

Sullivan, Katelyn

From: Kristen Sherman [ksherman01@Fisher.edu]
Sent: Monday, July 29, 2013 11:01 AM
To: Sullivan, Katelyn
Subject: Letter of Support - Fisher College IMP Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Sullivan,

Please accept this letter in support of Fisher College's plans for expansion. It is a sound plan that will serve both the school and neighbors well.

As the Director of Alumni Relations I am in touch hundreds of alumni from as early as the class of 1943 to current freshman. I consider myself honored to have first-hand accounts of where Fisher has been and where it is going through the stories of its students. I can speak confidently that the alumni body, over 13,000 strong, are very proud of the educational foundation Fisher College has provided them.

Having access to a sturdy education, being prepared for the working world, and having confidence are the just three of the timeless themes that I hear over and over again from Fisher students. They also tell me about their enduring friendships as well as close relationships between Fisher faculty and staff made the difference for them. I frequently hear how lucky they were to live in such a storied neighborhood, embracing the beauty and the history around them. The location along with our college community makes a lasting impact.

I have intently listened to the public discussion of Fisher's IMP. I am disappointed in some of the neighbors' unfair characterizations of the students who attend Fisher. In my opinion their comments demonstrate ignorance and intolerance about our school, its students, staff and faculty. Their comments are hurtful at best.

Simply put, I am proud to be a part of this small and tight-knit school and know that the strength of its alumni, students, faculty and staff will continue its trajectory of success well into the future.

Sincerely,

Kristen Sherman, Director of Alumni Relations
617-670-4419
ksherman01@fisher.edu

[Every Student, Every Year.](#)
[Give to the 2013 Fisher College Annual Giving Campaign](#)

[Like us on Facebook ~ Fisher College Alumni Association](#)
[Get Linked In ~ Fisher College Alumni Association Linked In](#)

July 29, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square – 9th Floor
Boston, MA 02201

Via email: katelyn.sullivan.bra@cityofboston.gov

I am writing to you in support of the Fisher College Institutional Master Plan that is currently before the BRA for consideration and, I hope, final approval. I have reviewed the IMP, and believe that the plan will provide an extraordinary benefit toward enabling Fisher College to meet the ever changing and important needs of its current and future student body.

I am an alumni of Fisher (AS-1966), and over the years have followed and participated in a variety of events and programs that all speak to Fisher's commitment to ongoing and lifetime learning, and striving for excellence, as well as being sensitive to the needs of the surrounding neighborhood as it involves the goals of the school and its students.

Since its beginning, the leadership of Fisher College has been committed to the welfare and success of the students. While I was a student, a multi-purpose student center, cafeteria and walkway were built. I clearly remember how this expansion enhanced my experience by providing safe and convenient access to the multiple classroom buildings (no more wading in rain or snow between classes!), and an area where students could gather with friends and other classmates.

I have been both surprised and proud of the continued growth, both in expansion of the curriculum and degree programs, to the number of students that they serve. In addition, a sports program has been established, which provides an incentive to prospective students who want to combine academics and athletics in their college experience.

I am proud to say that a large number of Fisher alumni are active and involved in the continued growth and excellence of their alma mater. I have attended a variety of reunions and area events where I have learned about and experienced the results of Fisher's long term planning, some of which has already come to fruition.

I have spoken with current students about their school, and quality of their education, and Fisher has been given high marks in both areas. Prior to the establishment of a 4-year degree, many alumni chose to continue their education to four year colleges and even master's degrees (and I am one of these alumni) having been inspired by Fisher to pursue a lifetime of learning.

Throughout its growth in space and numbers of students, I believe the school and its administration have been thoughtful and somewhat conservative in its planning. They have respected the wonderful history of the neighborhood and its buildings. Unlike suburban institutions that may have substantial space to expand, Fisher is constrained by existing buildings in an historic district. They have no plans to raze buildings they own in order to construct newer facilities. Rather, the plan is to preserve the beautiful architecture while still providing needed dormitory and academic space. This plan, in the long run, may actually be more costly than tearing down and rebuilding.

Fisher's growth and expansion plan is outstanding, in that it provides much needed living, classroom and outdoor areas in the same footprint it now occupies. Any college or institute of higher learning must continue to grow and change so that the school will continue to be a vital component in providing trained graduates for the needs of business, the arts and sciences. I believe Fisher College has done that in the past, and will continue to plan for its future in a methodical and sound way.

Over its history of more than 100 years, Fisher College has demonstrated commitment to academic excellence. Its location makes the school attractive to those living either in the city or the surrounding towns, since mass transit provides a convenient commute to the school. The excitement of being in the City of Boston, with its medical, cultural, sporting and business opportunities, is a definitive attraction to students choosing a city college.

When I attended some 40 years ago, a "Fisher graduate" was known in the business world to mean a future employee who possessed the skills and knowledge to get the job done. The current student body expects no less, and the IMP demonstrates the desire of Fisher College to remain in the forefront of higher education.

I have welcomed this opportunity to add my voice to a plan and a school of which I am very proud. I look forward to hearing that the plan has been approved.

Very truly yours,

Norma Sanderson Bohannon ('66)
8 Edward Road
Seymour, CT 06483

July 29, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201

Dear Ms. Sullivan:

The BRA's stated mission is to "plan Boston's future while respecting its past . . . through new opportunities to guide physical, social and economic change in Boston's neighborhoods expressed through dedication, respect, diversity, integrity, professionalism, and education." Though the wording may differ, Fisher College has embodied these same characteristics for over 100 years (74 years as a good Back Bay neighbor and steward of these properties). Accordingly, as an alumna of Fisher College (Class of 1968) and member of the Fisher faculty for 28 years, I write in strong support for Fisher's proposed development plans [IMP currently under the BRA's consideration.].

From an educational point of view, Fisher's location enriches the student experience in myriad ways and offers a unique perspective that sets Fisher apart from its peer institutions. Living on Beacon Street, all of our students are immersed together in the education and culture of Boston so that we, as faculty, can take an integrative approach to classroom and real-world learning. The proposed improvements to the dormitories on Beacon Street and in College-owned properties will enhance the already vibrant camaraderie and academic life of Fisher students for years to come.

Though a whiteboard and coat of paint may have changed the use of these historic mansions, I am consistently impressed with the continued respect and loving care that our students and employees have shown over these decades to the College's beautiful properties. I feel confident that the Fisher Community is committed to act with that same responsibility and stewardship as we renovate and grow to meet the needs of the next generation of Fisher students.

Respectfully submitted,

Karen A. Myers
20 Thurlow Avenue
Revere, MA 02151
karencasemyers@gmail.com

July 30, 2013

Ms. Katelyn Sullivan
c/o Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

I would like to add my voice in support of Fisher College's Institutional Master Plan (IMP). The College's IMP is critical to the successful growth not only of the College, but also for our nation's future leaders, workforce, and in the development of contributing and productive societal members.

The College has always prided itself on providing students with the best internal collegiate environment possible. Externally, the College proudly assists our local community by having students, staff, and faculty engage in voluntary communal activities.

I have the privilege and responsibility of helping young men and women make the transition from their academic careers to their professional careers. Many of my students reside and work locally thus respect and contribute to the quality of life within our community.

But just as the marketplace changes, so to must the College, in order to stay vibrant, relevant, and up-to-date in meeting student and employer demands. The IMP allows Fisher College to gracefully expand to meet these challenges with little to no impact on our wonderful neighbors and neighborhood.

Fisher College has been in Boston for over 100 years, nearly 75 years in the Back Bay, and has graduating thousands of young men and women, so we must keep our work moving forward and the IMP strategically keeps us on our mission.

Sincerely,



Professor Rich W. Metzger, *CFP*
Program Director - Hospitality and Tourism

Fisher College
108 Beacon Street
Boston, MA 02116
(617) 670-4453

July 29, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201

Dear Ms. Sullivan:

The BRA's stated mission is to "plan Boston's future while respecting its past . . . through new opportunities to guide physical, social and economic change in Boston's neighborhoods expressed through dedication, respect, diversity, integrity, professionalism, and education." Though the wording may differ, Fisher College has embodied these same characteristics for over 100 years (74 years as a good Back Bay neighbor and steward of these properties). Accordingly, as an alumna of Fisher College (Class of 1968) and member of the Fisher faculty for 28 years, I write in strong support for Fisher's proposed development plans [IMP currently under the BRA's consideration.].

From an educational point of view, Fisher's location enriches the student experience in myriad ways and offers a unique perspective that sets Fisher apart from its peer institutions. Living on Beacon Street, all of our students are immersed together in the education and culture of Boston so that we, as faculty, can take an integrative approach to classroom and real-world learning. The proposed improvements to the dormitories on Beacon Street and in College-owned properties will enhance the already vibrant camaraderie and academic life of Fisher students for years to come.

Though a whiteboard and coat of paint may have changed the use of these historic mansions, I am consistently impressed with the continued respect and loving care that our students and employees have shown over these decades to the College's beautiful properties. I feel confident that the Fisher Community is committed to act with that same responsibility and stewardship as we renovate and grow to meet the needs of the next generation of Fisher students.

Respectfully submitted,

Karen A. Myers
20 Thurlow Avenue
Revere, MA 02151
karencaseymyers@gmail.com

Sullivan, Katelyn

From: John Yonce [john.yonce@hiusa.org]
Sent: Tuesday, July 30, 2013 4:52 PM
To: Sullivan, Katelyn
Subject: Fisher IMP

Follow Up Flag: Follow up
Flag Status: Flagged

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

I am writing today in support of Fisher College's Institutional Master Plan.

In almost 30 years of operating the Boston Hostel -- first in the Back Bay, and since 2012 at our new location at 19 Stuart Street -- we have found Fisher College and its students to be excellent neighbors and citizens.

In the past year, Hostelling International has had the opportunity to partner more closely with Fisher College at our new location at 19 Stuart Street, and have found our previous impressions only confirmed. Fisher College and its students are an asset to Boston, and its IMP is a win-win for the College and for the City.

Thank you.

Sincerely,

John

John Yonce
Northeast Operations Director

Hostelling International-USA

19 Stuart St, Boston MA 02116

T: 617-556-5316

C: 617-922-0076

www.hiusa.org

905 Beacon Street
Boston, Massachusetts 02215
July 29, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

Dear Ms. Sullivan:

It is with great enthusiasm that I submit a letter of support for Fisher College's Institutional Master Plan. As a 1964 graduate of Fisher, I have supported and followed the school's progress since completing my education. During recent visits to the school, my former classmates and I have been very impressed with the program of studies provided to their current students. I believe the College's Institutional Master Plan is necessary to enable the school to continue to provide this same rich educational experience for students for years to come.

I have been forever grateful for the time I spent at Fisher and for the opportunities my education afforded me. My professors at Fisher provided me with the skills to obtain excellent jobs and sparked my interests in the arts, travel and history. Like many of my classmates who learned to love and value education at Fisher, after working for several years, I returned to school to complete a Bachelor's Degree which was not yet available at Fisher in the early 1960's.

Living in one of the Fisher dorms on Beacon Street was one of my most valuable and memorable early experiences. The women I met in my dormitory remain my close friends today. While the dormitory rules and regulations of 1964 may now seem quite antiquated, Fisher has always understood the importance of providing outstanding security for its students, while ensuring that student behavior was in keeping with a residential Back Bay community.

Fisher owns the buildings currently proposed for new dormitory space and is not planning to buy new properties to create housing for its students. These buildings are in the immediate neighborhood of the current housing

areas. Since purchasing these structures, Fisher has renovated the interior and exterior of the buildings in keeping with other properties on the block. It makes sense to create additional dormitory space in these properties and enable Campus Security to provide close oversight of all student dormitory activities. The additional dormitory space would be phased in over a period of years with an average of 28-30 new beds added per year and would have minimal impact on the neighborhood.

