



Institutional Master Plan Amendment

840 Columbus Avenue



Submitted to:

Boston Planning and Development Agency

One City Hall Square

Boston, MA 02201

Submitted by:

American Campus Communities

12700 Hill County Blvd, Suite T-200

Austin, TX 78738

Prepared by:

Epsilon Associates, Inc.

3 Mill & Main Place, Suite 250

Maynard, MA 01754

AND

In Association with:

Northstar Project & Real Estate Services

Elkus Manfredi Architects

Mel Shuman Law

Howard Stein Hudson

Nitsch Engineering

R. G. Vanderweil Engineers, LLP

Cosentini Associates Inc.

Northeastern University

360 Huntington Avenue

Boston, MA 02115

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Chapter 1.0

Introduction and General Information

1.0 INTRODUCTION AND GENERAL INFORMATION

1.1 Introduction

Northeastern University is pleased to submit this Institutional Master Plan (IMP) Amendment in response to the Scoping Determination issued on January 28, 2020 by the Boston Redevelopment Authority, doing business as Boston Planning & Development Agency (herein, the BPDA), on the Institutional Master Plan Notification Form/Project Notification Form (IMP/NF/PNF) submitted to the BPDA on November 12, 2019.

This IMP Amendment proposes to amend Northeastern University's 2013 IMP to include an approximately 468,500 square foot (sf) 25-story mixed-use building containing a five-story podium with an active community-focused ground floor and four stories of innovative teaching and learning spaces, collaboration areas, and makerspaces. The 20 story tower will house approximately 810 beds above the podium (the "Project") on a parcel described in the 2013 IMP as Parcel 18 West (the Project site). The Project site, located at the northwest corner of the intersection of Columbus Avenue and Melnea Cass Boulevard, was noted in the 2013 IMP as a general area of additional interest. Purchase of the parcel entailed a commitment to addressing community economic development on the site. To meet this commitment, most of the 18,000 square foot ground floor will be dedicated to space that will actively engage the neighboring community by bringing together partnerships and University programs that support the economic development of the surrounding neighborhood. Along with a flexible floor plan for display, meetings, gathering, and events, the ground floor is anticipated to include approximately 2,800 sf of local retail open to the community. This community economic development program, described further in this IMP Amendment, will extend along Tremont Street, including space and programming in the ground floors of 840 Columbus Avenue, Renaissance Park, and International Village where existing community space exists as Northeastern Crossing.

Northeastern University had previously explored working with a developer to construct a hotel and conference center on the site in part to provide neighborhood employment opportunities. However, further financial analysis indicated limited market demand to both support and absorb this type of development and that it would not have yielded the highest quality or quantity of employment opportunities for members of the community. In 2013, proposed development of the 135-suite Residence Inn by Marriott Boston Downtown/South End further decreased the demand for this use on site. The hotel, which opened in the summer of 2019 at the intersection of Melnea Cass and Washington Street, is located approximately fourth tenths of a mile from 840 Columbus Avenue.

1.2 Northeastern University Missions and Objectives

Founded in 1898, Northeastern is a top-tier, nonprofit research university located on both sides of Huntington Avenue on the edges of the Fenway, South End, Mission Hill, and Roxbury neighborhoods of Boston. Northeastern's mission is to educate students for a life of fulfillment and accomplishment, and to create and translate knowledge to meet global and societal needs.

Grounded in its signature cooperative education program, Northeastern today provides unprecedented experiential learning opportunities around the world. Northeastern's rapidly growing research enterprise is strategically aligned with three national and global imperatives: health, security, and sustainability. Northeastern offers students opportunities for professional work, research, service, and global learning in more than 130 countries on seven continents. Northeastern offers a comprehensive range of undergraduate and graduate programs leading to degrees through the doctorate in nine schools and colleges. It is the purpose of the IMP Amendment to provide an organizational framework for creating a physical plan and infrastructure in Boston that strengthen and celebrate Northeastern's mission.

Northeastern University's vision is to be a global leader in the development of living learning environments that translate learning into purposeful action. The proposed Project has great importance to the ongoing development of Northeastern's Boston campus. The creation of additional 21st century on-campus living solutions for students will help Northeastern accomplish its goal of providing a total of 1,000 new student beds within the term of its 10-year master plan. Initially slated to open in 2023, the Project would have provided the remainder of these net new beds within the duration of the 10-year master plan period. However, unanticipated challenges associated with the COVID-19 pandemic have necessitated a 2024 completion.

1.3 History of IMP Process to Date/Status of IMP Projects

The Institutional Master Plan (IMP) was submitted to the BPDA on June 14, 2013 and was approved by the BPDA Board on November 14, 2013. A revised version of the IMP was submitted on November 20, 2013 and became effective December 20, 2013. Northeastern's specific objectives, as reflected in its revised IMP include:

- ◆ Development of superior academic facilities to serve Northeastern's increasingly sophisticated teaching environment;
- ◆ Development of superior research facilities to support Northeastern's growing research programs, including those in the fields of health, security and sustainability;
- ◆ Continued expansion and enhancement of Northeastern's student residential facilities, to help attract and retain qualified students; and
- ◆ Consolidation of administrative and other non-academic uses, so as to maximize the availability of space and resources in the central campus area to better serve Northeastern's academic priorities.
- ◆ Creation of 1,000 new student beds, as part of mixed-use projects on University-owned property.

The IMP included eleven new projects with specific project sites to be refined and finalized during the ten-year term of the IMP. The IMP sought to accommodate over 2,000,000 GSF of academic and student life facility growth, including athletic facilities and additional housing, on the existing

Northeastern campus. To satisfy this scale of needed facilities, while remaining within the confines of the existing campus, the IMP proposed to increase the built density through the repurposing of under-utilized areas such as parking lots, and replacing low-rise, aging buildings, with taller, more economically and environmentally efficient construction.

Northeastern focused initially on completing a proposed Interdisciplinary Science and Engineering Complex (ISEC) as well as completing the 720-bed East Village (formerly named GrandMarc) residence hall before commencing additional projects. The ISEC completed construction in December 2016 and construction of the East Village residence hall was completed in November 2014 and occupied by students starting in January 2015. The LightView project, previously known as the Columbus Avenue Housing Project, was developed in partnership with American Campus Communities (ACC). This new residential community opened in August 2019 and welcomed Northeastern students to the 825 new student beds that the project provides. Northeastern students are eager to live in this new residential community as evidenced by the property being fully preleased in just a few months. In May of 2019 Northeastern submitted a Project Notification Form for the building known as EXP. This project was approved by the BPDA Board in October 2019. Construction began in June 2020 and occupancy is slated for the third quarter of 2023.

While projects such as those included in the IMP remain a priority, the global pandemic has necessitated a closer look at Northeastern's development pipeline, both from the perspective of University expenditures as well as changing patterns of space use and implications for the campus' built form. While the exact timing and sequence of the remaining IMP projects are not known, each project is considered as a potential stand-alone development governed by the master planning principles of:

- ◆ addressing the campus edges and the relationship to its neighbors;
- ◆ providing campus and community open space improvements;
- ◆ improving connections through the campus including across the MBTA rail corridor; and
- ◆ reinforcing existing campus academic precincts while promoting mixed-use development.

1.4 Programs, Needs, and Trends

Changes in the global landscape as a response to the COVID-19 pandemic have provided an opportunity to rethink the environments in which we learn, research, and work in ways yet to be defined. The pandemic has reinforced the value of flexibility and adaptability, which can be supported by space design. For example, Northeastern is evaluating the role of remote working and shared working environments as it relates to space use on the Boston campus. While a full assessment of major programs and initiatives that will drive physical planning on its Boston campus in the future will be part of the next institutional master plan update, these and other trends are significant considerations. The University will continue to plan and build flexibly in order to allow a level of agility and adaptability to take advantage of opportunities as they arise.

1.5 Existing Properties

Northeastern's campus is adjacent to the Fenway, Mission Hill, South End, and Lower Roxbury neighborhoods of Boston and has a variety of residential, commercial, and institutional neighbors. Northeastern and the surrounding neighborhoods are connected through the activities of students and faculty of Northeastern, who are involved in a multitude of programs and activities that engage community organizations and neighborhood residents. Within these diverse neighborhoods are wide arrays of land uses, including institutional, high- and medium-density residential, commercial, and recreational uses.

1.5.1 *Owned and Leased*

Northeastern owns or leases 105 buildings within the City of Boston totaling approximately 8.13 million square feet. The land area associated with Northeastern facilities in Boston is approximately 67 acres. Figure 1-1 presents a map of Northeastern's existing facilities on the Boston Campus, and Appendix A presents an inventory of existing University properties and facilities.

Northeastern owns and operates 39 residential or mixed-use buildings and ground leases a parcel to American Campus Communities who operates the LightView residential building that collectively provide student housing for approximately 9,500 students in a typical year.

In order to meet density requirements and enforce social distancing necessary for students choosing to remain on-campus during the COVID-19 pandemic, Northeastern University cooperated with the City of Boston to acquire a permit for temporary occupancy of additional Boston properties for the 2020 – 2021 academic year. This temporary institutional use permit was in accordance with the interdepartmental guidance towards permitting non-institutional spaces to be used for the purposes of institutional residential de-densification, issued by the City of Boston on July 9, 2020, and in accordance with the Boston Public Health Commission directive supporting this aim, issued June 24, 2020. Additional information about the permit can be found on the BPDA website.

1.5.2 *Master Leased Property Program*

Northeastern also leases apartments in several properties in the neighborhoods adjacent to the campus as part of the Master Lease Property Program (MLPP). The following properties described in Table 1-1, in which the University is leasing at least one unit, are included in the Master Lease Property Program.

