

June 24, 2019

Mr. Jeremy Solomon
Associate Vice President, Communications and Public Affairs
Simmons University
300 The Fenway
Boston, MA 02115

Re: **Scoping Determination for the proposed Simmons University Institutional Master Plan and Proposed IMP Projects**

Dear Mr. Solomon:

Please find enclosed the Scoping Determination for the proposed Simmons University ("Simmons") Institutional Master Plan and Proposed IMP Projects. The Scoping Determination describes information required by the Boston Planning & Development Agency in response to the Institutional Master Plan Notification Form/Project Notification Form ("IMP/NF/PNF"), which was submitted under Article 80D and Article 80B of the Boston Zoning Code on May 9, 2019 by Simmons. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4422.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Carmody". The signature is fluid and cursive, with the first name "Edward" being more prominent than the last name "Carmody".

Edward Carmody
Project Assistant

CC: Jonathan Greeley, BPDA
Jerome Smith, Mayor's Office of Neighborhood Services

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY**

SCOPING DETERMINATION

FOR

**SIMMONS UNIVERSITY
INSTITUTIONAL MASTER PLAN / DRAFT PROJECT IMPACT REPORT
PROPOSED IMP PROJECTS**

PREAMBLE

On May 9, 2019, Simmons University (“Simmons”) submitted to the Boston Planning & Development Agency (“BPDA”) an Institutional Master Plan Notification Form/ Project Notification Form (“IMP/NF/PNF”) seeking approval of a new Simmons Institutional Master Plan (“IMP”) and detailing the College of Natural, Behavioral, and Health Sciences (CNBHS) and Library renovations, and the Living and Learning Center Project totaling approximately 401,000 square feet, for its Academic Campus in the Fenway, a site bounded by Palace Road, The Fenway, Avenue Louis Pasteur, and an existing Service Road. CNBHS and Library renovations will take place in the existing Lefavour Hall and the west wing of the Main College Building, a site bounded by The Fenway to the northeast and Avenue Louis Pasteur to the northwest. The new Living and Learning Center is proposed to be located on the site of the existing Park Science Center, a site located southeast of Avenue Louis Pasteur at the intersection with the existing Service Road (“Proposed Projects”).

The BPDA will review the proposed IMP and Draft Project Impact Report (“DPIR”) pursuant to Sections 80D and 80B of the Boston Zoning Code (“Code”). As part of the BPDA’s Article 80 review, Simmons is required to prepare and submit to the BPDA a proposed IMP pursuant to Section 80D and a proposed DPIR pursuant to Section 80B. The documents must set forth in sufficient detail the planning framework of the institution and the cumulative impacts of the Proposed Projects included in the IMP to allow the BPDA to make a determination about the merits of the proposed IMP and Proposed Projects. **The proposed IMP and DPIR shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.**

Copies of the IMP/NF/PNF were made available to the public in both electric and hard copy format. A Task Force Meeting was held on May 22, 2019, and a Public Meeting was held on

June 3, 2019 at which the Proposed Projects were presented, and a Scoping Session was held on June 3, 2019 with public agencies. The comment deadline for the IMPNF/PNF was June 10, 2019.

Based on review of the IMPNF/PNF, related comments, as well as a Scoping Session and Public Meeting, the BPDA hereby issues its written Scoping Determination (“Scope”) pursuant to Section 80D and Section 80B of the Code. Simmons is requested to respond to the specific elements outlined in this Scope. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP, DPIR or in another appropriate manner over the course of the review process. At other points during the public review of the IMP and DPIR, the BPDA and other City agencies may require additional information to assist in the review of the Proposed IMP and DPIR.

To facilitate the preparation and review of the two documents referenced above, the Scope contains two discrete sections, one setting forth the submission requirements for the IMP, and another setting forth the submission requirements for the DPIR. When appropriate, information requested in one section may be provided in the submission that responds to the other section.

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

- All development projects have construction impacts. As with any urban development there needs to be a balance of constructions related inconveniences with the daily activities that will continue to occur adjacent to the project site. A detailed approach to the construction management must be included in the DPIR.
- Throughout this initial phase of review, the Proponent has taken steps to meet with local residents, elected officials, abutters, and City and State agencies. These conversations must continue, ensuring that what is presented in the DPIR is beneficial to the adjacent neighborhoods and the City of Boston as a whole.
- The BPDA encourages the Proponent to continue to work closely with City agencies, including the Boston Transportation Department (“BTD”). In particular, collaboration with the Transportation Demand Management (TDM) program and coordinator is strongly encouraged to enhance Simmons’ current transit, parking management, and other TDM measures.
- In addition to the traditional multi-modal transportation impact analysis required through the TAPA guidelines, BPDA staff encourages Simmons to consider helping advance the improvements for Avenue Louis Pasteur; Simmons is encouraged to collaborate with the City as concept design improvements are developed.

- Considerable public concern has been raised regarding the residential campus' future development. In order to ease resident anxieties due to the uncertainty, Simmons should continue to inform the Task Force of plans and agreements made regarding the existing residential campus and its development prospects.
- Particular attention should be paid to the new outdoor spaces created adjacent to the Living and Learning Center. A thoughtful study of open space on the consolidated campus, and its impacts on students, should include the Avenue Louis Pasteur frontage, the green roof of the proposed Living and Learning Center, and the adjacent open space interior to the campus, particularly addressing the ways in which landscape and façade design considerations around the proposed Living and Learning Center can enhance these open space opportunities for students.
- In advancing the Living and Learning Center design, steps should be taken to respond to the community's desire for mitigation of potential impacts of tall glass buildings, including solar glare and bird safety.
- The increase in on-campus housing provided by the Living and Learning Center is welcomed by the public, and the IMP should include a continued review of undergraduate and graduate student populations to provide full transparency of the University's current and projected enrollment.

SUBMISSION REQUIREMENTS

FOR THE

SIMMONS UNIVERSITY IMP

The Scope requests information required by the BPDA for its review of the proposed IMP in connection with the following:

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

The Simmons IMP should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP at public meetings. Ten (10) hard copies of the full report should be submitted to the BPDA, in addition to an electronic version in .pdf format. Hard copies of the document should also be available for distribution to the Simmons Task Force, community groups, and other interested parties in support of the public review process. The IMP should include a copy of this Scoping Determination. The IMP should include the following elements:

1. MISSION AND OBJECTIVES

- **Organizational Mission and Objectives.** Define Simmons' institutional mission and objectives, and describe how the development contemplated or proposed in the IMP advances the stated mission and objectives.
- **Major Programs and Initiatives.** Update any major programs or initiatives that will drive physical planning in the future. Included in the description should be current and future trends that are impacting Simmons and shaping program objectives, employment numbers, number of beds, etc. Provide any updates to Simmons' current employee population, disaggregated by faculty/staff, full-time/part-time, Boston residents/non-residents, as well as projected employment over the term of the new IMP.

2. EXISTING PROPERTY AND USES

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

- **Owned and Leased Properties.** Provide an updated inventory of land, buildings, and other structures in the City of Boston owned or leased by Simmons as of the date of submission of the IMP, with the following information for each property.

- Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.
- Land and building uses.
- Building gross square footage and, when appropriate, number of dormitory beds or parking spaces.
- Building height in stories and, approximately, in feet, including mechanical penthouses.
- Tenure (owned or leased by Simmons).

3. PROPOSED FUTURE PROJECTS

Article 80D Requirements. Pursuant to Article 80D, the IMP should provide the following information for the Proposed Projects:

- Site location and approximate building footprint.
- Uses (specifying the principal sub-uses of each land area, building, or structure, such as classroom, laboratory, parking facility).
- Square feet of gross floor area.
- Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
- Floor area ratio.
- Building height in stories and feet, including mechanical penthouses.
- Parking areas or facilities to be provided in connection with Proposed Projects;
- Any applicable urban renewal plans, land disposition agreements, or the like.
- Current zoning of site.
- Total project cost estimates.
- Estimated development impact payments.
- Approximate timetable for development of proposed institutional projects, with the estimated month and year of construction start and construction completion for each.

Rationale for Proposed Project. Discuss the rationale for the program and location of proposed buildings in light of discussions on mission, facilities needs, and campus planning objectives. Discuss the rationale for the scale of the proposed buildings.

4. PLANNING FRAMEWORK

This section should discuss, at a minimum, the following:

- **Existing Context.** Describe Simmons' place in the broader context of adjacent land uses, and the surrounding neighborhoods. Reference any City policies or plans that shape the planning context for the area and for Simmons.
- **Factors Driving Facilities Needs.** Provide any update since filing the previous IMP of current facilities utilization rates and Simmons' ability to accommodate patient number growth with existing facilities, by type of facility.
- **Campus Vision and Identity.** Describe any updates to Simmons' vision of its desired physical identity and, in general terms, strategies for achieving that identity.
- **Overview of Urban Design Guidelines and Objectives.** Discuss any current or new urban design guidelines and objectives that have emerged and strategies for implementing them in conjunction with the Proposed Projects or in the future.
- **Public Realm.** Discuss any updates to the existing public realm conditions (i.e. parks, plazas, streetscapes) in the vicinity of Simmons facilities, regardless of ownership. Discuss key urban design and public realm goals and objectives proposed by Simmons for the campus, with a focus on creating a high-quality interface between the campus and the surrounding neighborhoods and transit stations.
- **Pedestrian Circulation Goals and Guidelines.** Provide a statement of goals and guidelines for pedestrian circulation both within and through Simmons' campus and in relation to the Proposed Projects.

5. TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN

The following submission requirements relate to the proposed IMP; the DPIR will be required to present more specific information on the transportation impacts of the Proposed Projects. In addition to the submissions detailed in this Scope, Simmons should continue to work closely with the Boston Transportation Department ("BTD") to outline an appropriate scope for studying and mitigating any transportation impact of the Proposed Projects.

- **Existing Conditions.** Provide any updates to Simmons' existing transportation and parking characteristics, including data on mode share for employees, parking spaces owned and operated by Simmons, and policies regarding patient, visitor and employee parking, transportation demand management measures in place, etc.
- **Impact of New Project.** Discuss the impact of the Proposed Projects on parking demand and supply.

6. ECONOMIC DEVELOPMENT

The IMP should address the following topics:

- **Employment and Workforce Development.** Provide any updates to existing and proposed programs to train and hire Boston residents for Simmons jobs.

7. COMMUNITY BENEFITS PLAN

The IMP should describe any updates to Simmons' Community Benefits Plan since the approval of the previous IMP and in relation to the Proposed Projects.

