

# Table of Contents

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<b>1.0</b>	<b>PROJECT SUMMARY</b> .....	<b>1-1</b>
1.1	Introduction.....	1-1
1.2	Relationship to the College’s Mission/IMP and Rationale for the Project...1-2	
1.3	BRA Interim Guidelines .....	1-4
1.4	Project Description .....	1-5
	1.4.1 Project Site and Surroundings.....	1-5
	1.4.2 Project Design and Relation to Site Context.....	1-5
	1.4.3 Approximate Project Dimensions.....	1-6
	1.4.4 Design Drawings & Photographs.....	1-7
1.5	Project Team .....	1-8
1.6	Public Benefits.....	1-10
1.7	Compliance with Boston Zoning Code.....	1-10
1.8	List of Permits or Other Approvals Which May be Sought .....	1-11
<b>2.0</b>	<b>MISSION AND OBJECTIVES</b> .....	<b>2-1</b>
2.1	College Overview .....	2-1
2.2	Existing College Facilities.....	2-1
	2.2.1 The Main Academic Campus .....	2-1
	2.2.2 The Residence Campus .....	2-3
2.3	Mission Statement .....	2-4
2.4	Student Population Served .....	2-6
2.5	Student Housing Plan.....	2-7
	2.5.1 Existing Conditions.....	2-7
	2.5.2 Impact on the Surrounding Neighborhoods .....	2-8
2.6	Community Benefits .....	2-9
2.7	Workforce Development/Jobs Analysis .....	2-18
<b>3.0</b>	<b>PROPOSED AND POTENTIAL FUTURE PROJECTS</b> .....	<b>3-1</b>
3.1	Introduction.....	3-1
3.2	Simmons College Library Replacement.....	3-1
<b>4.0</b>	<b>ASSESSMENT OF DEVELOPMENT REVIEW COMPONENTS</b> .....	<b>4-1</b>
4.1	Transportation .....	4-1
	4.1.1 Introduction .....	4-1
	4.1.2 Changes in the Transportation Study Area.....	4-2
	4.1.3 Description of Project .....	4-2
	4.1.4 Consistency with TAPA .....	4-3
	4.1.5 Consistency with Transportation Goals of BRA Interim Guidelines.....	4-4
4.2	Environmental Protection .....	4-6
	4.2.1 Wind.....	4-6
	4.2.2 Shadow .....	4-6
	4.2.3 Daylight.....	4-7
	4.2.4 Solar Glare.....	4-7
	4.2.5 Air Quality .....	4-7
	4.2.6 Noise.....	4-7
	4.2.7 FEMA Flood Zones and ACECs.....	4-8
	4.2.8 Stormwater Management and Water Quality .....	4-8

4.2.9	Geotechnical and Groundwater .....	4-9
4.2.10	Solid and Hazardous Materials .....	4-10
4.2.11	Construction Impact .....	4-11
4.2.12	Rodent Control .....	4-13
<b>4.3</b>	<b>Urban Design .....</b>	<b>4-14</b>
<b>4.4</b>	<b>Historic Resources .....</b>	<b>4-16</b>
<b>4.5</b>	<b>Infrastructure Systems .....</b>	<b>4-17</b>
4.5.1	Introduction .....	4-17
4.5.2	Sanitary Sewer System .....	4-17
4.5.3	Water Service.....	4-17
4.5.4	Energy Systems and Other Utility Providers.....	4-18
<b>5.0</b>	<b>COORDINATION WITH OTHER GOVERNMENTAL AGENCIES.....</b>	<b>5-1</b>
5.1	Architectural Access Board Requirements.....	5-1
5.2	EOEA/Massachusetts Environmental Policy Act.....	5-1
5.3	Massachusetts Historical Commission.....	5-1
5.4	Boston Civic Design Commission (BCDC) .....	5-1
<b>6.0</b>	<b>PUBLIC REVIEW PROCESS.....</b>	<b>6-1</b>
<b>7.0</b>	<b>PROJECT CERTIFICATION.....</b>	<b>7-1</b>

## 1.0 PROJECT SUMMARY

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### 1.1 Introduction

Simmons College (the “College”) is submitting to the Boston Redevelopment Authority (“BRA”) this combined Institutional Master Plan Notification Form (“IMP/NF”) and Project Notification Form (“PNF”) in accordance with Article 80 of the Boston Zoning Code. These filings will initiate BRA and public reviews of an amendment to the Simmons College Institutional Master Plan (“IMP”) to allow one new development project – the expansion and improvement of the Beatley Library on the Main Academic Campus, at the corner of Avenue Louis Pasteur and The Fenway (the “Project Site”). Both documents have been incorporated in a single filing to allow for a more comprehensive understanding of how the development project relates to the Master Plan amendment.

As currently configured, library space extends over portions of two floors in the existing Beatley Building and four floors in the adjacent Lefavour Hall. The College proposes the construction of a new five-story library building of approximately 70,000 square feet to replace the existing, two-story, 24,900± square foot Beatley Building (which is proposed to be razed), and exterior renovations to the façade of Lefavour Hall to architecturally integrate the new construction with the existing Lefavour Hall building (the “Project” or “Master Plan Project”). The new library structure will add approximately 45,100 net new square feet to the Simmons Main Academic Campus. No changes are proposed to the size of the existing Lefavour Hall.

Constructed in 1961, the existing Beatley Building and Lefavour Hall have reached their physical and technological capacity to accommodate the College’s library collections and provide the academic and classroom space needed to respond to the learning needs of Simmons undergraduate and graduate students. The incorporation of the School of Social Work library collections into the existing library collections in the summer of 2002, upon the completion of the new Graduate Center building (now referred to as “One Palace Road”), further exhausted the capacity of the library to address the educational goals and mission of the College.

By demolishing the two-story Beatley Building, and constructing a new building, largely within the existing footprint of the old structure, Simmons will be able to improve the layout and functionality of its library facilities and upgrade its existing academic space. This proposed new Master Plan Project will establish a signature building on a prominent corner for the College and the Longwood Medical and Academic Area (“LMA”). The Project will include a new entrance/egress to the campus on Avenue Louis Pasteur, which will be handicapped-accessible. Further, because a portion of the proposed new library building will extend across the front of Lefavour Hall, the Project will create a new streetwall parallel to Avenue Louis Pasteur. The newly-created streetwall will also address the BRA’s urban design objectives along this important boulevard.

To initiate Large Project Review under Article 80 of the Boston Zoning Code, a Letter of Intent to file a Project Notification Form was transmitted to the BRA on August 13, 2003 (see **Appendix A**). This PNF and IMPNF are now being submitted to present the Project and its potential impacts.

Following the close of the public comment period and issuance by the BRA of Scoping Determinations for the Project and the IMP amendment, Simmons will proceed with the preparation of an amendment to its existing Institutional Master Plan to allow this newly proposed project. Simmons will also prepare a Draft Project Impact Report, to assess the potential impacts associated with the demolition of the Beatley Building and the proposed new library replacement project.

Simmons' IMP was approved by the BRA and the Boston Zoning Commission in September 2000 and December 2000, respectively. Simmons filed an IMP biannual update with the BRA on July 30, 2003. The College will meet with permitting agencies, community groups, elected officials, and other interested parties during the Article 80 review period.

## **1.2 Relationship to the College's Mission/IMP and Rationale for the Project**

### 2000 Institutional Master Plan

Located in the Longwood Medical and Academic Area ("LMA"), the Simmons College campus consists of a Main Academic Campus and a Residence Campus. The Main Academic Campus is located on The Fenway from Avenue Louis Pasteur to Palace Road. The Residence Campus is bordered by Brookline Avenue and Pilgrim Road, and is separated from the Main Academic Campus by Emmanuel College.

Simmons completed its Institutional Master Plan ("IMP") in the summer and fall of 2000, after undertaking a comprehensive strategic planning process to ensure that its campus would be utilized in the most efficient and effective manner possible. In addition to proposing a new building project to upgrade its physical assets, the IMP outlined Simmons' strategy for a proposed maintenance and improvement program for the existing buildings on campus to make certain pressing space and deferred maintenance needs would be met, including improvements and rehabilitation of the dormitories at the Residence Campus.