Academic & Administrative Buildings

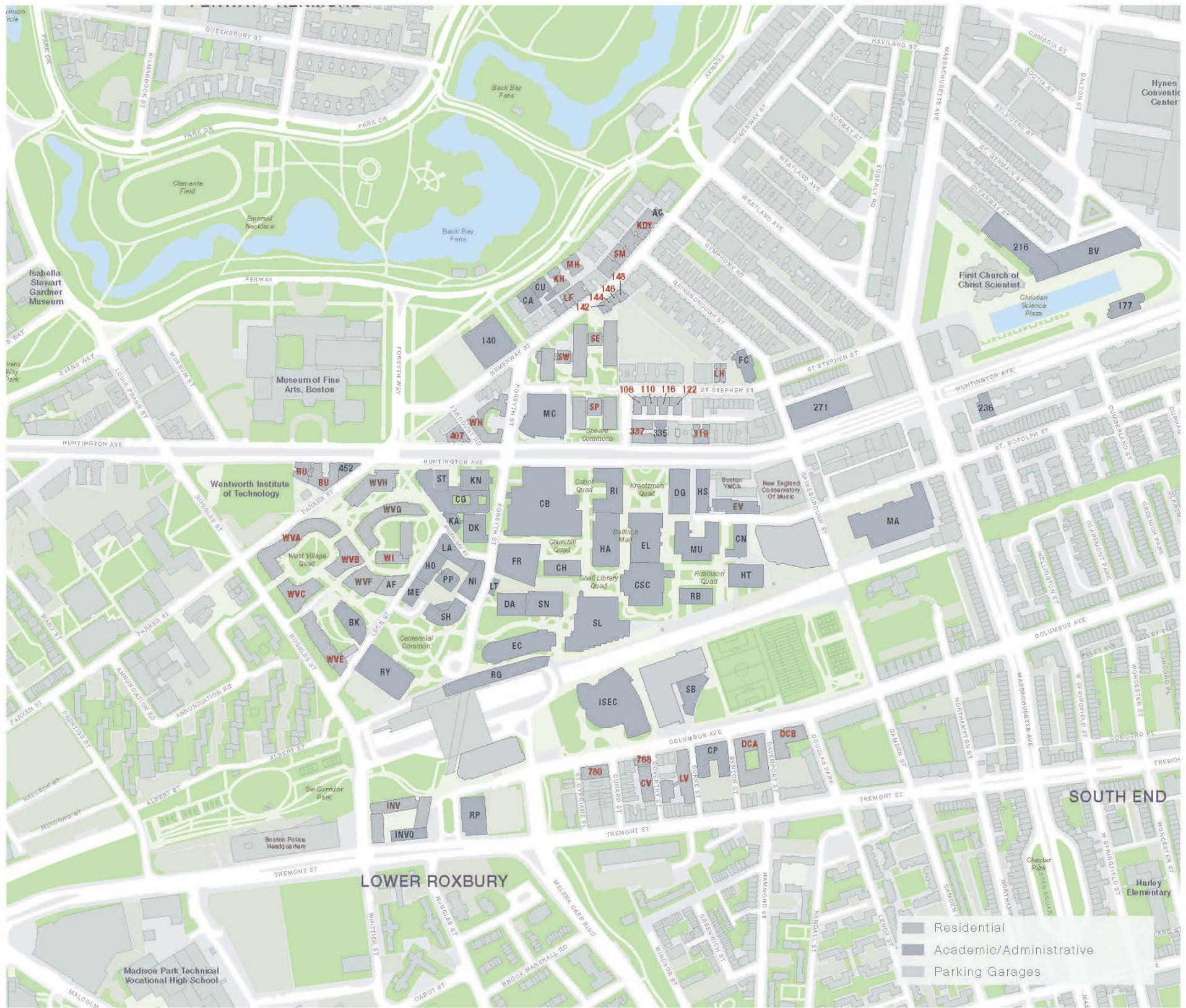
- 140 140 The Fenway
- 177 177 Huntington Avenue
- 216 216 Massachusetts Avenue
- 236 236 Huntington Avenue
- 271 271 Huntington Avenue
- 335 335 Huntington Avenue
- 452 452 Huntington Avenue
- AC Asian American Center
- SB Badger & Rosen Squash Busters Center
- BK Behrakis Health Sciences Center
- BV Belvidere
- GA Cahners Hall
- CB Cabot Physical Education Center & Barlatta Natatorium
- CG Cargill Hall
- CH Churchill Hall
- CP Columbus Place
- CN Cullinane Hall
- CSC Curry Student Center
- CU Cushing Hall
- DA Dana Research Center
- DK Dockser Hall
- DG Dodge Hall
- EC Egan Engineering / Science Research Center
- EL Ell Hall
- FC Fenway Center
- FR Forsyth Building
- HA Hayden Hall
- HO Holmes Hall
- HT Hurtig Hall
- HS Hastings Hall at the YMCA
- INVO International Village Administration
- ISEC Interdisciplinary Science & Engineering Complex
- KA Kariotis Hall
- KN Knowles Center
- LA Lake Hall
- LT Latino/a Student Cultural Center
- MC Marino Recreation Center
- MA Matthews Arena
- ME Meserve Hall
- MU Mugar Life Sciences Building
- NI Nightingale Hall
- AF O'Bryant African-American Institute
- PP Power Plant
- RP Renaissance Park
- RI Richards Hall
- RB Robinson Hall
- RG Ruggles (Architecture Studios)
- RY Ryder Hall
- SH Shillman Hall
- SN Snell Engineering Center
- SL Snell Library
- ST Stearns Center

Residence Buildings

- 106 106 St. Stephen Street
- 110 110 St. Stephen Street
- 116 116 St. Stephen Street
- 122 122 St. Stephen Street
- 142 142 Hemenway Street
- 144 144 Hemenway Street
- 146 146 Hemenway Street
- 148 148 Hemenway Street
- 319 319 Huntington Avenue
- 337 337 Huntington Avenue
- 407 407 Huntington Avenue
- 768 768 Columbus Avenue
- 780 780 Columbus Avenue
- BU Burstein Hall
- CV Coventry
- DC Davenport Commons: A-B
- EV East Village
- INV International Village
- KDY Kennedy Hall
- KH Kerr Hall
- LH Light Hall
- LF Loftman Hall & 153 Hemenway Street
- LV LightView by ACC
- MH Melvin Hall
- SM Smith Hall
- SP Speare Hall
- SE Stetson East
- SW Stetson West
- RU Rubenstein Hall
- WV West Village Residence: A, B, C, E
- WV West Village: F, G, H
- WH White Hall
- WI Willis Hall

Parking Garages

- BVG Belvidere Parking Garage
- CPG Columbus Parking Garage
- GPG Gainsborough Parking Garage
- RPG Renaissance Parking Garage
- WPG West Village Parking Garage



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Table 1-1 Northeastern University Master Leased Property Program, 2020

Property Address	Number of Units	Occupancy
309-315 Huntington Ave	46	133
331 Huntington Ave	15	27
335 Huntington Ave	14	24
52 Westland Ave	21	46
109 St. Stephen St	27	32
115 St. Stephen St	75	85
132 Hemenway St	23	32
136 Hemenway St	20	27
165 Hemenway St	31	14
171 Hemenway St	27	14
204 Hemenway St	28	50
49 Symphony Rd	52	59
84 Fenway	10	39
97 St. Stephen St	51	73
Douglass Park (650 Columbus)	76	170
Douglass Park (801 Tremont)	16	49
1065 Tremont St	57	69
Totals	589	943

1.6 Campus Demographics

Due to the unique nature of the 2020 - 2021 academic year in which a significant number of students are taking courses remotely and staff are working remotely from locations outside of Boston, it is important to note that data regarding faculty, staff, and students is not necessarily representative of a typical year.

1.6.1 Students

Northeastern’s full-time undergraduate enrollment for the 2020 - 2021 academic year was approximately 18,881 students. The total full-time undergraduate enrollment included students living outside of Boston, on co-op or studying abroad. In general, due to the dynamic elements of co-op, study abroad and other student activities, student population in the City of Boston generally hovers around 15,000. However, due to the unique nature of the 2020-2021 academic year, as of September 2020, 12,643 students were living in the City of Boston; 6,168 lived outside of Boston, and of those living outside of Boston, 1,900 were on co-op or studying abroad. At this time, Northeastern does not have any plans to cause any significant change to full-time undergraduate enrollment and there will not be any increase in enrollment as a result of the Project.

Northeastern's graduate school enrollment is more dynamic and complex. Over the last several years, Northeastern has been expanding its global reach and now has eight campus locations outside of Boston. The locations of these campuses are Portland, Maine; Charlotte, North Carolina; Seattle, Washington; San Francisco and San Jose, California; Toronto and Vancouver, Canada; and London, United Kingdom. Much of Northeastern's growth has been focused at these other campuses. Graduate student enrollment, including all full- and part-time students in graduate and law programs, at the Boston campus and across the seven other campuses, as well as online, was approximately 11,607 for the 2020 - 2021 academic year. This total includes students living outside of Boston on co-op or studying abroad. During the fall 2020 semester, approximately 5,581 graduate students were living outside the City of Boston and an additional 540 were living out of state while on co-op or studying abroad. Approximately 5,186 graduate students were living within the City of Boston in the fall 2020 semester.

1.6.2 Faculty and Staff

As of 2021, Northeastern employed 6,236 faculty and staff, not including students and temporary workers. Of these employees, 5,710 are employed on the Boston campus and 1,352 of these employees were residents of the City of Boston, representing about 24% of the employees on the Boston campus. Of the 5,710 employees, 4,611 (81%) are full-time and 1,099 (19%) are part-time.

Changes globally in response to the COVID-19 pandemic provide an opportunity to rethink remote working and its relationship to space use on the Boston campus. Northeastern will use this moment to explore more flexible and shared work environments that best meet the needs of the faculty and staff and serve students. These and other trends will be examined in the next update of the institutional master plan.

Chapter 2.0

Project Description

2.0 PROJECT DESCRIPTION

2.1 Program Need

The proposed mixed-use development will enable Northeastern to fulfill its academic and community development goals as well as its commitments under the 2013 Institutional Master Plan. Specifically, the Project presents an opportunity to provide a twenty-first century housing solution that meets the needs of Northeastern's current and future students while fulfilling Northeastern's goal to provide a total of 1,000 new beds within the 10-year master plan term, contributing to the City of Boston's goal of constructing 18,500 new student beds by 2030. Initially slated to open in 2023, the Project would have provided the remainder of these net new beds within the duration of the 10-year master plan period. However, unanticipated challenges associated with the COVID-19 pandemic have necessitated a 2024 completion.

The five-story podium will consist of four stories of academic space dedicated to teaching and learning, collaboration areas, and student focused project space as well as a publicly accessible ground floor that will house programs and resources dedicated to community economic development. This space will meet a need for teaching and learning as well as student project-based space was identified in the 2013 IMP. The two major campus projects, ISEC and the EXP, that have been undertaken during the 10-year IMP focused on delivering research space to the campus. EXP includes teaching labs and classrooms but the 840 Columbus podium provides a rare opportunity to deliver new kinds of flexible spaces to support the changing needs and opportunities for experiential learning at the University. The building will become a dynamic hub of learning and collaboration activity not only on the ground floor but across all five stories of the podium.

The Project's academic and housing components align with Northeastern's vision to be a global leader in the development of living learning environments that translate learning into purposeful action. The Project's community economic development component respects the Project site's history as an urban renewal parcel in Roxbury. Specifically, Northeastern will dedicate a majority of the ground floor space and resources to programs that will have a measurable impact on local employment, education, and business success.

The Project will appeal to Northeastern upper-classmen, while also fulfilling Northeastern's commitment to reduce the impact that its students have on available housing stock in nearby neighborhoods. The Project's proposed scale responds to Boston's Housing a Changing City 2030 plan that calls for academic institutions to provide student housing on campus, thus reducing pressure on the surrounding neighborhood housing. This site is particularly advantageous for this scale of development because of its location adjacent to the Ruggles MBTA station and numerous bus routes. Furthermore, the Project provides an attractive, consolidated, and more operationally manageable alternative to the several buildings within the University's student housing portfolio that are outdated. Many of these properties are apartment buildings and rooming houses that were converted for student housing 40 to 50 years ago.

The Project allows Northeastern to update their student housing offerings and to provide apartment-style housing that will draw students to live on-campus. In addition, this Project enables the University to dispose of properties currently occupied by students in the Fenway neighborhood and increase housing opportunity and choice for individuals and families in Boston that might be less transient than student populations. The Project proposes approximately 810 student housing beds which if approved would provide replacement of 635 “beds” representing students that currently occupy buildings included in the Fenway disposition plan. These properties will be sold or ground-leased only after the new student beds are ready for occupancy in 2024; therefore, there will be no decrease or gap in available student beds provided on campus. No increase in student enrollment is expected as a result of the Project.

The University intends to seek the input of the Fenway community when preparing for the disposition of its property. At least one Request for Proposals (RFP) will be issued to outline the expectations and interests of the University for the properties and guide the selection of a future owner and/or developer of the site(s). The disposition will include an affordability component, with a portion of the existing housing redeveloped or rehabilitated to include income-restricted units.

In addition to student housing, the five-story podium of the building will serve as an interdisciplinary hub for innovative teaching and learning, consistent with the goals of developing academic facilities that support Northeastern’s growing research and academic programs. The podium will offer highly flexible spaces that support more traditional classroom-style teaching as well as more forward-looking individualized learning spaces, collaboration spaces, and project spaces. In addition to teaching and learning spaces, the podium will contain shared office space for staff and faculty.

The ground floor of the podium will serve as a dynamic center for community engagement and economic development. The economic development initiative will be guided by principles of measurable impact; university and community strengths in partnership; diversity, equity, and inclusion; leveraging space; and flexibility. The specific programs for this space are expected to adapt to the changing needs in the community through a process of frequent consultation with internal and external community stakeholders and review of impact metrics. Under consideration at this time are programs addressing jobs and workforce development, small business support, community capacity-building, and the educational pipeline. More information on this proposal can be found in Chapter 5.

The proposed massing respects the scale and massing associated with each of the primary site frontage areas, with a reduced building height on Tremont Street, Melnea Cass Boulevard, and Columbus Avenue, transitioning to the building’s maximum height near the center of the Project site, and adjacent to Renaissance Park. The building’s exterior will incorporate a high performance wall system in connection with the Project’s sustainable design goals, with materials selected to harmonize with the surrounding neighborhood, while establishing a unique identity for the Project as a whole.