Over the years Fisher has always tried to be a "good neighbor" and has been a great steward of the lovely historic building it owns. The College supports and participates in a number of community programs and even encourages local residents to utilize its library!

Because of its inner city nature, the school has not had outdoor facilities and the proposed outdoor terrace would add to the students' college experience. The location of the terrace would have a minimal impact on the neighborhood as it is tucked away behind the school and is abutted by Fisher buildings on either side. This terrace area would provide students with an area to gather off Beacon Street.

I believe that the unusual amount of support, encouragement and oversight given to Fisher students provides them with a unique educational experience and I would hope that the Board will support the College's Institutional Master Plan and enable Fisher to continue to provide students with this rich and unique academic experience for many years to come.

Sincerely yours,

A handwritten signature in cursive script that reads "Carolyn Carlson". The signature is written in dark ink and is positioned above the printed name.

Carolyn Carlson

Fisher College Archives
118 Beacon Street
Boston, MA 02116
myearl@fisher.edu

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Ms. Sullivan:

I write to lend support to the Fisher College Institutional Master Plan (IMP) submitted on 4 June 2013. As archivist for the college, I am in a unique position to appreciate the place that Fisher occupies in the Back Bay, and to lend some perspective on its history and mission.

The original mission of the college was to provide immigrants and other laborers with the means necessary to find work that used the mind rather than the hands. In this way, Fisher assumed a unique place in the history of American education by giving its students the practical and social skills that are essential to success in a professional environment. In other words, from its earliest years, a Fisher education allowed individuals to transcend those class boundaries that are ironically, and sadly, apparent in the opposition of a vocal minority of those who disapprove of the IMP.

Having spent nearly a year working through documents relating to the history of the college, what has impressed me most has been the unerring commitment of college staff and faculty to the students. Since its inception, the college has offered career support to its students and graduates. Career assistance does not end when a student walks away with a degree, but is a lifelong commitment that Fisher College makes to all students. The result of this is a high rate of graduate employment (85%) and a clear contribution to the local economy.

Another point that has impressed me is the high level of expectation that the college has had of its students. This is evident in community service as well as in codes of conduct. In the past, Fisher has been proactive in encouraging all Back Bay colleges to circulate to incoming students a unified code of conduct that emphasized the importance of being considerate neighbors in a residential area. In the IMP, the proposal to build an open-air terrace for students is itself a move partly designed to reduce the impact of students in the area by giving them a place to congregate other than on Beacon Street.

Equal evidence of the efforts of the college to maintain an unassuming presence is the gradual nature of the changes imposed in the IMP. While increasing the number of students at Fisher is vital to its ability to offer quality education that includes new course offerings, the college is minimizing the impact on Back Bay residents by proposing that changes take place so gradually that they will barely be noticed.

Boston is known internationally for the number and quality of its educational institutions. Fisher College is unique in many ways, including being a college that has a strong current and historical commitment to educating local students. While all students add vitality to an area, that so many Fisher students are local is an indication of the positive economic impact that the College brings to Boston.

Over its long history, Fisher College has taken pride in the positive place it holds in the Back Bay. From immaculate maintenance of historical buildings to volunteer clean-up days, the College has taken charge in being a positive presence in the area. I urge you to approve the IMP, and to do so knowing that those associated with the College take seriously – and have always taken seriously – their responsibility to maintaining the positive image enjoyed by the Back Bay.

I have worked as an archivist at other educational institutions, and never have I encountered a college that pays such close attention to local concerns as Fisher College has done since it moved to the Back Bay in 1939. Thank you for your consideration, and for your support.

Yours sincerely,

Mary K. K. Yearl, Ph.D.

July 29, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Katelyn,

I write this letter in support of Fisher College as they endure the Institutional Master Planning (IMP) process. Fisher College has been in the Back Bay since 1939 and has always been a good neighbor. The exterior of all buildings are in pristine condition and all green space is also very well maintained.

As for the Fisher College students, they contribute greatly to society. The students participate in numerous community service projects throughout the City of Boston and they also participate in Habitat for Humanity Projects in other parts of the country. The students at Fisher College are very respectful of their College, the Back Bay, and the City of Boston.

The Fisher College IMP adds much needed academic space that is required to continue to serve the students well. For over 100 years Fisher College has graduated thousands of very qualified students into the professional world and beyond. The new space recently acquired by Fisher College will allow this to continue.

Respectfully,

Dr. Neil Trotta

NIXON PEABODYLLP
ATTORNEYS AT LAW

100 Summer Street
Boston, Massachusetts 02110-2131
(617) 345-1000
Fax: (617) 345-1300
Direct Dial: (617) 345-1210
E-Mail: ldicara@nixonpeabody.com

26 July 2013

Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Ms. Sullivan:

I am writing on behalf of the residents of 126-128-130 Beacon Street with respect to the proposed Institutional Master Plan presented by Fisher College. The residents of these buildings are unalterably opposed to the expansion of institutional uses in this primarily residential neighborhood and are requesting that the Boston Redevelopment Authority not petition the Boston Zoning Commission with respect to the establishment of an IMP for Fisher College.

The history of the Back Bay is well chronicled. Residents of Boston planned a new city, adjacent to the old city, with large single-family homes bordered by laid-out alleys and interspersed with singular institutional uses such as what was to become MIT, what was to become the Museum of Fine Arts, and what remains, to this day, Old South Church, Trinity Church and the Boston Public Library. Sadly, as a result of economic decline in the midst of the last century, houses in the Back Bay were carved into small pieces. Lodgers were often housed on the upper floors, and the owners often abandoned the city for the suburbs – a pattern not unlike that witnessed in major American cities across the country, most especially in the years between the two world wars. Effectively abandoned real estate was rapidly occupied by degree-granting institutions, especially after World War II, when the GI Bill made education financially feasible for so many. I anticipate this change would have been to the great horror of those who laid out the Back Bay around the time of the Civil War. Once GI Bill dollars were exhausted, many of these institutions – Chamberlayne, Garland, Gramh Jr. College - ceased to operate in the Back Bay. Other institutions, most notably Emerson, decided that it was better to have larger facilities elsewhere in Boston.

Especially over the past 20 or 30 years, there has been a repopulation of the Back Bay by those who have restored some of the great mansions and sought to make the Back Bay once again a primarily residential neighborhood, with very limited non-residential uses on Beacon Street, Marlborough Street, and Commonwealth Avenue. There has been a delicate balance maintained between the remaining institutional uses and residential uses. The tax base of the city

Katelyn Sullivan
26 July 2013
Page 2

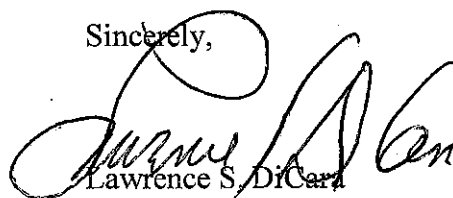
has dramatically increased as a result of residential uses now reclaiming so many previously non-taxpaying buildings throughout the neighborhood.

A number of the residents of the buildings which I represent have carefully examined the IMP which has been presented by Fisher College. In short, it seeks to make Back Bay appear as it did in the 1950s and '60s, a hodgepodge of housing uses quite opposite from what was intended by those who built those glorious structures in the middle of the 19th century. They are significantly concerned about the dramatic expansion of the space to the rear of Beacon Street, fronting on Back Street. What appears to be a neo-colonial expansion of what was once a carriage house is proposed to become a central gathering spot, including an extraordinarily large roof deck almost as large as a football field, to accommodate students and others. The current space which is there is more passive in nature and far less intrusive, physically and otherwise. They do not see any reason why their quiet enjoyment of their property should be interrupted whenever students are gathering, in some cases only a few feet away from where they live. In addition, they are concerned about conversion of 115, 139 and 141 Beacon Street, and also the eviction of the residents from at least 36 apartments. Residents of 115, 139 and 141 Beacon Street may not be able to hire a lawyer, but they also have rights. My clients cannot see any justification for the removal of buildings such as 115, 139 and 141 Beacon Street from the tax rolls merely to satisfy the interests of an institution seeking to expand its student body dramatically and to house students who have yet to apply and have yet to be admitted.

They specifically ask that no petition be presented to the Zoning Commission and that Fisher be advised to live within the facilities which it has occupied, primarily in harmony with their neighbors, for many years.

I know we speak for many other residents of our neighborhood in requesting that no petition be filed with the Zoning Commission and that Fisher look elsewhere if they seek to expand beyond the current size of their student body.

Sincerely,



Lawrence S. DiCaro

LSD/pjm

cc: Hon. Michael Ross
Hon. Steve Murphy
Hon. Ayanna Pressley
Hon. John Connolly
Hon. Felix Arroyo
Cindy Clarke
Myer Berlow
Cathy Minehan
Hon. Jay Livingstone
Shaina Aubourg, MONS

Neighborhood Association of the Back Bay

From: Gildasix@aol.com
Sent: Tuesday, March 26, 2013 3:05 PM
To: info@nabbonline.com
Subject: Re: OPPOSE FISHER COLLEGE EXPANSION PROGRAM

In a message dated 3/26/2013 2:46:02 P.M. Eastern Daylight Time, Gildasix@aol.com writes:

We are a historical residential area....not a college or dorm area which change us to a campus.

Nor at all happy about the prospect.

✓
Gilda Slifka
1 Commonwealth Avenue
Boston, Ma. 02116

6/26/2013

Neighborhood Association of the Back Bay

From: Tsai, Theodore [theodore.tsai@novartis.com]
Sent: Wednesday, March 27, 2013 8:25 AM
To: info@nabbonline.com
Subject: Fisher IMP

Your letter to backbay residents gave an incorrect email address and my original email bounced. Not everyone will persist.

Theodore F Tsai MD MPH FIDSA
Novartis Vaccines
350 Massachusetts Ave
Cambridge, MA 02139
Landline: +1 617 871 8052
Cell: +1 610 804 0988

From: Tsai, Theodore
Sent: Wednesday, March 27, 2013 8:22 AM
To: 'info@nabbonline.com'
Subject: Fisher IMP

We live at 127-129 Beacon amidst current Fisher buildings. We strongly object to their further expansion in the neighborhood. The often raucous atmosphere, approaching a full block party on warm weekend evenings, their large buses that frequently block Beacon, increasingly frequent second hand marijuana smoke and the general institutional atmosphere associated with college – all make them poor neighbors within a close residential setting.

Ted and Sherry Tsai

✓ Theodore F Tsai MD MPH FIDSA
Novartis Vaccines
350 Massachusetts Ave
Cambridge, MA 02139
Landline: +1 617 871 8052
Cell: +1 610 804 0988

6/26/2013

Neighborhood Association of the Back Bay

From: Tom Gill [tdgill@me.com]
Sent: Thursday, March 28, 2013 8:11 AM
To: info@nabbonline.com
Subject: Fisher IMP

Begin forwarded message:

From: postmaster@mac.com
Subject: Delivery Notification: Delivery has failed
Date: March 28, 2013 8:07:42 AM EDT
To: tdgill@me.com

This report relates to a message you sent with the following header fields:

Message-id: <D763D234-2ADC-4B41-90CD-AA7D4892671D@me.com>
Date: Thu, 28 Mar 2013 08:07:37 -0400
From: Tom Gill <tdgill@me.com>
To: info@nabbonline.com
Subject: Fisher IMP

Your message cannot be delivered to the following recipients:

Recipient address: info@nabbonline.com
Reason: Illegal host/domain name found

Original-envelope-id: 0MKD006LKDOQ73C0@nk11p03mm-asmt002.mac.com
Reporting-MTA: dns:nk11p03mm-asmt002.mac.com (tcp-daemon)
Arrival-date: Thu, 28 Mar 2013 12:07:39 +0000 (GMT)

Original-recipient: rfc822;info@nabbonline.com
Final-recipient: rfc822;info@nabbonline.com
Action: failed
Status: 5.4.4 (Illegal host/domain name found)

✓ **From:** Tom Gill <tdgill@me.com>
Subject: Fisher IMP
Date: March 28, 2013 8:07:37 AM EDT
To: info@nabbonline.com
Cc: Jody Gill <jodygill@mac.com>

We are strongly opposed to the proposed expansion and would like to be kept informed of developments.