After the BRA and Boston Zoning Commission approval of Simmons' IMP in 2000, the College carried out the one new building project described in the IMP – the Graduate Center project, which relocated the School of Social Work from the obsolete townhouse buildings in the Back Bay neighborhood of Boston to the Simmons Main Academic Campus and provided a new location for the Graduate School of Library and Information Science (formerly in Lefavour Hall). This new building, One Palace Road, enclosed the Palace Road side of the campus and increased the amount of green space and trees along this street edge of the Main Academic Campus and opened in the summer of 2002. The buildings formerly housing the School of Social Work were sold by Simmons and have been redeveloped as market-rate housing.

The only other potential development project identified in the Simmons IMP was the relocation of the School of Management, presently located in the Back Bay, to a new building on the Main Academic Campus. This project was not envisioned to occur before 2007, pending funding availability. The status of this project remains unchanged.

### Rationale for the Library Replacement Project

Simmons is committed to providing its students with an excellent education that prepares them for a lifetime of success. Simmons' libraries are an integral part of the successful implementation of the educational goals and mission of the College, as it seeks to provide students with first-rate facilities and enhance the College's competitive position.

At present, the physical and technological constraints of the existing library hamper this objective. Students engaged in group study are doing so in makeshift, unsuitable spaces. Faculty conducting research are competing for the library's limited number of computers. Librarians are offering innovative programs in facilities that can no longer support them. The renovation and expansion of the library's facilities will enable collections and services that support global, diverse, non-standard active learners and develop leaders equipped with the critical thinking and information literacy skills.

The 40-year old Beatley Building is in need of updated infrastructure, including heating, ventilation and air conditioning ("HVAC"), lighting, networking, and electricity, all of which are essential for the technology-dependent library. Renovation of the existing two-story building is not a viable structural or financial alternative. Areas such as book stacks, entries, traffic arteries, and bathrooms do not all meet the present-day standards for Americans with Disabilities Act ("ADA") compliance. Floor loads cannot handle the volume of books now owned by the library. Designed in the late 1950's, the library does not accommodate 21<sup>st</sup> century teaching and learning. Constructed with restrictive 23-foot bays, the existing structure limits room size and shapes. The modern academic environment relies on flexible classroom settings that often include seminar or collaborative arrangements, which need spaces closer to a square proportion rather than the rectangle of a traditional lecture hall. There is also a demand to provide for a much wider span of learning spaces that respond to the varied learning needs of Simmons's diverse undergraduate and graduate students, providing private, technology-equipped academic spaces for individuals and groups.

There are also additional challenges that particularly hamper library services. The existing library space is simply too small with the space for collections exhausted, and shelves at capacity. As noted, the incorporation of the School of Social Work ("SSW") library collections, which occurred when the SSW moved from Commonwealth Avenue to the Main Academic Campus in the summer 2002, added additional materials to an already crowded space. Service points and staff offices are also cramped. Many staff have had to spill-over to any open space, and service points and the staff responsible for providing those services are no longer co-located. The Archives are also especially overcrowded, and pressed to provide appropriate, environmentally-controlled storage and viewing space for their materials.

Additionally, the lack of a separate or distinguishing entrance undermines the identity and academic importance of the library, and sharing its space with unrelated departments and activities often disrupts library services. Traffic, noise and activity distracts serious studiers; security gates have to be used to protect collections and computers; displays have to be taken down each night. All of these factors contribute to the College's need to upgrade its library facilities.

### **1.3 BRA Interim Guidelines**

In February 2003, the BRA adopted interim planning guidelines for the Longwood Medical and Academic Area (the "Interim Guidelines") which the BRA uses as a public policy framework for the review of LMA development proposals until a LMA master plan is completed. During the 18-month interim period while the LMA Master Plan is being developed, the Interim Guidelines provide guidance relative to urban design, transportation and workforce development to inform the BRA's considerations while reviewing projects and Institutional Master Plans in this area. During the period in which the Interim Guidelines are in effect, the existing zoning and approval processes remain in place.

The Interim Guidelines were designed to accomplish the following:

- Require institutions and developers contemplating development in the LMA to comply with certain fundamental principles of good planning in the areas of transportation, urban design, and workforce development as described in the Interim Guidelines;
- Accommodate near-term institutional growth while addressing residents' concerns for quality of life and employment opportunities by overlaying specific development guidelines regarding transportation, urban design, and workforce development;
- Control growth in the LMA to create a better physical environment and a raised quality of life through improvements in the public realm, and an enhanced transportation infrastructure;
- Set a new standard in how development will improve Boston residents' opportunities for jobs, housing, education, and business development;
- Provide the immediate context within which a long-term master plan for the LMA will be developed through an approximately 18-month public process; and
- Protect the viability of the LMA for the future by managing growth in the near-term, while encouraging institutional growth and opportunities in other locations suitable to accommodate and benefit from these uses.

#### **Compliance with Interim Guidelines**

As presented, the proposed library project will comply with the intent of the BRA's Interim Guidelines. As the Project design progresses, specific urban design, transportation, and workforce development issues will be evaluated by the Project team and subsequently presented in the DPIR.

## **1.4 Project Description**

### **1.4.1 Project Site and Surroundings**

Simmons College is located in the Fenway neighborhood of Boston.<sup>1</sup> (see **Figure 1-1**). The Project Site is located within the Main Academic Campus at the corner of Avenue Louis Pasteur and The Fenway. Five buildings are situated on the Main Academic Campus. These buildings include: The Main Academic Building (300 The Fenway), Beatley Building, Lefavour Hall, Park Science Center, and One Palace Road (see **Figure 1-2**). The existing Beatley Building is physically connected to 300 The Fenway and Lefavour Hall. Access to the library occurs via the Main Academic Building entrance at the 300 The Fenway and from the internal surface parking lot.

The Project Site is bordered on the north by The Fenway and the Back Bay Fens; on the west by Avenue Louis Pasteur and the Emmanuel College campus; on the south by the Park Science Center and the Boston Latin High School; and on the east by the Simmons College Main Academic Building and the Isabella Stewart Gardner Museum. Surface parking for the main campus is located internally on the academic campus in a lot to the rear of the Main Academic Building.

### **1.4.2 Project Design and Relation to Site Context**

The Simmons College Beatley Library is located on northwest corner of the Main Academic Campus on the tree-lined boulevard of Avenue Louis Pasteur near the intersection with The Fenway. The library is located in two connected buildings. The Beatley Building is a two-story structure, and Lefavour Hall is a five-story structure. Both buildings were constructed in 1961. The Beatley Building has undergone modest technology upgrades in the past in an effort to meet the evolving needs of electronic media, research and teaching.

The new library program will provide much-needed expansion of the library collections which includes books, periodicals, reference materials, multi-media materials, the School of Social Work collections, and the Graduate School of Library and Information Science collections. Additional office support space, modern instructional classrooms, reader spaces, public access work stations, electronic resource offices and work space for library activities are a few of the functions included. The new design reorganizes the library for improved efficiency of use and educational functions.

The two-story Beatley Building will be demolished to allow construction of a new five-story structure which will provide for improved bay spacing and greater floor loading capacities which are more typical in current library design, greater efficiencies in space utilization, energy conservation, technology and infrastructure. Improvements to Lefavour Hall, including the

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<sup>1</sup> The School of Management is located in the Back Bay in seven buildings: 407, 409, 411, 413, 415 and 419 Commonwealth Avenue and 451 Marlborough Street.

exterior skin, will be made so that the design of both structures will be harmonious. The proposed new entrance off Avenue Louis Pasteur provides improved overall access for students from the nearby dormitories to the library and to the campus.

The replacement project will create a much better space for the Simmons library, with contiguous floors, making it easier to secure the collection and assuring it is more usable for patrons. The Project will allow the library to maximize its potential as a welcoming, active, vibrant part of the community that provides a place for learning, study and reflection.

While no new parking or roadways will be constructed as part of the Project, there may be a small number of existing surface parking spaces internal to the Main Academic Campus affected during the construction period. Simmons will address the temporary replacement parking as the Project planning progresses.

In addition, there are no changes to loading or trash collection areas as a result of the Project. These functions will continue to be provided at the existing Simmons loading dock at the east-end (rear) of the Main Academic Building at 300 The Fenway.

### 1.4.3 Approximate Project Dimensions

See **Table 1-1** below for approximate project dimensions for the existing Beatley Building and the proposed new structure.