8. ENVIRONMENTAL SUSTAINABILITY

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. Simmons' Proposed Projects provide exciting opportunities for innovation and excellence. Simmons will be expected to work with the BPDA, the City of Boston Environment Department, and others to set and meet ambitious environmental sustainability goals in the design of the Proposed Projects. The IMP should present as much information as possible on the topics below, with the understanding that not all of them may be relevant at this current time. Additional topics related to sustainability are included in the DPIR Scope for the Proposed Projects.

- **Existing Sustainability Measures.** Update if applicable Simmons' existing sustainability measures at the building and campus-wide level, including but not limited to energy, stormwater, solid waste, transportation, and infrastructure and utilities. Explain the administrative structure for making decisions about and promoting innovation in the area of building a sustainable campus. Describe any formal goals or principles that Simmons has adopted in the area of sustainability since the approval of the previous IMP.
- **Green Building.** New campus buildings should achieve a superior level of performance in the areas of materials and resources (recycled content, construction waste management, local/regional materials), energy (energy performance, renewable energy), water management (water efficiency, stormwater management, graywater and stormwater recycling, etc.), indoor environmental quality, and other standard performance areas of high-performance or "green" buildings. Whenever possible, buildings should achieve a high level of certification through LEED or another appropriate system.
- **Energy Use.** Future campus development should consider the impact of new buildings on the existing heating and cooling infrastructure. Reducing the current energy use of existing buildings should be addressed prior to expanding or building new power plants. Planning should consider the possible benefits of localized heating and cooling systems within a section of the campus or within an individual building, allowing for alternative energy sources to be easily explored.
- **Water Use.** Future campus development should incorporate water use, conservation, and rainwater harvesting strategies at a campus level. New construction allows opportunities for storage systems to be installed for use by the new and adjacent buildings. Collected water can be used for flushing, HVAC make-up water, and irrigation.
- **Stormwater Retention/Treatment/Reuse and Groundwater Recharge.** Simmons' development should go beyond the minimum requirements related to stormwater runoff. In particular, the new developments proposed as part of this IMP should set a

goal of reducing stormwater discharge from the sites into the storm sewers, not simply avoiding any additional runoff. This goal should be considered in conjunction with strategies for reuse of retained stormwater and strategies for groundwater recharge. Individual building design, site design, and street-level interventions should all maximize the opportunities for stormwater retention, treatment, and reuse, as well as groundwater recharge, through innovative approaches. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area.

- **Solid Waste.** Campus master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings.

9. OTHER

- **Public Notice.** Simmons will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of the submission of the IMP to the BPDA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP by the BPDA. In accordance with Article 80, public comments on the IMP shall be transmitted to the BPDA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, SIMMONS shall submit to the BPDA a copy of the published Notice together with the date of publication.

SUBMISSION REQUIREMENTS
FOR
SIMMONS UNIVERSITY
PROPOSED IMP PROJECTS
DRAFT PROJECT IMPACT REPORT

The Scope requests information required by the BPDA for its review of the Proposed Projects in connection with the following:

1. Certification of Compliance and approval of the Proposed Projects pursuant to Article 80, Section 80B of the Code.
2. Certification of Consistency with the Simmons Institutional Master Plan pursuant to Article 80, Section 80D-10 of the Code.

The requirements below apply to the Draft Project Impact Reports (DPIRs) for the Proposed Projects.

Subsequent to the end of the forty-five (45) day public comment period on the DPIR, the BPDA will issue a Preliminary Adequacy Determination ("PAD") that indicates the additional steps necessary for SIMMONS to satisfy the requirements of the Scoping Determination and all applicable sections of Article 80 of the Code. If the BPDA finds that the DPIR adequately describes the Proposed Projects' impacts and, if appropriate, propose satisfactory measures to mitigate, limit or minimize such impacts, the PAD will announce such a determination and that the requirements for the filing and review of a Final Project Impact Report ("FPIR") are waived pursuant to Section 80B-5.4(c)(iv) of the Code. Before reaching said findings, the BPDA shall hold a public hearing pursuant to Article 80 of the Code. Sections 80B-6 and 80D-10 require the Director of the BPDA to issue a Certification of Compliance and a Certification of Consistency, respectively, before the Commissioner of Inspectional Services can issue any building permit for the Proposed Projects.

The DPIR may be consolidated with the IMP. In addition to full-size scale drawings, ten (10) hard copies of the full bound report should be submitted to the BPDA, in addition to an electronic version in .pdf format. Hard copies of the document should be available for distribution to the Simmons Task Force, community groups, and other interested parties in support of the public review process. The report should contain all submission materials reduced to size 8-1/2"x11", except where otherwise specified, and should be printed on both sides of the page. A copy of this Scoping Determination must be included in the report submitted for review.

The DPIR should include the following elements.

1. GENERAL INFORMATION

- **Applicant/Proponent Information.** Pursuant to Article 80B, the DPIR should provide the following information:
 - Development Team
 - Names of developer(s), including description of development entity(ies), attorney, project consultants and architects.
 - Business address, telephone number, fax number and e-mail, where available, for each.
 - Designated contact for each.
 - Legal Information
 - Legal judgments or actions pending concerning the Proposed Projects
 - History of tax arrears on property owned in Boston by Applicant.
 - Evidence of site control over project area, including current ownership and purchase options of all parcels in the Proposed Projects, all restrictive covenants and contractual restrictions affecting the Proponent's right or ability to accomplish the Proposed Projects, and the nature of the agreements for securing parcels not owned by the Applicant.
 - Nature and extent of any and all public easements into, through, or surrounding the site.
- **Disclosure of Beneficial Interests.** Disclosure of Beneficial Interests in the Proposed Projects must be provided pursuant to Section 80B-8 of the Boston Zoning Code.
- **Regulatory Controls and Permits.** The DPIR shall include an up-to-date listing of all anticipated permits or approvals required from other municipal, state or federal agencies, including a proposed application schedule. A statement on the applicability of the Massachusetts Environmental Policy Act ("MEPA") should be provided. If the Proposed Projects are subject to MEPA, all required documentation should be provided to the BPDA, including but not limited to, copies of the Environmental Notification Form, decisions of the Secretary of Environmental Affairs, and the proposed schedule for coordination with BPDA procedure.

2. PROJECT DESCRIPTION

- **Project Site.** The DPIR shall include a complete description of the Project Site including, at minimum, square footage of the sites, a map indicating the boundaries, a legal

description including metes and bounds, existing site conditions, and the surrounding development context, i.e. a description of the surrounding environment including the height, other dimensions, use, and other relevant characteristics of existing nearby buildings, as well as an inventory of surrounding proposed projects. Only projects that have completed or are currently undergoing Article 80 review should be included and should be included as proposed in their filings at the Boston Planning & Development Agency. The Project Site, as defined in the DPIR, must be utilized for each Project Description and for any calculations or comparisons.

- **Project Description.** The DPIR shall contain a full description of the Proposed Projects and any alternative(s) and their elements, including size, physical characteristics, FAR (utilizing the definition for calculation as provided for in the Boston Zoning Code), and proposed uses, including any uses planned or considered for all elements of the project during the summer months.

3. PROJECT ALTERNATIVES

The analyses as provided for in the Transportation Component, Environmental Protection Component, and Urban Design Component sections of this Scoping Determination, as well as any additional analysis specified by the BPDA, shall be required for the following alternatives:

- **Alternative 1.** No build as a means of measuring the baseline.
- **Alternative 2.** The Proposed Projects as set forth in PNF or as modified via formal notification to the BRA in advance of submission of the DPIR.
- **Alternative 3.** Any additional alternative or alternatives defined by the BPDA. As of the date of issuance of this Scope, the BPDA does not intend to require analysis of any alternative but the two described above; however, the BPDA reserves the right to extend the requirement of any and all elements of the analysis described herein to an additional alternative.

4. TRANSPORTATION COMPONENT

The DPIR shall include a detailed traffic and transportation analysis that examines the Proposed Projects' impact on the transportation network and proposes measures intended to mitigate, limit, or minimize any adverse impact reasonably attributable to the Proposed Projects. The scope of the analysis must utilize as its framework the Transportation Access Plan guidelines to be further defined in consultation with the Boston Transportation Department ("BTD"). Pursuant to Section 80B-3.1 of the Boston Zoning Code, this section of the DPIR should contain, at a minimum, the following elements. Additional questions and required submissions have been added to the baseline requirements of Article 80 based on concerns specific to the project and on comment letters. Not all items will apply to the Proposed Projects. Please reach out to the Boston Transportation Department to discuss attached comment letter.

- **Traffic Management Element.** Simmons shall work with BTM to identify applicable items of study:
 - Identify the Proposed Projects' impact on the transportation network from expected travel volumes, vehicle trip generation, and directional distribution; the location of loading and unloading activities, including service and delivery; the Proposed Projects' impact on the vehicular and circulation systems within the impact area, including the number and type of vehicles, pedestrians, and bicyclists, vehicle occupancy rates (VOR), and the Proposed Projects' impact on road corridors and intersection capacities, including Levels of Service and intersection delays from 6:00 a.m. to 8:00 p.m. and for any other times of day that significant activity is anticipated in the Proposed Projects.
 - Inventory, map, and discuss on- and off-street loading, provide estimates of the level of loading and delivery activity, and describe in detail any special loading policies and procedures to be implemented.
 - Identify mitigation procedures that are intended to mitigate, limit, or minimize the number of vehicle trips generated by the development, and the Proposed Projects' interference with the safe and orderly operation of the transportation network; such measures may include an on-site traffic circulation plan, flexible employee work hours, dissemination of transit information, changes in traffic patterns, and full or partial subsidies for public mass transit.
 - The DPIR shall describe Transportation Demand Management ("TDM") measures that are being considered for the Proposed Projects.
 - Review provisions for service and emergency vehicle access to the proposed dormitory building.

- **Parking Management Element.** Simmons shall work with BTM to:
 - Identify the location of proposed drop-off/pick-up, short-term parking, loading, and queuing for both autos and trucks. If no queuing area is available for trucks, identify steps to be taken to avoid negative impacts, referencing the projected frequency of delivery activity and any operational procedures to ensure that deliveries are adequately timed and spaced out.
 - Identify the demand created by the Proposed Projects for tenant, commuter, and short- and long-term visitor parking; non-tenant and other parking needs within the Impact Area; and evening and weekend parking needs
 - Include operational policies and strategies for the Proposed Projects that address the location, cost, and number of public, private, high-occupancy vehicle, and special-needs parking demand; short-term and long-term space availability; pricing structure of parking rates; location and type of off-site parking; and methods of transporting people to the site from off-site parking;

- Document parking impacts of the Proposed Projects. Describe alternative off-street parking locations for displaced parkers as necessary.
- **Article 80 Construction Management Element.** The Construction Management Element shall, at a minimum:
 - Identify the impact from the timing and routes of truck movement and construction deliveries for the Proposed Projects; proposed street closings; and the need for employee parking.
 - Identify, and provide a plan for implementing, mitigation measures that are intended to mitigate, limit, or minimize, to the extent economically feasible, the construction impact of the Proposed Projects by limiting the number of construction vehicle trips generated by the Proposed Projects, the demand for construction-related parking (both on-site and off-site), and the interference of building construction with the safe and orderly operation of the Transportation Network, such measures to include the use of alternative modes of transport for employees and materials to and from the site; appropriate construction equipment, including use of a climbing crane; staggered hours for vehicular movement; traffic controllers to facilitate equipment and trucks entering and exiting the site; covered pedestrian walkways; alternative construction networks and construction planning; and restrictions of vehicular movement
 - Designate a liaison between the Proposed Projects, public agencies, and the surrounding residential and business communities.
- **Pedestrian Analysis.** Address the adequacy of sidewalks and other pedestrian infrastructure in the area of the Proposed Projects and potential safety issues at pedestrian crossings. Propose improvements to facilitate pedestrian circulation to and around the Proposed Projects and ways that development can improve the overall pedestrian circulation system of the campus.
- **Mitigation.** Identify measures to mitigate any transportation impacts identified in the preceding sections.