Neighborhood Association of the Back Bay

From: Andrew Davis [andrew@overallcapital.com]
Sent: Thursday, March 28, 2013 5:07 PM
To: info@nabbonline.com
Cc: Florence Davis
Subject: Fisher college letter

✓ Hello, this is Andrew Davis at 19 Marlborough. We strongly support your efforts to limit Fisher's expansion! Please keep us posted. Thanks, Andrew

Sent from my iPhone=

Neighborhood Association of the Back Bay

From: Erik Dykema [erik@lineagecap.com]
Sent: Saturday, April 06, 2013 11:11 AM
To: info@nabonline.com
Subject: Fisher IMP

Thanks for your leadership on this issue. We live at 121 Beacon, which is on the first block between Arlington and Berkeley. I'm interested in staying in the loop, would attend meetings or help in any way possible. I'm totally opposed to any further expansion and find the lack of openness in their part as well as unwillingness to respond to neighborhood concerns very disappointing.

Thanks again,

Erik

✓ Erik B. Dykema
Lineage Capital, LLC
399 Boylston Avenue, Suite 450
Boston, MA 02116
(617) 778-0665 direct
(617) 283-6185 cell
(617) 778-0659 fax

6/26/2013

Neighborhood Association of the Back Bay

From: Moutzourogeorgos, Mina [mina.moutzourogeorgos@ngam.natixis.com]
ent: Saturday, April 06, 2013 3:03 PM
To: info@nabbonline.com
Subject: Fwd: Fisher IMP

The email address you included was incorrect in your letter to BCK Bay residents. Please see my comments below.

Thank you!

✓ Mina Moutzourogeorgos
Senior Regional Director - IL/Michigan
Natixis Global Asset Management
857.222.6934

Sent from my iPad

Begin forwarded message:

From: <Mina.Moutzourogeorgos@ga.natixis.com<mailto:Mina.Moutzourogeorgos@ga.natixis.com>>
Date: April 6, 2013, 3:00:44 PM EDT
To: "info@nabbonline.com<mailto:info@nabbonline.com>" <info@nabbonline.com<mailto:info@nabbonline.com>>
Subject: Fisher IMP

.fello,

I am a resident and owner, at 119 Beacon St, and I am very strongly opposed to the proposed expansion of Fisher college, and additional student population, in a very small space and In our residential neighborhood.

Please keep me informed of any developments as it relates to this issue..and what else we can and should be doing, as residents of the Back Bay, if we are opposed to Fisher's expansion. I am the President of our Condo Association, and would like to keep all the residents of our building informed also.

Many thanks,

Mina Moutzourogeorgos
Senior Regional Director - IL/Michigan
Natixis Global Asset Management
857.222.6934

Sent from my iPad

Better thinking. Together.(R)
Durable Portfolio Construction(R - <http://durableportfolios.com> | Website - <http://ngam.natixis.com> | Blog - <http://blog.ngam.natixis.com> | YouTube - <http://youtube.com/NatixisGlobalAM> | LinkedIn - <http://linkedin.com/company/Natixis-Global-Asset-Management> | Follow Us on Twitter @NatixisGlobalAM - <http://twitter.com/NatixisGlobalAM>

Natixis Affiliates:

Neighborhood Association of the Back Bay

✓ **From:** BarbaraVogelsang@aol.com
Sent: Saturday, April 06, 2013 8:31 PM
To: info@nabbonline.com
Cc: jodygill@mac.com; lmiller1099@gmail.com; kinikia04@aol.com; susanbotsford@mac.com; hbarry@post.harvard.edu; mkbrody@gmail.com; ajb303@gmail.com; rvaule@aol.com
Subject: Fisher IMP

Dear Howard Kassler:

Many thanks for opposing and informing us about Fisher's expansion plans.

We live on the corner of Berkeley and Beacon Street (303 Berkeley Street, Unit 9) and are direct neighbors to two Fisher-owned apartment buildings. Currently these apartments are rented out commercially. The noise coming from those apartments to our bedrooms at night is barely tolerable. We would be afraid not to get any sleep any more should these buildings be converted into student dorms.

Any time day or night when you pass the dorms of Fisher College you see students hanging out sitting on the stairs, usually being noisy and smoking. It is unacceptable for us that Fisher should be able to convert more buildings into dorms and encroach on the residential neighborhood.

We encourage you to continue to oppose strongly Fisher's expansion plans. Please keep us informed.

Best regards,

Barbara and Ingo Vogelsang

6/26/2013

Neighborhood Association of the Back Bay

From: Jennifer Kreytak [jkkreytak@yahoo.com]

Sent: Sunday, April 07, 2013 6:37 PM

To: info@nabonline.com

Subject: Fisher IMP

Please keep me informed of future developments. I live at 127 Beacon Street and I am opposed to Fisher expansion. The students are not respectful of the neighborhood and increasing the amount of students will negatively impact the Back Bay.

6/26/2013

Neighborhood Association of the Back Bay

✓ **From:** marie small [mariewsmall@yahoo.com]
Sent: Monday, April 08, 2013 3:09 PM
To: info@nabbonline.com
Subject: Fw: Fisher IMP

Dear NA of the BB
thank you for your letter.

I live at 109 Beacon st and generally have found Fisher College to be good neighbors ie they are mostly quiet and do not cause much commotion. The one exception is the students constantly sit on our front steps and some smoke cigarettes, do not move when we exit the building and leave cigarette butts on the ground. The exit of our apt building should be off limits to all students. It seems unsightly to place a sign on our entrance nor do we want to ask them to move/leave each time we encounter students on our steps.

I am concerned about Back Bay becoming more commercial and less residential. If Fisher College continues to grow, I think the negative effects on residents and historical area of Boston should be evaluated fully before they are given any permission to expand. Maybe there is a more commercial area nearby where the college can expand in instead of the historic Back Bay?

Please add me to you mailing list. Thank you for keeping me up to date on this project.

Best regards,
Marie Small

Neighborhood Association of the Back Bay

✓ **From:** micki gold [mgold1@comcast.net]
Sent: Sunday, May 26, 2013 7:46 PM
To: info@nabbonline.com
Subject: Fisher IMP

very unfortunately, I am unable to attend the meeting on May 30TH. I am lucky enough to be at the be strong concert that evening.

I feel strongly that the school should NOT expand in this neighborhood.

I love our neighborhood and hate that these kids are taking more of our beautiful serene, gorgeous expensive neighborhood

They're kids so there is more smoking, more hanging out, less parking etc.

I don't begrudge them being kids and having a wonderful college experience but not on Beacon street.

Maybe my feelings make me an old witch but we spend lots of time and effort on our garden and loving our residential neighborhood

thank you!

✓
From: Milt Schwartzberg [mailto:MS@pinta-schwartzberg.com]
Sent: Monday, May 27, 2013 1:26 PM
To: info@nabbonline.com
Subject: Fisher IMP

To Whom It May Concern:

I have been a resident of Beacon Street (one block west of Fisher) for fourteen (14) years. In that period of time my neighbors and I have observed behaviors expected of college students and others (gunshots fired on Beacon Street) that are obviously completely unacceptable. The impact of the Fisher population on our neighborhood, is ironically, most apparent during times of school vacation and in the summer. The streets are suddenly free of chronically double-parked cars and trucks and the traffic congestion that goes with it. The sidewalks are bereft of the loitering and (mostly smoking) "scholars" who jam the sidewalk and leave their candy wrappers, cups and cigarette butts that not only wind up on their block, but also are regularly found 100 yards away where I live. Though not now as much a problem as in the past, I have had student cars towed out of my building's parking lot on Back Street.

Has Fisher ever issued a "Mission Statement"? What is the need for such a massive expansion? Are they engaged in scientific research or another noble pursuit? Rather, is it really driven by a desire to make more money, employ more faculty and make existing administration the beneficiaries of a larger pool of money?

Any cursory examination of the "scholars" referred to above would make the third sentence of the previous paragraph easy to answer. Moreover, any pretense of a defense (to the fourth sentence of the previous paragraph) centered around the "non-profit" status of this "educational institution" would also fail. It is common knowledge that college and university presidents and other administrators are paid salaries well into the six-figures.

Lastly, though we hardly have the well-known "NIMBY" objection to raise, enough is enough! There is no legitimate reason for this essentially commercially-motivated expansion in our residential neighborhood. Their financially-driven desire to expand is clear, after all they've purchased some of the most expensive real estate in Boston (and the nation, for that matter). They are looking for more. Meanwhile, this will come at the expense of the neighborhood residents who bear the brunt of this impact and will also see an unwelcome drop in the value of their homes.

We, as residents of the Back Bay should unite to loudly protest this horrendous idea and do everything possible to prevent it from happening.

Milt Schwartzberg
Beacon Street

Neighborhood Association of the Back Bay

✓ **From:** Leonard Rosen [l.rosen@semshred.com]
Sent: Wednesday, May 29, 2013 11:23 AM
To: info@nabbonline.com
Subject: Fisher college expansion

Please ,not in the Back Bay!!!!!!!!!!!!!!

Neighborhood Association of the Back Bay

✓ **From:** John Foster [jsf180@aol.com]
Sent: Tuesday, June 11, 2013 2:50 PM
To: info@nabbonline.com
Subject: Re: Fisher's Institutional Master Plan Notification Form (IMPNF) and NABB Response

The information you have provided is outstanding and perfectly summarizes all of the issues that have negatively impacted our neighborhood since Fisher College planted itself in the Back Bay. I have lived at the corner of Beacon and Clarendon for 23 years and have witnessed (as we all have) the throngs of kids smoking and drinking on Beacon Street at all hours (yes drinking in the mornings and afternoons). I once had to call 911 after hearing and actually seeing from my 18th floor windows several kids shooting guns in the middle of Beacon Street. The dispatch told me I was the third person who had called and that it was a "Fisher College situation". Many thanks to Mr. Kessler and the officers of NABB for putting together such thorough and detailed documents. We all owe you our gratitude.

All the Best

John S. Foster
 180 Beacon Street
 Boston, MA 02116

-----Original Message-----

From: Neighborhood Association of the Back Bay <info@nabbonline.com>
To: info <info@nabbonline.com>
Sent: Tue, Jun 11, 2013 1:04 pm
Subject: Fisher's Institutional Master Plan Notification Form (IMPNF) and NABB Response

Dear NABB Members and Neighbors,

We would like to share NABB's written comments regarding Fisher's Institutional Master Plan Notification Form (IMPNF) submitted to the BRA on June 4, 2013. We are sending you the documents in two batches. The first email includes the NABB Comments Letter sent to the BRA and the Executive Summary. Several Attachments are in the second email.

The BRA is accepting written comments through August 5th. In addition to accepting written comments, the BRA will hold a public meeting on June 26th. Comments should be addressed to: Katelyn Sullivan, Project Manager, Boston Redevelopment Authority, 9th floor, Boston City Hall, Boston, MA 02201, <Katelyn.Sullivan.bra@cityofboston.gov>

Please copy any correspondence to NABB at info@nabbonline.com with **Fisher IMP** in the Subject line. We are happy to keep you abreast of developments as they arise and to hear from you.