<b>Table 1-1: Approximate Project Dimensions</b>		
	<b>Existing Beatley Building</b>	<b>Proposed New Building</b>
Total Gross Floor Area (FAR) (in square feet):	24,900± s.f.	70,000± s.f. (45,100± s.f. net new s.f.)
Building Footprint Area:	12,450± s.f.	15,580± s.f.
Number of Stories/Building Height:	2 stories/21 feet	5 stories/62 feet (See Note 1)

Note 1: The portion of the building in front of Lefavour Hall is 3 stories (approximately 40 feet in height).



#### **1.4.4 Design Drawings & Photographs**

**Appendix B** contains plans, elevations and photographs graphically depicting the Project as follows:

<b>Figure 1</b>	<b>Site Context Plan</b>
<b>Figure 2</b>	<b>Site Plan</b>
<b>Figure 3</b>	<b>First Floor Plan</b>
<b>Figure 4</b>	<b>Second Floor Plan</b>
<b>Figure 5</b>	<b>Third Floor Plan</b>
<b>Figure 6</b>	<b>Fourth Floor Plan</b>
<b>Figure 7</b>	<b>Fifth Floor Plan</b>
<b>Figure 8</b>	<b>Section</b>
<b>Figure 9</b>	<b>North View Massing</b>
<b>Figure 10</b>	<b>South View Massing</b>
<b>Figure 11</b>	<b>Existing Site Perspective</b>
<b>Figure 12</b>	<b>North Perspective View</b>
<b>Figure 13</b>	<b>Existing Site Photographs</b>
<b>Figure 14</b>	<b>Existing Site Photographs</b>
<b>Figure 15</b>	<b>Existing Site Photographs</b>

1.5 Project Team

Project Name and Location: Simmons College Library Replacement The Fenway and Avenue Louis Pasteur	
Proponent:	<p>Simmons College 300 The Fenway Boston, MA 02115 Tel: 617/521-2000</p> <p><i>Lisa G. Chapnick, Senior Vice President for Administration and Planning</i> <i>John Lyons, Facilities Director (617/521-2285)</i> <a href="mailto:John.Lyons@simmons.edu">John.Lyons@simmons.edu</a></p> <p><i>Steven Gusmini, Asst. Project Mgr. (617/521-2063)</i> <a href="mailto:Steven.Gusmini@simmons.edu">Steven.Gusmini@simmons.edu</a></p> <p><i>Daphne Harrington, Library Director (617/521-2754)</i> <a href="mailto:Daphne.Harrington@simmons.edu">Daphne.Harrington@simmons.edu</a></p>
Architect:	<p>Fletcher Harkness Cohen Moneyhun Inc. 46 Waltham Street Boston, MA 02118 Tel: 617/695-9300 Fax: 617/695-9301</p> <p><i>Michael D. Cohen, AIA, Principal-in-Charge</i> <a href="mailto:mcohen@FHCM.com">mcohen@FHCM.com</a></p> <p><i>Edward Jacques, Principal, Project Manager</i> <a href="mailto:ejacques@FHMC.com">ejacques@FHMC.com</a></p>
Environmental and Permitting Consultant:	<p>Daylor Consulting Group, Inc. 10 Forbes Road Braintree, MA 02184 Tel: 781/849-7070 Fax: 781/849-0096</p> <p><i>Mitchell Fischman, Vice President (781/884-2553)</i> <a href="mailto:mfischman@daylor.com">mfischman@daylor.com</a></p> <p><i>Maggie Schmitt, Project Manager (781/884-2533)</i> <a href="mailto:mschmitt@daylor.com">mschmitt@daylor.com</a></p> <p><i>Mirtha Garcia, Asst. Project Mgr. (781/884-2576)</i> <a href="mailto:mgarcia@daylor.com">mgarcia@daylor.com</a></p>
Legal Counsel:	<p>Goodwin Procter LLP Exchange Place Boston, MA 02109 Tel: 617/570-1000 Fax: 617/227-8591</p> <p><i>Rebecca A. Lee, Esq. (617/570-1809)</i> <a href="mailto:rlee@goodwinprocter.com">rlee@goodwinprocter.com</a></p>

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Mechanical/Electrical/Plumbing Engineer:	BLW Engineers P.O. Box 1511 465 Newtown Road Littleton, MA 01460 Tel: 978/486-4301 Fax: 978/486-9384 <i>Kenneth R. Beck, <a href="mailto:kbeck@blwengineers.com">kbeck@blwengineers.com</a></i>
Structural Engineer:	Foley & Buhl Engineering, Inc. 9 Galen Street, Suite 240 Watertown, MA 02172 Tel: 617/926-9150 Fax: 617/9264-4467 <i>Richard Foley, Principal <a href="mailto:raf@fbeng.com">raf@fbeng.com</a></i>
Construction Commencement:	Second Quarter of 2004
Construction Completion:	Third Quarter of 2005
Approximate Construction Cost:	\$24.1 million
Status of Project Design:	Schematic

## **1.6 Public Benefits**

Simmons College has established itself as a partner to numerous Boston community organizations and other agencies providing community services and educational outreach (see also **Section 2.6**, Community Benefits, of this document). In addition, the Project will provide the following substantial public benefits including:

- Replacing an outdated library structure with a well-designed, new state-of-the-art library that accommodates 21<sup>st</sup> century teaching and learning;
- Enhancing a prominent corner at The Fenway and Avenue Louis Pasteur, and increasing the proposed building's setback from these streets by approximately 10 feet;
- Creating a new streetwall along Avenue Louis Pasteur;
- Providing a new entrance/egress for students, staff and visitors to the Simmons campus from Avenue Louis Pasteur, which offers an alternative to the main entrance at 300 The Fenway; and
- Providing approximately 64 new construction jobs in the City of Boston.

## **1.7 Compliance with Boston Zoning Code**

The Simmons College campus is governed by the approved Simmons College Institutional Master Plan ("IMP"), approved by the Boston Zoning Commission on December 6, 2000 and effective December 8, 2000. The IMP sets forth the use and dimensional zoning controls on the Simmons College campus, including permitted uses, maximum floor area ratio ("FAR"), and maximum height allowed.

The Project will comply with all applicable zoning controls, and will not cause the FAR at Simmons campus to exceed the stated maximum of 1.5. After construction of the Project, the FAR for the Simmons campus will be 1.4.

## 1.8 List of Permits or Other Approvals Which May be Sought

Agency Name	Permit or Action
<b>State</b>	
Massachusetts Department of Environmental Protection, Division of Air Quality Control	Notice of Commencement of Demolition and Construction
Massachusetts Water Resources Authority	Temporary Construction De-Watering Permit
Massachusetts Historical Commission	Determination of No Adverse Impact on Historic Resources
<b>Local</b>	
Boston Redevelopment Authority	Institutional Master Plan Amendment Approval; Article 80 Large Project Review
Boston Civic Design Commission	Schematic Design Review
Boston Transportation Department	Transportation Access Plan Agreement Amendment; Construction Management Plan
Boston Water and Sewer Commission	Site Plan/Sewer Connection Approval
Boston Parks & Recreation Commission	Review of construction within 100 feet of City of Boston Park
Boston Department of Inspectional Services	Building Permit; Certificate of Occupancy

\*This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

## **2.0 MISSION AND OBJECTIVES**

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### **2.1 College Overview**

Chartered in 1899 to prepare women for meaningful careers, Simmons offers more than 40 undergraduate majors and programs for women, as well as graduate programs for men and women. Educational opportunities have expanded over the years to include coeducational and graduate programs in such fields as health studies, education, liberal arts, communications management, social work, and library and information science.

Simmons currently serves about 3,935 students including 2,387 graduate and 1,548 undergraduate students. The five graduate schools include the College of Arts and Sciences Graduate Studies Program, the Graduate School of Library and Information Science, the Graduate School of Health Studies, the School of Management, and the School of Social Work. The School of Management offers the only MBA in the world designed specifically for women. In addition to these master's programs, Simmons offers doctoral programs in the Graduate School of Library and Information Science, the School of Health Studies, and the School of Social Work.

### **2.2 Existing College Facilities**

The Simmons College campus is located in the Longwood Medical and Academic Area and is comprised of two separate geographical components: the Main Academic Campus and the Residence Campus (see **Figure 2-1**). The College also owns facilities in the Back Bay (the School of Management) and in Brookline (the President's House).

#### **2.2.1 The Main Academic Campus**

The Main Academic Campus consists of five buildings: The Main Academic Building, Park Science Center, Beatley Building, Lefavour Hall, and One Palace Road. **Table 2-1** lists the buildings comprising the Main Academic Campus.