Located at a critical juncture between Northeastern and Roxbury, the Project's location itself offers opportunities to connect more deeply with neighbors and neighboring organizations.

The community economic development initiative will extend horizontally along Tremont Street, including space and programming in the ground floors of 840 Columbus Avenue, Renaissance Park, and the community space at International Village where existing community space exists as Northeastern Crossing.

Lastly, the Project's location presents a tremendous opportunity for pedestrian and transit-oriented development serving as a link between the Northeastern Campus and the greater Roxbury and South End neighborhoods. Students can easily walk to the main Boston campus buildings. Furthermore, the Ruggles MBTA Station is less than a quarter-mile walk from the Project site, providing access to the MBTA Orange Line, several commuter rail lines, and numerous local bus routes.

2.2 Project Description

2.2.1 Project Site

The IMP Project site at 840 Columbus Avenue contains approximately 32,382 square feet located within Northeastern's south campus (see Figure 2-1). The IMP Project site, which currently functions as a surface parking lot, is bounded by Columbus Avenue to the north, Melnea Cass Boulevard to the east, Tremont Street to the south, and the existing Renaissance Park building to the west.

2.2.2 Proposed Project

As shown in Table 2-1, the Project includes the construction of a new, 25-story, approximately 468,500 sf mixed-use building containing 20 stories of housing with approximately 810 beds above a five-story podium of teaching and learning, institutional office, and makerspace uses. Acknowledging the site's location at the edge of the Northeastern campus in Roxbury and its history as an urban renewal parcel, the ground floor occupying most of the block will be dedicated space that brings together partnerships and University programs that support economic development for the neighboring community. Along with a flexible floor plan for display, meetings, gathering and events, the ground floor is anticipated to include approximately 2,800 sf of subsidized retail open to the community. Northeastern intends to undertake measures, including signage and other publicity, to make the ground floor, including the retail offerings, inviting and welcoming to the community.

The housing portion of the Project will include a predominant combination of two-bedroom units with shared accommodations, and four-bedroom units with private accommodations along with some efficiency units (studios) and one-bedroom units. The Project will host a spectrum of student amenities, including a social lounge, fitness center, Academic Success Center, and bike and laundry room. Additionally, there will be on-site para-professional staff and resident assistants available.



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The IMP Project will activate the site using transparent façade materials at the lower levels, allowing views and access to student and community gathering spaces, as well as street level retail space and community accessible ground level program elements. Upgraded sidewalk materials and furnishings, street trees, and enhanced street level lighting will also be incorporated. The upper floors of the podium will also be highly transparent, and will provide a visual connection between the public realm and the building interior, as well as providing views from within the building to the surrounding neighborhoods.

Table 2-1 IMP Project Program

Project Element	Approximate Dimension
Residential	±810 beds/258 units 326,600 sf
Academic/Office	123,900 sf
Ground Floor Academic/community Space	18,000 sf ±
Total Gross Floor Area	468,500 sf
Parking	No on-site parking
Building Height	25 stories (290 feet)
Parcel Area	32,382 sf

Northeastern operates a traditional academic calendar; however, due to the dynamic nature of the co-op program at Northeastern in which students participate in six-month co-op assignments that span the summer term, the building will continue to be occupied during the summer months. Community and shared spaces on the first floor will similarly be fully activated year-round, while the academic podium on floors two through five may experience reduced activity in summer months.

2.2.3 Preliminary IMP Project Schedule

It is anticipated that construction will begin in the Fall of 2021 and that construction will be completed by August 2024 in time for the Fall 2024 occupancy.

2.2.4 IMP Project Cost

Direct construction costs for the IMP Project is anticipated to be approximately \$220 million.

2.3 IMP Project Benefits

In addition to the many community benefits provided by Northeastern University, the IMP Project will include numerous benefits to the neighborhood and the City of Boston, including but not limited to:

- ◆ Providing more than 18,000 sf of ground floor space focused on community economic development broken down into three themes: workforce development, small business support, and lifelong learning.
- ◆ Creation of approximately 175 net new student beds, which will reduce the number of students that seek off-campus housing and the student housing impacts on Boston neighborhoods.
- ◆ Return of several properties to the Fenway neighborhood housing market and to the city real estate tax roll because approximately 635 of the beds in the Project will replace existing student housing.
- ◆ Creation of approximately 500 construction jobs, as well as new permanent jobs associated with building management and future Northeastern position growth. Furthermore the programming for the ground floor will include resources for skill building and business entrepreneurship.
- ◆ Generation of new property tax revenues to the City of Boston. ACC will pay full property taxes for the Project.
- ◆ Improvement of the urban design characteristics and aesthetic character of the neighborhood by replacing a surface parking lot with active ground floor public uses and introducing high-quality architecture to the site.
- ◆ Compliance with Article 37 of the Boston Zoning Code by being Leadership in Energy and Environmental Design (LEED) certifiable anticipated at a minimum of Gold level.
- ◆ Fulfillment of the economic development benefits associated with Parcel 18 as an urban renewal parcel. Space and programs for economic development will address job and education opportunities and entrepreneurial support for local businesses, and amplify the impact of local non-profits promoting economic development. See Chapter 5 of this IMP Amendment for additional information.
- ◆ In accordance with Section 80B-7 of the Zoning Code, the Project will contribute both a housing and jobs exaction to mitigate the effects of new large-scale real estate development. Based on its Development Impact Uses, as defined in Section 80B-7v, the Project will contribute approximately \$378,357 in housing linkage and \$74,582 in jobs linkage.

2.4 Future IMP Project

Northeastern is also considering a project at 450-452 Huntington Avenue. This site contains approximately 3,800 square feet located within Northeastern's north campus (see Figure 2-2). The site is bounded by Huntington Avenue to the north, Parker Street to the east, and Burstein and Rubenstein Halls, two Northeastern dormitories, to the southwest. This site is owned by Northeastern but has sat empty as the former Punter's Pub since December 2018. The remainder of the property is occupied by University House of Pizza pursuant to a lease with Northeastern.


This project has not yet been planned or designed, however, Northeastern's long-term goal is to redevelop the site along with the adjacent parcels. While there is not yet a plan for the site's redevelopment, Northeastern is seeking to redevelop the site for institutional use in the near-term while planning for the adjacent parcels will be addressed in the next IMP. The project is intended for institutional use. Primary uses contemplated for the project include but are not limited to: classrooms, research laboratories such as maker space, eating facilities, or other spaces for public assembly. Ancillary uses may include eating facilities. No parking is contemplated as part of the project. Any parking needs will be met through the University's existing parking assets. Ancillary uses may include eating facilities.

2.5 Zoning

The Project site is located within: (i) the Greater Roxbury Economic Development Area within the Roxbury Neighborhood District; (ii) the Restricted Parking Overlay District; (iii) the Northeastern Institutional Master Plan Area; (iv) a Planned Development Area (PDA) overlay district; and (v) the area subject to the IMP. A portion of the Project Site is also located within the Boulevard Planning District of the Roxbury Neighborhood District. Section 7.5.3 of the IMP identified the Project site as an area of interest for potential future partnerships for development or tenancy, noting that it was part of a PDA then intended for hotel development. As described above, the Project consists of a building with approximately 468,500 sf of gross floor area (GFA) containing a podium of five levels of academic/office and related use topped by approximately 810 beds of student housing on the Project site, resulting in a FAR of approximately 14.5.

As noted, the Project is also in a PDA, which is a special purpose overlay district established pursuant to Section 3-1A of the Boston Zoning Code – in this case, Planned Development Area No. 34 which is subject to the Amended and Restated Development Plan for Planned Development Area No. 34 Renaissance Park (the Development Plan) approved in 2007. The Development Plan also contemplates that the Project site will be used as a hotel. However, if the proposed amendment to the IMP is approved, the Project will be permitted without any further zoning relief in accordance with Section 80D-11 of the Code, subject to obtaining a Certification of Consistency with the IMP pursuant to Section 80D-10 of the Code and a Certification of Compliance under Large Project Review pursuant to Section 80B-6 of the Code. Section 80D-11 provides that an IMP project which has obtained a Certification of Consistency and, if applicable, a Certification of Compliance “shall be deemed to be in compliance with the use, dimensional, parking and loading

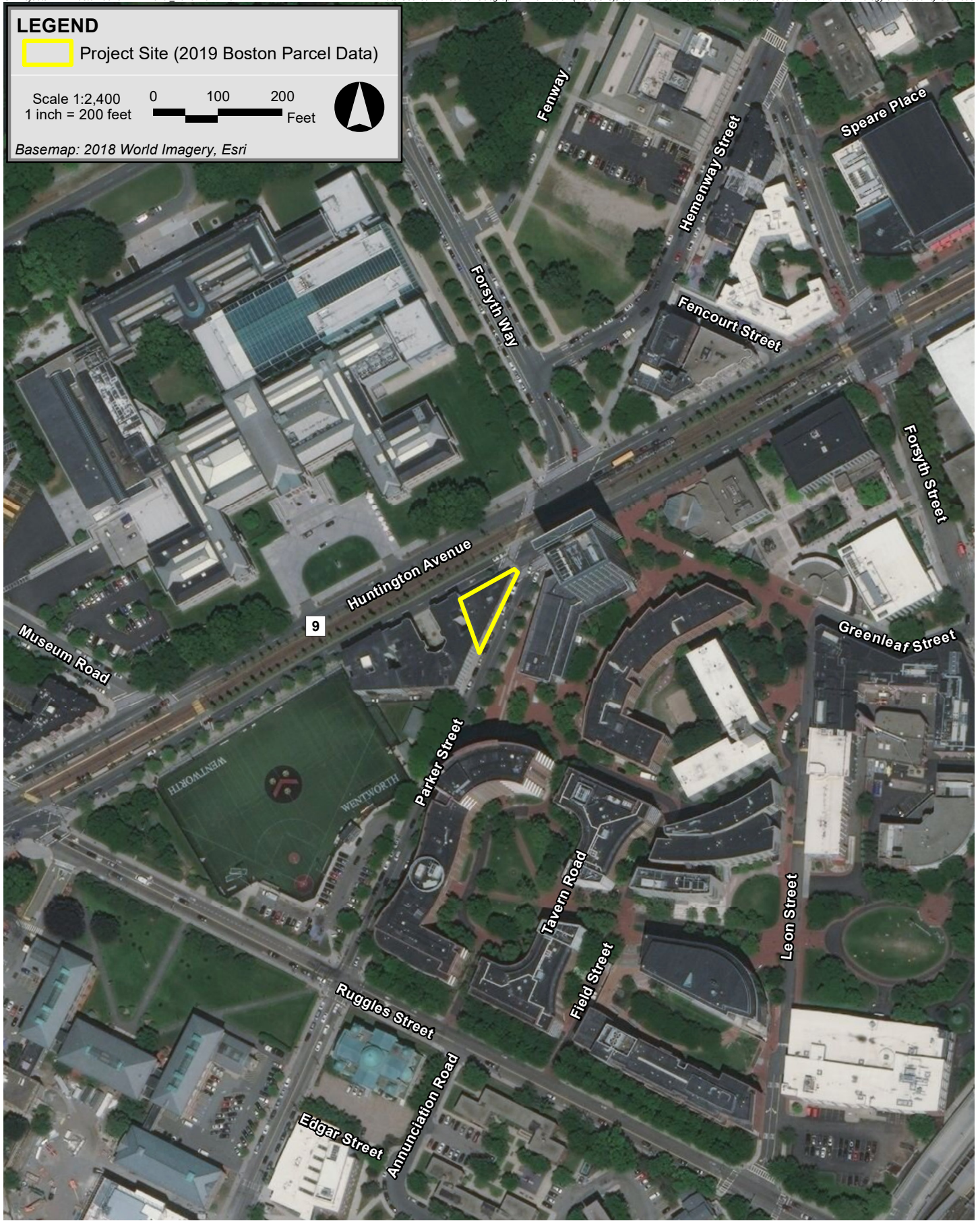
LEGEND

 Project Site (2019 Boston Parcel Data)

Scale 1:2,400
1 inch = 200 feet



Basemap: 2018 World Imagery, Esri



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requirements of the underlying zoning (including special purpose overlay districts established pursuant to Section 3-1A), notwithstanding any provision of the underlying zoning to the contrary and without the requirement of further Zoning Relief.” Even though approval of the IMP obviates the need for any further zoning relief, the Proponent also contemplates an amendment to the Development Plan, as well as a corresponding map amendment, to exclude the Project site from the PDA.