Emily Fayen
 Office Administrator

Neighborhood Association of the Back Bay
 160 Commonwealth Avenue #L-8
 Boston, Massachusetts 02116-2749
 E-mail: info@nabbonline.com
 Web: www.nabbonline.com
 Tel: 617-247-3961

6/26/2013

Neighborhood Association of the Back Bay

From: ✓ ANNE SWANSON [anneswanson@verizon.net]
ant: Thursday, June 13, 2013 10:40 AM
To: info@nabborline.com
Subject: Re: Fisher College and NABB's Response

This NABB response and executive summary are very strong. If only we could expect and trust the BRA to make a responsible and wise decision.

Neighborhood Association of the Back Bay

✓ **From:** marie small [mariewsmall@yahoo.com]
Sent: Tuesday, June 18, 2013 5:34 PM
To: info@nabonline.com
Subject: Re: REMINDER: Fisher College Task Force Meeting tonight at 6PM

I am out of town and will be unable to attend.

I'd like to express my strong opposition to the expansion of Fisher College and the impact it will have on detracting from our residential area.

Fisher should expand only in a more commercial section of Boston.

Maintaining residential historical areas seems to be the ideology of the City of Boston too.

I hope the expansion can be prevented to protect this historical part of Boston.

thank you!

Marie Webster

From: Neighborhood Association of the Back Bay <info@nabonline.com>
To: Neighborhood Association of the Back Bay <info@nabonline.com>
Sent: Tuesday, June 18, 2013 2:19 PM
Subject: FW: REMINDER: Fisher College Task Force Meeting tonight at 6PM

Greetings-

This is an email reminder that there will be a meeting of the Fisher College Task Force tonight, Tuesday, June 18, 2013 at 6pm in Fisher College 's Alumni Hall, 116 Beacon Street . We will be discussing the recently submitted Fisher College Institutional Master Plan Notification Form ("IMPNF"). There is a draft agenda attached. If there are any questions please use the information below.

You can access an electronic copy of the IMPNF at

<http://www.bostonredevelopmentauthority.org/DevelopmentProjects/devprojects.asp?action=ViewProject&ProjectID=1568>

Thank you,

Katelyn

Katelyn Sullivan
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
P: 617-918-4425
Katelyn.Sullivan.bra@cityofboston.gov

6/26/2013

Neighborhood Association of the Back Bay

From: Schwartzberg, Sharan [Sharan.Schwartzberg@tufts.edu]
ent: Monday, June 24, 2013 4:51 PM
To: info@nabbonline.com
Cc: Milt Schwartzberg
Subject: Fisher IMP

Thank you for keeping me abreast of the progress in regard to Fisher College Expansion Proposal. I see nothing positive in their proposal or location in Back Bay. In every regard Fisher College adds no value to our neighborhood and the quality of life in Boston-- only noise, loitering, smoking, traffic, increased crime, and graffiti. Back Bay is a historical district with an active intellectual and cultural life. As a member of the NABB Graffiti Committee I am diligent year round removing graffiti and trash on my street. It breaks my heart to think of potential harm with any expansion of Fisher College.

I appreciate the efforts of NABB to protect our lovely neighborhood and community. I hope to attend the meeting this Wed June 26.

Regards,

Sharan L. Schwartzberg
136 Beacon Street Unit 8
Boston MA 02116
617.894.1469

Neighborhood Association of the Back Bay

From: ✓ Kathryn Shepherd [kathrynshepherd@yahoo.com]
Sent: Wednesday, June 26, 2013 9:33 AM
To: campaign@felixarroyo.com; johnfbarros@gmail.com; info@charlesforboston.com; danconley2013@gmail.com; john@connollyforboston.com; rob@robconsalvo.com; will@willdorcena.com; johnlaing@laingenterprises.com; portnoy@barstoolsports.com; cgrichie1@mac.com; mikerossboston@yahoo.com; info@billforboston.com; martinjwalsh02125@gmail.com; ccyancey@aol.com; ccyancey@aol.com; Peter.Meade.bra@cityofboston.gov; william.young@cityofboston.gov; mayor@cityofboston.gov; Shaina.Aubourg@cityofboston.gov; Michael.Ross@cityofboston.gov; Felix.Arroyo@cityofboston.gov; Ayanna.Pressley@cityofboston.gov; John.R.Connolly@cityofboston.gov; Stephen.Murphy@cityofboston.gov; will@mywillbrownsberger.com; James.livingstone@gmail.com; info@nabbonline.com
Subject: Neighbor Comments Related to the Fisher College IMP
Attachments: Fisher Letter 6-25-2013.pdf

My husband and I live at 120 Beacon Street with our two young daughters. As you are aware, Fisher College has recently filed its Institutional Master Plan with the city. I am writing to raise concerns that we have with the College's proposed expansion and have attached our thoughts in the accompanying letter (please open attachment).

As you read my letter, I would like to highlight one significant student safety issue, jaywalking. Fisher College's main student entrance is on the north side of Beacon Street at 116 Beacon Street, directly in the middle of the block and away from the crosswalks. Fisher has proposed converting two residential buildings (139 & 141 Beacon Street) into dorms across the street from its main student center located at 116 Beacon Street. If one assumes that the 86 students (43 beds proposed in each building) housed at 139 & 141 Beacon Street need to cross Beacon Street to the cafeteria at 116 Beacon Street three times per day for meals, then this will result in 516 additional pedestrian crossings per day - and this doesn't even consider the back and forth that will happen as students attend class and meet with friends. Given the frequency with which jaywalking already occurs during the academic year, I am relieved that there hasn't been a major pedestrian-vehicle accident on Beacon Street to date. By proposing to put even more students on the south side of Beacon Street (not to mention new dorm rooms on the north side, too), Fisher College is ratcheting up the ante with potentially dire consequences. This is one of many examples highlighted in the attached letter and is something that needs to be addressed before there is a fatality.

As many of you are aware there is a public hearing this evening, June 26th, at 6:00pm at 118 Beacon Street as part of the Fisher College IMP process. I would strongly urge you, or someone in your office, to attend the meeting to hear neighborhood concerns first hand. Those of us who reside on this block are the eyes and ears for those of you who live elsewhere. We will undoubtedly raise concerns and safety issues this evening that may not come to light in any of Fisher College's presentations to elected officials.

Thank you all very much for your public service. We all appreciate your thoughtful evaluation of this matter and ask for your support.

Thank you,

Kate Shepherd
 Resident
 120 Beacon Street

6/26/2013

Sandra Nanberg
35 Marlborough st
Boston, MA 02116

June 26, 2013

I am writing to voice my strong opposition to the Fisher College proposal to expand the number of students currently housed on Beacon Street between Arlington and Berkeley.

After listening to the presentation last week I feel that attempts to create more dormitory space are poorly thought out. With only 200 square feet of living space, the young people housed in the proposed dorms will naturally seek places large enough to congregate in groups. It makes sense that they will gravitate to the closest outdoor spaces, on Beacon Street and in the alley, creating noise and changing the quiet residential character of the neighborhood. Although a proposed "terrace" will be available to students at 118 Beacon, I fear that students will find it much easier to congregate just outside of their residence.

In addition to the noise I am concerned about public smoking (debris as well as air pollution) and about potential drug activity. During the past year I have returned home mid-day to find groups of young men with backpacks congregating in an area behind my garage which is obscured from view by protruding brick walls at either side. On one occasion the group quickly disbanded when I approached in my car and I found the keypad cover open. Another time the group stayed in place behind the garage. I felt unsafe and drove on, not returning to open the garage till later. At no time last year did I observe Fisher patrolling the alley.

I urge you to deny approval of the Fisher expansion and that you recommend that the college move from Beacon Street to an area where a real campus could provide a sense of college life including appropriate space for socialization and recreation for its' students. Surely Beacon Street is inadequate for such use.

Best regards,
Sandra Nanberg

Neighborhood Association of the Back Bay

From: Sharri Harmel [sharriharmel@aol.com]
Sent: Saturday, July 06, 2013 10:33 AM
To: info@nabbonline.com
Subject: Re: NABB Bulletin for July 2013

Hello NABB,

I strongly oppose the expansion of Fisher College, and discovered what is happening in NYC with the expansion of NYU.

Fran L. is hysterical, though makes her point. College "campuses" belong in suburbia. Listen if you are interested. We are not alone.

<http://vanishingnewyork.blogspot.com/2012/08/mark-crispin-miller-on-nyu-2031.html>

Thank you.
Sharri Harmel
169 Marlborough Street
Boston, MA

On Jul 1, 2013, at 3:30 PM, Neighborhood Association of the Back Bay <info@nabbonline.com> wrote:

<image001.jpg>

<image002.jpg>

<image009.jpg>

<image010.jpg>

<image011.jpg>

<image012.jpg>

*Neighborhood Association of the Back Bay
160 Commonwealth Avenue #L-8
Boston, Massachusetts 02116-2749
E-mail: info@nabbonline.com
Web: www.nabbonline.com
Tel: 617-247-3961*

Sharri Harmel

Neighborhood Association of the Back Bay

From: Millie O'Connell [millieoconnell@verizon.net]
Sent: Monday, July 15, 2013 4:57 PM
To: info@nabbonline.com
Subject: FW: Fisher College Master Plan

Your copy

From: Millie O'Connell [mailto:millieoconnell@verizon.net]
Sent: Tuesday, July 02, 2013 2:24 PM
To: 'Katelyn.Sullivan.bra@cityofboston.gov'
Subject: Fisher College Master Plan

My main concern about expanding the student population at Fisher College is the traffic/parking problem, most apparent when students move in and out. Because the location is at a major and complicated exit from Storrow Drive with its high volume of traffic, I fear for the effect this might have on the flow of traffic. Thank you.

Millie O'Connell
259 Beacon Street #20
Boston, MA 02116
617-536-0395

7/16/2013

Neighborhood Association of the Back Bay

From: Martyn Roetter [mroetter@gmail.com]
Sent: Thursday, July 11, 2013 9:43 AM
To: NABB
Subject: Re: NABB Meeting scheduled for July 17 is postponed

The discussion between NABB and Fisher College should be about *rescission* and then replacement not *revision* of the current IMP.

On Wed, Jul 10, 2013 at 4:08 PM, Neighborhood Association of the Back Bay <info@nabbonline.com> wrote:

Many of you already know this.

The public meeting concerning Fisher College's proposed expansion in the Back Bay residential district, which was scheduled for Wednesday, July 17th at the French Cultural Center, has been postponed. NABB Chair Howard Kassler and delegates from the Fisher Task Force have agreed to meet with representatives of the College to discuss revisions to the Institutional Master Plan. We expect that meeting to take place later this month.

In the interim, it is crucial that everyone interested in and affected by Fisher's proposed expansion in the Back Bay residential historic district take part in the public process. We urge you to write to the BRA before the August 5 deadline and voice your concerns. Comments should be addressed to:

Katelyn Sullivan, Project Manager

Boston Redevelopment Authority

9th floor, Boston City Hall

Boston, MA 02201

Katelyn.Sullivan.bra@cityofboston.gov

Neighborhood Association of the Back Bay

160 Commonwealth Avenue #L-8

Boston, Massachusetts 02116-2749

E-mail: info@nabbonline.com

7/11/2013

Web: www.nabbonline.com

Tel: [617-247-3961](tel:617-247-3961)

--
Martyn Roetter

144 Beacon Street
Boston, MA 02116-1449
USA
tel: [+1 617 820-5205](tel:+16178205205)
fax: [+1 617 820-5223](tel:+16178205223)
cell: [+1 617 216 1988](tel:+16172161988)
Skype ID: martynroetter

Neighborhood Association of the Back Bay

From: Susan Morris [susanmorrisk@yahoo.com]
Sent: Thursday, June 06, 2013 4:40 PM
To: Neighborhood Association of the Back Bay
Subject: Re: Fisher College IMP

Fisher College is creating a Back Bay Campus in the first block of Beacon Street by using the BRA Institutional Master Plan process to rezone two tax assessed properties (139 and 141 Beacon) for use as dormitories. In order to qualify for this program which exempts Fisher from actually applying to rezone the two properties, Fisher has purchased the Tellus Institute to increase their property to greater than 150,000 square feet.