One Palace Road, completed in 2002, is the most recent addition to the Main Academic Campus. This new building houses the School of Social Work and the Graduate School of Library and Information Science, and comprises approximately 60,000 square feet.

As outlined in the 2000 IMP, the College's planning process identified a campus-wide maintenance and improvement program over an 8-year period; developing a plan for updating existing buildings; and carrying out improvements to insure better space utilization on the Main Academic Campus and Residence Campus, as needed.

**Table 2-1: Simmons College Main Academic Campus**

<b>Building</b>	<b>Address</b>	<b>Square Footage</b>	<b>Uses</b>	<b>Building Height</b>
Main Academic Building	300 The Fenway	192,600	Classrooms Offices Cafeteria Conference Room Bookstore ATM Machine Mail Room Copy Center	3 to 4 stories 51± to 67± feet
Beatley Building	300 The Fenway	24,900	Classrooms Offices Library TV Studio	2 stories 21± feet
Lefavour Hall	300 The Fenway	50,400	Classrooms Offices Photo Lab Library	5 stories 59.5± feet
Park Science Center	300 The Fenway	103,200	Classrooms Offices Biology Labs Physics Lab Chemistry Labs Physical Therapy Labs X Ray Room Psychology Labs	4 stories 59.5± feet
One Palace Road	1 Palace Road	60,000	Classrooms Offices Computer Lab	4 stories 59.5± feet
<b>Subtotal (Main Academic Campus):</b>		<b>431,100 GSF</b>		

## 2.2.2 The Residence Campus

The Residence Campus is located on Pilgrim Road and Brookline Avenue and consists of nine dormitory buildings, a dining hall, Alumnae Hall, the Sports Center and Health Center.

Table 2-2 lists the buildings located on the Residence Campus.

<b>Table 2-2: Simmons College Residence Campus</b>				
<b>Building</b>	<b>Address</b>	<b>Square Footage</b>	<b>Uses</b>	<b>Building Height</b>
Alumnae Hall	321R Brookline Avenue	7,600	Function Hall Stage Area	1 story 17± feet ±
Arnold Hall	78 Pilgrim Road	22,000	Residence Hall	4 stories 42± feet
Bartol Hall	84 Pilgrim Road	25,400	Cafeteria and Mail Room ATM to be added	1 story 18± feet ±
Dix Hall	30 Pilgrim Road	22,000	Residence Hall	4 stories 45± feet
Evans Hall	305 Brookline Avenue	31,900	Residence Hall	5 stories 59.5± feet
Health Center	94 Pilgrim Road	5,400	Offices, meeting rooms and exam areas	2 stories 21.5± feet
Holmes Sports Center	331 Brookline Avenue	53,100	Athletic Center	3 stories 47.5± feet
Mesick Hall	291 Brookline Avenue	25,900	Residence Hall	4 stories 45± feet
Morse Hall	275 Brookline Avenue	22,000	Residence Hall	4 stories 45± feet
North Hall	86 Pilgrim Road	26,000	Residence Hall	5 stories 54± feet
Simmons Hall	255 Brookline Avenue	34,400	Residence Hall	4 stories 44± feet
Smith Hall	54 Pilgrim Road	32,400	Residence Hall Café	4 stories 43± feet
South Hall	321 Brookline Avenue	26,100	Residence Hall	5 stories 53± feet
<b>Subtotal (Residence Campus):</b>		<b>334,100 GSF</b>		



Since the completion of the 2000 IMP, North Hall has been completely renovated. This work included an upgrade of the electrical and mechanical infrastructure, exterior envelope improvements, the addition of a sprinkler system, the addition of air conditioning as well as internet access in each student room. Arnold Hall was renovated in the summer of 2003. The renovations consisted of a complete upgrade of the mechanical and electrical systems, a new roof and windows, sprinkler system, air conditioning and internet access to each room. The remaining buildings – Morse, Mesnick, Smith, and Simmons – receive constant upkeep and are in future project plans.

## 2.3 Mission Statement

Founded a century ago, Simmons was the first woman's college in the nation to combine liberal arts and sciences education with career preparation, and still emphasizes that balance today. Over the past 100 years, Simmons has grown into a distinguished, innovative college that has kept pace with the changing world. Today, Simmons provides many educational opportunities through its undergraduate programs for women and graduate programs for men and women. The College of Arts and Sciences combines liberal arts, sciences and professional studies for 1,530 undergraduate students. Simmons's graduate programs currently enroll 2,300 students in the College of Arts and Sciences Graduate Studies Program, the Graduate School of Library and Information Science, the School for Health Studies, the School of Management (the only business school in the world designed for women), and the School of Social Work.

The College developed a Strategic Plan in 1999, which was revised in 2001. The recent Simmons Strategic Plan further articulates the mission and primary strategic directions for the College: *that Simmons will be known for educating students for the professions and leadership through programs known for academic excellence and distinguished by a commitment to women and diversity.*

Priorities of the Simmons Strategic Plan are:

- Developing Expertise – Simmons supports the scholarly and professional activity of faculty, focusing on innovative teaching, research and knowledge dissemination in the targeted areas of the College's educational mission and strategic positioning: women, the professions, leadership, and diversity.
- Increasing the Diversity of the Curriculum and Community – Simmons is preparing students to work with a diversity of ideas and people as a critical management and leadership competency in today's organizations and communities by increasing the diversity of faculty, staff and students and by broadening the coverage of global and multicultural issues in scholarly efforts, the curriculum and the co-curriculum.
- Expanding College Awareness – Simmons is ensuring that its strengths of being women-centered, preparing students for the professions, developing leaders, and embracing diversity are recognized locally and nationally by cultivating strategic partnerships with corporations and professional associations, conducting research, presentations and publications, and collaborating on conferences and events such as the annual Women Leadership Conference.

Specific goals that will help achieve the College's strategy are the following:

- The undergraduate college is bolstering programs for women and science and technology, beginning with launching an Informational Technology ("IT") major, and implementing a Materials Science collaboration with Cornell University.
- The School of Management is pursuing AACBS accreditation, and successfully achieved first year candidacy.
- The School of Health Studies is establishing itself as a place for women's health by hosting an annual conference, providing professional education courses, and increasing publications.
- The School of Social Work is developing its recognition as an authority on domestic violence and multicultural practice through courses, events and partnerships.
- The Graduate School of Library and Information Science is expanding its reach through continuing to build on the extraordinary success of its off-site program in Western Massachusetts.
- Simmons is emphasizing the evaluation of teaching and learning outcomes, and incorporating this information into regular reviews of its curriculum to insure relevance and quality.
- All programs are focusing on the effective utilization of technology for teaching and learning, including implementing discipline specific student technology competencies to promote interactive learning and gives graduates a competitive edge in the workplace.

In order for Simmons to accomplish these goals, the College developed a long-term maintenance and improvement program (as described in the 2000 IMP) for its existing buildings on campus, which includes the updating of existing structures (including communications and electrical systems as well as cosmetic and other infrastructure improvements), relocating departments to provide better adjacencies among academic and administrative departments, and utilizing space on the Main Academic Campus more efficiently.

Improvements will also continue to be made at the Academic and Residence Campus including the extensive rehabilitation of the dormitories which have not yet been rehabilitated. As a result of its internal master planning process, Simmons College opened a new building, One Palace Road, in Fall 2002. Simmons is now proposing a library replacement project, which calls for major renovations to the library facilities.

## 2.4 Student Population Served

**Table 2-3** lists the actual student populations for the past two academic years as well as the current 2003-2004 academic year. Projected populations for the next eight years, through the 2011-2012 academic years, have been updated from the existing Institutional Master Plan. In the current academic year, Boston residents comprise approximately 19% of the total student body.

The proposed Project is not expected to affect the total student population.

**Table 2-3: Simmons College Student Population**

Year	Full Time Undergrad.	Full Time Graduate	Total Full Time	Undergrad. Students at Simmons*	Part Time Undergrad.	Part Time Graduate	Total Headcount
2001-2002	1,125	535	1,660	1,250	150	1,489	3,299
2002-2003	1,236	644	1,880	1,349	140	1,763	3,783
2003-2004	1,364	730	2,094	1,517	184	1,657	3,935
2004-2005	1,384	741	2,125	1,540	187	1,682	3,994
2005-2006	1,405	752	2,157	1,563	190	1,707	4,054
2006-2007	1,426	763	2,190	1,586	192	1,733	4,115
2007-2008	1,448	775	2,222	1,610	195	1,759	4,176
2008-2009	1,469	786	2,256	1,634	198	1,785	4,239
2009-2010	1,491	798	2,290	1,659	201	1,812	4,303
2010-2011	1,514	810	2,324	1,684	204	1,839	4,367
2011-2012	1,537	822	2,359	1,734	233	1,867	4,458

Note: \*Enrollments projected to increase by 1.5% in every category. At any given time, 2% of enrolled students are studying off-campus in internships, off-site programs, etc.