5. ENVIRONMENTAL PROTECTION COMPONENT

The DPIR shall contain an Environmental Protection Component as outlined below. Opportunities for sustainable design, as well as other issues, are described in the written comments from public agencies. These comments are included in Appendix 2 and are incorporated herein by reference and made a part hereof. The analyses as provided for in the Environmental Protection Component section of this Scoping Determination shall be required for each of the alternatives.

- **Wind.** A quantitative wind tunnel analysis of the potential pedestrian level wind impacts shall be required for the DPIR. This analysis shall determine potential pedestrian level

winds adjacent to and in the vicinity of the project site and shall identify the projected annual wind speeds for each season at each location. Expected wind levels should be reported using the amended Melbourne scale. The DPIR shall identify any areas where wind velocities are expected to exceed acceptable levels, including the BRA's guideline of an effective gust velocity of 31 mph not to be exceeded more than 1% of the time.

Particular attention shall be given to areas of pedestrian use, including, but not limited to, the entrances to the proposed buildings and existing buildings in the vicinity of the Proposed Projects, the sidewalks and walkways within and adjacent to the Proposed Projects' development and in the vicinity of the proposed development. Specific locations to be evaluated shall be determined in consultation with the BRA and the City of Boston Environment Department.

For areas where wind speeds are projected to exceed acceptable levels, measures to reduce wind speeds and to mitigate potential adverse impact shall be identified and tested in the wind tunnel to quantify the expected benefit. Should the qualitative analysis indicate the possibility of excessive or unacceptable pedestrian level wind speeds, additional study may be required.

The wind tunnel testing shall be conducted in accordance with the following guidelines and criteria:

- Data shall be presented for both the existing (no-build) and for the future build scenario(s) (see above).
- The analysis shall include the mean velocity exceeded 1% of the time and the effective gust velocity exceeded 1% of the time. The effective gust velocity shall be computed as the hourly average velocity plus $1.5 \times \text{root mean square variation about the average}$. An alternative velocity analysis (e.g., equivalent average) may be presented with the approval of the Authority.
- Wind direction shall include the sixteen compass points. Data shall include the percent or probability of occurrence from each direction on seasonal and annual bases.
- Results of the wind tunnel testing shall be presented in miles per hour (mph).
- Velocities shall be measured at a scale equivalent to an average height of 4.5-5 feet.
- The model scale shall be such that it matches the simulated earth's boundary and shall include all buildings within at least 1,600 feet of the project site. All buildings taller than 25 stories and within 2,400 feet of the project site should be placed at the appropriate location upstream of the project site during the test. The model shall include all buildings recently completed, under construction, and planned within 1,500-2,000 feet of the project site. Prior to testing, the model shall be reviewed by the Authority. Photographs of the area model shall be included in the written report.
- The written report shall include an analysis which compares mean and effective gust velocities on annual and seasonal bases, for no-build and build conditions, and shall

provide a descriptive analysis of the wind environment and impacts for each sensor point, including such items as the source of the winds, direction, seasonal variations, etc., as applicable. The report shall also include an analysis of the suitability of the locations for various activities (e.g., walking, sitting, standing, driving etc.) as appropriate, in accordance with Melbourne comfort categories.

- The report also shall include a description of the testing methodology and the model, and a description of the procedure used to calculate the wind velocities (including data reduction and wind climate data). Detailed technical information and data may be included in a technical appendix but should be summarized in the main report.
- The pedestrian level wind impact analysis report shall include, at a minimum, the following maps and tables:
 - Maps indicating the location of the wind impact sensors, for the existing (no-build) condition and future build scenario(s).
 - Maps indicating mean and effective gust wind speeds at each sensor location, for the existing (no-build) condition and each future build scenario, on an annual basis and seasonally. Dangerous and unacceptable locations shall be highlighted.
 - Maps indicating the suitability of each sensor location for various pedestrian-related activities (comfort categories), for the existing (no-build) condition and each future build scenario, on an annual basis and seasonally. To facilitate comparison, comfort categories may be distinguished through color coding or other appropriate means. In any case, dangerous and unacceptable conditions shall be highlighted.
 - Tables indicating mean and effective gust wind speeds and the comfort category at each sensor location, for the existing (no build) condition and for each future build scenario, on an annual basis and seasonally.
 - Tables indicating the percentage of wind from each of the sixteen compass points at each sensor location, for the existing (no-build) condition and for each future build scenario, on an annual basis and seasonally.
 - All maps should include a north arrow and be oriented and of the same scale as shadow diagrams.
- **Shadow.** A shadow analysis shall be required for existing and build conditions for the hours 9:00 a.m., 12:00 noon, and 3:00 p.m. for the vernal equinox, summer solstice, autumnal equinox, and winter solstice and for 6:00 p.m. during the summer and autumn. This analysis should use the same metrics as applied by Mass. DEP for Chapter 91 shadow analyses and include documentation of net new shadows lasting more than one hour. It should be noted that due to time differences (daylight savings vs. standard), the autumnal equinox shadows would not be the same as the vernal equinox shadows and therefore separate shadow studies are required for the vernal and autumnal equinoxes. Shadows shall be determined using the Boston Altitude and Azimuth data (Sun Altitude/Azimuth Table, Boston, Massachusetts).

The shadow impact analysis must include net new shadow as well as existing shadow. Diagrams must clearly show the incremental impact of the proposed new buildings. For purposes of clarity, new shadow should be shown in a dark, contrasting tone distinguishable from existing shadow. The shadow impact study area shall include, at a minimum, the entire area to be encompassed by the maximum shadow expected to be produced by the Proposed Project (i.e., at the winter solstice). The build condition shall include all buildings under construction and any proposed buildings anticipated to be completed prior to completion of the Proposed Project. Shadow from all existing buildings within the shadow impact study area shall be shown. A North arrow shall be provided on all figures and street names, doorways, bus stops, open space and areas where pedestrians are likely to congregate (in front of historic resources or other tourist destinations, for example) should be identified.

Particular attention shall be given to areas of pedestrian use, including, but not limited to, the entrances to the project buildings and existing buildings in the vicinity of the Proposed Project, the sidewalks and walkways within and adjacent to the Proposed Project development.

The DPIR should propose mitigation measures to minimize or avoid any adverse shadow impact.

- **Combined Wind and Shadow Impacts.** Figures depicting no-build and build wind monitoring locations should be of an orientation and scale consistent with that used for shadow diagrams so that the cumulative effect of wind and shadow can be determined.
- **Daylight.** A daylight analysis for both build and no-build conditions shall be conducted by measuring the percentage of skydome that is obstructed by the Proposed Project and evaluating the net change in obstruction. The study should treat two elements as controls for data comparisons: existing conditions and context examples. Daylight analyses should be taken for each major building facade fronting these essentially public ways or open spaces. The midpoint of each public accessway or roadway should be taken as the study point. The BRADA program must be used for this analysis.
- **Solar Glare.** Please refer to the BRA's Environmental Review comment letter.
- **Air Quality.** Please refer to the BRA's Environmental Review Comment letter.

- **Solid and Hazardous Wastes.** The presence of any contaminated soil or groundwater and any underground storage tanks at the project site shall be evaluated and remediation measures to ensure their safe removal and disposal shall be described. Any assessment of site conditions pursuant to the requirements of M.G.L. Chapter 21E that has been or will be prepared for the site shall be included in the DPIR (reports may be included in an appendix but shall be summarized in detail, with appropriate tables and figures, within the main text). Materials in the building to be demolished should be characterized and measures to mitigate impacts during demolition should be identified.

The DPIR shall quantify and describe the generation, storage, and disposal of all solid wastes from the construction and operation of the Proposed Projects. The DPIR shall identify the specific nature of any hazardous wastes that may be generated and their quantities and shall describe the management and disposal of these wastes. In addition, measures to promote the reduction of waste generation and recycling, particularly for paper, glass, plastics, metals, and other recyclable products, and compliance with the City's recycling program, shall be described in the DPIR.

- **Noise.** The DPIR shall establish the existing noise levels at the project site and vicinity based upon a noise-monitoring program and shall calculate future noise levels after project completion based on appropriate modeling and shall demonstrate compliance with the Design Noise Levels established by the U.S. Department of Housing and Urban Development for residential and other sensitive receptors and with all other applicable Federal, State, and City of Boston noise criteria and regulations. Any required mitigation measures to minimize adverse noise impacts shall be described.

An analysis of the potential noise impacts from the project's mechanical and exhaust systems, including emergency generators, and compliance with applicable regulations of the City of Boston shall be required. A description of the project's mechanical and exhaust systems and their location shall be included. Measures to minimize and eliminate adverse noise impacts on nearby sensitive receptors, including the project itself, from mechanical systems and traffic shall be described.

The DPIR should identify the potential for adverse noise impacts stemming from building activities and occupants, referencing any noise impacts from SIMMONS's other buildings and any relevant similarities or differences between those facilities and the Proposed Projects, e.g. operable windows.

- **Nighttime Lighting.** The DPIR should explain, in text or graphics as appropriate:
 - The type of exterior lighting to be used on each façade or other portion of the building and the elements of the design that mitigate nighttime lighting impacts of the building on surrounding areas.
 - The DPIR should specify the type of interior lighting (i.e. fluorescent vs. incandescent, recessed or not) to be used in each portion of the building and, in the case of the common areas and non-residential portions of the program, the hours that the lighting will be on. The DPIR should also discuss the measures being taken to minimize the impact of interior lighting on the surrounding areas.
- **Stormwater Management/Water Quality.** Stormwater management requirements and suggestions are included in the section on environmental sustainability below.