The apartments will be restricted to student housing uses through the ground lease of the Project site from Northeastern to an ACC-related entity and will be approved under a dormitory license, and the Project will be operated in accordance with Northeastern’s student code of conduct and housing standards, with para-professional staff and resident assistants on site. As such, the dwelling uses in the Project are classified as a Dormitory, as defined in Section 2A of the Code and are, therefore, exempt from the provisions of the Mayor’s Order Relative to Inclusionary Development dated December 9, 2015. The Project will also include approximately 18,000 sf of GFA of ground floor academic/community space that may include a retail or café space and 123,900 sf of GFA for academic or office use. The Project will not include any off-street parking.

Chapter 3.0

Planning Framework

3.0 PLANNING FRAMEWORK

3.1 Existing Context

Northeastern University's campus is located across four distinct Boston neighborhoods: Fenway, South End, Mission Hill, and Roxbury. To preserve the unique fabric of adjacent neighborhoods, Northeastern's proposed growth outlined in the 2013 IMP was envisioned through repurposing of underutilized areas such as parking lots or aging buildings. Redevelopment of parking lots such as the site of the Project present an opportunity to not only accommodate program growth but also enhance the urban design of the campus and better connect the campus to surrounding neighborhoods.

840 Columbus Avenue is bounded by Columbus Avenue to the north, Melnea Cass Boulevard to the east, Tremont Street to the south, and the existing Renaissance Park building to the west. The Project site is located at the edge of the South End, Lower Roxbury, and Fenway neighborhoods. The predominant existing land uses are mixed-use, commercial, and institutional and residential uses. North, northeast, and west of the Project site are parts of Northeastern University's campus such as the Northeastern University Interdisciplinary Science & Engineering Complex. To the northeast of the Project site is the St. Cyprian's Church, and residential buildings. To the south of the Project site is the Lower Roxbury neighborhood, consisting of two- to three-story homes. The Project site is adjacent to three major thoroughfares, Columbus Avenue, Melnea Cass Boulevard, and Tremont Street. Ground level retail characterizes Tremont Street, while Columbus Avenue consists of mostly residential buildings and a few businesses.

Recently completed major developments in the area include LightView, 1004-1008 Tremont Street, and 1065 Tremont Street. Other major projects coming to the neighborhood include Whittier Choice and Madison Park Infill, which are currently under construction, and Northampton Street Residences, Tremont Crossing (P-3), and Northeastern University EXP, which have been board approved. These developments add a mix of residential, institutional, and commercial space to the area.

Open spaces near the site include the Carter Playground, Fredrick Douglas Green, and New Castle Garden to the northeast of the Project site, the South Bay Harbor Trail to the east of the site and Southwest Corridor Park running west of the site, Bessie Barnes Park to the northeast, and the Lenox and Kendall Community Garden, southeast of the site.

Several transportation amenities catering to various modes are located within the Project site's vicinity including the Ruggles MBTA-Station which provides access to the Commuter Rail, Orange Line, and numerous bus routes, multiple bus stops for Bus Route 43 along Tremont Street, and the walk-and bike-friendly South Bay Harbor Trail and Southwest Corridor Park.

Planning in the Area

Several plans influence planning in and around 840 Columbus Avenue including:

Melnea Cass Boulevard Design Project: This project calls for the designing of Melnea Cass Boulevard to align with Complete Street guidelines, improving Melnea Cass Boulevard from Columbus Avenue to Massachusetts Avenue. The Project aims to transform the boulevard to a safe and comfortable street for all modes, ages, and abilities, with increased economic activity. This project is currently being redesigned.

Roxbury Strategic Master Plan (RSMP): This plan, finalized in January of 2004, was established to serve as a guide to shape future policy in Roxbury. The RSMP highlights the neighborhood of Roxbury's objectives to improve transportation networks, increase economic diversity and opportunities, enhance the public realm and cultural environment, as well as increase housing options and community participation in planning. The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the RSMP, and continued to meet on a regular basis to oversee the implementation of the RSMP. The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations. The plan suggests the redesign of Columbus Avenue to a safer pedestrian friendly thoroughfare with narrower widths and streetscape that facilitates the connection and interaction of Lower Roxbury and Jamaica Plain neighborhoods. The plan also calls for the development of parcels at the edge of Melnea Cass Boulevard, Columbus Avenue, and Tremont Street using Transit Oriented Development strategies. The plan encourages high developments with limited parking and active pedestrian friendly ground floors.

Go Boston 2030: This plan works to build efficient, equitable, and safe transportation networks that create economic opportunity in Boston.

Imagine Boston 2030: This plan provides a framework to encourage affordability, reduce displacement, and improve quality of life; increase access to opportunity; drive inclusive economic growth; promote a healthy environment and prepare for climate change, and invest in open space, arts and culture, transportation, and infrastructure.

3.2 Facilities Needs

As student housing on campus and research facilities have been added to the Northeastern campus, the accompanying needs for classroom spaces remains under-supplied. The podium at 840 Columbus will address these needs while introducing new models for experiential teaching spaces consistent with the evolving academic innovations embraced at the University.

3.3 Campus Vision and Identity

Northeastern University is a notable urban campus situated in or at the edge of many dynamic neighborhoods. This location and the form of the campus speaks to the ethos of experiential learning and focus on translating learning and research into actions that meet society's needs.

This Project is located in an area of Roxbury between the Orange Line and Tremont Street near Ruggles Station. This area has been the focus of the University's greatest research, academic, and student housing goals over the period of this IMP. The location of this land in Roxbury, and on a former urban renewal parcel, makes its authentic connection to and inclusion of neighbors critical. In addition to the connection recently completed by the bridge over the MBTA tracks, the University plans to transform Parcel 18 along the length of the Tremont Street corridor into more than a gateway. It will be an open corridor, designed to invite and include Roxbury neighbors into the teaching, learning, and service activities of the University.

3.4 Urban Design Guidelines and Objectives

The Project will expand on Northeastern's recent commitments to enlivening the Columbus Avenue and Tremont Street corridors through projects such as Carter Field expansion and renovation, LightView housing, ISEC and EXP research and teaching, and Northeastern Crossing community collaboration space. The Project will transform an underutilized surface parking lot into an architecturally inspiring, multi-use building fulfilling the program needs described and animating the ground floor and public realm along the Tremont Street corridor. The Project's residential tower has been designed to limit the visual impact of the massing through setbacks from the edges of the site.

The ground floor, dedicated to community economic development, will activate this prominent intersection, inviting the University community and public to flow through the building from Tremont Street to Columbus Avenue. An entry at the corner of Melnea Cass Boulevard and Columbus Avenue opens onto the University's new research buildings, ISEC and EXP, as well as the new pedestrian crossing which spans the MBTA tracks and connects to the rest of Northeastern's campus. On the Tremont Street side, the Project team is in discussion with city staff planning the Crescent Parcel and upcoming redevelopment efforts about complementary uses and design.

The mixed-use development will provide new student housing beds in order to meet the City's Housing a Changing City Plan to add 18,500 student beds citywide by 2030. Furthermore, improvements to the streetscape will align with planned reconstruction of Melnea Cass Boulevard. As the third of three major redevelopment efforts along Columbus Avenue within the span of the IMP, the Project will further reinforce the street edge and contribute to the overall connectivity of this corridor.

3.5 Public Realm

The Project will include extensive improvements to the public realm adjacent to the Project site. The ground level of the building and adjacent site improvements are intended to work as a whole to improve the streetscape experience for occupants of the building and residents in the surrounding community, as well as enhance access to the Northeastern Campus and the Ruggles MBTA station.

The Project will include a dedicated bike way, and introduce supplemental street trees, seat walls, screen plantings, and seating nodes (corresponding with building entrances). The Project proposes to incorporate a new drop-off area on Melnea Cass Boulevard, adjacent to the Project's Student Resident and Academic Space entries, subject to necessary approvals (see Figure 3-1).

The Project's Tremont Street façade is seen as the primary point of access to the community spaces on the first floor. Public realm improvements along Tremont Street will strengthen the visibility of these access points and create corresponding nodes on the sidewalk to extend the activities within the building onto the street. The entire first floor lobby area of the building is intended to function as an extension of the public realm, allowing travel from Tremont Street through the building and onto Columbus Avenue and beyond (see Figure 3-2). This interior public realm extension will also provide access to and views of the activities on the ground and upper levels of the academic podium.

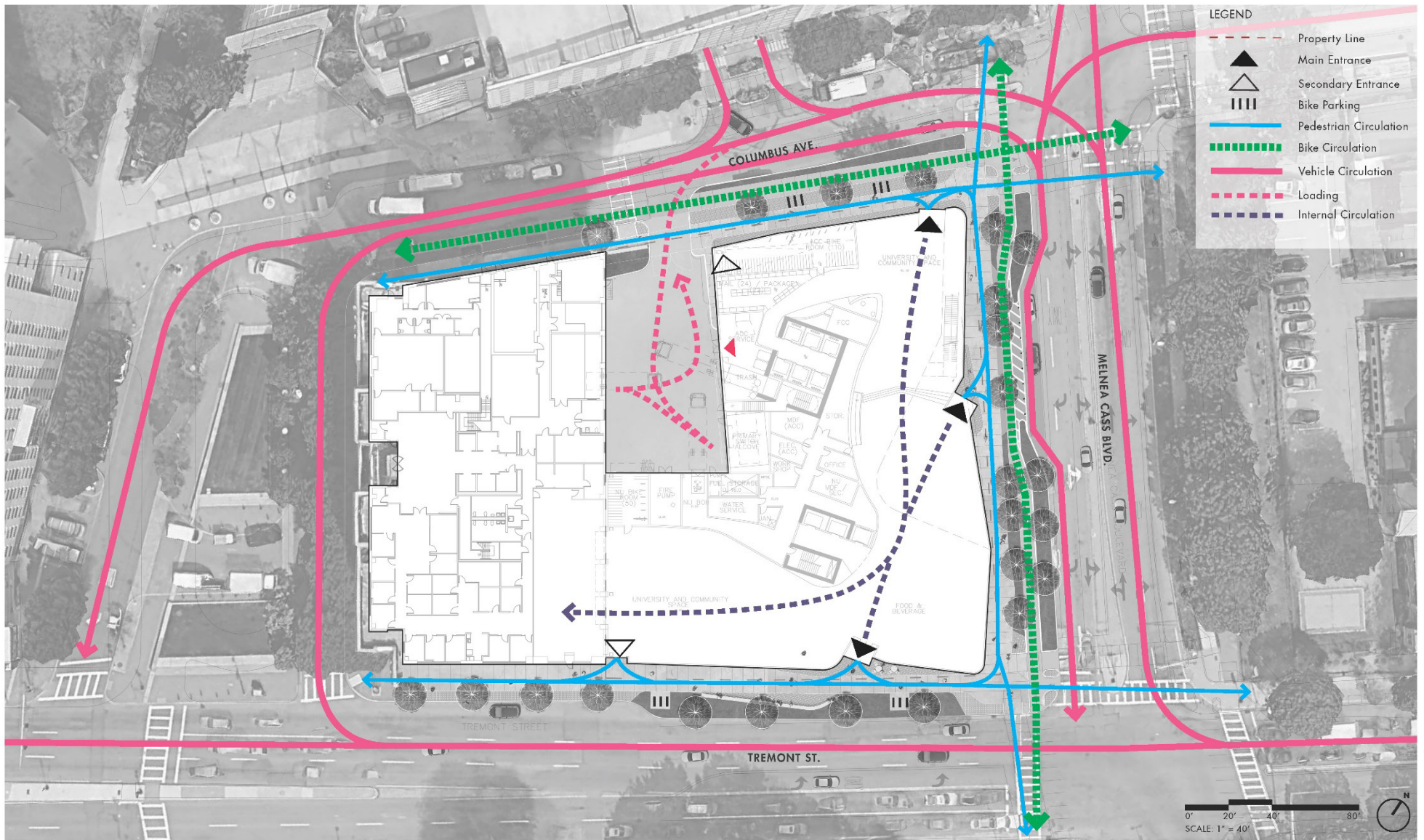
3.6 Pedestrian Circulation Goals and Guidelines

As previously discussed, as one Project in a series of several major redevelopment efforts along Columbus Avenue within the space of the IMP, the Project has the potential to strengthen the street edge and contribute to the overall connectivity of the Columbus Avenue corridor. Redeveloping the surface parking lot will not only contribute to the hub of activity along the street but contribute to the street's urbanism. While the design is intended to delineate and contribute to a street edge, the building's ground floor is designed to be open and inviting, creating a fluid and flexible connection between Tremont Street and Columbus Avenue.