## 2.5 Student Housing Plan

As presented in the 2000 IMP, Simmons College is in a fortunate position in that it currently has enough bed spaces on campus to not only meet its own undergraduate housing demand, but to provide housing for other Fenway area institutions. This allows the College to continue to focus its resources on increasing the number of Simmons students living on campus.

The College continues to work towards its long-range goal of increasing the number of students living on campus by improving and renovating its existing dormitory space, and providing additional services on campus. However, the College also recognizes that many students, particularly graduate students, prefer to live off-campus. Simmons College believes that its effort to provide students an appealing on-campus option, and support for those students choosing to live off-campus is the right balance.

### 2.5.1 Existing Conditions

Current trends in housing indicate that students choosing between living on and off-campus are concerned with security, services and cost. For Simmons College, which has a female undergraduate population, security is a key factor for both students and parents.

Based on the shift in age of graduate students, to a younger average age, more of these students are considering on-campus housing in place of the independence older students traditionally seek in an off-campus environment.

**Table 2-4** depicts the number and type of housing units on the Simmons College Residence Campus, as well as the number of student beds. As shown in the table, at present, there are 597 housing units on the Simmons College campus. This housing currently accommodates a total of 1,030 students including 884 undergraduate students, 87 graduate students, and 59 non-Simmons students. As shown in **Table 2-4**, 59 students from the Museum of Fine Arts and Newbury College currently reside in Simmons College facilities.

Simmons College remains committed to the goal outlined in the 2000 IMP to supply housing for all undergraduates (and graduates) who desire on-campus accommodations. The only requirement for housing is that a student must be enrolled at Simmons, either part-time or full-time. Preference for housing is given to full-time students.

In an effort to support its students living locally, the College assists them in many ways. Simmons provides a service that helps match Simmons students in off-campus housing. The College has a very active Commuter Student Organization. All commuter students are given an orientation about the issues surrounding off-campus living. All commuter students have a student advisor to help them deal with any concerns that may arise and a commuter awareness week is organized each year for these students.

**Table 2-4: Simmons Residence Campus, Type and Number of Housing Units**

		Student Beds (1,030 total)			
Building	Address	Dormitory Rooms	Simmons Undergrads.	Simmons Grads.	Non-Simmons Students
Arnold Hall	78 Pilgrim Road	61	104	-	-
Dix Hall	30 Pilgrim Road	62	126	-	-
Evans Hall	305 Brookline Avenue	50 suites	70		-
Mesick Hall	291 Brookline Avenue	69	128	-	-
Morse Hall	275 Brookline Avenue	60	58	-	59
North Hall	86 Pilgrim Road	69	-	69	-
Simmons Hall	255 Brookline Avenue	90	152	18	
Smith Hall	54 Pilgrim Road	77	140	-	-
South Hall	321 Brookline Road	54	106	-	-
<b>TOTAL</b>		<b>597</b>	<b>884</b>	<b>87</b>	<b>59</b>

### 2.5.2 Impact on the Surrounding Neighborhoods

Of the Simmons undergraduates not in campus dormitories, approximately 10% currently live in the City of Boston, with the highest percentages located in Dorchester, Allston/Brighton, Jamaica Plain, and Roslindale. Outside of the City of Boston, the highest concentrations of undergraduates are located in Brookline, Newton, Cambridge, and Somerville.

Of those students not living on campus, there is no specific information on their impact on the rental market. However, based on the existing market, the small number of Simmons students residing off-campus, and the widespread geographic distribution of off-campus students, impacts to any specific neighborhood are believed to be negligible.

In addition, many of the students who live off-campus are living at home rather than in apartments in the surrounding neighborhood and, as such, do not adversely impact the local rental market.

Simmons students living in the local neighborhoods are often considered an asset to these areas. Simmons students, who are predominantly women, provide an additional focus towards the safety and security in their local neighborhoods. Many of them work in the area providing local business and families with useful employees who contribute to the neighborhood. Since the College is currently in the position of guaranteeing all undergraduate and graduate students on campus housing there is no alternative plan to mitigate the off-campus impact. However, by improving the quality of the existing residence halls, the College is working to create an environment which may draw even more students back to campus.

## 2.6 Community Benefits

Since its founding in 1899, Simmons College has partnered with the City of Boston to provide numerous outreach programs that benefit the local community, including Fenway and Mission Hill charitable and non-profit agencies. Simmons both goes out to the community, through extensive volunteer, internship, service learning and other partnerships, as well as invites the community into its campus, through extensive events, and employment and educational opportunities. Simmons's work in the community uses a combination of College resources, grant monies and federal work-study funds. The College's commitment to serving Boston was nationally recognized last year when Washington Monthly magazine ranked Simmons College 20<sup>th</sup> nationally in the highest amount of federal work-study funds directed towards the community.

The College's positive impact in Boston is often noted by leaders in the local community as well. For example, the Director of the Mission Safe Program for at-risk youth in the Mission Hill area recently stated, "No matter what we have needed, Simmons has been there to help us out. Faculty, staff and students have taken a real and engaged interest in the youth of Mission Hill and as a result we have developed a substantial partnership that we assume will go far into the future. We are very grateful for all that Simmons College has been able to do for us." Highlights of scholarships, programs, and services are provided below.

Scholarship Programs to Boston Residents – In 2002, through a series of special programs and general awards, Simmons awarded approximately \$1.7 million in scholarships to Boston residents attending its undergraduate and graduate programs. The College has also established four new scholarships available to qualified applicants who are graduates of Jamaica Plain High School and meet Simmons' standards for admission. Each scholarship was designed to meet 90% of the annual cost of tuition at Simmons.

The Scott Ross Center for Community Service – A prime example of the partnership between Simmons and the City of Boston is the Scott Ross Center for Community Service, which was established in 2000 and provides a professional staff to administer and expand the College's long-standing service to the city. The Center is comprised of two major programs, the Office of Service Learning and Simmons Community Outreach. These programs work together to provide a variety of civic engagement opportunities that serve the City. Last year over 700 students (1/2 of the undergraduate College) served the City through placements administered by the Center, academic departments, and the Career Center. These placements ranged from 8 to 300+ hours per semester for each student. These students served in one of four categories: volunteer, course-related service learning, work-study, and internships (see **Table 2-4**). In addition, graduate students placed by the Center completed over 780 hours of community work last semester.

**Table 2-4: Community Organizations and Programs Served by and Administered by the Scott/Ross Center for Community Service**

<b>AIDS</b>	<b>Homeless/Hunger</b>
▪ AIDS Action Committee	▪ Rosie's Place
▪ Community Servings Adult Education	▪ Women's Lunch Place
▪ Hyde Square Task Force	▪ St. Francis House
▪ Prison Brook Project	▪ Temporary Home for Women & Children
▪ YMCA International Learning Center	<b>Teen Pregnancy</b>
<b>Community Organizing</b>	▪ Greater Egleston High School
▪ Alternative Spring Break	<b>Youth/Education</b>
▪ Fenway Community Development Corp.	▪ America Counts
▪ Hyde Square Task Force	▪ America Reads
▪ Scott/Ross Center Student Leaders	▪ Boston Latin School
<b>Cultural Diversity</b>	▪ Citizen Schools
▪ Community Change	▪ Boston English High School
<b>Elderly</b>	▪ Farragut Elementary School
▪ Ellis Memorial	▪ Gear Up
▪ Hale House	▪ Girls Science Club
▪ Hebrew Rehabilitation Center	▪ Girl Scouts
▪ Mount Pleasant	▪ Greater Egleston Community High School
<b>ESL/ESOL</b>	▪ Hyde Square Task Force
▪ Hyde Square Task Force	▪ Jumpstart – Simmons College
▪ YMCA International Learning Center	▪ Ellis Mendel Elementary School
<b>Health</b>	▪ Mission SAFE
▪ Ellis Memorial	▪ Operation PEACE
▪ Girls Scouts	▪ Peace Games
▪ Hebrew Rehabilitation Center	▪ Reach Out and Read
▪ Best Buddies	▪ Simmons Mission Safe Program
▪ Jimmy Fund Walk	▪ Temporary Home for Women & Children
▪ Reach Out and Read	▪ James P. Timilty Middle School
▪ Shoot for a Cure™	▪ Upward Bound
▪ Simmons Health Center	
▪ Walk for a Cure™, Susan J. Komen Foundation	

The Center has also taken a leadership role with the other Colleges of the Fenway to assist them in developing and expanding their community service programs. In 1998, faculty member Stephen London and his Americorps VISTA program designed and implemented a training program (Service Learning 101) for Colleges of the Fenway faculty and administrators to inform them of the value of community service. The same faculty member, who presently serves as Director of the Scott/Ross Center, supervised a student intern who worked with the student life staff at Wentworth Institute of Technology on

community service initiatives. Simmons currently recruits, trains and places student volunteers from Emmanuel College and Massachusetts College of Pharmacy and Allied Health Sciences with local tutoring programs and also hosts (provides space and other support services) for the regional Jumpstart program that includes students from all of the Colleges of the Fenway, Boston University and Northeastern University.