- **Flood Hazards/Wetlands.** Describe any affected flood hazard zones or wetlands and proposed actions.
- **Tidelands/Chapter 91.** Demonstrate that the Projects are in compliance with Massachusetts' Chapter 91 Tidelands Program.
- **Geotechnical Impact/Groundwater.** A description and evaluation analysis of existing sub-soil conditions at the project site, groundwater levels, potential for ground movement and settlement during excavation and foundation construction, and potential impact on adjacent buildings, utility lines, and the roadways shall be required. This analysis shall also include a description of the foundation construction methodology, the amount and method of excavation, and measures to prevent any adverse effects on adjacent buildings, utility lines, and roadways. Measures to ensure that groundwater levels will be maintained and will not be lowered during or after construction also shall be described. In addition, the geotechnical analysis shall evaluate the earthquake potential in the project area and shall describe measures to be implemented to mitigate any adverse impacts from an earthquake event.
- **Construction Impacts.** A construction impact analysis shall include a description and evaluation of the following:
 - Measures to protect the public safety.
 - Potential dust and pollutant emissions and mitigation measures to control these emissions.
 - Potential noise generation and mitigation measures to minimize increase in noise levels.
 - Location of construction staging areas and construction worker parking; measures to encourage carpooling and/or public transportation use by construction workers.
 - Construction schedule, including hours of construction activity.
 - Access routes for construction trucks and anticipated volume of construction truck traffic.
 - Construction methodology (including foundation construction), amount and method of excavation required, disposal of the excavate, description of foundation support, maintenance of groundwater levels, and measures to prevent any adverse effects or damage to adjacent structures and infrastructure.
 - Method of demolition of the existing building on the project site and disposal of the demolition debris.
 - Potential for the recycling of construction and demolition debris, including asphalt from the existing parking lots.
 - Measures to make construction fencing as attractive as possible to ensure the visual character of the streetscape.
 - Identification of best management practices to control erosion and to prevent the discharge of sediments and contaminated groundwater or stormwater runoff into the City's drainage system during the construction period.

- Impact of project construction on rodent populations and description of the proposed rodent control program, including frequency of application and compliance with applicable City and State regulatory requirements.

6. URBAN DESIGN COMPONENT

Simmons will be expected to undertake design review on the Proposed Projects in accordance with standard BPDA procedure. In addition to the BPDA's Urban Design Department, the Boston Civic Design Commission (BCDC) will review the Proposed Projects. The DPIR should also respond to the following elements.

- **Signage and Lighting.** Simmons will be required to perform design review with the BPDA Urban Design Department on any current and future plans for signage and lighting.
- **Views.** The DPIR shall present views of the Proposed Projects from locations to be determined through consultation with the BPDA's Urban Design Department.
- **Relationship to Surrounding Context.** The DPIR should describe the design of the Proposed Projects in relationship to the surrounding urban context, including adjacent buildings, streets, and plazas.
- **Design Submission Requirements.** The following urban design materials for each Proposed Project schematic design must be submitted for the DPIR. Materials must be at the required scale and in a printed form that is reproducible, as well as in electronic file form:
 - A written description of program elements and space allocation for each element.
 - Black and white 8"x10" photographs of the site and neighborhood.
 - Plans and sections for the area surrounding the project at an appropriate scale (1"=100' or larger) showing relationships of the Proposed Project to the surrounding area and district regarding massing, building height, open space, major topographic features, pedestrian and vehicular circulation, and land use.
 - Sketches and diagrams of alternative proposals to clarify design issues and massing options.
 - Eye-level perspectives showing the proposal in the context of the surrounding area; views should display a particular emphasis, on important viewing areas such as key intersections, accessways, or public parks/attractions. Long-ranged (distanced) views of the Proposed Project must also be studied to assess the impact on the skyline or other view lines. At least one bird's-eye perspective should also be included. All perspectives should show (in separate comparative sketches) both the build and no-build conditions. The BPDA must approve the view locations before analysis is begun. View studies should be cognizant of light and shadow, massing and bulk.
 - Aerial views of the project in perspective or isometric form.
 - A site plan at 1 " = 16' or larger showing:
 - Relationships of proposed and existing adjacent buildings and open spaces.

- Open spaces defined by buildings on adjacent parcels and across streets.
 - Location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features.
 - Accessible pedestrian, vehicular, and service access and flow through the parcel and to adjacent areas.
 - Phasing possibilities clearly indicating the scheme for completing the improvements.
 - Construction limits.
- Site sections at 1"=16' or larger showing relationships to adjacent buildings and spaces.
 - A massing model at 1"=40' showing all buildings in the area and a study model at 1"=16' showing facade design.
 - Drawings at an appropriate scale (e.g., 1"=8') describing architectural massing, facade design, and proposed materials including:
 - Site plans before and after construction.
 - Elevations in the context of the surrounding area.
 - Sections showing organization of functions and spaces.
 - Building plans showing ground floor and typical upper floor.
 - A site survey at 1"=40' showing nearby structures, utilities and bench marks.
 - A written and/or graphic description of the building materials and its texture, color, and general fenestration patterns is required for the proposed development.
 - Electronic files describing the site and Proposed Project at Representation Levels one and two ("Streetscape" and "Massing") as described in the document Boston "Smart Model": CAD & 3D Model Standard Guidelines.
 - The schedule for submittal of Design Development materials.

7. ENVIRONMENTAL SUSTAINABILITY

In addition to the overall campus-wide approach to sustainability discussion in the IMP, new development of the size and complexity of the Proposed Projects present opportunities for sustainable design and construction to prevent damage to the environment, consistent with the goals of Executive Order 385 and recent initiatives of the Mayor and the BPDA. Opportunities for sustainable design are described below and are incorporated herein by reference and made a part hereof. Not all the topics below need be addressed in the DPIR; rather, some of them constitute suggestions that can be discussed through the design process in conjunction with the BPDA and the Environment Department.

- **Building Orientation, Envelope, and Façade Design.** Reduce thermal loads entering the building as much as possible. Consider the building orientation, envelope, and design

carefully, including glazing selection, window and door shading, wall construction, roof color, and building shape. Make use of thermal mass to absorb heat and shift peak heating to off-peak hours. Building massing and façade treatment should respond to microclimate conditions and enhance appropriate solar control. The DPIR should describe any simulation designed to quantify the effects of these design choices.

- **Energy.** Energy conservation strategies should be explored at an early stage in the design and should include such approaches as taking advantage of natural day lighting, passive solar gain, passive cooling and ventilation which tie into HVAC systems, use of alternative energy strategies (including making the building design adaptable for the future inclusion of innovative energy and environmental technologies as they develop over time), in addition to properly sized efficient heating and ventilating systems, with heat recovery and other conservation strategies. Siting, orientation and massing of building should optimize passive strategies for light and energy management and design for natural and displacement ventilation. Building design should specify energy efficient HVAC and lighting systems, appliances, and other equipment, and solar preheating of makeup air. Early quantification and cost-benefit analysis through iterative energy simulation is helpful and would provide feedback on size of systems and envelope design early enough to impact those decisions.
- **Water Management.** Sustainable water management practices should be considered early in the site and building design process, and the process should explore integrated approaches to stormwater retention, treatment, and reuse, building and landscape water needs, and groundwater recharge. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area, and the building should incorporate additional opportunities to conserve water beyond water-saving technologies required by law.

Possibilities for using graywater for functions that are conventionally served by potable water should be explored. Stormwater captured from impervious areas or from roofs and hardscapes can be used for non-potable water uses.

The DPIR shall contain an evaluation of the project site's existing and future stormwater drainage and stormwater management practices. The DPIR shall illustrate existing and future drainage patterns from the project site and shall describe and quantify existing and future stormwater runoff from the site and the Proposed Project's impacts on site drainage. The Proposed Project's stormwater management system, including best management practices to be implemented, measures proposed to control and treat stormwater runoff and to maximize on-site retention of stormwater, measures to prevent groundwater contamination, and compliance with the Commonwealth's Stormwater Management Policies, also shall be described. The DPIR shall describe the project area's stormwater drainage system to which the project will connect, including the location of stormwater drainage facilities and ultimate points of discharge.

The DPIR shall respond to the comments from the Boston Water and Sewer Commission, which are contained in Appendix 2 and incorporated herein by reference.

8. HISTORIC RESOURCES COMPONENT

The DPIR should summarize any historic resources that will be affected by the Proposed Projects, the position of public agencies on those resources (including any necessary regulatory process), and present a plan to minimize the adverse impact of the Proposed Projects.

9. INFRASTRUCTURE SYSTEMS COMPONENT

The DPIR must include an infrastructure impact analysis.

The discussion of the Proposed Projects' impacts on infrastructure systems should be organized system-by-system as suggested below. The DPIR must include an evaluation of the Proposed Projects' impact on the capacity and adequacy of existing water, sewerage, energy (including gas and steam), and electrical communications (including telephone, fire alarm, computer, cable, etc.) utility systems, and the need reasonably attributable to the Proposed Projects for additional systems or facilities. Thorough consultation with the planners and engineers of the utilities will be required, and should be referenced in the Infrastructure Component section.

Any system upgrading or connection requiring a significant public or utility investment, creating a significant disruption in vehicular or pedestrian circulation, or affecting any public or neighborhood park or streetscape improvements, constitutes an impact which must be mitigated.

- **Water and Sewer.** Provide the following information on the Proposed Projects' impacts on water and sewer infrastructure and on water quality. As appropriate, this information can be integrated with the sustainability sections of the IMP and the DPIR.
 - Estimated water consumption and sewage generation from the Proposed Projects and the basis for each estimate. Include separate calculations for air conditioning system make-up water.
 - Description of the capacity and adequacy of water, sewer, and storm drain systems and an evaluation of the impacts of the Proposed Projects on those systems.
 - Description of the Proposed Projects' impacts on the water quality of Boston Harbor or other water bodies that could be affected by the projects, if applicable.
 - Description of mitigation measures to reduce or eliminate impacts on water quality.

- Description of impact of on-site storm drainage on water quality; if this is described more fully in another section, reference that analysis here.
 - Detail methods of protection proposed for infrastructure conduits and other artifacts, including BSWC sewer lines and water mains, during construction.
 - Detail the energy source of the interior space heating; how obtained, and, if applicable, plans for reuse of condensate.
 - Identification of measures to conserve resources, including any provisions for water recycling.
- **Energy Systems.** The DPIR should discuss the Proposed Projects' approach to energy systems and conservation. As appropriate, this information can be integrated with the sustainability sections of the IMP Amendment and the DPIR. The discussion should include at a minimum the following:
 - Description of all energy (heat, electrical, cooling, etc.) requirements of the project and evaluation of the Proposed Projects' impacts on resources and supply.
 - Description of measures to conserve energy usage and consideration of the feasibility of including solar energy provisions or other on-site energy provisions.
 - **Other Systems.** The DPIR should also discuss emergency systems, gas, steam, optic fiber, cable, and any other systems impacted by the Proposed Projects. The location of transformer and other vaults required for electrical distribution or ventilation must be chosen to minimize disruption to pedestrian paths and public improvements both when operating normally and when being serviced, and must be described.