I strenuously object to this plan for the following reasons:

1. The two properties are unsafe architecturally for dormitories. They have restricted stairways and egress for fire for as many people Fisher plans to house (43 students per building).
2. The two properties were originally single family dwellings and the antiquated sewer and water systems cannot support 86 people.
3. Removing two properties from the tax rolls is unconscionable considering the high cost of maintaining the historic back bay streets and infrastructure. Fisher has only made in kind donations to the PILOT program, giving 76 Boston day students partial scholarships. Please note Boston students will not be housed in these buildings.
4. The Back Bay historically supports educational and academic institutions which enrich the citizens of Boston. Denying the use of these two buildings for campus like RESIDENTIAL purposes does not change the historical support for the academic programs at Fisher.
5. The block of Beacon Street from Arlington to Berkeley is the "beginning of

the Back Bay" but it is also a freeway exit for both east and west traffic from Storrow Drive. Putting 86 teenagers, many from international countries with differing traffic laws and patterns across a busy street from their classes is more than dangerous, it is a tragedy waiting to happen.

6. Fisher has been allowed one dormitory in the block considered. According to public testimony, those students have not respected the residential zoning of Beacon Street but have been loud and drunk, vomiting in private gardens, damaging private cars in the alley, littering with trash and their cigarette butts, playing frisbee in private gardens, damaging shrubbery and property. If that one dormitory cannot be controlled by the administration, how will they control the 86 students proposed for the newly converted buildings?

7. Approving an IMP for Fisher guarantees zoning exemptions for them in the future. But it will change the zoning for the families who bought their homes when the zoning was residential and still is until Fisher asks to nullify the residential zoning of 139 and 141 Beacon Street.

8. This block in the Back Bay does not need redevelopment. Market prices and trends are adding useful tax dollars to the city. But the BRA should let zoning determine what uses are permitted in the Back Bay. There are limited resources in the city of Boston and Fisher College should not be using them to rezone without applying to the Zoning Board.

9. A higher and better use for these properties would be to sell them for residential use and use the profits to house their students in an area of Boston that needs redevelopment.

10. Denying this "redevelopment" plan would not negate Fisher College from marketing itself as a downtown or Back Bay College. It would mean they are not a campus, but they are still performing their historical use. I would point out the Back Bay began in 1848 and Fisher began

in Somerville in 1939.

11. In good faith(?) Fisher College told the neighbors when they bought 139 and 141 that they would not use them as dormitories. The zoning prohibited it. But once Fisher bought the Tellus Institute they qualified for BRA master planning where they could work through the assessors office to rezone these currently tax paying buildings.

12. The Dean of Students spoke about the futility of convincing mainly international students who live in student residences not to smoke and Fisher's frustration that banning smoking within 25 feet of their academic buildings sent the students on to private property. Yet the IMP moves the admin around the corner on Arlington Street at the Tellus Institute property out of sight of the students they are hoping to control. The administration has failed to police its students on private property, has failed to control restricted deliveries from semi trucks in in posted areas, failed to curtail pickups of large busses in traffic contrary to traffic laws.

13. When Fisher College realized the level of opposition (NABB and others) at the original meetings, they hired a publicity firm and did not answer calls from the neighborhood. They asked for two meetings to discuss the plan during graduations and summer vacations and a 30 day comment period. The disrespect of the residents is offensive.

In sum, the IMP should not be approved. It is a waste of taxpayer money and residents' time to have 6 months of meetings and reports and power points to review a more than flawed idea unanimously opposed by the residents of Back Bay. Such energy should be spent collecting taxes, obeying the zoning laws and redeveloping areas of Boston in dire straits.

Thank you,

Susan W. Morris
860 992-8534

Sullivan, Katelyn

From: Sharon Ryan [stravels2@yahoo.com]
Sent: Wednesday, July 31, 2013 12:24 PM
To: Sullivan, Katelyn
Subject: Fisher College

It has come to my attention that Fisher College has had a brain storm and decided to move the proposed dorms from one side of the street to the other. And this is your grand idea how? Apparently the college personnel are hard of hearing. It has been evident from the 3 neighborhood meetings that Back Bay doesn't want more Fisher students and more dorms...ON ANY SIDE OF ANY STREET IN BACK BAY! This is not a college campus nor is this neighborhood equipped to handle the proposed number of students that Fisher wants to add. What part of this is Fisher not getting? It's amazing to me that there is such arrogance from Fisher College and seemingly no desire to work with the neighborhood! It's really mind boggling!

Sharon Ryan
109 Beacon St

Sent from my iPad

Sullivan, Katelyn

From: Deb Schreiber [Deb-Schreiber@noellevitz.com]
Sent: Wednesday, July 31, 2013 1:31 PM
To: Sullivan, Katelyn
Subject: Fisher College Institutional Master Plan (IMP)

Importance: High

July 28, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan:

Please allow me to introduce myself. My name is Deb Schreiber, executive consultant with Noel-Levitz, Inc., and I am writing to offer strong support of the Institutional Master Plan (IMP) for Fisher College. Noel-Levitz has been helping colleges and universities achieve their enrollment objectives through a vast array of products and services for more than forty years. I have served as Fisher's consultant for one of our services, the Enrollment and Revenue Management System (ERMS), a tool that helps create a strategic plan for awarding institutional dollars to recruit and retain students in the most efficient way. It's a data-driven approach that aligns the dollars that Fisher spends in financial aid with the achievement of their enrollment objectives.

To give you a sense of project scope, we collect historical (admission and financial aid) data, apply various statistical tools to find out areas of opportunity for both recruitment and retention, and "tweak" the plan accordingly on an annual basis. I typically visit campus once per year and a good portion of the year, we have bi-weekly webinars to monitor results. In the five years that I've had the privilege of working with the Fisher team, I've had the opportunity to witness and participate in countless conversations with senior administrators as well as counselors "in the trenches" (i.e., admission and financial aid counselors). I've been doing this job for nearly fourteen years, and I must share that from my observations and experience, I've been highly impressed by their dedication and commitment to Fisher's educational mission and the students they serve.

Since we started partnering together, enrollment for their traditional first-year population has grown by nearly 31%. Indeed, these are exciting times for Fisher College. Every industry has been hard hit by the recession and higher education is no exception. In my opinion, Fisher's IMP is an important necessary step to *servi*ng their students, students who already vastly contribute to the local economy and vibrancy which defines the Back Bay & Beacon Hill areas.

If you have any questions or if I can provide additional supporting information, please feel free to contact me.

Sincerely,

Deb

Deb Schreiber
Executive Consultant
Noel-Levitz
13802 N. Crown Pt.
Sun City, AZ 85351
(623) 242-9337 (work)
(720) 810-9877 (iPhone)
deb-schreiber@noellevitz.com

Noel-Levitz | Higher Education Consultants | www.noellevitz.com



Enrollment Management Blog | blog.noellevitz.com



Follow Us on Twitter | twitter.com/NoelLevitz

Sullivan, Katelyn

From: Kristin C Field [kcfield2@verizon.net]
Sent: Wednesday, July 31, 2013 1:12 PM
To: Sullivan, Katelyn; Lois Harvey; Linda Morgan; Sharie Ryan Ryan
Subject: Fischer College is Deaf to neighbors concerns

I understand that Fischer has chosen to move the proposed Dorms across the street as a response to neighbors concerns. Beacon St. - either side - is unacceptable for student dormitories. I sincerely hope this is the wrong information but I continue to feel that Fischer and the BRA are not listening to our concerns.

I live at 333 Commonwealth Ave. I wrote a letter earlier in July lamenting the proposals to expand the college into the neighborhood. Fischer needs to explore options AWAY from the Back Bay for their dormitories. In fact, if they moved out of the neighborhood completely it would be better for their students and for us.

Kristin C. Field
333 Commonwealth Ave.
Boston, MA 02115

Sullivan, Katelyn

From: Sharon Ryan [stravels2@yahoo.com]
Sent: Wednesday, July 31, 2013 12:24 PM
To: Sullivan, Katelyn
Subject: Fisher College

It has come to my attention that Fisher College has had a brain storm and decided to move the proposed dorms from one side of the street to the other. And this is your grand idea how? Apparently the college personnel are hard of hearing. It has been evident from the 3 neighborhood meetings that Back Bay doesn't want more Fisher students and more dorms...ON ANY SIDE OF ANY STREET IN BACK BAY! This is not a college campus nor is this neighborhood equipped to handle the proposed number of students that Fisher wants to add. What part of this is Fisher not getting? It's amazing to me that there is such arrogance from Fisher College and seemingly no desire to work with the neighborhood! It's really mind boggling!

Sharon Ryan
109 Beacon St

Sent from my iPad

Sullivan, Katelyn

From: Cynthia Huff [cynthia_huff@comcast.net]
Sent: Wednesday, July 31, 2013 4:08 PM
To: Sullivan, Katelyn
Cc: 'Kristen Sherman'
Subject: Letter of Support for Fisher College's Institutional Master Plan

Boston Redevelopment Authority Committee:

As an alumni of Fisher College in the Class of 1964, I am writing to support the Institutional Master Plan that Fisher College has submitted to the BRA. In 1962 my decision to apply and enroll in Fisher was greatly influenced by the location of Fisher on Beacon Street in historic Back Bay. 49 years later it is with a sense of pride whether I am driving by, walking by, or entering one of the Fisher properties that I can say this is where I had my first college experience! Fisher has done an exceptional job in maintaining these historic buildings. The grounds surrounding each building are meticulously landscaped which add to the enhancement of the neighborhood.

Students are immersed in a unique academic and cultural experience just by being in this environment. They have immediate access to historical Boston by a walk through beautiful Boston Garden, Boston Common, and Freedom Trail. In addition the esplanade in addition to the many walk ways has the added attraction of the Hatch Shell and where various concerts, artistic performances and activities that are presented there.

Fisher has a well documented history of giving back to the neighborhood and community. Fisher has encouraged community groups to use its facilities for meetings and events as well as the library. The students give back to the community by their volunteer activities which include working to combat poverty, homelessness and hunger. Fisher has created a unique opportunity for Boston Public School students and graduates to take College 101. Fisher feels the opportunity to take a college course while in high school increases student's curiosity and desire to pursue a college education. This program is open to Boston Public School students their senior year to prepare them for college level academic expectations. This is a six week course focused on basic math and English skills as well as time management and study skills. Upon successful completion of College 101, students are eligible to enroll in one college level course at Fisher in addition to their high school classes. This gives them a preview of what being in college is all about. Students who participate in this program graduate with a high school diploma and nine college level credits.

I encourage the BRA committee to study the detailed Institutional Master Plan (IMP) presented by Fisher College. This IMP will not only allow the College to improve its facilities for the students; it will also continue to meticulously preserve the existing neighborhood and surrounding community. These changes will be implemented by utilizing property already owned by Fisher. This does not involve the purchase of new property.

Thank you for your consideration and attention given to reviewing the Fisher Institution Master Plan.