Information on mode share, parking, and TDM measures is provided in Chapter 4.



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Chapter 4.0

Transportation

4.0 TRANSPORTATION

4.1 Introduction

In accordance with the scoping determination provided by the Boston Planning and Development Agency (BPDA) and the Boston Transportation Department (BTD), this section summarizes existing transportation conditions and impacts associated with the proposed IMP Project for this Amendment. A more detailed assessment of the transportation impacts for the proposed mixed-use Project is presented in the DPIR.

4.2 IMP Project Description

The Project site is located in the parking lot adjacent to Northeastern University's existing Renaissance Park building and has frontage on Columbus Avenue, Melnea Cass Boulevard, and Tremont Street. The Project will replace the existing 32,382 square foot site with a mixed-use building. The new building is designed to accommodate new student residences and academic space that includes ground floor retail use. The Project will provide approximately 810 beds above a five-story academic podium. The ground floor occupying most of the block will be dedicated space that brings together partnerships and University programs that support economic development for the neighboring community. Along with a flexible floor plan for meetings and events, it is anticipated that approximately 2,800 sf of the ground floor space will contain a retail component. Of the approximately 810 beds, 635 are intended to replace other on-campus student residences and 175 will be new student beds. The Project will eliminate approximately 62 existing surface parking spaces, all of which are permitted to monthly card holders of the adjacent Beth Israel Deaconess Medical Center offices at 1135 Tremont Street. The Beth Israel Deaconess Medical Center monthly parking permits will all be accommodated in the Renaissance Park Garage until termination of their lease.

No increases in student enrollment are anticipated with the addition of this Project. With the development of this Project, the proportion of students living in on-campus housing will increase and trips to and from the campus will decrease.

4.3 Existing Transportation Conditions

4.3.1 Mode Share

Northeastern's urban location with respect to public transit, the downtown core, bicycle facilities, and local area institutions and businesses, combined with an increase of on-campus student housing, facilitate trips by non-auto modes such as walking, bicycling, and public transit. Commuter mode shares for students and faculty/staff, from the most recent detailed rideshare survey, are summarized in Table 4-1. As summarized, a majority of commuter trips are made by non-auto modes.

Table 4-1 Northeastern University Commuter Mode Shares

<i>Mode</i>	<i>Students</i>		<i>Faculty/Staff</i>	
	2012 ¹	2018 ²	2012 ¹	2018 ²
Drive Alone	6%	4%	29%	26%
Carpool	1%	1%	4%	6%
Transit	32%	32%	54%	56%
Walk	49%	61%	6%	11%
Bike	11%	2%	4%	1%
Other	1%	0%	3%	0%
Total	100%	100%	100%	100%

Source 1. Northeastern University 2012 DEP Rideshare Survey.
 2. Northeastern University 2018 DEP Rideshare Survey.

4.3.2 Recent and On-going Safety Initiatives

In October 2015, Northeastern staff and BTD conducted a site walk along Columbus Avenue, between Melnea Cass Boulevard and Camden Street, to assess pedestrian and bicycle safety along the corridor. As a result of this coordination, several safety improvements were identified and implemented. Through new signage, on-street parking was shifted away from crosswalks and intersections to enhance sight lines and reduce conflicts. Design plans were also developed for improvements to the bicycle lanes along the corridor, including the addition of enhanced green painted bicycle lanes at all roadway and driveway crossings. These updated pavement markings are currently in place along the roadway.

The University continues to evaluate the pedestrian and bicycle safety conditions along the Columbus Avenue corridor.

4.3.3 Campus Parking Supply

Northeastern University currently owns five parking garages and thirteen surface parking lots on campus, including the Project site, with a combined capacity of approximately 3,159 parking spaces. Parking is available for a combination of faculty, staff, students, visitors, and the general public.

4.3.4 Shared Cars and Bicycles

Increasingly popular car-sharing services provide easy access to vehicular transportation for urban residents who do not own cars. Zipcar is currently the provider of shared cars on campus and has eight on-demand vehicles in three different locations. Zipcar allows students, alumni, staff ages 18 years or older with a valid .edu email address to participate at discounted rates. Vehicles are rented on an hourly and per-mile basis, and all vehicle costs (gas, maintenance, insurance, and parking) are included in the rental fee. Vehicles are checked out for a specific time period and returned to their designated location. Zipcar also has one location adjacent to the campus with

six vehicles at 76 Gainsborough Street. Getaround has a location adjacent to campus with two vehicles near the intersection of Columbus Avenue and Melnea Cass Boulevard. Additionally, Turo has four locations within ¼ mile of campus.

In 2011, the University partnered with the City of Boston on the New Balance Hubway Bikeshare program and sponsored a station located in North Lot. Now under the moniker BLUEbikes, the bicycle sharing system is the Boston area's largest bicycle sharing service and currently consists of more than 3,000 shared bicycles at more than 300 stations throughout Boston, Brookline, Cambridge, Somerville, and Everett. There is one BLUEbike station located adjacent to the Project site across Columbus Avenue and an additional ten located within one-half-mile of the site.

4.3.5 *Transportation Demand Management (TDM)*

Since the 2000 IMP, drive alone commuter trips to/from the campus have declined substantially – from 27 percent to only 4 percent for students and from 49 percent to only 26 percent for employees. In 2012, Northeastern received the Massachusetts Excellence in Commuter Options (ECO) Pinnacle Award for the on-going efforts in incorporating sustainable transportation on campus.

Northeastern University provides a number of TDM programs to reduce single-occupant automobile use and parking by students, faculty, and staff, and to help improve the environment of the campus, as described below:

- ◆ On-Site sale of MBTA passes – The University currently provides MBTA pass sales on-campus through the Husky Card office. In addition, MBTA maps and schedules are posted at a number of different locations around campus.
- ◆ MBTA Semester Pass Program – The University participates in the MBTA's Semester Pass Program. This program allows students to receive a discount on transit passes for the semester when purchased in advance.
- ◆ Providing Pre-tax purchase of MBTA passes for employees – The University allows MBTA passes to be purchased by employees by means of a pre-tax payroll deduction for up to \$125 per month. This effectively reduces the employee cost of purchasing passes.
- ◆ Negotiation with Bus Providers – The University is actively involved with the MBTA, BTD and the BPDA, as well as adjacent institutions of higher learning and other government agencies to enhance access, as well as the aesthetics of the public transit facilities located adjacent to campus.
- ◆ Ruggles Station – The University is actively in communication with the MBTA to make improvements and enhance the overall commuting experience at the station.

- ◆ Posting of Bus Schedules – Information on the MBTA including maps, fares, schedules, updates and recommended routes to campus are available at various websites and information centers on campus.
- ◆ Bicycling Incentives – The University supports bicycling to campus with sponsorship of the BLUEbikes bike share system, discussed elsewhere in this document. The Northeastern University Policy Department (NUPD) offers a free voluntary bicycle registration program available to any faculty, staff, or student. NUPD records the bicycle details and provides a weatherproof registration and deterrent sticker. Two bicycle repair stations have been installed on campus for use by the entire Northeastern community. Bicycle racks are available throughout campus, and secure bicycle storage space is provided on the ground level of the Renaissance Park Garage. Showers and lockers for cyclists are available at two athletic centers on the campus.
- ◆ Off-Campus Student Services Office – The University operates a Commuter Referral Office providing commuting students with information on commuting (bus and train schedules and carpooling information).
- ◆ Sponsorship of the Fenway Alliance – The University has been instrumental in supporting the Fenway Alliance as a consortium for planning in the area. The Alliance serves as a forum for the institutions centered in the Fenway Cultural District to coordinate on transportation and parking issues in addition to other concerns of a district-wide nature.
- ◆ Roxbury to Fenway Bicycle Connector – Over a period of years, Northeastern has worked to promote the proposed bicycle and pedestrian connection between the Back Bay Fens and the Southwest Corridor Park. The University continues to work collaboratively with the BTD as they seek to design and construct the Roxbury to Fenway Bicycle Connector as part of the Boston Green Links Initiative. Portions of this Project are now under design and future design support was a TAPA commitment of the EXP Project.
- ◆ RedEye Safety Escort – Students who live off campus can utilize a free ride home at night in a ridesharing service operated by NUPD. The service operates every half hour departing from Snell Library from 7 p.m. until 6 a.m.
- ◆ Preferential Parking for Carpools and Vanpools – Up to four preferred parking spaces have been provided in the Gainsborough Garage first floor for faculty and staff with daytime decals who travel with at least three total occupants.
- ◆ Carpooling Incentives – The University provides other periodic incentives to encourage carpooling by students, faculty and staff.
- ◆ Car Sharing – As noted elsewhere, Northeastern has two car sharing services available on or near the Boston Campus – eight assigned ZipCar spaces. Several University departments have Zipcar accounts.

- ◆ Electric Vehicles and Charging – The University has acquired several small electric vehicles for use on campus by facilities personnel. As part of the ISEC and EXP projects, the University has installed electric vehicle charging stations within the first floor of the Columbus Garage.
- ◆ Walking - The University provides many facilities that encourage people to walk before, during and after work hours, including restaurants and other dining facilities, recreation centers, banking services, counseling services, a notary public, a library and the bookstore. Walking Works at Northeastern, a physical activity group, encourages walking, including the “walking and talking” program that connects faculty and staff with University leaders.

4.4 Impact of New Project on Campus Parking Supply

The Project will eliminate approximately 62 existing surface parking spaces, all of which are permitted to monthly card holders of the adjacent Beth Israel Deaconess Medical Center offices at 1135 Tremont Street. Given that the proposed building will be student residences, and the proximity to the Northeastern campus and a wide variety of public transit services, no parking will be constructed with the Project. The Beth Israel Deaconess Medical Center monthly parking permits will all be accommodated in the Renaissance Park Garage or in one of several other University-owned parking facilities, which have adequate available supply to accommodate this demand.

4.5 Student Auto Ownership, Use, and Parking

Full-time undergraduate and graduate students are eligible to purchase a parking pass for Northeastern parking facilities on a semester basis. Part-time students have the option to purchase a semester permit or an annual permit. As detailed in the IMP, parking demand for students is very low at only approximately 0.07 parking passes per student. There is sufficient capacity to meet student parking demand.

No designated on-site parking will be provided for residents of the Project. Based on discussions with the BTM and consistent with the ACC Lightview Project, resident students living within the proposed building would **not qualify** for the City of Boston residential parking-permit program.

Together, the pedestrian-oriented nature of students, the proximity to campus, the close availability of transit, and the high cost of overnight parking, will discourage vehicle ownership by Project residents.