10. OTHER

- **Public Notice.** Simmons will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of the submission of the DPIR to the BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the DPIR by the BRA. In accordance with Article 80, public comments on the DPIR shall be transmitted to the BRA within forty-five (45) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, Simmons shall submit to the BRA a copy of the published Notice together with the date of publication.

APPENDIX 1
BPDA STAFF COMMENTS

MEMORANDUM

TO: Edward Carmody, Project Assistant
FROM: BPDA Urban Design
DATE: June 10, 2019
SUBJECT: Simmons University
Institutional Master Plan Notification Form
Project Notification Form

SCOPING DETERMINATION

Simmons University filed their Institutional Master Plan Notification Form/Project Notification Form (IMP/NF/IMP) on May 9, 2019. The IMP/NF/IMP described two IMP projects: College of Natural, Behavioral and Health Sciences (CNBHS) and Library Renovations and the proposed living and learning center, a new 401,000 gfa dormitory, dining and athletic building. While this scoping document primarily addresses the two proposed projects, note that review of the other IMP projects is anticipated.

This memo addresses interrelated issues for these projects including height and massing, public realm, open space, environmental impacts, mobility connections and options, and other related issues. Following its incorporation into the Scoping Determination, we anticipate an on-going dialogue with Simmons regarding responses to these questions and requested submissions.

The Projects outlined in the IMP/NF/PNF are seeking either Article 80B or Article 80E approval, and they are discussed individually in detail in this memo. The following materials should be submitted as part of the Draft Project Impact Report (DPIR). Visual, rather than written, responses are expected. Provide detailed phasing diagrams to explain how the Article 80 projects will be constructed. These items are in addition to those described in the typical submission requirements outlined in the BPDA Development Review Guidelines (subject to BPDA Design Review Staff discussions).

COMMENTS

College of Natural, Behavioral and Health Sciences (CNBHS) and Library Renovations

Provide more information on the proposed project. This should include the square footages involved, floor plans, elevations, sections. Of particular interest is the proposed roof top addition and how that will be designed. Provide views of the building from the

Fenway and Park Drive as well as from the other direction on Avenue Louis Pasteur.

Living and Learning Center

The proposed Living and Learning Center (LLC) is a 401,000 gsf, 21-story mixed-use building on the location of the existing Park Science center. The building is located on the main Academic Campus, and represents an introduction of new program to the area. The massing of the building is significantly different from those that make up the campus now.

Standard alternatives of no build, zoning compliant project, and proposed project should be submitted for all views and environmental studies (wind, shadow, daylight).

This should include ground level (5'-0" above grade) distance views of the proposed massing and the as-of-right from:

- Brookline Avenue and the Fenway
- Longwood Avenue and Avenue Louis Pasteur
- The area east of the campus, near the School of the Museum of Fine Arts
- Park Drive across the Fenway

Context should include projects that have been built, permitted or are currently in the development review process.

Obviously, at this point the building is largely a massing study, but more development will be needed for Article 80. Provide any alternatives that were studied. The introduction of a 250' face of building against the main open space of the campus is going to require careful design. Is there a way to break down that edge. Wind mitigation is also going to be a key part of the design and should be investigated for the DPIR and in an ongoing way throughout the design process. It is important that wind mitigation be a part of the architecture and not later additive elements.

Open Space

Additionally, the landscape of the campus, while limited by the parking garage below, should be examined with the LLC in mind. Making the most of that open space for the student population living adjacent to it should be a part of this project.

The Avenue Louis Pasteur street frontage should be considered as a potential open space that could provide a different area for student use. There are mature trees there currently that will be lost during construction. Is it possible to include new trees that can bring that different character back to the campus in the future. The potential to lose the only area of

trees on campus is something to address during the design of the LLC.

Materials

The following materials for the Proposed Project's schematic design must be submitted for the DPIR. Scale of materials will be variable depending on the intent of the drawing, but the Proponent should consult with BPDA to ensure that adequate context is captured. In addition to the items noted above, use this list as a starting point for the full complement of necessary drawings, illustrations, renderings, and 3D models/physical models needed to adequately represent the Master Plan.

Plans

1. Regional plans showing connections to the larger systems of open space amenities and transportation infrastructure including bike, pedestrian, T, and bus.
2. Site Plan Drawings including diagrams (land use, etc.), sections, elevations, and other 3D representation. Please include sufficient surrounding context (in consultation with the BPDA) demonstrating relationships of the proposed project to the neighborhood context.
3. Interior to the campus plans, elevations, and sections at an appropriate scale, but with enough detail to understand building footprint dimensions, landscape architecture, service and loading, building access and entrances, and all circulation. Any meaningful ground level programming should be clearly articulated to understand relationships between and among buildings and public realm.
4. More detailed building scale plans. Provide plans for all floors of the Clinical Building and Campus Services Building. Detailed drawings anticipated for any significant open space or public realm amenities, including, but not limited to, the North Anderson Park replacement.

Models

5. Digital 3D model including surrounding context and accurate topography. Model should include architecture, landscape architecture, other infrastructure (bridges, bus stops, etc.) at a level of detail that gives real-world impression. We encourage the full use of GIS tools to explore representation projects
6. Physical model at an appropriate scale to be used as a tool with BPDA and other public agencies, as well as community and other stakeholders. In addition to a site model, larger scale working models or studies should be provided.



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

June 5, 2019

Ms. Laura Brink Pisinski and Mr. Jeremy Solomon
Simmons University
300 The Fenway
Boston, MA 02115

Re: Simmons University – IMP/ PNF (Living & Learning Center Building and College of Natural, Behavioral, and Health Sciences (CNBHS) & Library Renovations) Article 37 Green Building – Comment Letter

Ms. Brink Pisinski and Mr. Solomon,

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

The IMP/PNF indicates that the project will use the LEED v4 New Construction rating system for both buildings with the Living & Learning Center achieving LEED Silver / 51 points and the CNBHS achieving LEED Certified / 45 points. The IGBC accepts the rating system selection for both buildings. The proposed LEED outcomes fall short of Simmons' prior practices and are insufficient for offsetting the additional impacts of the proposed projects. The project team should at minimum achieve LEED Gold for both buildings and is strongly encouraged to demonstrate leadership in sustainability by achieving LEED Platinum or LEED Zero for both buildings.

Responses to the following comments and information requests should be included in the DPIR filing. Prior to submitting the DPIR the IGBC suggests scheduling a follow up meeting to review progress and to address any questions or concerns.

Integrated Project Planning and Delivery

To further comprehensive integration of sustainability strategies the IGBC requests that the project team contact utility and state DOER representatives as soon as possible and work to maximize utility and state energy efficiency and clean/renewable energy funding and assistance for the project including conducting an Energy / LEED Charrette with utility and City representatives. To ensure optimal performance, the project team should include Enhanced Commissioning including Envelope Commissioning services. Please let me know if we can be of assistance with scheduling a meeting.

Campus Energy Plant

At the June 3rd Scoping Session, the project team noted potential for a new campus energy plant including heating, cooling, and power; please provide information on the proposed facility.

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.
- Renewable Energy Procurement – green energy, credits, and carbon offsets.

Simmons should consider preparing a campus wide GHG inventory to provide context for the new building projects including the performance of campus wide energy systems.

Indoor Environmental Quality

High quality indoor environments are proven to enhance student learning and performance and are featured by academic institutions. The project team focus additional effort on measurable and quantified IEQ strategies.

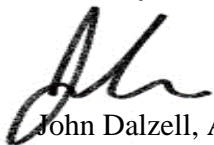
Climate Residency

Project planning should include additional strategies for managing the impacts of climate change including green infrastructure systems for managing and retaining the first 1.25” or more of rainwater. Please update and provide a Climate Resilience Checklist for each building and ensure that all of the appropriate data points and narratives are complete.

Please follow up with your BPDA Project Manager or me in responding to IGBC comments and the provision of the requested supplemental information and items.

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

Sincerely,



John Dalzell, AIA, LEED Fellow

On behalf of the Interagency Green Building Committee

Cc: Edward Carmody, BPDA
IGBC

MEMORANDUM

TO: Edward Carmody, Project Manager
FROM: John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow
Ryan Walker, Smart Utilities Team Member
DATE: June 10, 2019
SUBJECT: Simmons University - **Smart Utilities Comments - PNF**

Summary:

In order to facilitate the review of integration of the Smart Utility Technologies (SUTs) and the Smart Utility Standards (SUS) into new Article 80 Developments, the BPDA and the Smart Utilities Steering Committee has put together a [Smart Utilities Checklist](#) that can be filled out and updated during the project review process. Please fill out the parts of the Checklist that apply to your project (check the Policy and Policy Summary on our website). Make sure to review this [template](#) first, before submitting the Smart Utilities Checklist. Please include in your next filing with the BPDA a copy of the PDF document generated after submission of the Smart Utilities Checklist. Let us know if the project team would like to schedule a meeting to go over any aspects of the Smart Utilities Policy that apply to your project.

Context:

On June 14, 2018 the BPDA Board adopted the [Smart Utilities Policy for Article 80 Development Review](#). The policy calls for the incorporation of five (5) Smart Utility Technologies (SUTs) into new Article 80 developments. Table 1 describes these five (5) SUTs. Table 2 summarizes the key provisions and requirements of the policy, including the development project size thresholds that would trigger the incorporation of each SUT.

In general, conversations about and review of the incorporation of the applicable SUTs into new Article 80 developments will be carried out by the BPDA and City staff during every stage (as applicable) of the review and permitting process, including a) prefile stage; b) initial filing; c) Article 80 development review prior to BPDA Board approval; d) prior to filing an application for a Building Permit; and e) prior to filing an application for a Certificate of Occupancy.

In conjunction with the SUTs contemplated in the *Smart Utilities Policy*, the BPDA and City staff will review the installation of SUTs and related infrastructure in right-of-ways in accordance with the *Smart Utility Standards* ("SUS"). The SUS set forth guidelines for planning and integration of SUTs with existing utility infrastructure in existing or new streets, including cross-section, lateral, and intersection diagrams. The *Smart Utility Standards* are intended to serve as guidelines for developers, architects, engineers, and utility providers for planning, designing, and locating utilities.

In order to facilitate the review of integration of the SUTs and the SUS, the BPDA and the Smart Utilities Steering Committee has put together a *Smart Utilities Checklist* that can be filled out and updated during the review process. Please fill out the parts of the *Checklist* that apply to your project. Make sure to review this *template* first, before submitting the *Smart Utilities Checklist*.