Sincerely,
Cynthia H. Huff
Class of 1964

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

July 31, 2013

Dear Katelyn Sullivan,

It is my pleasure to be writing this letter on behaves of Fisher College. Since I was a senior in high school I knew that I wasn't ready to step in the doors of a huge university. After receiving my acceptance letter I knew that I wanted to attend. During my two years I spent at Fisher College I received my Associates Degree in General Studies. My first semester wasn't my strongest semester but I was able to meet with the academic tutors to further my assistance and to help excel at Fisher College. And it worked! Fisher College is currently celebrating 110 years for providing education since 1903. I feel that my education at Fisher College was phenomenal when I earned my degree. The faculty members and the staff always made sure you we're able to push yourself in the direction that you wanted to be steered into. In my case I was able to reach out to many different departments for work-study on campus job. I was shortly hired to work in the Alumni Relations department doing data entry and participate in phone-a-thons.

Within the two years I have attended Fisher College I was given the opportunity to work in the department of Alumni Relations. There I learned a tremendous amount of knowledge and the history of this institute all the way back to the Somerville location. Having a college strive to best the best that they can be is really limiting them to expand. The incoming enrollment in the years to come is only going to increase because not everyone wants to be known by there student identification number but by there name when they are walking in the hallways. Seeing the faculty and staff know my name is also a benefit because if I need assistance with anything I knew that I would get the help that I needed.

I have never soon so much dedication even after graduating from this institution. The Institutional Master Plan (IMP) is a crucial to have when wanting to expand a college's horizon. They brought out what is extremely important and what needs improvement along the way. In order for Fisher College to expand they would need the many of the critical improvements met. For instance the college's student housing, library, student center, administrative and academic space (which is important to have since enrollment has been increasing since I attended in the fall of 2009) and basic work on the buildings that are the four walls that creates Fisher College. If you take a look at the top schools in Boston, they all started out small and they had to expand their facilities and administration so that they can become one of the bests. Why not let Fisher College be the next college in the Greater Boston area to have their opportunity to shine. This is why I stand behind Fisher College on this plan.

Lastly, as stated in Fisher College's mission statement, "Fisher College changes lives by positioning students in their quest for the knowledge and skills that will guide them through a lifetime of intellectual and professional pursuits." And after getting my Associates degree and currently taking online and on site classes at the Boston location they do just that to make sure that once you graduate with either your Associates or Bachelors degree that you are willing to conquer all that the "real world" has to offer.

Sincerely,

Maria Coleman (Fisher College Alum'11)

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

July 31, 2013

Dear Katelyn Sullivan

I am a parent of a student who attended Fisher College during the year's 2009- 2011. Maria, my daughter, feels that she received a quality education in a supportive learning environment while earning her associate's degree there. Because those first years at this small urban college were so satisfying, her experience gave her the confidence to continue her education and she is currently completing a B.S. degree in health care administration.

As you know, Fisher College is located in the safe, vibrant and desirable Back Bay section of Boston, MA. It means/meant so much to Maria and thousands of other students in Boston's metropolitan area to attend an affordable local college that can be easily accessed by public transportation. Upon reviewing Fisher's Institutional Master Plan, it is clear that this institution is responding to many new challenges that it feels must be addressed. It must provide more of its own resident dormitory rooms to a growing population of students and create additional classroom and administrative space to accommodate the expansion of its new academic programs.

It is very understandable that Fisher must be fiscally and academically healthy in order to stay competitive as a college. It must keep modern its facilities to attract new students in hopes of retaining them. Their well-designed plan shows moderate growth as it phases in changes, additions and improvements based on small yearly increases of projected student enrollment over the next decade. It has carefully thought out how to use the existing space that it owns. Renovations and new construction use the colleges' available existing space with little to no expansion of other property and so these projects should have limited impact on the surrounding neighborhood. I am impressed with the consideration it demonstrates towards its neighbors. Improvements are gradually phased in over the next decade minimizing noise and added construction vehicle/parking congestion on the streets near Fisher.

Historically, Fisher has proven to be a good neighbor in their community. It beautifully maintains its buildings and land. Over the years, Fisher has contributed much to its neighbors as well as the entire Boston community. Each year faculty and students volunteer time, raise funds for worthwhile causes and sponsor events. The college provides maintenance and security services to nearby businesses, makes available free space for neighbor meetings and events and is an active participant of neighborhood organizations. It offers its time, expertise and designs programs to encourage young Boston Public students to further their post-secondary education. These are only a few of the many things they do for the community.

Fisher has well documented the reasons why it must make the necessary changes to its college in the next several years. I consider Fisher College to be a great asset as an institution of higher learning in Boston and I support their endeavor and wish them the best of luck.

Thank you,
Nancy Coleman
Fisher College Student Parent

July 31, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square 9th Floor
Boston, MA. 02201

Dear Katelyn Sullivan:

The SAYO Grays baseball organization is a multi-cultural organization, which provides academic and athletic assistance to adolescent's age ranging from 13 to 19 years old here in New York City. The goal of the SAYO Grays organization is to use baseball as a vehicle, with expectations of facilitating college admissions for our student athletes. It is rather unfortunate to disclose, but more than 80% of our student athletes are labeled as a population at risk. This label has been attached for a host of different reasons, but the staff with SAYO continues to persevere keeping our goals and mission in mind. We serve approximately 75 to 100 adolescents from January to November during a calendar year. We are very proud to mention that during our abbreviated tenor of six years, we currently have 45 student athletes attending various colleges throughout the country, and once the 2013 graduating class is completed the number aforementioned will climb to over 60 student athletes attending various institutions for higher learning.

We were afforded the opportunity three years ago to meet with an administrator from the athletic department at Fisher College. Again the main goal was to create a situation whereas our student athletes would be afforded the opportunity to attend Fisher College to obtain a college degree and play baseball. This collaboration had signs of success from the very start manifested by officials at Fisher College who understood the importance of a bona-fide education as well as giving back to the community. The atmosphere at Fisher College was one that suggested the imperativeness of keeping unity in the community. The SAYO organization is able to speak from firsthand experience after taking three independent trips to Fisher College accompanied by our student athletes. These trips afforded our students athletes to take a good look at what Fisher College had to offer potential students. Our situation being a bit more complex manifested by our students identifying as athletes. These visits gave our students athletes the opportunity not only to gain knowledge about Fisher College, but to really internalize what it would be like to attend Fisher College for a duration of 4 years.

The SAYO Grays organization currently has two student athletes who attend Fisher College as full time students and it was SAYO who played an instrumental role initiating the admission of student athletes from the Virgin Islands and Puerto Rico. Fisher College has demonstrated clearly that they are willing to entertain populations that are deemed as disenfranchised. The administration at Fisher College considered our applicants for admissions knowingly that these very students were currently experiencing financial distress. The attitude at Fisher College was that they could turn a bleak situation into something much more powerful with the end result being students getting a 4 year degree only to return to their respective communities to pose as productive members of society. It should be mentioned that this opportunity to afford minorities (students of color) the opportunity to attend upscale learning institutions is not prevalent in other parts of the country. We here at SAYO applaud the students, professors and administrators for their cooperation and continued support.

It will only behoove Fisher College to expand in ways in which the students and community will reap from the benefits of very much needed expansion. Fisher College in its quest to educate young minds has put in relentless hours developing a blueprint that will benefit the Boston community as well as neighboring communities. This expansion as I know it will make Fisher College more attractive than it already is; it will also act as a stimulus in regards to students from other states and countries considering Fisher College as an option to get an education. Everything about this marvelous new plan suggests a comfortable outcome for all students regardless of their ethnicity and economic status. This attitude will only act as a catalyst in regards to stimulating students to learn. The SAYO Grays organization is totally behind Fisher College quest for expansion. Our engagement with Fisher College over the past 3 years has demonstrated their seriousness as it relates to education, accountability, responsibility, hard work and receptiveness to change.

Thank you for your outstanding dedication and enthusiasm as it relates to making positive change. If you have any questions feel free to contact me via email darrel_tiebout@yahoo.com or at 347-981-2826.

Dedicated to the Student Athlete
Who Wishes to Make a Difference

Darrel Tiebout, CASAC-T
Coordinator of Player Development/
Academic Liaison

Neighborhood
Association of the
Back Bay



August 1, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall – Ninth Floor
One City Hall Plaza
Boston, Massachusetts 02201

Officers:

Howard Kassler
Chair
Faith Perkins
President
Susan Baker
Vice Chair
Sybil CooperKing
Vice President
Steven Sayers
Treasurer
Tom High
Secretary

Directors:

Susan Ashbrook
Catherine Bordon
John Boreske
Marianne Castellani
LeeAnn Coleman
Roseann Colot
Valerie Conyngham
Renee DuChaine-Farkes
Frances Duffly
Andrew Friedland
Ann Gleason
Jack Gregg
James Hill
Janet Hurwitz
Warren Johnson
Kathleen Kolar
Sonia Kowal
Shirley Kressel
Rosanne Kumins
Elliott Laffer
Jo-Ann Leinwand
Michael McCord
Myron Miller
Tim Ian Mitchell
Molly Mosier
Janine Mudge-Mullen
Jeryl Oristaglio
Roberta Oriandino
Margaret Pokorny
Susan Prindle
Patricia Quinn
Ellen Rooney
Deirdre Rosenberg
Jacqueline Royce
Peter Sherin
Barry Solar
Anne Swanson
Jack Wallace
Sam Wallace
Steve Wintermeier
Marvin Wool
Jacquelin Yessian

Emily Gallup Fayen
Office Administrator

Re: Fisher College Institutional Master Plan Notification Form

Dear Ms. Sullivan:

I realize that the Neighborhood Association of the Back Bay, Inc. (“NABB”) already has submitted a number of comment letters to the Boston Redevelopment Authority (“BRA”) regarding the Fisher College Institutional Master Plan Notification Form (“IMPNF”), and I trust that you are reviewing all of those letters in developing the Scoping Determination detailing those elements which Fisher must include in its Institutional Master Plan. But I would like to emphasize the request made by NABB’s Zoning Committee and its Development and Transportation Committee in their June 26, July 17, and July 26, 2013 letters that the BRA require Fisher to revise and resubmit its IMPNF with additional material that should have been (but was not) included in its IMPNF and evaluating an alternative plan to provide expansion wholly outside the Back Bay residential historic district.

1. Fisher’s Proposed Institutional Master Plan is short-sighted and, because its success depends upon Fisher’s continued growth, is designed to fail after its proposed 10-year period.

In its IMPNF, Fisher states that it has adopted a five-year Strategic Plan that “looks to the future” and calls upon “necessary growth” to “sustain its place in the ever-changing Higher Education community.” IMPNF, at p. 4. Indeed, Fisher states that, “[i]n order to sustain its academic viability and maintain its long-term fiscal health,” Fisher “must continue to add to its undergraduate enrollment in the Day Program” and “must grow from 820 students today to about 1,100 students in the combined associate’s, baccalaureate and master’s programs over the 10 year term of this IMP.” IMPNF, at p.8. Fisher also states that it “is never likely to be able to meet the full demand for student beds” it needs “to remain competitive and to attract the students it wants”; but that, “at a minimum,” it needs “to create the number of beds that will maintain the ratio of beds to students that it has today – about 42%.” IMPNF, at p. 19.

One of the purposes of the IMP review process is to provide for the well-planned development of institutional uses that need to expand. (Section 80D-1). But here, Fisher's proposed IMP is clearly short-sighted and designed to fail after the end of the IMP's ten-year term. Fisher is proposing to create most of the additional dormitory beds it says it needs to survive over the next ten years by converting three buildings it owns in the Back Bay residential historic district (115, 139 and 141 Beacon Street) to dormitory use. IMPNF, at pp. 17-18. After those conversions, Fisher will not own any other properties that can be converted to dormitory use or any land on which it might be able to construct new housing for students. Therefore, by following its own proposed IMP, after the next ten years, Fisher will be left without any means to secure any additional dormitory beds that it recognizes are necessary "to remain competitive in attracting the students it needs to fulfill its academic and financial goals." IMPNF, at p. 18.