The Office of Service Learning works with faculty to incorporate the pedagogy of service learning into course curricula throughout the College and also serves as a resource for community organizations by matching community needs with student interests and course work. Three full-time and two part-time staff work towards the goals of the Center and in support of the students, faculty and staff working in the community. Service Learning takes place in a wide range of disciplines including management, education, communications, health studies, and the multi-cultural core course for first-year students.

The Center began during the 2000-2001 academic year with 200 students placed in service learning positions; 300 students were placed the following year. Last year, 400 service learning students were placed, and this year the Center expects to place close to 500. Similarly, the number of service learning courses has expanded from 14 in 2001 to 20 in 2002, and to 24 in 2003. Simmons expects 30 service learning courses in 2004. In addition, some faculty/departments organize service learning on their own.

Simmons Community Outreach – This program is the College’s student-run community service program. As volunteers and student leaders, these students are passionate and committed to their community work. Approximately 700 are engaged in this type of service. Simmons students serve throughout the city in eight Outreach Areas. A brief overview of each follows:

- America Reads – The Simmons’ America Reads Program provides intensive literacy tutoring to students in Boston’s Ellis Mendell and Farragut elementary schools. This federally funded program has been recognized as one of the leading programs serving the City’s school system. The program has grown from 36 elementary students and 35 tutors in the academic year 2000-2001 to 78 students and 48 tutors in the current year.
- America Counts – This program was developed last year out of the successful America Reads program. Last year over 20 students were served by 20 tutors, and plans to serve 25 students this year.
- Best Buddies – This program works with mentally challenged adults. For the last two years Simmons hosted “Buddy Rama”, an annual celebration, with well over 100 attendees from local communities and colleges.
- Senior Citizens – Simmons works closely with Mt. Pleasant and Hale House, two nonprofit senior residences. In addition SCO hosts an annual Simmons Senior Citizens ball, a semiformal for local senior citizens and senior citizen programs. Throughout the year informal teas are held on campus for seniors.
- Women’s/Homelessness issues – Students regularly help serve meals at Women’s Lunch Place, and fundraise to provide winter clothing for area shelters.



- Health issues – This program serves local health agencies and hospitals.
- Arts and Humanities –Students create and present plays for children in local hospitals. Students have also made decorations for the children’s wing of the Boston Medical Center.

In addition, the Office of Service Learning and SCO work closely together serving other schools and programs and also hold several special events. Thus, the *Farragut Afterschool Program*, which was designed by Simmons to provide children a safe place to play and extra homework help, is served by 15 to 25 Simmons students each semester. The program runs five days a week after school until 5 p.m. A former Farragut principal, in a supporting letter, described the Simmons program as “the best program I have seen in my 32 years in the system.”

At Boston’s *James P. Timilty School*, Simmons students serve as teacher aides, assistants in the annual science fair and well over 20 faculty and staff participated in the Promising Pals program. A Simmons communications course (Studio 5) developed marketing materials used by the Promising Pals program. Another course in Sociology engaged 20 Simmons students as mentors for 20 Timilty students. Finally, a Simmons faculty member taught a mini-course for sixth graders one hour a week for 10 weeks.

The *Greater Eggleston Community High School* is another school served by Simmons students. Each year from 6 to 10 Simmons students serve as teacher aids and mentors at this Boston Pilot High School.

The *College Awareness Program* brings close to 200 students from Boston middle and elementary schools to Simmons for a day of “life at college.” The purpose of the program is to enable students to learn of the different post secondary school educational opportunities, the application procedures, and various financial aid programs. The visits are spread over several weeks and are preceded by information sessions held in each school.

In recognition of the College’s many contributions to the Boston Public School System, the Superintendent of Schools granted Simmons a special leadership award at the annual meeting of the Boston Higher Education Collaborative.

*Operation Peace* is directed to the drop in afterschool programs by offering homework help and recreation activities to 15-20 low income youth in the Fenway area. Simmons provides over 20 tutors/volunteers per semester.

Other programs and projects sponsored by the Scott Ross Center include *Alternative Spring Break*, the *Raise Your Voice Campaign* to promote civic engagement in Boston and beyond, as well as one-time service opportunities, community celebrations and meetings and resources for the entire Simmons community.

The Simmons Scott Ross Center also sponsors two special events per year. In the Fall, the College hosts a special *Safe Halloween Party* every year for approximately 150 students from Boston’s Farragut and Mendel schools and the Mission Safe program. In the Spring, the College sponsors *Global Day of*

*Community Service* is a special event bringing 200 students to the campus to engage in community service projects and celebrate the spirit of community service.

Finally, students throughout the city are also served by the College's unique partnership with the *MissionSAFE program*, which serves at-risk youth 12 to 19 years of age. The working partnership between Simmons and MissionSAFE began in Spring 2001 when several Simmons tutors began working with MissionSAFE youth in after school activities. The year culminated in a two-day, youth-designed event at Simmons and sponsored by MissionSAFE, the Boston Police Department and various youth centers across the city. This significant event enabled all participants to examine and develop strategies to address problems of youth on youth violence and police-youth relations.

During the 2001-2002 academic year, the partnership between MissionSAFE and Simmons continued to grow with more student volunteers and a special Christmas drive by faculty and staff that provided a generous monetary donation as well as time donated by the custodial staff for much-needed repairs at MissionSAFE's site. Faculty and staff also contributed time at a college awareness program for MissionSAFE youth that was held at Simmons College.

In the Fall 2002, the partnership dramatically expanded in response to three major crises: First, one of the two founding co-directors of MissionSAFE was forced to step down because of her battle with leukemia; second was the downturn in the economy and its impact on non-profit agencies including MissionSAFE. Finally, MissionSAFE lost its space due to the landlord's failure to maintain the building up to code.

In light of these circumstances, Simmons deepened its commitment by providing space for MissionSAFE programs, began two new programs, and held a third at the college. A description of each follows. Professor Stephen London (Simmons College) and Executive Director Nikki Flionis (MissionSAFE) oversee these programs.

- The Simmons/MissionSAFE After School Program – Simmons students and MissionSAFE staff provide intensive educational support and recreational time for at-risk youths ages 7-11. Youth meet at MissionSAFE and travel as a group to Simmons where youth receive homework assistance, individual tutoring and engage in recreational and education projects. At each session, there are a minimum of eight Simmons students and two MissionSAFE staff who interact with 15 youth to ensure intensive and meaningful experiences.
- The Simmons/MissionSAFE Saturday Program – Simmons students, faculty and staff, along with MissionSAFE staff, designed this bi-weekly Saturday program for at-risk youth ages 12-16. This past year the program enabled students to explore global and civic issues, many of which relate to the participants' immediate lives, and also began to develop a college awareness program to inform students of post-secondary school opportunities. The program utilized Simmons resources including the library, computer lab and sports center. Approximately 20-30 youth attend each session along with two MissionSAFE staff and 15 Simmons students.

- The Simmons/MissionSAFE Partnership with the Explorer Academy – Explorer Academy is MissionSAFE’s intensive academic support and horizon broadening after school program for youth ages 12-19. Simmons provides space, volunteer, and work-study student support for this program. Youth learn social, problem-solving, communication and study skills and are placed in internships where they receive job readiness training, on-the-job experience, and opportunities to meet with accomplished professionals to explore future careers. During the summer months, this program takes place at Simmons over an intensive six-week period.