After submission, you will receive:

1. A confirmation email with a PDF of your completed checklist. Please include a copy of this document with your next filing with the BPDA.
2. A separate email with a link to update your initial submission. Please use ONLY this link for updating the Checklist associated with a specific project.

Note: Any documents submitted via email to Manuel.Esquivel@Boston.gov will not be attached to the PDF form generated after submission, but are available upon request.

The *Smart Utilities Policy for Article 80 Development Review*, the *Smart Utility Standards*, the *Smart Utilities Checklist*, and further information regarding the *Boston Smart Utilities Vision* project are available on the project’s website: <http://www.bostonplans.org/smart-utilities>.

Manuel Esquivel, BPDA Senior Infrastructure and Energy Planning Fellow, will soon follow up to schedule a meeting with the proponent to discuss the *Smart Utilities Policy*. For any questions, you can contact Manuel Esquivel at manuel.esquivel@boston.gov or 617.918.4382.

Table 1 - Summary description of 5 Smart Utility Technologies (SUTs) included in the *Smart Utilities Policy for Article 80 Development Review*

Smart Utility Technology (SUTs)	Summary Description
District Energy Microgrid	Energy system for clusters of buildings. Produces electricity on development site and uses excess “heat” to serve heating/cooling needs. By combining these two energy loads, the energy efficiency of fuel consumed is increased. The system normally operates connected to main electric utility grid, but can disconnect (“island”) during power outages and continue providing electric/heating/cooling needs to end-users.
Green Infrastructure	Infrastructure that allows rainwater to percolate into the ground. Can prevent storm runoff and excessive diversion of stormwater into the water and sewer system.
Adaptive Signal	Smart traffic signals and sensors that communicate with each

Technology	other to make multimodal travel safer and more efficient.
Smart Street Lights	Traditional light poles that are equipped with smart sensors, wifi, cameras, etc. for health, equity, safety, traffic management, and other benefits.
Telecom Utilidor	An underground duct bank used to consolidate the wires and fiber optics installed for cable, internet, and other telecom services. Access to the duct bank is available through manholes. Significantly reduces the need for street openings to install telecom services.

Table 2 - Summary of size threshold and other specifications for the 5 SUTs advanced in the *Smart Utilities Policy for Article 80 Development Review* (**Note: This table is only for informational purposes. Please refer to the complete *Smart Utilities Policy for Article 80 Development Review* to review the details.**)

	Article 80 Size Threshold	Other specifications
District Energy Microgrid	>1.5 million SF	Feasibility Assessment; if feasible, then Master Plan & District Energy Microgrid-Ready design
Green Infrastructure	>100,000 SF	Install to retain 1.25" rainfall on impervious areas (Increase from 1" currently required by BWSC)
Adaptive Signal Technology	All projects requiring signal installation or improvements	Install AST & related components into the traffic signal system network
Smart Street Lights	All Projects requiring street light installation or improvements	Install additional electrical connection & fiber optics at pole
Telecom Utilidor	>1.5 million SF of development, or >0.5 miles of roadway	Install Telecom Utilidor

APPENDIX 2
OTHER AGENCY AND PUBLIC COMMENTS

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439
www.bostongroundwater.org

Board of Trustees

Gary L. Saunders
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Angie Liou
Ed Flynn
Christopher Cook

Executive Director

Christian Simonelli

June 7th, 2019

Edward Carmody, Project Assistant
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: Simmons University Institutional Master Plan (IMP)/Project Notification Form (PNF) Comments

Dear Mr. Carmody:

Thank you for the opportunity to comment on the Simmons University Institutional Master Plan (IMP)/Project Notification Form (PNF) which is located in the Fenway. The Boston Groundwater Trust (BGwT) was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. GCOD requires both the installation of a recharge system to capture one (1) inch of rainfall across the portion of the Project Site and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. The document states that the Project sites are located within the Groundwater Conservation Overlay District (GCOD) as outlined in Article 32 of the City of Boston Zoning Code. Because of the location in the GCOD, Simmons plans to promote infiltration of rainwater into the ground and will certify that the Projects will not negatively impact groundwater levels on the sites or on adjacent lots pursuant to the provisions of Article 32, Section 6.

The proposed below-grade construction will likely be performed within a continuous temporary steel sheet pile cofferdam driven into the impervious clay deposit. The perimeter steel sheet piling will provide a positive groundwater cut-off during the construction phase of the Living and Learning Center, which will minimize the impact of temporary construction dewatering performed within the limits of the Project site on adjacent properties. The excavation to construct the below-grade level will require temporary dewatering to construct the proposed structure in-the-dry. The dewatering will be short-term, and the effluent will be discharged legally off-site.

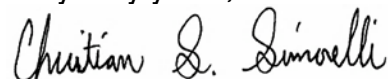
If the temporary dewatering is observed to have a negative impact on groundwater levels in the vicinity of the site, a temporary groundwater recharge system would be installed which utilizes the water collected in the construction dewatering system to restore the groundwater condition by means of recharge wells located outside of the steel sheet pile wall. The proposed below-grade perimeter foundation walls and foundation will be protected against groundwater intrusion by the utilization of a membrane type waterproofing. Note that continuous pumping of groundwater for the permanent building condition will not be performed, and therefore the Project is not anticipated to have an adverse impact on the groundwater level within or adjacent to the site.

Prior to the issuance of a building permit, the Proponent will provide the BPDA, BWSC, and Boston Groundwater Trust with a letter detailing the elements of the Project which successfully achieve the critical GCOD requirement of no reduction in groundwater levels onsite or on adjoining lots. The letter will be stamped by a professional engineer, who is registered in Massachusetts.

As stated in the document and at the scoping session, the Project will coordinate with the Boston Groundwater Trust to protect groundwater levels in the area, and it will include the installation and/or monitoring of groundwater observation wells in the vicinity of the site before site excavation to facilitate monitoring of the groundwater level before, during, and following construction. In addition, the proponent will ensure that Trust observation wells installed in the public way along the Fenway, Palace Road, and Avenue Louis Pasteur will be maintained and accessible throughout the construction process.

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEOS

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

June 7, 2019

Mr. Edward Carmody, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA. 02210

Re: Simmons University, Fenway
Institutional Master Plan / Project Notification Form

Dear Mr. Carmody:

The Boston Water and Sewer Commission (Commission) has reviewed the Institutional Master Plan / Project Notification Form (IMP/PNF) for the proposed redevelopment project located at 300 Fenway in the Fenway neighborhood of Boston. This letter provides the Commission's comments on the IMP/PNF.

The project site has five buildings and is bordered by Avenue Louis Pasteur, Fenway, Palace Road and Boston Latin School. The project proponent, Simmons University, proposes two projects to create a consolidated academic and residential campus. The first proposed project is the renovation of LaFavour Hall and a portion of the Main College Building into a science facility. After the first project is complete the Park Science Center will be razed for the construction of a Living and Learning Center. The Living and Learning Center will contain 401,000 gross floor area and have dormitory space, athletic space as well as dining and other student space.

For water service, the Commission owns and maintains two 12-inch water mains in Avenue Louis Pasteur, both water mains are pit cast iron pipe (PCI) installed in 1914 and cleaned and cement lined in 1996. The Fenway has a 12-inch PCI water main that was installed in 1905. Palace Road has an 8-inch water main that transitions to a 10-inch pipe near the hydrant in front of the One Palace Road. This water main is a PCI pipe that was installed in 1907 and cleaned and cement lined in 1990. All water mains are part of the Commission's southern Low-Pressure Zone.

For sewer service, the Commission facilities include a 36-inch storm drain, 15-inch storm drain and two 12-inch sewers in Avenue Louis Pasteur. The Fenway has a 12-inch sewer and 12-inch storm drain that increases to 24-inches. Palace Road has a 24-inch storm drain and an 18-inch sewer. The Massachusetts Water Resources Authority has two sewers in Fenway, a 66-inch and 108-inch sewer. There is also an on-site private sewer and drain system.



The IMP/PNF states that maximum daily water demand for the proposed project is estimated to increase by 27,423 gallons per day (gpd) to 163,135 gallons per day (gpd) and wastewater generation will increase from 136,019 gpd to 148,304 gpd.

General

1. Prior to the initial phase of the site plan development, Simmons University, should meet with the Commission's Design and Engineering Customer Services Department to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at Simmons University's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.



5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
6. For any proposed masonry repair and cleaning Simmons University will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit Simmons University will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. Simmons University is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.
7. Simmons University is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for operation and maintenance.
8. The Commission will require Simmons University to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Simmons University to inspect the existing sewer and drain lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
9. It is Simmons University responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Simmons University must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water



1. Simmons University must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Simmons University should also provide the methodology used to estimate water demand for the proposed project.
2. The Commission supports Simmons University's commitment explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. Simmons University should consider outdoor landscaping which requires minimal use of water to maintain. If in-ground sprinkler systems are installed, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. Simmons University is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Simmons University should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. Simmons University will be required to install approved backflow prevention devices on the water services for fire protection, vehicle wash, mechanical and any irrigation systems. Simmons University is advised to consult with Mr. James Florentino, Manager of Engineering Code Enforcement, with regards to backflow prevention.
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Simmons University should contact the Commission's Meter Department.

Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). To achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. Simmons University will be required to submit with the site plan a phosphorus reduction plan for the proposed development.

In conjunction with the Site Plan and the General Service Application the Simmons University will be required to submit a Stormwater Pollution Prevention Plan. The plan must:



- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
 - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Simmons University is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
 3. The Commission encourages Simmons University to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
 4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. The discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Simmons University will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
 5. The Commission supports Simmons pledge retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Simmons University must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.



6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, Simmons University will be required to meet MassDEP Stormwater Management Standards.
7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
8. The Commission requests that Simmons University install a permanent casting stating “Don’t Dump: Drains to Charles River” next to any catch basin created or modified as part of this project. Simmons University should contact the Commission’s Operations Division for information regarding the purchase of the castings.
9. If the food preparation facility is built as part of the dining area, grease traps will be required in accordance with the Commission’s Sewer Use Regulations. Simmons University is advised to consult with the Commission’s Operations Department with regards to grease traps.
10. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission’s Sewer Use Regulations. The Commission’s Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/RJA

cc: J. Solomon, Simmons University
M. Zlody, BED via e-mail
K. Ronan, MWRA via e-mail
M. Nelson, BWSC via e-mail
F. McLaughlin, BWSC via e-mail



Edward Carmody <edward.carmody@boston.gov>

BPRD Comments on the Simmons University IMP Projects

Carrie Marsh <carrie.marsh@boston.gov>

Mon, Jun 10, 2019 at 12:39 PM

To: Edward Carmody <edward.carmody@boston.gov>, Teresa Polhemus <teresa.polhemus@boston.gov>, Michael Cannizzo <michael.cannizzo@boston.gov>, Michael Christopher <michael.christopher@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>, "Liza Meyer, ASLA" <liza.meyer@boston.gov>

Hello Eddie - in response, BPRD reiterates the email below, that the dimensional height and setback requirements of Municipal Code Section 7-4 appear to be applicable to the new buildings proposed in the Simmons University master plan. BPRD is available to review the proponent's consideration of those requirements, prior to the completion of the Article 80 review of the proposed plan. Thank you.