Fisher's current financial situation does not appear to be particularly strong. According to Fisher's most recently filed Financial Statements, as of June 30, 2012, Fisher had only around \$20,200,000 of unrestricted net assets, and \$17,000,000 of those assets were its "investment in plant," namely, its institutional properties in the Back Bay residential historic district. (Fisher College Financial Statements, June 30, 2012, at p. 2). While Fisher's assets as of June 30, 2012 also included \$12,422,000 of investments, which function as its endowment, its liabilities of \$13,962,000, including \$10,302,000 of bonds payable, actually exceed the amount of its endowment. Further, the three buildings that Fisher plans to convert to dormitory use are included in its \$12,422,000 endowment, which, when those buildings are converted, will mean that Fisher's liabilities will exceed its endowment even more. *Id.*, and Note 5, at p. 11.

Also noteworthy, "A major portion of the College's revenues is funded from various student financial aid programs sponsored by the United States Department of Education." *Id.*, Note 1, at p. 5. It also "utilizes a number of agents who, on an ongoing basis, assist in locating international students for a fee" and, although "[t]hese arrangements have provided important revenue to the College," the "arrangements ... are at will." *Id.*, Note 13, at p. 20.

Fisher should be required to develop and compare different plans that would allow it to continue to grow (in both number of students and a corresponding number of dormitory beds) both during the next ten years and afterwards. (See Section 80D-3, which provides that the IMP "shall set out and define the longer term goals of the Institution, a *minimum* of ten (10) years into the future. These goals should address the broad direction to be taken by the Institution with regard to its growth and services.") One such plan that Fisher should be required to develop and consider is establishing all of its additional dormitory beds within a reasonable distance from its academic facilities in

another area of Boston, as Fisher already has done by leasing 55 dormitory beds at 19 Stuart Street.¹

Indeed, it should be less expensive for Fisher to establish all of its additional dormitory beds outside of the Back Bay residential historic district. As Fisher itself recognizes, its three residential rental buildings on Beacon Street which it is proposing to convert to dormitory use are in a “prime location” (IMP NF, at p. 3) where “real estate ... has appreciated substantially in recent years.” (Fisher College Financial Statements, June 30, 2012, Note 5, at p. 11.) Further, although Fisher carries those residential rental buildings on its financial statements at amortized cost, which is around \$2,900,000 after accumulated depreciation, it estimates the market value of the three buildings to be approximately \$12,000,000. *Id.* Normal market conditions should result in Fisher being able to sell those three buildings at a substantial profit and use the proceeds to create more dormitory beds elsewhere in the City than the buildings themselves reasonably could provide.²

Establishing all of its additional dormitory beds outside of the Back Bay residential historic district would solve several of Fisher’s other problems as well. Under its currently proposed IMP, Fisher would continue to have no “open space of its own – no quadrangle, no yard, not outdoor commons” (IMP NF, at p. 10) except for a potential terrace. (IMP NF, at p. 1). In its IMP NF, Fisher repeatedly complains that its “physical environment is not one of its own making” (IMP NF, at p. 46) and that its “presence in Boston does not conform to anyone’s image of a typical college campus” (IMP NF, at p. 10). Establishing its residential campus elsewhere would at last allow Fisher to create its own environment.

Establishing all of its dormitory beds elsewhere would also address many of the safety and traffic problems that would be created by Fisher’s current proposed IMP. As Fisher itself admits:

- “Beacon Street carries a large volume of automobile traffic as it provides access to and from Storrow Drive and serves as an arterial route for evening commuters heading west.”

¹ If Fisher declines to analyze any other plans for growth both during and after the ten-year term, it should be required to agree that its growth will stop entirely after ten years.

² Fisher similarly should be able to sell its recently-acquired property at 10/11 Arlington Street at a substantial profit, as the seller “accepted a price from Fisher that was less than what the property could have realized from a private developer. (IMP NF, at pp. 14 & 33).

- “Beacon Street also sees substantial truck traffic, since trucks are prohibited by city regulations from using Storrow Drive, Commonwealth Avenue and Marlborough Street.”
- “Because buses are constrained by municipal regulation from using many streets in the Back Bay, including Storrow Drive, Commonwealth Avenue and Marlborough Street, many buses, beyond those engaged by Fisher, rely on Beacon Street to traverse the Back Bay.”

(IMPN, at p. 44.) One would think that Fisher would welcome an alternative to housing an additional 177 students in the middle of this already congested location.

2. Fisher should be required to provide information regarding which of its students the proposed additional dormitory beds are for.

In its IMPNF, Fisher states that it currently has about 820 undergraduates in its bachelor’s and associate’s degree programs in Boston, and that about 20% of these students come from the City of Boston. The 820 undergraduates are comprised of 470 Massachusetts residents, 130 from other New England States, 86 from other states, and 135 international students. (IMPNF, at p. 6). Fisher also states that 42% of those students are residents in Fisher-sponsored dormitories, while the remaining 58% of students commute. *Id.* Fisher also declares that it “wants, at a minimum, to maintain that ratio.” *Id.* at p. 7.

As Fisher’s Financial Statements acknowledge, its international students “provide important revenue to the College”; so much so that Fisher “utilizes a number of agents who, on an ongoing basis, assist in locating international students for a fee.” (Fisher College Financial Statements, June 30, 2012, Note 13, at p. 20.) Fisher should be required to provide information regarding how many of its dormitory beds have been (for each of the past ten years), and will be (again, for each of the next ten or more years), occupied by students in each of its degree programs (associate’s, bachelor’s and master’s) and how many of those students in each program will be from Boston, other areas in Massachusetts, other New England states, other states, or other countries. Certainly Fisher should be required to allow Boston and Massachusetts residents to occupy the same ratio of dormitory beds in the future as they have occupied in the past.

Conclusion

As NABB previously has demonstrated in its prior comment letters, allowing Fisher to submit a proposed IMP based upon its IMPNF would be illusory, as no such IMP could conform to the plan for the City as a whole. Fisher's proposed IMP also would necessarily be both injurious to the neighborhood and otherwise detrimental to the public welfare. Indeed, the BRA could not even weigh "all of the benefits and burdens" of Fisher's proposed IMP because it does not offer any benefits to the neighborhood at all, only more and more burdens that the more than 250 residential property owners directly abutting Fisher properties simply cannot be asked to bear. Instead, Fisher should be required to develop and compare different plans that would allow it to continue to grow (in both number of students and a corresponding number of dormitory beds) both during the next ten years and afterwards, and would establish all of its additional dormitory beds within a reasonable distance from its academic facilities in another area of Boston.³

Sincerely,



Howard Kassler
Chair

³ In our prior letters, we also have pointed out that Fisher is already using its property at 111 Beacon Street for institutional purposes that are unlawful in the H-3-65 district, and has mounted external mechanical equipment, exhaust ducts, HVAC equipment, signs and flags at several of its properties in the Back Bay residential historic district that are in violation of both zoning and the Back Bay Architectural Commission requirements. Fisher should not be allowed to benefit from its own unlawful conduct and, accordingly, should also be required, as part of the IMP Review Process, to remedy all of those violations and come into full compliance with the Boston Zoning Code and the Back Bay Architectural Commission regulations before submitting its proposed Institutional Master Plan.

Sullivan, Katelyn

From: Brandon O'Donnell [bodonnell@Fisher.edu]
Sent: Thursday, August 01, 2013 9:04 AM
To: Sullivan, Katelyn
Subject: Fisher College Institutional Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

July 31, 2013

Dear Ms. Sullivan,

My name is Brandon O'Donnell and I am a senior Fisher College and I will be graduating with a Bachelor's degree in December. Throughout my years at Fisher I have been able to take part in many amazing changes at the institution and I fully support Fisher College's Institutional Master Plan. As a student leader (Resident Assistant and Peer Mentor) at Fisher and immediate past President of the Student Government Association I know how important it is to keep the student body involved and engaged both on campus and within the community. Since my freshman year at Fisher College, I have seen many improvements that have changed the campus and culture at Fisher College including a revamped student conduct system and installation of additional bachelor's degrees.

By purchasing new property and renovating our existing space, Fisher will be able to have more gathering space for students and will improve the students and neighbors quality of life. Currently the only outdoor space that exists are the front steps and sidewalks surrounding the buildings. The vision that the administration has developed to make these amazing changes will give Fisher College a true campus atmosphere and will be less intrusive on our neighbors. As Student Government President I had the pleasure of meeting with a neighbor regarding ways in which we can decrease student smoking on the sidewalks and as a whole. Our student body and our administration are always open to meeting with neighbors and collaborating to make a more conducive living environment for both students and neighbors. I will suggest to our incoming president that this type of dialogue continue throughout future years.

As a student leader at Fisher College, I support the IMP plan.

Sincerely,

Brandon O'Donnell
Class of 2014

Sullivan, Katelyn

From: Joseph Palermino [joe@cabotandcompany.com]
Sent: Thursday, August 01, 2013 3:30 PM
To: Sullivan, Katelyn
Subject: Fisher College

Dear Ms. Sullivan:

As Managing Partner of Cabot & Company at 213 Newbury Street in the Back Bay, I would like to voice Cabot & Company's support for Fisher College. We have been in the Back Bay for approximately thirty years and we are friends of Fisher College, The Neighborhood Association of the Back Bay, The Newbury Street League and the Back Bay Architectural Commission. We understand that different institutional interests sometimes collide but we do want to take specific issue with the unfair criticisms of the student body and the staff of Fisher College. In our many years in the Back Bay we have had zero problems with the students and we have found the staff and administrators to be honest hard-working professionals with a genuine concern for their student population as well as their neighbors. As far as Cabot & Company is concerned, Fisher College is a positive influence on the Back Bay, economically, culturally and socially. Thank you very much for your consideration of this letter.

Sincerely,

Joseph Palermino,
Managing Partner

July 29, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201

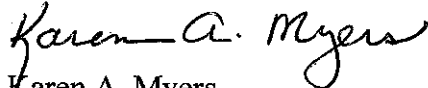
Dear Ms. Sullivan:

The BRA's stated mission is to "plan Boston's future while respecting its past . . . through new opportunities to guide physical, social and economic change in Boston's neighborhoods expressed through dedication, respect, diversity, integrity, professionalism, and education." Though the wording may differ, Fisher College has embodied these same characteristics for over 100 years (74 years as a good Back Bay neighbor and steward of these properties). Accordingly, as an alumna of Fisher College (Class of 1968) and member of the Fisher faculty for 28 years, I write in strong support for Fisher's proposed development plans [IMP currently under the BRA's consideration.].

From an educational point of view, Fisher's location enriches the student experience in myriad ways and offers a unique perspective that sets Fisher apart from its peer institutions. Living on Beacon Street, all of our students are immersed together in the education and culture of Boston so that we, as faculty, can take an integrative approach to classroom and real-world learning. The proposed improvements to the College-owned properties will enhance the already vibrant camaraderie and academic life of Fisher students for years to come.

Though a whiteboard and coat of paint may have changed the use of these historic mansions, I am consistently impressed with the continued respect and loving care that our students and employees have shown over these decades to the College's beautiful properties. I feel confident that the Fisher Community is committed to act with that same responsibility and stewardship as we renovate and grow to meet the needs of the next generation of Fisher students.

Respectfully submitted,



Karen A. Myers
20 Thurlow Avenue
Revere, MA 02151
karencaseymyers@gmail.com

August 1, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Ms. Sullivan,

My name is Stefani Vieira and I'm currently a student entering my third year at Fisher College. I am studying to get a Bachelors of Science in Management with a concentration in Fashion Merchandising. I have been able to attend a couple of the Boston Redevelopment Meetings here at my school, and would like to tell you a bit about myself and my life-changing experience with this community.