4.6 Move-in/Move-out Traffic Management Procedures

Since 2000, the University has prepared Move-In/Move-Out Plans each academic year for the BTM. The Move-Out Plan is usually a less formalized document since that process is more gradual, taking place over a longer timeframe. Since 2019, ACC has worked with Northeastern to include its LightView building into the Plan submitted to BTM as will be the case with this new residential

facility. For the past several years, Northeastern has provided state of the art move-in support and service to students moving on to campus during move-in week in the Fall, including those residence halls on Columbus Avenue. The service and support are structured to handle high volume University move-ins with quality, efficiency and professionalism. The plan includes over 500 “move in team” members, 25 staff providing supervision and over 2,000 pieces of equipment. As cars pull up to the curb, cars are unloaded, and a team of movers places their items into bins that are then taken directly to their rooms. The move-in plan focuses on traffic management and minimum disruption to city streets and includes:

- ◆ Attending community meetings to create support for the move-in plan.
- ◆ Notifying neighbors about the move-in process and arranging parking for neighbors in the Gainsborough garages for the weekend.
- ◆ Avoiding moving students into the Fenway area on September 1st due to expected congestion.
- ◆ Working with the neighborhoods on August 31 and September 1.
- ◆ Assisting coordination of trash removal and police presence.
- ◆ Reaching out to neighboring businesses and institutions (i.e., the Symphony, Wentworth) in early May and early June to notify them of the University’s move in plans.
- ◆ Coordinating with the Mayor’s Office and various city agencies with regard to move-in schedule, plan and coordination.
- ◆ Spreading move-in over five days to ease congestion and improve service.
- ◆ Easing the move-in process for parents and students by providing moving support (professional movers and moving carts) at targeted locations and increasing campus volunteers.
- ◆ Expanding curb-side check-in at White Hall, Willis Hall, and West Village H.
- ◆ Confirming parking plans with the City and nearby neighborhoods to assist with smooth curbside check-ins.

Northeastern also monitors major events and construction activities in the area that might impact moving procedures.

Peak move-in periods for Northeastern typically occur on the Friday, Saturday, Sunday, and Monday of Labor Day weekend. During those days, the University has about 1,000 – 2,000 students move in per day across the campus (Fenway area, East Village/Hastings, Columbus Avenue and International Village). Move-in activities associated with the Project are expected to

have only a small impact on area roadways, as it will account for less than 10 percent of the total number of students housed by Northeastern. Move-out periods vary greatly as students all manage their own schedules of being in classes and/or on co-op, and so there is no real peak for move-outs except for freshman move-out during the end of April, and this occurs over the course of one week during final exams.

The move-in for the Project will be included in the overall Northeastern University move-in strategy. The Northeastern move-in team will work with ACC on a plan where students are assigned a specific move-in day and time by floor. The move in team will consult on traffic patterns, queue lines, elevator management and staging. The plan will also include a place for each vehicle to park in a Northeastern parking garage for move-in day. Northeastern University Facilities Services will participate in the removal of trash on Columbus Avenue for the Project in the same way they do today on Mission Hill during the September 1st move-in day.

4.7 Bicycle Transportation

Bicycle transportation continues to be an increasingly important access mode for the Northeastern community with approximately two percent of students and one percent of faculty/staff commuting via bicycle on a typical day. While bike usage on campus has increased, bike storage options have not kept pace even though the University has significantly increased on-campus bike storage from just 141 bicycles at eight locations in 2000 to approximately 2,000 bicycles at nearly 40 locations throughout the campus today.

Upon completion, the EXP, which is currently under construction, will add storage for an additional 128 bicycles, including a dedicated bicycle room, repair station, locker and shower facilities, exterior racks serving 56 visitor bicycles. Within the new Project, covered, secure bicycle storage will be provided for residents (approximately 110 secure bicycle spaces for residents, 50 for faculty/staff, and 634 in-residence racks in the apartments) and 24 visitor spaces. These new bicycle accommodations will bring the campus wide total up to 2,818 bicycles. The University continues to study options to increase the number of exterior bike racks in strategic locations across campus as well as looking for opportunities to increase indoor bike storage.

The Project will provide bicycle storage for residents, employees, and visitors, consistent with the *City of Boston 2020 Bicycle Parking Guidelines*. The proposed bicycle accommodates are detailed in the DPIR and will be finalized as part of the Transportation Access Plan Agreement (TAPA) between the Proponent and BTM.

Chapter 5.0

Economic Development

5.0 ECONOMIC DEVELOPMENT

5.1 Employment and Workforce Development

Northeastern has and will continue to commit to providing employment training and education programs to community members every year. Northeastern has set specific goals to increase the number of employees in contiguous zip codes, work with vendors to increase local hiring, and create internship opportunities for community members. Examples of specific efforts from 2019 include:

- ◆ Hosting the fifth annual Community Vendor job fair, attended by 30 vendors and 210 applicants;
- ◆ Participating in community-based events such as interview training and community job fairs;
- ◆ Expanding internship opportunities for community members;
- ◆ Assembling a print and digital media plan that targets local neighborhoods to inform residents of hiring events;
- ◆ Supporting minority, women and small local business enterprises through supplier fairs, business networking events, training and mentoring initiatives, and capacity-building programs.

More information about these and other programs can be found on pages 23-33 of the 2020 IMP Community Benefits Annual Report:

https://issuu.com/northeasterncrossing7/docs/nu382_cbar_report_2020_r2.

5.2 Community Economic Development

Northeastern University supports local businesses through direct spend and procurement as well as through a variety of learning and networking opportunities. These opportunities range from supplier fairs, business networking events, and training and mentoring initiatives, to capacity building programs.

The unique history of the Project site as an urban renewal parcel and the commitment to delivering community economic development has created an additional opportunity for the University to focus on expanding this work. Over the past 20 months, Northeastern's Campus Planning and Real Estate Department along with City and Community Engagement staff have engaged community members, through the Community Advisory Board, IMP Taskforce, and numerous conversations, to better understand community needs, and develop and prioritize program ideas that will draw on Northeastern and community strengths to create impact. In this process Northeastern has listened to and incorporated ideas or feedback from neighbors, elected officials, and representatives of the following community organizations:.

- | | | |
|---|---|--|
| 1) 826 Boston | 19) E-for-All | 38) Mission Hill Main Streets |
| 2) Action for Boston Community Development (ABCD) | 20) Fenway Alliance | 39) National Braille Press |
| 3) ABCD South End | 21) Fenway CDC | 40) Preservation of Affordable Housing (POAH) |
| 4) Alice Taylor Tenant Task Force | 22) Fenway Civic Association | 41) Roxbury Innovation Center |
| 5) Back of the Hill CDC | 23) Fenway Community Center | 42) Roxbury Main Streets |
| 6) Black Market | 24) Friends of Melnea Cass Boulevard | 43) Roxbury Strategic Masterplan Oversight Committee |
| 7) Black Owned Bos | 25) Friends of the Hernandez | 44) Sociedad Latina |
| 8) Black Umbrella Project | 26) Garrison Trotter Neighborhood Association | 45) South End Soccer |
| 9) Boston Housing Authority | 27) Haley House | 46) SquashBusters |
| 10) Boston Impact Initiative | 28) Hyde Square Task Force | 47) St. Cyprians Episcopal Church |
| 11) Boston NAACP | 29) IMPAG | 48) United Neighbors of Lower Roxbury |
| 12) Boston planning & Development Agency | 30) Islamic Society of Boston | 49) Washington Gateway Main Streets |
| 13) Boston Public Schools, Office of Human Capital | 31) Little Brothers - Friends of the Elderly | 50) Youth Enrichment Services (YES) |
| 14) Building Trades Union | 32) LISC | 51) Councilor Kim Janey |
| 15) Chester Square Neighborhood Association | 33) Madison Park CDC | 52) Councilor Kenzie Bok |
| 16) City of Boston, Department of Innovation and Technology | 34) Madison Park Technical Vocational High School | 53) Representative Chyna Tyler |
| 17) City of Boston, Mayor's Office of Economic Development | 35) Mandela Residents Cooperative | 54) Representative Jon Santiago |
| 18) Darryl's Corner Bar and Kitchen | 36) Mission Hill Family Collaboration | |
| | 37) Mission Hill Neighborhood Housing Services | |

Input and feedback from the Northeastern IMP Task Force and Northeastern Community Advisory Board at the following meetings have also been critical to this effort:

- ◆ Northeastern IMP Task Force Meetings: 6/12/2019, 7/23/2019, 10/11/2019, 11/7/2019, 12/16/2019, 9/22/2020, 1/28/2020
- ◆ Northeastern Community Advisory Board Meetings: 8/29/2019, 10/17/2019, 02/11/2020, 08/27/2020, 10/22/2020, 01/14/2021

5.2.1 **Community Economic Development Initiative Program Overview**

The Community Economic Development Initiative, occupying the 18,000 sf ground floor of 840 Columbus Avenue, will be guided by principles of measurable impact; university and community strengths in partnership; diversity, equity, and inclusion; leveraging space; and flexibility. The programs are intended to align with both community needs and University strengths. The initiative will comprise of multiple programs creating impact in one or more of the following key areas:



1. **Educational Pipeline:** Education is at the core of Northeastern’s mission and its greatest strength. Thus, the University has been committed to college readiness, and scholarship programs that serve Boston residents. The Educational Pipeline focus will seek to expand transparency around and access to these opportunities for Northeastern’s neighbors.
2. **Jobs and Workforce Development:** The need for good jobs for area residents is clear. Programs in this area will address local hiring and contracts at Northeastern as well as developing the skills and resources for job readiness at Northeastern and other employers.
3. **Small Business Support:** Business ownership is an important part of addressing the enormous wealth gap between white and BIPOC families. Related programs will employ targeted learning, mentorship, network, and space opportunities that support emerging women and BIPOC entrepreneurs as well as local small business owners as they scale, pivot, or adapt to changing markets.
4. **Community Capacity Building:** Northeastern recognizes that there are excellent partners in the community already doing critical work to support business and economic development. Programs and investments in this area will draw on the University’s passionate students and faculty to build capacity for and amplify the economic development work of local community organizations.

The multiple programs that make up the initiative will remain flexible and adapt to community needs and joint opportunities as they emerge. However, the **commitment to invest in people, space, programs, and community guidance, will be constant with no expiration date.**

5.2.2 **Early Program Activities**

Rather than wait until the building opens in 2024, Northeastern is investing in early program activity for many of the ideas that have emerged from stakeholder discussions. These early activities will allow University and community partners to test, iterate, and evaluate programs so that those that are successful are ready to implement at scale when the building opens. Early activities that will be explored in the coming year include:

- ◆ Educational Pipeline: Creating a robust centralized resource and outreach to improve transparency and accessibility of scholarship and college readiness opportunities.
- ◆ Jobs and Workforce Development: Hiring a student co-op to promote employment access for the community through community outreach and identification of barriers to employment.
- ◆ Small Business Support: With partner ACC, Northeastern is in the process of securing a local, woman, minority-owned food and beverage business in the ground floor of the LightView residential building. Northeastern is working on integrating a subsidized space for rotating creative and artistic retail in that space as well.
- ◆ Community Capacity Building: Northeastern intends to fund a cohort of Northeastern student co-ops to work with community-based organizations on community economic development work, specifically catering to the Roxbury community. Northeastern is simultaneously working on opportunities to expand the University's program to hire local high school co-ops, and ideally finding opportunities for peer mentorship.

5.2.3 *Longer-term Program Commitments*

Early activities such as those discussed above are intended not only to tackle pressing issues and demonstrate a long-term commitment to the four initiatives, but to also inform and shape programs long-term so that they can be responsive to community needs and University strengths. Community feedback and further discussion with University and community partners will help inform these programs. Additional longer-term program proposals under consideration at this time include:

- ◆ Educational Pipeline:
 - Dedicate a Northeastern Community Ambassador, who will proactively connect communities with educational opportunities.
 - Explore opportunities to scale the most successful programs.
- ◆ Workforce Development:
 - Dedicate a Northeastern Community Ambassador who will proactively connect communities with job and procurement opportunities at the University.
 - Conduct outreach and make commitments for diversity in campus construction.

◆ Small Business Support:

- Create a robust small business and entrepreneurship network connecting community entrepreneurs and small business owners with Northeastern students, faculty, and extended networks, while offering training and mentorship.
- Expand anchor tenant and rotating business opportunity into a small-scale market with technical supports and subsidized spaces.

◆ Community Capacity Building:

- Continue co-op or related student-based programs to build capacity for local organizations targeting Community Economic Development.

