on this development and hopefully the developers commit to working with and furthering that project to improve pedestrian safety on the Tremont St side of this project. It would also be useful if the University could commit to connecting and improving the Southwest Corridor bike path through this development area and connecting it better across into their other EXP development. The whole intersection of Melnea Cass/Columbus Blvd is a mess for pedestrians at the moment and the university is developing high pedestrian density projects on two corners of this intersection. The segment of Columbus Ave that links between Melnea Cass and International Village is also far too wide and in poor condition and would highly benefit from a university supported redesign. Last, I'd like to see commitments to public space in the lower floors as is seen in other IMP projects. Overall a full support for this project overall though.</p>
12/17/2019	Wilfredo Mercado		Oppose	<p>I'm on the brink of being homeless because of the high rent and utilities because of these massive expansion projects to attract more people to a city that doesn't even have enough affordable housing for its own residents but we want to build a tower to attract more students/people who don't currently live here in the city of Boston . I strongly oppose this expansion. We need to build more affordable housing for our residents and for those who currently are homeless. Until we can get this city and its residents rightly homed then we have no business attracting more people to a city that doesn't take care of its own. Periodt??</p>

Public comments submitted via BPDA website

12/19/2019	Jennifer Leonard	Southwest Corridor Park Management Advisory Committee (PMAC)	Support	<p>I am writing this letter of support for the proposed 840 Columbus Avenue project, writing as a member of the Northeastern University Community Advisory Board (CAB) and as co-chair of the Southwest Corridor Park Management Advisory Committee (PMAC). My view of this project comes from three different perspectives, as a CAB member, community resident and PMAC co-chair. (1.) Through my membership in the CAB, I was fortunate to attend brainstorming sessions about this project, brainstorming with other community members about how the space on the lower floors could be used to foster economic development, in the spirit of early agreements about the use of Parcel 18. Many of us liked the ideas of (a.) Co-working space for small businesses, with an emphasis on flexible work space for solo entrepreneurs, social enterprises and others who can provide internship and co-op opportunities for both local high school students and NEU students; and (b.) Space for community groups and nonprofits for office use and meeting space. With the expectation that this building includes a strong plan for economic development-focused community benefits, I support the project. (2.) Meanwhile, as a community member, I have been following the discussion about the impact of this project on neighborhood housing markets and neighborhood quality of life. Like many neighborhood residents, I have been negatively impacted by off-campus NEU students (at a previous address). I support the university in efforts to bring more students on-campus, along with efforts to improve the quality of student life and student activities. The NEU Community Advisory Board has had good discussions with the student government and the office of off-campus housing and I'm confident that progress can be made on improving the quality of student life and mitigating the impact of student housing on the surrounding neighborhoods. (3.) In terms of the physical impact of the building, I am a little bit worried about the density of the building, both because of the impact on student life inside the building and, in my role as PMAC co-chair, I worry about the potential impact on Columbus Avenue and that section of the Southwest Corridor Park bicycle/walking paths. Along with other members of PMAC, we will seek to partner with the university to look carefully at possible improvements in signage and striping/stenciling for the bicycle/walking path near the proposed project, especially near Ruggles MBTA station, where there is already a confusing mix of bicycle and pedestrian travel. We had a great collaboration with NEU last year to implement bicycle and pedestrian path striping/stenciling along Carter Playground and along the ISEC science building. Striping and stenciling for the section of the path near Ruggles and the International Village building (and this proposed new building) would require coordination among the MBTA, DCR, and the City of Boston, and I hope that perhaps this project could help foster that coordination. Thank you for your attention to this project. I hope to continue to have a voice as the project moves forward. Jennifer Leonard 75 Lawn St., Boston, MA 02120</p>
1/2/2020	Bridgette Wallace	Resident of Roxbury	Oppose	<p>The encroachment of Northeastern University has been steady and deliberate. The impact on our neighborhood demographic and character has placed priority on one group at the expense of building community and place keeping for its current residents. This tower is not in the best interest of community preservation. Trying to work with Northeastern to be a good neighborhood and open its spaces and resources has been an exercise in futility. If it worked alongside the community to ensure that non traditional students could access its resources then the expansion could be justified. Expansion for the sake of only benefitting the university and its paying students is not worth the investment in a few over the many.</p>
1/2/2020	Madison Williams	Northeastern University	Oppose	<p>As a Northeastern student, I agree with City Councilor Kim Janey in her letter to Mr. Gerald Autler. Northeastern has not even done the bare minimum to support the Roxbury community.</p>