After visiting several schools here in Boston and the surrounding area, I instantly knew after one open house that there was no other option: Fisher College was the school for me. Arriving in its beautifully historic location in a safe and welcoming neighborhood for the first time, I instantly felt at home. As I continued on and learned about the incredibly small and intimate class sizes, I fell deeper in love with the school itself.

Currently, in addition to being an honors student here, I will be entering my second year as a Resident Assistant, Student Employee for the Office of the President, and President of the Common Good Club. Additionally, I am honored to be the first Fisher College undergraduate with a membership to the American College Personnel Association (ACPA). Living and being involved with this community has truly helped me to spread my wings and accomplish feats (both small and large) that I never could have dreamed of on my own. Although I am originally from Malden, a short fifteen minutes away, I knew living on campus was something that I had to do in order to truly experience college and the Back Bay.

Both as a student and Resident Assistant I can steadfastly say our school works hard to obey and enforce all rules and regulations set but the City of Boston in many ways. It is something that we persistently remind our students and residents about in order to keep our community a safe place for all. Truth be told, I still thoroughly enjoy listening to my dad tell me how proud he is of me and how he "never imagined dropping off [his] firstborn at a brownstone where [she] lives." I also love visiting friends at other schools and listening to them talk about their quad, new building, and dining halls only to introduce them to my quad (the Commons), our historic and picturesque buildings, and the streets filled with restaurants and stores just a short walk away. Our location is one of a kind.

Because of Fisher College's location here on Beacon Street, my classmates and I have been able to contribute to our city and even have a more hands-on learning experience. As a Fashion Merchandising major, I have actually had classes *inside* local stores such as DVF, Brooks Brothers and Nordstrom's. I was able to physically see in front of me what most others learn simply from reading a text book. It has also provided us with the opportunity to potentially intern with some incredible companies! Friends of mine have interned at everything from Akris to Michael Kors to Forum -- all a short distance to walk for a lifetime of memories and unforgettable experiences.

Fisher College's student population is incessantly inflating. In order to continue educating young adults to become independent, knowledgeable, and strong leaders as they have with me, our buildings must expand as well. We will be able to improve our recreational and academic spaces by doing this. With over a hundred years of changing thousands of lives, I can only hope that the number of people to attend and graduate from my college doubles and triples in the years to come.

I strongly encourage the Boston Redevelopment Authority to see the incredible contribution and impact Fisher College has had not only on their student's lives, but also on our neighborhood and community here in the Back Bay. The Institutional Master Plan will help Fisher College to do nothing but improve.

Thank you for your time,
Stefani Vieira
BS Management '15

WEST ROXBURY ACADEMY

West Roxbury Education Campus · Boston Public Schools
1205 VFW Parkway · West Roxbury, MA 02132
phone: 617.635.8935 · fax: 617.635.7912
email: WestRoxAcad@boston.k12.ma.us



Grace V. Diggs
Assistant Headmaster

Sonie Felix
Assistant Headmaster

Rudolph Weekes
Headmaster

7/22/13

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Re: Fisher IMP

Dear Ms. Sullivan,

On behalf of West Roxbury Academy (WRA), I am proud to submit this letter of support of the Fisher College Institutional Master Plan. Since the inception of our partnership in 2008, the relationship with Fisher has evolved into an essential component of the post-secondary plan for students graduating from West Roxbury Academy and from the larger Boston Public Schools community. West Roxbury Academy is committed to providing a rigorous curriculum with an emphasis on business, graphic arts, and marketing that prepares students for college, careers, and service. To that end, Fisher College has played a vital role in helping the school meet its mission.

We are now entering a phase in which the curriculum alignment work, dual enrollment program, and the implementation of summer internships is having a multi-faceted impact on our school. Currently our partnership offers academically successful students a legitimate pathway to college, and staff members the opportunity to share strategies for teaching and learning with college professors. Moreover, this partnership strengthens the school's efforts in monitoring the progress of the post-secondary experiences of our high school graduates.

Fisher College has proven through its commitment to Boston Public School students to be a robust partner in leveling the playing field and closing the achievement gap for students from underrepresented populations. I feel confident as Fisher draws closer to implementing its IMP, that my students and the community at large, will continue to benefit from Fisher's forward thinking and its unwavering commitment to public and higher education.

West Roxbury Academy is keenly aware of the need to educate students to be prepared to meet the demands of a 21st Century workforce. WRA's partnership with Fisher is a vital cornerstone of our success, it enables us to increase our graduation rates and meet our institutional goals. I fully support the Fisher College Institutional Master Plan wholeheartedly and without any reservations.

Thank you in advance for your consideration.

Sincerely,

Marc Abelard
Marc Abelard
Director of Partnerships and Community Engagement

Steven Rich
78 Sewall Ave
Winthrop MA 02152

July 31, 2013

Katelyn Sullivan

Boston Redevelopment Authority

One City Hall Square, 9th Floor

Boston, MA 02201

Dear Ms. Sullivan:

I am writing in support of the Institutional Master Plan (IMP) proposal that has been submitted by Fisher College. I have worked at Fisher College for the past 12 years as the Vice President of Finance and have witnessed the transformation of the College to a successful Baccalaureate Institution. The College has a long history, (75 years) in the Back Bay of Boston and the plan represents reasonable and modest growth over the next 10 years. The College moved to the Back Bay in 1939 when the Back Bay wasn't as desirable as it is today and has maintained a positive presence in the neighborhood in good time and bad. The IMP will allow the college to make needed upgrades for student amenities as well as satisfy program needs of the college. It will allow the College to attract and retain students while maintaining the institution fiscal strength.

The faculty and staff have an unwavering dedication to the mission of the College and the students it serves. The mission of the College is admirable, and has been consistent for its 110 year history. The outcome of the mission is to create upward mobility for its students through education. The programs offered have changed over the last 110 years to meet the demands of the business community. During the turn of the century the College taught immigrants bookkeeping and penmanship, where the College now offers baccalaureate degree and soon master's degrees.

The College takes great pride in its historical Back Bay location, over the last 75 years has helped transform the area and has always strived to complement the neighborhood. The College has invested significant resources in keeping its properties in pristine condition, which includes both the interior and the exterior of the properties, while maintaining beautiful landscaping. The One Arlington Street property was purchased in 2006 after many years of neglect and it has been historically restored inside and out to now be a showpiece of the neighborhood. The quality of the landscaping at One Arlington Street was confirmed recently by placing runner-up in a city wide garden contest run by the mayor's office.

The College supports the city in many ways including giving significant scholarship money to students from the City of Boston, sponsoring a college prep program for Boston High School juniors (College 101), and supporting numerous volunteer and sponsorships throughout the city. The students, faculty and staff are engaged with the community, and the level of participation in these programs is outstanding for a small school. We are especially proud of our College 101 program, where the College partners with several of the City of Boston High Schools and runs a college preparatory program over the summer. This program includes internships and college level credits. The statistics on the College 101 program are very favorable as a high percentage of the participants attend College after completion.

The City of Boston is known worldwide as one of the hubs of education, and is one of the economic engines that make Boston so successful. We have a broad range of educational institutions that give the City this great distinction, which includes Fisher College. Not only does the educational institution draw talented students from across the country and across the globe, many students stay in Boston after graduation. This creates a desirable and highly educated workforce which draws many businesses to the Boston area. Educational institutions must be supported to ensure Boston continued success as a desirable location of education and business leaders of the future.

Sincerely

Steven Rich

ANTHONY P. MORRIS

301 Berkeley Street - #6
Boston, Massachusetts 02116
USA

Tel: +1-617-528-8470
EMail: tony@morris-company.com

August 2, 2013

Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Opposition to Fisher College IMP

Dear Ms. Sullivan:

I write to oppose the Fisher Institutional Master Plan (IMP) in total as a completely incompatible, inappropriate, and possibly unlawful use of the buildings, street, and neighborhood in Back Bay.

The section of Back Bay in which Fisher sits is a historic residential neighborhood for which a college campus, let alone any expansion of a college campus, is completely improper, degrades the quality of life of neighbors, degrades the surrounding property, adds a dangerous level of traffic to already crowded and heavily used streets, and erodes the City's tax base in an unwise and avoidable way.

Projects 1 (additional dorm beds); 2, 3, and 4 (conversion of existing rental units to dorms); 5 (carriage house addition); and 6 (College Terrace) add student and staff density, intensity of use, traffic, potential noise, and unsightliness that are not merely incompatible with the existing area, they are actually hostile to qualities of the neighborhood and the quality of life which taxpaying neighbors should be able to enjoy.

Project 7 (Tellus) also represents a continuing incompatible use of what could be highly valuable, tax producing residential property.

Project 1 and Projects 2, 3, and 4 – additional beds and the proposed conversion of 115, 139, and 141 Beacon to dormitories - are particularly egregious and improper proposed uses of property including the three buildings now currently on the tax rolls.

On the first block of Beacon, Fisher proposes to add 280 students to the roughly 820 using the area today (total 1100) including 177 new full time residents in addition to the 289 currently present (IMP p.19).

On the first block of Beacon, Fisher proposes to add 280 students to the roughly 820 using the area today (total 1100) including 177 new full time residents in addition to the 289 currently present (IMP p.19).

How can Beacon Street, Public Alley 421, and the adjacent streets absorb this increase in population, especially the new 177 full time residents, without unreasonable and unnecessary reductions in public and personal safety, security, health and cleanliness, and quiet enjoyment for the very high tax paying residential properties that are adjacent to the Fisher property?

- What will happen to the traffic in Public Alley 421 with 129 new full time student residents living on it?
- How will deliveries, trash pickup, ingress/egress, car traffic from this increase in population not disrupt and aggravate the existing conditions including vehicular and rodent traffic and noise?
 - Will there be 0700 trash pickup with big compacting trucks cycling their systems?
- Where will the amenities be that will keep these 177 new residents from 'playing in the streets' any less than the current students play in the streets?
- Where is the outdoor space they can freely use?
- How close are the basic amenities including a convenience store, restaurants, dry cleaner, liquor store, etc.?
-
- What will happen to the property values of the remaining private buildings on the first block of Beacon?
- What owner will be motivated to make substantial improvements or redevelopment of the remaining residential buildings on the first block of Beacon?
- What will happen to the property values (and tax base) of buildings on Alley 421 on the Marlborough Street side?

IMP says that residential students are not allowed to bring personal cars but that commuters are obliged to deal with the limited parking situation on Beacon and in the area. The Plan calls for substantial increases in both populations, thereby potentially aggravating traffic and parking.

- How is the ban on resident student cars enforced?
- How many infractions have there been discovered in 2013, 2012, 2011?
- How were they dealt with?
- In how many accidents have student pedestrians or student drivers been involved in in the last three years? What is the trend?
- Have students been personally injured by vehicles or injured others with vehicles?
- How will the vehicular access of the extra 280 students and 177 new residents affect existing conditions?

- What steps will Fisher take to keep an already difficult situation from getting worse, especially given the thousand or so possible DAILY jaywalking incidents calculated by a speaker at the last Fisher public hearing, should property use change?

If Fisher has a mission (other than absorbing cash borrowed by students to pay their high tuition fees and expenses), its wisest choice is to convert its high value real estate in Back Bay to cash (as Emerson did and as Suffolk is doing on Beacon Hill) and to invest that cash in a campus where the students could really benefit from residential life in a location that is compatible with student living. The first block of Beacon Street was never that location and is not now.

I thank you in advance for rejecting the Fisher IMP as incompatible, non-conforming, and improper use of the historic Back Bay residential neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony P. Morris". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anthony P. Morris

cc: NABB