With community partners, Northeastern will continue to refine, adapt, and consider novel economic development programs leading up to and after completion of 840 Columbus Avenue. When the building opens, the significant community economic development space on the ground floor will serve as the infrastructure for and beacon to these programs and opportunities. The space itself will serve as a physical manifestation of an invitation to Northeastern's neighbors to be a part of the larger University community and share in its intellectual resources.

Chapter 6.0

Community Benefits Plan

6.0 COMMUNITY BENEFITS PLAN

Following extensive consultation with the BPDA-appointed Northeastern IMP Task Force, the broader community, elected officials, and the BPDA, Northeastern committed to a robust package of public benefits in association with the eleven projects considered in the IMP. These specific commitments are over and above the diverse array of more than 240 community focused programs and services that Northeastern developed over the years in response to community need and which the University continues to support. An extensive annual update on the IMP community benefits is available online at: https://issuu.com/northeasterncrossing7/docs/nu382_cbar_report_2020_r2.

The guidelines that Northeastern relied on to develop the package of community benefits associated with the IMP included the following:

- ◆ The benefit serves the mutual interests of the community and Northeastern and can be recognized to be of benefit in the local community and beyond;
- ◆ The benefit leads to sustainable partnerships in the community designed to promote the development of thriving communities along Northeastern's institutional borders, especially in Roxbury;
- ◆ The benefit builds on existing programmatic strengths and core competencies of the University, or builds upon other strengths that can be leveraged or harnessed;
- ◆ The benefit strives for innovative ways to optimize resources that build a strong community and a strong University; and
- ◆ The benefit helps develop a robust community engagement or service strategy that is supported by Northeastern's student and academic interests.

The specific community benefits are outlined in the IMP Cooperation Agreement that was executed in January 2014. Several of the benefits have been delivered including:

- ◆ Development of a neighborhood center, Northeastern Crossing, which opened in September 2015, and serves as a focal point for community engagement and a space that local residents and organizations can use for a variety of purposes;
- ◆ Renovation and expansion of Carter Playground, a City of Boston park available for public use, was completed in 2018. In addition to a substantial capital investment to renovate the fields, Northeastern contributes land to increase the playing areas and provides an air structure to increase utilization in the colder months. Northeastern University also committed to operate and maintain the park for 30 years at an annual cost of over \$2.5 million;

- ◆ Creation of a beautiful, accessible pedestrian crossing of the train tracks that connects the Roxbury and Fenway neighborhoods through the Northeastern campus. This new bridge opened in May 2019;
- ◆ Delivery of 825 new student beds in partnership with ACC at LightView on Columbus Avenue which opened in August 2019; and
- ◆ Provision of an updated Student Housing Impact Report. The report was published in June 2019 and Pam McKinney presented the findings at the community task force meeting held on July 23, 2019. The full report is available at: <http://www.bostonplans.org/getattachment/d12057e6-f270-4643-8278-157e69b94656>.

In addition, Northeastern has several ongoing community benefit commitments. Some of the programs are highlighted below.

- ◆ Northeastern partners with Boston Public School (BPS) to offer its education opportunities and generous financial aid to students from the surrounding neighborhoods. Specifically, Northeastern has increased the availability of full tuition, need-based scholarships to Boston Public School graduates. Since 2014, 935 graduates of Boston Public High schools have matriculated to Northeastern undergraduate day program. Of those, an average of 36 students per year come to the University from the zip codes that are immediately abutting the University.
- ◆ In 2020, Northeastern enrolled more than 455 Boston students in its undergraduate Day program, including 134 receiving scholarships to attend the University. In the same year, the University committed over \$16 million in institutional aid for Boston students.
- ◆ Northeastern partners with community-based organizations in youth development and college readiness in a variety of ways including hosting groups on campus, supporting cohorts of students in programs, and volunteering as mentors and tutors. Hundreds of youth participate in these academic enrichment programs such as Balfour Academy, Accelerate, and Smash Academy.
- ◆ Northeastern partners with BPS guidance counselors to host college readiness events on campus, particularly targeting students and families from the adjacent neighborhoods. Northeastern partners with local community colleges to offer transfer agreements for BPS graduates to access Northeastern if they are in good standing after two years at the community colleges. A similar program is ongoing for students to transfer in from the Foundation Year program.

- ◆ Northeastern maintains regular and continuous dialogue and transparency with neighbors and exploring new possibilities for community-University engagement. This started out as an IMP Advisory Council and transformed into a Community Advisory Board, which includes both residents of the adjacent neighborhoods and representatives of local community-based organizations. The Community Advisory Board (CAB) meets approximately five times per year and includes members from organizations such as Roxbury Main Streets, Fenway Alliance, Boston Public Schools, ABCD, and more. The body advises the City and Community Engagement Department on topics of Northeastern and community interest. In 2020, the CAB was reorganized to include topical working groups to allow members to focus their efforts on areas the University is actively engaged in. Working groups include 1) Economic Development, 2) Justice, Diversity, Equity, and Inclusion, 3) Partnerships, and 4) Programs. The Economic Development working group ensures community voice and representation as it relates to the University's investments in community economic development at 840 Columbus Avenue and beyond.

- ◆ Working with partners to identify, advance, and support affordable housing projects in the surrounding neighborhoods that can take advantage of Northeastern's housing linkage obligations. Based on its Development Impact Uses, as defined in Section 80B-7v, the Project will contribute approximately \$378,357 in housing linkage and \$74,582 in jobs linkage.

Chapter 7.0

Environmental Sustainability

7.0 ENVIRONMENTAL SUSTAINABILITY

Northeastern has a longstanding commitment to sustainability. In today's world of accelerating disruption, Northeastern's emphasis on resilience—the ability to withstand change and to recover and adapt quickly—strengthens that commitment. Northeastern is meeting this imperative to build sustainable and resilient communities in a range of creative ways that marshal their strengths. The University is implementing forward-thinking initiatives to make their campuses more sustainable and resilient. Northeastern is sharing new knowledge and best practices across its global network of locations and industry partners. The University is leading multidisciplinary sustainability and resilience research, and is offering students robust academic programs and experiential learning opportunities that empower them to get involved in sustainability and resilience initiatives.

Northeastern's campuses have incorporated these core principles throughout their planning, construction and their day to day operations. From being recognized for its tireless commitment to reduce energy use to having the campus certified as an arboretum, Northeastern is creating a living laboratory for sustainability and resilience for its community.

7.1 Built Environment

Northeastern requires that all new major buildings or renovations achieve a minimum of LEED Gold certification, and incorporate other sustainability standards. To date, Northeastern has six LEED certified projects in Boston including the Integrated Science and Engineering Complex certified LEED Gold in 2018 and East Village certified LEED Gold in 2016. EXP, currently under construction, is seeking LEED Gold certification and the recently completed LightView housing achieved Platinum. The new Pedestrian Crossing bridge (PedEx) received an Envision bronze certification for sustainability infrastructure. Other sustainability priorities include installing cool roofs, energy efficiency, retro-commissioning, composting, and groundwater recharge systems.

7.2 Energy Management

Northeastern has made a concerted effort to invest in energy reduction technologies to achieve a 19% energy use reduction per square foot since 2005. Northeastern has conducted four campus-wide lighting upgrades since 1985 and is currently undergoing a fifth lighting upgrade to all LEDs. The new LED fixtures will reduce energy consumption by 50% and save over 3 million kWh annually. Retro-commissioning of two science buildings, Behrakis and Egan Research Center, over the last few years has led to annual savings of 29,000 MMBTU of thermal consumption and 1.5 million kWh. Since 2006, Northeastern's energy efficiency investments have saved over 20 million kWh annually, with projects that include campus-wide lighting upgrades, new motors, occupancy sensors, variable frequency drives, and expanding its energy management system. In 2015, Northeast Energy Efficiency Partnership recognized Northeastern for its leadership in reducing energy across the campus.

7.3 Waste Management

Northeastern has been pursuing increased diversion of waste to recycling and composting facilities. About 2,000 tons of materials were recycled, composted, reused, or donated in 2019. This includes over 800 tons of compost collected from the dining halls and on campus restaurants. To reduce plastic waste, there are over 250 water bottle filling stations throughout campus.

7.4 Water Management

Carter Field is a City of Boston park that was recently rebuilt by Northeastern University and is maintained at an annual cost of over \$2.5 million. As part of the project, 75% of water irrigation is fed by the rainwater collected on site. Rainwater is collected from the tennis courts in a 14,000-gallon underground tank. In an average year the rainwater collection system is expected to save about 150,000 gallons of water that would have been sourced from the public water supply to irrigate plants at Carter Field.

7.5 Sustainable Dining

Northeastern is proud to serve locally grown produce. Local crops include potatoes, apples, pears, peppers, carrots, tomatoes, squash, and zucchini and constitute 14% of produce served, but each year Northeastern is pushing to increase this percentage. Fifteen campus restaurants and dining halls are Green Restaurant Certified, including Northeastern's International Village dining hall which is a 3-Star Certified Green Restaurant.

7.6 Transportation

Northeastern's Boston campus is well served by public transportation, biking and walking. About 93% of students use these more sustainable options to commute to the campus. In addition, Northeastern has twelve Electric Vehicle (EV) charging stations on campus, two BLUEbikes bikeshare stations on- and adjacent to campus, each providing 30 bicycles for shared use, and 1,336 bike locking slots including four indoor secure bike lock locations are on the main campus. As part of the TAPA associated with the EXP project that is currently under construction, Northeastern recently made a commitment to increase the number of bicycle accommodations for students, employees and visitors; sponsor new installations and/or expansion of two BLUEbikes stations; install up to six additional EV charging stations; and fund a study to design the section of the City's proposed Roxbury-Fenway Connector between the Ruggles Street MBTA Busway and Southwest Corridor.

7.7 Campus as an Arboretum

Northeastern University's Arboretum was awarded a Level II Accreditation through ArbNet. Level II-accredited arboreta have 100 species, varieties or cultivars of trees or woody plants, an arboretum collections policy describing the development and professional management of plants, and have enhanced educational and public programming. Northeastern's Boston campus has more than 1,400 individual trees and 5,400 shrubs, representing 141 different wood species, that shelter the walkways between buildings and surround the open green spaces, creating an urban oasis.