**CARRIE MARSH DIXON**

Executive Secretary

Boston Parks and Recreation Commission

[1010 Massachusetts Avenue, 3rd floor](#)[Boston, Massachusetts 02118](#)

617-961-3074 (direct) 617-635-4505 (main)

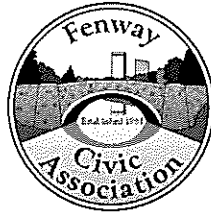
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Simmons University 2019 IMP Projects Comments

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/20/2019	Adam	Shulman	Resident	Neutral	<p>It is unclear what Simmons plans to do with their resident campus? They indicate they will consolidate all housing to main campus but provide no information on their plans for the resident campus. They need to be more clear and upfront on their long-term plans for their residential campus. There is a bus stop on Brookline Avenue at Pilgrim Road. Every winter, Simmons fails to assist in any removal of snow from the bus stop up to the curb. When requested, Simmons says it's up to the MBTA and City, not them, unlike Emmanuel College's stop across the street. Emmanuel clears snow to the curb and even permitted a bus shelter on the property, as Simmons should do. Simmons TDM measures are under par, which is partly why they have a poor SOV rate of 39% drive alone. They should have a much lower SOV rate (like 25%). Simmons needs to significantly increase their TDM options. They should increase T-pass subsidies to 100%. They should fund and install a Bluebikes station at their Residential campus area near Brookline Avenue/Pilgrim Road. Simmons should substantially increase their annual contributions to the Masco shuttle buses. Their current contribution is insignificant given the size of the proposed project. They should quadruple their contribution to Masco shuttles. The traffic study should determine what percentage of peak hour and mid-day traffic is caused by Simmons and ensure they are doing their fair share to address traffic congestion in the LMA/Fenway/Mission Hill area. Simmons should fund bus priority signals for Brookline Avenue/Fenway, Longwood Ave/Brookline Ave, Longwood Ave/Blackfan Street.</p>
5/31/2019	Edward	Orde		Support	<p>Seems like a reasonable expansion plan which should help lessen the demand for housing in the area which is already strained by multiple universities. I do think that the Living and Learning Center should be targeting LEED Gold as a minimum, it currently looks as though it will struggle to achieve LEED Silver. This building should be a high tech and environmentally friendly building given its location in a dense urban environment surrounded by medical facilities. I also noticed a lack of bike storage included in the plans for the Living and Learning Center with plans for only 15% of the bedspaces to have a spot for a bike. This is well below the USGBC recommendation of 30% of residents for residential developments plus 2.5% of visitors. This also doesn't meet the "City of Boston Off Street Bicycle Parking Requirements" as determined by the director of Boston Bikes at BTM which mandates a covered spot be provided for each residential unit and an exterior spot be provided for each 5 units. I'm sure dorms meet some exemptions from these rules however they still should be considered as good guidelines for the fact the entirety of the Simmons University campus is distinctly lacking adequate bike parking.</p>

Simmons University 2019 IMP Projects Comments

6/10/2019	Martin	O'Riordan	Berkshire Bank	Support	<p>My name is Martin O'Riordan and I am a member of the Simmons Task Force. As such I have reviewed the Simmons University Institutional Master Plan Notification Form (IMP). In general, I view the IMP to be a creative method to deal with the myriad changes occurring in higher education today. The City of Boston has become renowned as a vibrant setting with many colleges and universities offering a multitude of college experiences from small institution settings to behemoth universities. It is that variety of offerings that adds to the tapestry of higher education in Boston. As the school age population shrinks that diversity of higher educational opportunities is threatened. It is imperative that schools like Simmons are given an opportunity to survive and thrive. Otherwise we face the possibility that one monolithic university becomes the sole survivor with a one size fits all mentality. The loss to Boston and environs would be inestimable. Simmons has developed a viable strategy to remain independent and thriving. The current situation is not time to extract concessions. Simmons is not a for profit enterprise looking to make huge profits from its plans. It is a nonprofit looking to remain independent. It is essential Simmons limited assets are utilized to fulfill Simmons' needs. Not to fulfilling other needs, or wants, in the City of Boston or of particular individuals. The high quality on campus housing is the best way to ensure students remain in on campus housing during their undergraduate years. Questions have also arisen about graduate programs. Unfortunately, they are an essential part of today's higher education cash flows. As the college age cohort continues to shrink, it is essential that we give Simmons University the best opportunity to survive and remain a unique part of the fabric of Boston.</p>
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June 10th, 2019

Edward Carmody
Project Assistant
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Via Email

Re: Simmons University Institutional Master Plan Notification Form

Dear Mr. Carmody

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 Simmons University's (the Proponent's) Institutional Master Plan Notification Form (IMPNF) dated May 9, 2019, FCA offers the following comments:

FCA does not object to Simmons University's IMPNF filing. The proposed consolidation of their dormitory, athletic, and student life facilities to Simmons' main campus as part of a "Living and Learning Center"; repurposing part of their existing library for science faculties; recapitalizing academic buildings as part of an academic reorganization; and the ground leasing of the existing residential campus to fund these endeavors is reasonable. However, this is pursuant a thorough vetting and public process for the development ultimately proposed for these ground leased properties.

FCA does not oppose the proposed scale and configuration of the combined dormitory, athletic, and student life "Living and Learning Center", which is generally in accordance with Longwood Medical Area (LMA) guidelines. We believe whatever zoning relief Simmons will be required to seek for this project may be thoughtfully mitigated with the adequate creation of student housing, funding of public realm/open space improvements & maintenance, thoughtful design considerations, and community partnerships.

Student Housing

With regard to providing adequate student housing, the Fenway Civic Association formally requests that Simmons review both current and projected graduate student populations with Boston residency and adjust the size of its dormitory to accommodate this population. We believe insufficient study has been performed regarding graduate housing and believe projections must fulfill peak demand rather than face future shortfall. Each student who seeks but is not provided with on-campus housing competes

directly with a Fenway resident for housing. It is essential to maintaining the affordability of our neighborhood that adequate study and planning remove this competition.

Open Space

Associated with our concerns regarding consolidating the student population to the main campus, we request a careful review and design of campus open space to account for the entirety of the student population shifting into a higher density campus model. FCA strongly believes occupiable outdoor open space must be provided as part of the Living and Learning Center. The loss of common open space in the existing residential campus must be recaptured, if not exceeded in its new dormitory via roof deck, terraces, balconies, etc. to avoid overburdening public parkland shared with residents. We strongly suggest improvements to existing campus green spaces, streetscapes at the borders of campus, etc. to create sufficient year round outdoor recreational and gathering spaces for students.

Despite the best plans and effort to provide high quality open space on campus, FCA recognizes that there still will be an increased concentrated student use of the abutting Back Bay Fens. We therefore request that the Proponent engage in collaborative maintenance efforts with the Emerald Necklace Conservancy and Boston Parks Department for the portion of the Back Bay Fens abutting their property. Additionally, to curtail students from illegally smoking in public parks, we request that Simmons University consider creating year round indoor/outdoor designated smoking areas.

To help ameliorate the increased impact on the DCR parkway from the loss of open space on campus FCA requests that Simmons steward the street trees and the DCR medians opposite of the campus. We see an opportunity to enhance this landscape much the way Evans Way triangle was transformed by its adoption by MASCO.

Design/Environment

We request that the Proponent address the environmental issues of design including the consideration of bird safe glass, glare reduction, night lighting control, and seasonal wind patterns. These issues have been addressed in other developments in the neighborhood and seriously impact both quality of life and the environment. Please do not create a shiny box that kills birds, cooks/blinds us with glare, keeps us up at night, and neutralizes the value of open space by making it uncomfortably blustery to occupy.

We also suggest investigating the resiliency of the building, potentially tying it into the LMA's micro grid. This planning prevents problems caused by energy failures that might otherwise dislocate students or create short term housing problems during subsequent building renovations.

Transportation

We ask the proponent coordinate with MASCO for potential student shuttle operations and request that the redesign of the service road adjacent the proposed Student Living and Learning Center address Uber/Lyft/Ride share traffic to/from campus. We additionally request Simmons to address bicycle parking/maintenance needs and the location of the campus BlueBikes station in a thoughtful manner to reduce the demand for automotive traffic where feasible.

Community Partnerships

Finally, FCA would like to suggest that Simmons University consider partnering with Fenway Community Center and Fenway Community Health Center on various topics and efforts where the University's expertise or resources could be most beneficial. These are neighborhood community service

organizations and institutional amenities with whom partnerships can greatly improve the quality of services and thus the quality of life for neighborhood residents.

FCA hopes these comments, concerns, and suggestions will be addressed and have been constructive as part of the Institutional Master Plan process.

Sincerely,

Timothy Horn, President
Matthew Brooks, Vice President

CC: Councilor Josh Zakim
Shanice Pimentel, Office of Neighborhood Services

Edward Carmody
Project Assistant
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

June 10, 2019

Re: Simmons University Institutional Master Plan Notification Form

Dear Mr. Carmody,

As a longtime resident and member of the IAG, I have a few comments to add to the planning phase for the new "Living and Learning Center" concept.

It is unfortunate that the realities of economics and modern academia seem to necessitate the divestment of the charming residential quarters enjoyed by decades of Simmons students and members of the public as well. The design and human scale of the brick dorms and spacious lawn reflect back to the creation of the Fenway neighborhood out of landfill and the founding of the nearby Emerald Necklace park system. Its future inevitable build-up will present a challenge to the historic dignity of that area that we will follow carefully.

That being said, I am in support of the plans presented in the IMPNF filing. Last week, I spoke with two young Simmons alums one evening in Ramler Park. We discussed the many changes afoot for the school and the campus. It was interesting that they both said what they liked about the residential campus when they were students was that it felt good to "escape" the academic campus and arrive "home" away from school in the Brookline Avenue dorms. It was a relief for them to separate the two. In redesigning the singular campus, it can't be over-emphasized that students will need an escape from school and each other. Any areas that can be designed with this in mind would serve everyone well.

In addition, one of the women wanted to make sure that the new building had a "green roof" garden area. I assured her it did. I am pleased this is part of the current plan, and it will need to be a major focus for students to be able to access a generous area of outdoor space all seasons of the year.