Public comments submitted via BPDA website

1/3/2020	Stephanie Geheran		Oppose	This is unconscionable given epidemic displacement in Boston and surrounding areas. There is a major need for subsidized housing, particularly in this location. Building this would be a major disservice to our community.
1/3/2020	Kieran Sheldon	Northeastern University	Oppose	As a Northeastern student, I expect the University to put far more effort and money into supporting its local community before it continues to encroach upon that community.
1/3/2020	Gerad Sockol	Student	Support	There is not an adequate level of housing at northeastern. This forces many students to have to live off campus! There were event students that had to live in a hotel or near BU. THIS IS UNACCEPTABLE!!!!!! All these liberal activists just like to complain about economic development. This housing would allow more students, students paying a lot of money on higher education, to live near their classes. This will also spur new business (as was seen on Mission Hill) and make neighborhoods safer and better communities for ALL that live there!
1/3/2020	Danielle Bettio		Oppose	I STRONGLY oppose the building of 840 Columbus Ave in Roxbury. As a student at Northeastern University, I recognize the toxic role Northeastern plays in the surrounding community. Northeastern has played a role in the displacement of the surrounding Boston communities, and continuously ignored voices requesting they build more affordable campus housing for students so that they don't contribute to gentrification around the University. These apartments will be much too expensive for students, a four bedroom apartment averaging on \$6,000 per month. These prices will not keep students from moving into/displacing working class communities like Roxbury. Going through with building this complex will only further solidify Northeastern's failure to be a strong community member.
1/3/2020	Julianna Urban		Oppose	I am a Northeastern undergrad currently living in American Campus Community's Lightview property. Based on my experience in the last four months of living here, I strongly oppose this development partnership. The overall quality of lightview is poor, with multiple heat and hot water issues, a supposed flood over winter break, next to zero sound and smell insulation both within apartments and between neighbors, and staff who don't know what they're doing. I had a better living experience in 10+ year old buildings on campus, and for less money. My expectations have been less than met for the amount of money I am spending, and I highly discourage Northeastern from partnering with ACC for housing. It is irresponsible to feign meeting city-imposed housing requirements through beds that are third-party managed. I think this project is well-designed and is a good replacement for the parking lot currently on that corner however ACC should not be involved.
1/4/2020	Devon Whitney		Oppose	I am very privileged to be able to attend Northeastern University, an institution at which I endeavor to learn skills and earn a degree which will help me to be of service to others in my life. I feel disheartened and ashamed that my education comes at such a cost to others, and that I am benefitting from an institution which continues to take from its neighbors while failing to give back in any meaningful way. I want to be proud of my roots when I venture into the world, and I hope that Northeastern will listen to the concerns of City Councilor Kim Janey and the residents of Roxbury.