Appendix A

Facilities Matrix

Building Name	Code	Official Street Address	Year Built	Year Acquired	Year Major Reno	Gross SF	Owned or Leased	Primary Building Use	
Academic & Administrative Facilities									
140 The Fenway	140	140 The Fenway	1912,59,69	2010		148,145 sf	Leased	Research/Academic	
177 Huntington Avenue	177	177 Huntington Avenue	1974	2010	2014	111,448 sf	Leased	Administrative/Academic	
216 Massachusetts Avenue	216	216 Massachusetts Avenue		2017	2017	76,014 sf	Leased	Administrative/Academic	
236 Huntington Avenue	236	236 Huntington Avenue	Unknown	2012	2012	5,440 sf	Leased	Administrative	
271 Huntington Avenue	271	271 Huntington Avenue	Unknown	2014	2014	24,045 sf	Leased	Academic	
335A Huntington Avenue (portion of bldg)	335	335A Huntington Avenue	Unknown	2000	2000	4,407 sf	Leased	Student Services	
34 Beacon Street	34	34 Beacon Street, Boston, MA	1825	2006	2000	11,056 sf	Owned	Residence & Event Space	
450 Huntington Avenue	450	444-452 Huntington Avenue		2016		3,733 sf	Owned	Unknown	
Asian American Center	AC	109 Hemenway Street	1898	2005		4,646 sf	Owned	Student Services	
O'Bryant Center (part of WVF)	AF	40 Leon Street	2006	NU Built		16,578 sf	Owned	Academic/Administrative	
Warehouse	AT	76 Atherton Street, Boston, MA	Unknown	Unknown		140,197 sf	Owned	Warehouse	
Behrakis Health Sciences Center	BK	30 Leon Street	2002	NU Built		124,572 sf	Owned	Classroom/Admin.	
Broad Street Facility	BM	89 Broad Street, Boston, MA	Unknown	1994	1994	27,620 sf	Leased	Classroom & Conference	
101 Belvidere	BV	101 Belvidere Street	1974	2008	2005	69,911 sf	Leased	Academic/Administrative	
Cahners Hall	CA	110 The Fenway	1957	1965		14,912 sf	Owned	Classroom/Admin.	
Cargill Hall	CG	45 Forsyth Street	1982	NU Built		28,378 sf	Owned	Classroom/Admin.	
Churchill Hall	CH	380 Huntington Avenue	1959	NU Built		56,277 sf	Owned	Classroom/Admin.	
Cullinane Hall	CN	288 St Botolph Street	1911	1930	1986	28,043 sf	Owned	Administrative	
Columbus Place	CP	716 Columbus Avenue	1910	1984	1995	124,214 sf	Owned	Administrative	
Curry Student Center	CSC	346 Huntington Avenue	1964	NU Built	1994	167,573 sf	Owned	Student Services	
Cushing Hall	CU	102 The Fenway	1910	1966		25,902 sf	Owned	Administrative	
Dana Research Center	DA	110 Forsyth Street	1966	NU Built		71,374 sf	Owned	Research/Classroom	
Dodge Hall	DG	324 Huntington Avenue	1952	NU Built	1993	85,826 sf	Owned	Classroom/Admin.	
Dockser Hall	DK	65 Forsyth Street	1968	NU Built	2008	63,383 sf	Owned	Classroom/Admin.	
Egan Engineering/Science Research Center	EC	120 Forsyth Street	1996	NU Built		117,710 sf	Owned	Research	
Eli Hall	EL	346 Huntington Avenue	1947	NU Built	2000	88,430 sf	Owned	Classroom/Admin.	
Fenway Center	FC	77 St Stephen Street	1898	2005		18,026 sf	Owned	Student Services	
Forsyth Building	FR	70 Forsyth Street	1926	1949		87,454 sf	Owned	Classroom/Admin.	
Hayden Hall	HA	370 Huntington Avenue	1956	NU Built		110,515 sf	Owned	Classroom/Admin.	
Holmes Hall	HO	39-41 Leon Street	1910	1961		73,758 sf	Owned	Administrative	
Hurtig Hall	HT	334 Huntington Avenue	1968	NU Built		82,160 sf	Owned	Research/Classroom	
International Village - Office Building	INVO	1155-1175 Tremont Street	2009	NU Built		35,574 sf	Owned	Academic/Administrative	
Interdisciplinary Science & Engineering Complex	ISEC	805 Columbus Avenue	2017	NU Built		238,610 sf	Owned	Research/Classroom	
Karotis Hall	KA	55 Forsyth Street	1982	NU Built		14,987 sf	Owned	Classroom	
Knowles Center	KN	416 Huntington Avenue	1961	NU Built	1990	61,112 sf	Owned	Classroom/Library	
Lake Hall	LA	43 Leon Street	1910	1961		54,883 sf	Owned	Administrative	
Latino/a Student Cultural Center	LT	104 Forsyth Street	1922	1963	1998	3,418 sf	Owned	Student Services	
Meserve Hall	ME	35-37 Leon Street	1893	1961		33,101 sf	Owned	Administrative	
Mugar Life Sciences Building	MU	330 Huntington Avenue	1941	NU Built	2014	136,321 sf	Owned	Research/Classroom	
Nightingale Hall	NI	105-107 Forsyth Street	1911	1961		65,110 sf	Owned	Administrative	
Power Plant	PP	111 Forsyth Street	1910	1961		6,815 sf	Owned	Mechanical Facility	
Robinson Hall	RB	336 Huntington Avenue	1965	NU Built		53,286 sf	Owned	Classroom/Admin.	
Architecture Studios	RG	(Not Assigned)	1985	2000	2000	16,844 sf	Leased	Academic	
Richards Hall	RI	360 Huntington Avenue	1938	NU Built		113,827 sf	Owned	Classroom/Admin.	
Renaissance Park	RP	1135 Tremont Street	1994	1997		164,665 sf	Owned	Academic/Administrative	
Ryder Hall	RY	11 Leon Street	1913	1976	1986	114,329 sf	Owned	Classroom/Admin.	
Shillman Hall	SH	115 Forsyth Street	1995	NU Built		49,304 sf	Owned	Classroom	
Snell Library	SL	376 Huntington Avenue	1988	NU Built		245,993 sf	Owned	Library/Classroom	
Snell Engineering Center	SN	110 Forsyth Street	1984	NU Built		85,980 sf	Owned	Classroom/Admin.	
Stearns Center	ST	420 Huntington Avenue	1976	NU Built		32,515 sf	Owned	Administrative	
Sub-total Academic Facilities					50 buildings		3,538,422 sf		

Residence Facilities								
106 St. Stephen Street	106	106 St. Stephen Street	1923	1975 (leased 1966)		17,529 sf	Owned	Residence Facility
110 St. Stephen Street	110	110 St. Stephen Street	1923	1975 (leased 1966)		17,590 sf	Owned	Residence Facility
116 St. Stephen Street	116	116 St. Stephen Street	1923	1975 (leased 1966)		17,567 sf	Owned	Residence Facility
122 St. Stephen Street (Levine Hall)	122	122 St. Stephen Street	1923	1975 (leased 1966)		17,534 sf	Owned	Residence Facility
142 Hemenway Street	142	142 Hemenway Street	1896	1961		10,142 sf	Owned	Residence Facility
144 Hemenway Street	144	144 Hemenway Street	1896	1961		8,012 sf	Owned	Residence Facility
146 Hemenway Street	146	146 Hemenway Street	1896	1961		8,036 sf	Owned	Residence Facility
148 Hemenway Street	148	148 Hemenway Street	1896	1961		8,787 sf	Owned	Residence Facility
319 Huntington Ave.	319	319 Huntington Avenue	c 1916	1982		31,320 sf	Owned	Residence Facility
337 Huntington Ave.	337	337 Huntington Avenue	1923	1982		50,023 sf	Owned	Residence Facility
407 Huntington Ave.	407	407 Huntington Avenue	1922	1969		29,921 sf	Owned	Residence Facility
768 Columbus Avenue	768	768 Columbus Avenue	1914	1999		11,317 sf	Owned	Residence Facility
780 Columbus Avenue	780	780 Columbus Avenue	1912	Unknown	2001	40,273 sf	Owned	Residence Facility
Burstein Hall	BU	454-458-460 Huntington Ave	1927	Unknown	1984	51,715 sf	Owned	Residence Facility
Coventry	CV	10 Coventry Street	2004	2004		69,739 sf	Owned	Residence Facility
Davenport Commons A	DCA	700 Columbus Avenue	2001	2001		122,719 sf	Owned	Residence Facility
Davenport Commons B	DCB	696 Columbus Avenue	2001	2001		76,325 sf	Owned	Residence Facility
East Village	EV	291 St Botolph Street	2014	2014		221,754 sf	Leased	Residence Facility
Hastings Hall	HS	320 Huntington Avenue	1913	2012 (leased 2007)	2014	81,867 sf	Owned	Classroom/Residence
International Village - Residence	INV	1155-1175 Tremont Street	2009	NU Built		459,753 sf	Owned	Residence Facility/Academic
Kennedy Hall	KDY	115-119 Hemenway Street	1911	1979 (leased 1965)		46,925 sf	Owned	Residence Facility
Kerr Hall	KH	96 The Fenway	1913	1973	2004	28,023 sf	Owned	Residence Facility
Loftman Hall (& 153 Hemenway Street)	LF	163, 157, 153 Hemenway Street	1909	1976-78		53,219 sf	Owned	Residence Facility
Light Hall	LH	81-83 St. Stephen Street	1892	1965		15,724 sf	Owned	Residence Facility
Melvin Hall	MH	90 The Fenway	1913	1965		30,455 sf	Owned	Residence Facility
Rubenstein Hall	RU	464 Huntington Avenue	1924	1977		29,591 sf	Owned	Residence Facility
Stetson East	SE	11 Speare Place	1967	NU Built		70,450 sf	Owned	Residence Facility
Smith Hall	SM	125,129,131 Hemenway Street	1902	1965	2007	59,225 sf	Owned	Residence Facility
Speare Hall	SP	10 Speare Place	1964	NU Built	2011	98,710 sf	Owned	Residence Facility
Stetson West	SW	10 Forsyth Street	1966	NU Built	2012	120,208 sf	Owned	Residence Facility
White Hall	WH	19-21-23 Forsyth Street	1925	1961	2011	89,378 sf	Owned	Residence Facility
Willis Hall	WI	50 Leon Street	1979	NU Built		114,058 sf	Owned	Residence Facility

West Village A	WVA	500-510 Parker Street	1999	NU Built	225,315 sf	Owned	Residence Facility	
West Village B	WVB	460 Parker Street (rear)	2000	NU Built	90,039 sf	Owned	Residence Facility	
West Village C	WVC	480 Parker Street (rear)	2000	NU Built	92,569 sf	Owned	Residence Facility	
West Village E	WVE	10-20 Leon Street	2002	NU Built	124,176 sf	Owned	Residence Facility	
West Village F	WVF	40 Leon Street	2006	NU Built	128,460 sf	Owned	Residence Facility/Academic	
West Village G	WVG	450 Parker Street	2004	NU Built	133,981 sf	Owned	Residence Facility/Academic	
West Village H	WVH	440 Huntington Avenue	2004	NU Built	174,307 sf	Owned	Residence Facility/Academic	
Sub-total Residence Facilities					39 buildings	3,076,738 sf		

Athletic & Recreation Facilities								
Cabot Center (& Barletta Natatorium)	CB	400 Huntington Avenue	1954	NU Built	252,295 sf	Owned	Athletic Facility	
Henderson Boathouse	HBH	1345 Soldiers Field Road, Brighton	1989	NU Built	2016 17,710 sf	Owned	Athletic Facility	
Mathews Arena	MA	238-262 St. Botolph Street	1906	1980	2000 156,860 sf	Owned	Athletic Facility	
Marino Recreation Center	MC	359-369 Huntington Avenue	1996	NU Built	82,763 sf	Owned	Athletic Facility	
Badger & Rosen Squashbusters Center	SB	795A Columbus Avenue	2003	NU Built	38,498 sf	Owned	Athletic Facility	
Sub-total Athletic/Recreation Facilities					5 buildings	530,415 sf		
Sub-total Academic, Residential & Athletic/Recreation Facilities					94 buildings	7,145,576 sf		

Parking Structures								
Columbus Parking Garage	CPG	795 Columbus Avenue	1986	NU Built	327,931 sf	Owned	Parking Facility	
Gainsborough Garage	GG	10 Gainsborough Street	1918	2000	198,897 sf	Owned	Parking Facility	
Renaissance Park Garage	RPG	835 Columbus Avenue	2000	NU Built	337,574 sf	Owned	Parking Facility	
West Village Garage	WPG	10-20 Leon Street	2002	NU Built	102,743 sf	Owned	Parking Facility	
Sub-total Parking Facilities					5 buildings	967,975 sf		
Total All Boston Campus Facilities					99 buildings	8,113,551 sf	57.58 acres	

Surface Parking Lots							Acres
Arena Parking Area							0.83 acres
Camden Parking Area							1.56 acres
Columbus Parking Area							3.82 acres
Columbus Place Parking Area							0.50 acres
Hurtig Parking Area							0.39 acres
North Parking Area							1.95 acres
Ryder Parking Area							0.40 acres
							9.46 acres

Property Without Buildings or Parking Lots							Land size
78 The Fenway (property at or about)							0.11 acres
790 Columbus (property at or about)							0.06 acres
							0.17 acres

Boston Campus Acreage 67.21 acres
Boathouse Property 0.30 acres
Parsons Field Property 5.52 acres
Total All Boston Campus Acreage 73.03 acres

Other Properties							
1A Joy Street	1A	1A Joy Street, Boston, MA	1825	2007	2000 2,001 sf	Owned	Condominium
Sub-total Other Facilities					1 buildings	2,001 sf	0.00 acres