My own observation of students, often through encounters in Ramler Park or nearby places, is that no matter all the state-of-the art on campus amenities a school may offer, students often seek to go off campus instead. In terms of parks and open space, this creates an impact on the surrounding public spaces that open up a wider pallet of places to recreate. Simmons owes much to its founding along the newly created Back Bay Fens in the early 1900's. "Location location location" along the historic park has served the school well -- and vice versa. Simmons has consistently respected and assisted with the park across the way. With the concentration of students to be contained within a far smaller foot print, it is appropriate that Simmons' impact on its surroundings provide mitigation to the public realm that enhances it. There are many needs in the Back Bay Fens, the most prominent and costly that I see are the 1) maintenance of the multi-million dollar restoration of the Muddy River plantings just completed, and the 2) cutting, re-seeding, and ongoing maintenance of the overgrown invasive phragmites that have consumed park and river edge in the Back Bay Fens. Both of these efforts are huge undertakings for the City of Boston, with help from the Emerald Necklace Conservancy, that are germane to the care and enjoyment of the Back Bay Fens. I hope both of these entities will be considered for much needed funds towards work in these areas.

Relative to public open space, I encourage Simmons to set aside its own smoking areas so as not to burden the public spaces with this activity that will inevitably happen regardless of campus non-smoking restrictions.

Also relative to parks, as president of the Friends of Ramler Park, I appreciate the possibility this project may afford for assistance from Simmons' Library and Archives professionals to help with our organization's great need for archiving the 30+ years of documents related to Ramler Park.

At the IAG meeting for the project, I mentioned the desire to ensure that Service Road is not allowed to become a commuter cut-through from Louis Pasteur to Palace Road. It seems that was assured by the plan.

With the high-rise being comprised of so much glass, I encourage careful design for details that do not allow the reflection of trees or sky or clouds that birds would mistake for reality and fly headlong into the glass. These details are doubly important within the lower floors where trees are more apt to be reflected in the glass. Please go overboard with design details to deter to bird strikes.

Thank you for the opportunity to comment.

Fredericka Veikley
IAG member



Ed Carmody, Project Assistant
Boston Planning and Development Agency
City Hall, Boston, MA

June 10, 2019

Dear Ed,

On behalf of the 21 institutions of the Fenway Alliance and as Manager of the Fenway Cultural District, I am writing in vigorous support of Simmons University Master Plan and new development project. As you know, small colleges and universities in Massachusetts and around the country are struggling to compete with larger and often more well endowed schools. To remain competitive, these institutions that serve a critical mission of educating students who thrive in a smaller academic environment (and may not survive in larger more impersonal academic systems) need to be creative and innovative in development and financing in order to attract prospective students. We believe Simmons University has taken a community-friendly, creatively innovative approach to sustaining their mission to educate the next generation of women leaders. We recognize Simmons University's important role as *the only* private women's college in the City of Boston, and one of the few remaining in the country.

Simmons University's planning for these changes to its physical campus has been lengthy, thoughtful and comprehensive, beginning with a 2013 physical assessment study conducted by NBBJ and the establishment in 2015 of an internal steering committee. Simmons released its findings from this work in a lengthy report "Strategy 2022" in which the top priority that emerged was the need for new science facilities in keeping with today's state of the art standards for science education in academic settings. In 2019, Simmons filed its Institutional Master Plan with the Boston Planning and Development Agency (BPDA).

In addition to Simmons' development of a new science center, The Living & Learning Center will allow for more beds (1,100) than the 1,036 that are currently on campus in alignment with Mayor Walsh's request for more students in Boston to live on college campuses to free up critically needed housing stock and provide better oversight of student populations. This Center will also include dining, an athletic center, wellness studios, and importantly in our social media-driven culture, places where students can casually congregate and socialize in person. It will create the look and experience of a true college campus for students.

The Fenway Alliance supports Simmons' "One Campus" design principles to 1) create a 24-7 campus with integrated academic, social and student life; 2) foster an active, safe and pedestrian friendly campus; 3) create a variety of uses with encourage wellness and social activity in the residential campus; 4) maximize the use of the campus open space; 5) improve the streetscape and pedestrian experience along Avenue Louis Pasteur and; 6) provide potential for increased housing supply in the area by locating more student housing on campus.

It should be noted that Simmons University has been a long term and active member of the Fenway Alliance, and has contributed readily to the place-making mission of the Fenway Cultural District—to create a vibrant, accessible-to-all neighborhood in Boston, particularly one so rich in cultural, academic, and environmental resources. Simmons University assists in the programmatic efforts of our hallmark festival Opening Our Doors in October—now going into its 18th year--by widely promoting this Day of free cultural experiences to all of its students, employers and larger community. This year, Simmons University is participating in the second annual Fenway Porchfest which is a partnership of the Fenway Alliance, Fenway Civic Association and Fenway CDC. Simmons will host a "porch"—its front steps for two musical performances on this Saturday. The festival from 12 pm to 4pm will feature over 80 musical performances in 36 sites. Simmons has been a regular supporter of the Alliance's TEDxFenway event, and our public art initiative Public by Design. Simmons University also maintains a key area in the newly development Justine Liff Park of Olmsted's historic Muddy River Park.

For all of the above reasons, we support Simmons University development plans, and are delighted that this important academic institution in the Fenway Cultural District is securing its future for generations of young women leaders to come.

Sincerely,

A handwritten signature in cursive script that reads "Kelly J. Brilliant". The signature is written in black ink and is positioned above the typed name.

Kelly Brilliant, Executive Director
The Fenway Alliance, Inc.



MEDICAL ACADEMIC AND SCIENTIFIC COMMUNITY ORGANIZATION, INC.

PEOPLE | PLACES | PLANS | FUTURE

Member Institutions

June 10, 2019

- Beth Israel Deaconess Medical Center
- Boston Children’s Hospital
- Brigham and Women’s Hospital
- Dana-Farber Cancer Institute
- Emmanuel College
- Harvard University
Harvard Medical School
Harvard School of Dental Medicine
Harvard T.H. Chan School of Public Health
- Isabella Stewart Gardner Museum
- Joslin Diabetes Center
- Judge Baker Children’s Center
- Massachusetts College of Art and Design
- Massachusetts College of Pharmacy and Health Sciences University
- Massachusetts Department of Mental Health
- Simmons University
- Temple Israel
- Wentworth Institute of Technology
- The Winsor School

Edward Carmody
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

RE: Simmons University Institutional Master Plan Project Notification Form (IMPINF)

Dear Mr. Carmody:

Thank you for the opportunity to comment on the Simmons University IMPNF. We congratulate Simmons on their ambitious new plan for Simmons University, called One Simmons. This plan forms the foundation for the next century of Simmons as small college demographics continue to change and Simmons strategically plans for its future.

As described in the document, the Task Force Meeting and the LMA Forum meeting, the university plans Phase I projects beginning in the fall of 2019 to renovate its Lefavour Hall and the Main College Building to create a modern science facility and re-organized colleges within the university. This phase is self-financed and makes way for a subsequent phase in which the former Science Center will be vacated and demolished to create the new Living and Learning Center including approximately 1,100 beds to replace and expand Simmons’ existing facilities on the Residential Campus. Accommodating additional students on-campus is a continued positive trend both for the university and the nearby neighborhoods. The Science Center Replacement and the Living Learning Center Replacement will be financed by a long term land lease for its 6.6 acre Residential Campus. Until this is in place, some questions may not be answerable in the very short-term since the university does not yet have a development partner.

Associate Members

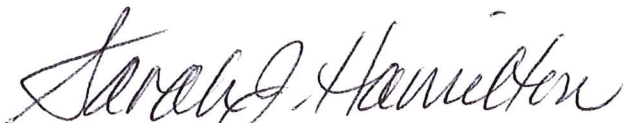
- Boston University Wheelock College of Education & Human Development
- Fenway Community Health Center
- Massachusetts Eye and Ear Infirmary
- Merck Research Laboratories

As the BPDA scopes the IMP, here are questions we have heard from the neighborhoods that would be helpful to address:

- Modern new residential and athletic facilities are long overdue. We look forward to seeing the design as well as shadow and wind studies modelled from the future Living and Learning Center, anticipated to be completed this summer.
- An IMP process typically results in a BPDA and Zoning Commission review and approval of a proposed project(s) and use, dimension and site approvals for other projects that have been described in an IMP. The Living and Learning Center is described as moving ahead once the existing Science Center is replaced and vacated, and is a project which requires the proceeds from the third party ground lease of the Residential Campus. Because of this potential uncertainty, the BPDA scope might require description of an interim condition in the event that Simmons does not immediately find a development partner to help advance the Living Learning Center. Under such a scenario, what uses would be contemplated to occur in the vacated Science Building and how will the impacts, if any, be considered and reviewed?
- Similarly, because the specifics of the Residential Campus redevelopment are not yet known it would be useful for the BPDA to provide scenarios to the community about how and when the city would require new filings and impact studies, new zoning petitions, and the institutional master plan amendment and Article 80 large project approval process that the city would require of Simmons and its third party developer. While even hypothetical scenarios may be premature to describe at the moment, and should be thought of in a post-2019 approval process for redevelopment after 2022, helping the community understand how these components fit together from a process point of view would further everyone's understanding and comfort level with the process at hand for the review of the IMP that will be submitted this summer.

We look forward to assisting you and Simmons in the planning and approval of their IMP.

Sincerely,



Sarah J. Hamilton
Vice President,
Area Planning and Development

Cc: Jeremy Solomon, Simmons

APPENDIX 3
SAMPLE PUBLIC NOTICE

SAMPLE

PUBLIC NOTICE

The Boston Planning & Development Agency (BPDA), acting pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that a Draft Project Impact Report (DPIR) for Large Project Review has been received from _____

(Name of Applicant)

for _____
(Brief Description of Project)

proposed at _____
(Location of Project)

The DPIR may be reviewed or obtained at the Office of the Secretary of the BPDA Boston City Hall, Room 910, between 9:00 A.M. and 5:00 P.M., Monday through Friday, except legal holidays. Public comments on the DPIR, including the comments of public agencies, should be transmitted to Edward Carmody, Project Assistant, Boston Planning & Development Agency, Boston City Hall, Boston, MA 02201, within sixty (60) days of this notice or by _____. Approvals are requested of the BPDA pursuant to Article 80 for _____.

The BPDA in the Preliminary Adequacy Determination regarding the DPIR may waive further review requirements pursuant to Section 80B-5.4(c)(iv), if after reviewing public comments, the BPDA finds that the _____ adequately describes the Proposed Project's impacts.

BOSTON REDEVELOPMENT AUTHORITY

Teresa Polhemus, Executive Director/Secretary