All aforementioned space has been provided free of charge to community members and partners.

Simmons Institute for Leadership and Change (“SILC”) – This program promotes women’s issues and activism in the community through sponsorship of numerous lectures, workshops, and conferences throughout the year. Events address issues of local and international concern. Institute events cover health issues, education, leadership and racial issues in today’s society. Recent and future Institute sponsored events include Fenway Community Health Center Cancer Awareness Brunch; Lunafest: Films by, for or about Women; Center for New Words book readings; Girls Coalition programming for girls and their allies; Girl Scout Councils Senior Leadership Conference; Boston’s Celebration of International Women’s Day; and the Massachusetts Commission on the Status of Women Greater Boston public hearing. All these events are free and open to the public. In addition, through SILC, Simmons College is able to offer space to such organizations as the Dudley Street Neighborhood Initiative and the Fenway Community Development Corporation to hold retreats and meetings. Over 64 events were open to the local community last year, attracting close to 4,000 attendees.

Longwood Medical Area/ Mission Hill and Fenway Food Project – Each spring the College runs a silent auction, which benefits the Longwood Medical Area / Mission Hill and Fenway Food Project. The Silent Auction, a staff volunteer effort, has raised \$69,290 over the past 19 years for the Longwood Medical Area / Mission Hill and Fenway Food Project. Additionally, last year, a food drive was held for the Fenway Food Project, delivering \$100.00 and 10 boxes of food to the organization.

Urban Leadership Program in Clinical Social Work – This program aims to attract a diverse group of applicants to the Graduate School of Social Work who have demonstrated a commitment to urban practice and who exhibit leadership potential. The program seeks to create a specialized curriculum focusing on leadership, second language skills, and cultural understanding, thus equipping social workers with the tools they need to address the problems of families in urban neighborhoods. There are 74 Urban Leadership students placed in over 40 community organizations.

Graduate School of Social Work Faculty Community Outreach – Faculty at the Graduate School of Social Work are actively involved in the community outreach programs. Action on behalf of social justice and in opposition of oppression characterizes much of the community service that engages the faculty. A few of the initiatives that the faculty are involved in include initiatives to educate the public about domestic violence, support for AIDS prevention and education, and programs to address substance abuse and related trauma.

Students pursuing a Master's in Social Work do two internships. These students are not paid but provide direct service to individuals, families, groups in a variety of agencies including the Boston public schools, local hospitals, mental health centers, child and family agencies. All together, each student completes approximately 1,500 hours during the Master's in Social Work program. This year there are 252 students in 162 agencies, the majority of which are in the greater Boston area. During the last academic year, 184 of the students were in agencies within the Route 128 belt, mostly in urban Boston, each of which completed approximately 1,500 hours of service, totaling 276,000 hours of direct service in the local community.

Graduate School of Library and Information Science ("GSLIS") Community Outreach – As the largest educator of public and school librarians in the Northeast, Simmons places GSLIS students in internships in a variety of venues throughout the Boston community, including the Boston Public Library and its neighborhood branches, e.g. Connolly, Jamaica Plain, and Allston/Brighton, Boston Public Schools, and Roxbury Community College. Simmons' GSLIS also houses the Boston location of the Massachusetts Center for the Book, an entity that works to promote literacy enhancement and outreach to diverse communities. Representatives from GSLIS and the Simmons Libraries, in conjunction with the University of Massachusetts, are piloting an internship program for students in Boston Public schools who are interested in library science as a career, and Simmons plans to host five interns this year. Simmons' GSLIS faculty are committed to Boston community efforts, e.g. a faculty member serves on the board of the Dimock Community Health Center.

Gear Up (Gaining Early Awareness and Readiness for Undergraduate Programs) – This program is a five-year federal grant supporting a partnership between Simmons College, Suffolk University, and Boston Public Schools. The program started with seventh grade students at the Mary Curley Middle School, and has continued with the same two cohorts of students as they move into 10th and 11th grade at the English High School. The program has included an after-school program, a Saturday program, and summer school, as well as in-class tutoring, counseling, and work with parents. Simmons students have been involved as tutors, and this summer several offices at Simmons had GEAR UP students as workers who were supported by the Private Industry Council. This year 246 English High students will be part of the GEAR UP partnership.

Institute for Community Health Improvement – Simmons College and Partners HealthCare Systems have created the Institute for Community Health Improvement to increase the capacity of the community members, health of specific agencies, and health care professionals to achieve sustainable improvements in the health of specific populations. Simmons faculty work directly with schools, health centers and community coalitions to curb and prevent teen smoking, increase graduation rates among teen parents, and improve screening for domestic violence and preventable cancers. Under a grant from the Helene Fuld Health Trust, Simmons faculty developed curricula and supervised nursing students conducting improvement projects in community health centers as part of students' clinical placement in the community health nursing course. Nine full-time and adjunct faculty have supervised over 150 students at 10 community agencies in this program in the past two years. Recent projects included improving 1) foot care treatments and protocols at St. Francis House, a homeless shelter health center, 2) diabetes nursing care at the North American Indian Center of Boston, 3) breast and cervical cancer screening rates

at Whittier Street Health Center, and 4) telephone triage at Dorchester House, a multi-lingual health center. Student activities include designing and conducting patient surveys, abstracting and analyzing clinical data from medical records, developing and producing educational materials for patients and interviewing community residents and health professionals about health needs.

The Chemistry Outreach Program – This program places undergraduate chemistry students at Boston area schools to conduct chemistry experiments. As the Simmons students are female, they serve as a positive role model to the girls in these classes. The students encourage hands-on participation by involving the students in the experiments. This interaction provides the students the opportunity to ask specific questions about scientific careers. In the past four years, the undergraduate student volunteers have visited 13 schools in the Boston area and given approximately 50 demonstrations to over 1,200 students.

The Upward Bound Math/Science Program – Simmons College Upward Bound Math/Science Program is a year-round (September-August), federally-funded, educational enrichment program. The program serves 50 low-income and/or first-generation high school students from the Boston community who demonstrate the potential for improved academic achievement. Students may continue in the program from date of entry until graduation from high school. The Program stresses the development of academic skills and motivation for students who might not traditionally be considered college-bound. Students participate in after-school tutoring during the academic year as well as math and science enrichment and test preparation courses. In the summer, students live on campus at Simmons College and take courses that will prepare them for their upcoming year of high school. Historically, over 90 percent of the students completing the Program enter post-secondary educational institutions.

The Simmons College Upward Bound Program has been in existence at Simmons for over a decade. In that time, it has taken on many forms: beginning as an all-women's Upward Bound program, then becoming a co-educational Upward Bound program, and then refunded as an Upward Bound Math/Science Program. On October 1, 2003, the Program began a new four-year grant cycle which will extend through September of 2007. This program has served high school students from Charlestown, Boston English, Snowden, Madison Park, John D. O'Brien and the Fenway.

Jumpstart – During last academic year, more Simmons students than ever before participated in Jumpstart, a part-time AmeriCorps program that pairs college students to work with preschool children from low-income communities. Over the course of the year, 14 Simmons students worked one-to-one with preschool children in the *Jamaica Plain Head Start* and *Ellis Memorial Early Childhood* center in the South End, preparing them for school success (up from eight last year and five the year before). Simmons students performed over 3,000 hours of service. Doing everything from reading books, singing-songs, creating family resources, to painting and organizing the library in their preschools. They read over 800 books to children, during the time in the school day when they would either be home or when it would be free play. This is an important accomplishment because, for many of these children, it is the only time they get read to. The teachers and families had nothing but praise for the work their Corps Member (Jumpstart volunteer) did with the children.

Dix Scholars Program – This is a school scholarship program for women 23 years of age or older seeking a bachelor's degree. More than one quarter of the Simmons College undergraduates are Dix Scholars.

The Center for Teaching and Learning in Science and Technology – This is a four week summer program for elementary school teachers. Instructors spend time with science faculty at Simmons College developing experiments and course materials to be used in their own classes. The Boston Public Schools have contracted with the Center for teacher training.

Sports Center – Simmons College has cooperative programs for use of the sporting facilities with other area colleges including Wheelock, Emmanuel, and the Winsor School. The College also runs a "learn to swim" program available to children for free to the community. There are also weekend programs for Girls Scouts and an intramural program that allows Boston Latin School to use the athletic facilities.