Public comments submitted via BPDA website

1/5/2020	Addison Pedro	Northeastern University	Oppose	<p>My name is Addison Pedro and I am a 3rd year student at Northeastern University. After multiple frustrating and at points dangerous situations with Northeastern University campus housing, I felt I had no place to go besides Lightview, as commuting from off-campus locations was not an option for me. It is incredibly apparent the impact that Lightview and the Interdisciplinary Science and Engineering Complex have had on the surrounding community. I rarely see any Roxbury residents walking around the area, a clear difference from when I began studying here in 2017. Continuing to develop further into Roxbury does not foster a diverse or welcoming community, as we are pushing longtime members of the local community away from their homes and moving in (often wealthy) students. As to my earlier point about being frustrated and unsafe in the current campus housing options, Northeastern needs to invest in repairing their current housing options before expanding into Roxbury and pushing out residents and businesses. I had to be moved out of my campus housing halfway through a semester due to asbestos and mold issues. I have had an incredibly difficult time with communicating with residential life offices. The focus absolutely must be on either renovating or rebuilding the older buildings on campus and making them safe and acceptable for students to live in rather than building a band-aid building that harms the Boston community. Thank you for taking the time to read my concerns. I hope that this new building is reconsidered due to the massive impact it has on residents who have essentially no say in the process, as well as the more deserving recipients of this investment.</p>
1/5/2020	Tara Maggiulli	Student at NEU	Oppose	<p>I am a third year student at Northeastern University, and I have lived in the school's IV dorm building in Roxbury for two years. My university has a nasty habit of subverting the interests of the Roxbury community and its residents with the development and construction of works such as IV, ISEC, the William E. Carter playground, and the already existing Columbus Ave dorm buildings. The construction of the 840 Columbus Ave dorm building will be an ugly addition to the list of construction projects that Northeastern developed by leasing land to third party developers, pulling the wool over the eyes of local developers and engaging in sneaky, under-handed practices that leave Roxbury's residents in the dark. I work in Roxbury, engaging with low-income families with young children specifically, and I've had the opportunity to speak first-hand with frustrated life-long Roxbury residents about Northeastern's predatory behavior. One woman has told me directly (and I quote her word for word) "I'm sick of that Northeastern shit, thinking they own all of Boston! Everywhere I go I see that damn "N" logo." Northeastern claims to be a champion of community organization and engaging in positive, productive discourse with its neighbors, but quite frankly, the only thing Northeastern has done to "foster connection" between Northeastern's main campus and the neighboring community of Roxbury is throw up a rusty bridge. My opinion of the institution has also rusted over, and I can now soundly say I'm ashamed to be a Northeastern student. Money-hungry, clout-chasing, unbridled Northeastern University needs to be fettered so Roxbury development can be controlled by its own residents.</p>

Public comments submitted via BPDA website

1/10/2020	Vanessa Snow	NU for the Common Good	Oppose	<p>January 9, 2020 To: Gerald Autler, John Tobin Cc: Kim Janey, Boston City Council President, District 7; NU for the Common Good is a coalition of faculty, students, community leaders, and other groups who have a stake in working together to make Northeastern a more socially responsible institution, especially in regards to faculty and graduate worker rights, community benefits, and affordable housing. We are submitting this letter as a coalition, along with over 200 individuals and allied community organizations, to express our opposition and concern regarding the proposed change to Northeastern's Institutional Master Plan, specifically the development of a student residence building at 840 Columbus Avenue. We understand that the intention of building more student housing is to have fewer students competing with working families in the off-campus housing market. We were alarmed to find out that the residences would be built by a for-profit developer, with 4-bedroom apartments renting for over \$6,000 per month. For students, the cost of higher education is becoming increasingly more expensive. Nationally, student loan debt has surpassed credit card debt. Recent graduates are struggling to pay back these loans, and it is predatory for a non-profit institution to encourage students to live in a for-profit development, knowing first-hand that students are taking out loans to cover the rising cost living in Boston. Luxury student housing may attract more affluent students who are currently living in the Back Bay or South End, but it will not deter students looking for more affordable housing in the working class communities of Roxbury that surround Northeastern who have been severely impacted by gentrification and displacement due to the rising costs of rent that students, supported by multiple incomes, are able to pay. Members of our coalition have attended the last two Community Task Force meetings and we share the concerns of many community members. We agree that an Impact and Needs Assessment needs to be conducted prior to any changes to the IMP. We also would like to have a more transparent process in terms of Community Benefits and the Task Force's Economic Development Plan, to include the University paying the city its PILOT contributions in full, and to allow Northeastern graduate workers and full-time non-tenure track faculty to have free and fair union elections. Our coalition has collected 290 signatures of Boston residents, Northeastern students living in student &amp; off campus housing, alumni, faculty, and workers, and community organizations that have also signed on to this comment, and we able to provide at your request. Sincerely, NU for the Common Good</p>
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