Library – The Simmons College Libraries often provide instructional services for many of the groups detailed above. For example, librarians recently have taught research skill sessions to students from Upward Bound, Gear Up, Girls Get Connected, and Codman Academy, a charter school from Dorchester that makes use of the institution's physics lab, language lab, library, and other resources every Friday. The Simmons Libraries have also made book donations to local organizations such as Rosie's Place.

Studio 5 – Studio Five is a full-service marketing communications and design studio in the communications department at Simmons College. Working in collaborative teams, students work on projects for nonprofit clients. Projects range from brochures and web sites to direct mailers and promotional pieces. Studio Five works closely with the Scott/Ross Center to solicit and fulfill community partner requests. In 2002–2003, Studio Five teams contributed over 6,100 hours of marketing communications and design work for community organizations.

## 2.7 Workforce Development/Jobs Analysis

**Table 2-5** depicts the numbers of full- and part-time faculty and staff employed at Simmons. These numbers are not expected to change with the development of the library replacement described in this IMPNF/PNF. The proposed library replacement represents a reallocation and expansion of existing College programs, rather than the creation of new programs.

<b>Table 2-5: Simmons College Faculty and Staff</b>			
	<b>Total</b>	<b>Boston Residents</b>	<b>% Boston Residents</b>
Full-Time Staff	364	102	28%
Full-Time Faculty	183	32	17%
Contract Employees	152	79	52%
Part-Time Staff	24	10	42%
Part-Time Faculty	178	24	13%
<b>Total</b>	<b>901</b>	<b>247</b>	<b>27%</b>

Simmons makes a concerted effort to make employment opportunities at the institution known to Boston residents. The College specifically targets advertising that reaches the Boston market, especially women and minority candidates. For example, Simmons advertises many open positions in the Boston Globe, Boston Business Journal, Baystate Banner, Women in Business, Women in Development, El Mondo, and Sampan. Many online recruiting sites are used to reach Boston residents: Bostonworks.com, Hot Jobs - Boston Search, Fenway and Boston area colleges' career sites, the Massachusetts Department of Education, the Massachusetts Department Employment & Training (DET Job Postings), Boston Women Communicators, Association of Fundraising Professionals-MA Chapter, and the New England Consortium of Black Admission Counselors. Simmons has also participated in local job fairs, such as BostonWorks and the Upward Bound Program (in partnership with Boston Schools).

## **3.0 PROPOSED AND POTENTIAL FUTURE PROJECTS**

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### **3.1 Introduction**

In 2000, Simmons identified the following projects and improvement programs over the 8-year period of its Institutional Master Plan:

- Maintenance and improvement program for existing buildings
- Improvements at residence campus dormitories
- The Graduate Center Project (One Palace Road)
- The Graduate School of Management (Proposed Future Project)

The above projects and improvement program goals have not changed, other than the completion, as noted earlier, of the Graduate Center project (One Palace Road) in 2002. At this time, however, Simmons seeks approval to amend its existing IMP to allow for the proposed library replacement project. Information on the new project is provided below.

### **3.2 Simmons College Library Replacement**

#### **a) Site location and approximate building footprint:**

The Project is located in the Fenway neighborhood of Boston at the corner of Avenue Louis Pasteur and The Fenway. The building footprint is estimated to be approximately 15,580 square feet.

#### **b) Square feet of gross area and principal uses:**

The building will contain approximately 70,000 gross square feet and will house Simmon's 240,000 plus volumes of which portions are dedicated to the School of Social Work and Graduate School of Library and Information Science collections. Other space will be used for reference, periodicals, microfilm, children's literature and other special collections. Reader spaces, public access work stations, group study rooms, electronic classrooms, event space, offices, and work rooms will also be part of the program.

#### **c) Gross square feet of space that is demolished in existing building:**

The Project will require the demolition of the approximately 24,900 square foot Beatley Building.



**d) Floor area ratio (FAR):**

Current buildings on the Main Academic Campus and Residence Campus house 765,200 square feet of space. The land area on the Main Academic Campus and Residence campus comprises 574,862 square feet, which results in an FAR of 1.33.

The Project will add a new building of approximately 70,000 square feet. The existing Beatley Building with 25,900 square feet of space will be demolished. Thus, the Project will add 45,100 square feet to the combined Main Academic and Residence campuses, increasing the total gross square footage of buildings to 810,300 square feet, and resulting in a new FAR of 1.4.

**e) Building height in approximate feet and stories:**

The highest portion of the proposed new building will be 5 stories in height (approximately 62 feet to the top of the highest occupiable floor). The portion in front of Lefavour Hall is 3 stories in height (approximately 40 feet to the top of the highest occupiable floor).

**f) Parking areas or facilities to be provided:**

No new parking spaces are proposed or required for the proposed library replacement.

**g) Current zoning of site:**

The entire Simmons college campus constitutes an Institutional Master Plan Area, as established by the Boston Zoning Commission. Upon approval of the proposed IMP Amendment by the BRA, the Project will be deemed to comply with the use, dimensional and other zoning controls applicable to the Simmons College campus.

**h) Total project cost:**

The Project construction cost is estimated at \$24.1 million.

**i) Development timetable:**

Simmons plans to commence work on the Project following approval of this IMP Amendment and completion of Article 80 Large Project review. Construction of the Project is expected to commence during the second quarter of 2004 and be completed during the third quarter of 2005.

## **4.0 ASSESSMENT OF DEVELOPMENT REVIEW COMPONENTS**

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The following text outlines the five development review components described in Article 80 of the Boston Zoning Code and provides a discussion of the anticipated impacts, if applicable, for each. The development review components, which will be analyzed as part of a future Draft Project Impact Report (“DPIR”), include:

- Transportation
- Environmental Protection
- Urban Design
- Historic Resources
- Infrastructure Systems

### **4.1 Transportation**

#### **4.1.1 Introduction**

A detailed transportation study was provided as part of the Simmons College Institutional Master Plan (“IMP”) in September 2000. As noted in earlier sections of this PNF/IMP/PNF, Simmons College is proposing an amendment to its IMP to allow for the replacement of its existing library facilities, which is subject to the BRA’s Article 80 Large Project Review.

The Project is located on the corner of The Fenway and Avenue Louis Pasteur within the Simmons College Main Academic Campus. Simmons is considered part of the Longwood Medical and Academic Area (“LMA”) of Boston. Avenue Louis Pasteur is a tree-lined boulevard that provides two-way travel. Sidewalks are wide (approximately 12 feet unobstructed). The Fenway is a two-way street adjacent to the Beatley Building and Simmons Main Academic Building. Effective sidewalk widths are 12 to 14 feet. These streets serve as major driving routes into/out of the LMA. In addition, they also serve significant pedestrian volumes due to the close proximity of two other colleges in the immediate area: Emmanuel College and the Massachusetts College of Pharmacy and Allied Health Sciences, as well as the Isabella Stewart Gardner Museum across Palace Road from the College.

This section provides an update on transportation related issues. Included in these transportation issues are:

- Transportation and construction changes within the study area completed since the IMP filing including signal improvements, changes to roadway geometry, parking supply and other measures that impact traffic and pedestrian operations;
- Proposed library expansion and planned transportation improvements;

- Consistency with the approved Transportation Access Plan Agreement; and
- Consistency with the LMA Interim Guidelines.

#### **4.1.2 Changes in the Transportation Study Area**

Since the filing of the Institutional Master Plan in 2000, Simmons has completed construction of One Palace Road. This building encompasses nearly 60,000 square feet of academic space and includes a new parking garage for 215 vehicles. The net new parking associated with One Palace Road is 77 spaces. The remaining parking spaces are replacement for the surface spaces lost due to the construction of One Palace Road and surface parking in the campus lot.

##### Traffic Counts

New traffic counts were conducted at the parking lot driveways in September 2003 to capture any new traffic added by One Palace Road, which is now complete. **Figure 4-1** shows the predicted 2007 traffic volumes from the IMP that accounted for One Palace Road. These predicted volumes are compared to the new counts taken in September 2003. As shown, the peak-hour volumes at the driveway are generally consistent with the projections made in the previous traffic study. In most instances the 2003 counts are lower than the 2007 projected volumes.

##### Parking

With the completed academic building at One Palace Road, the parking supply for the College amounts to 580 parking spaces for 765,200 square feet of building space (a ratio of 0.76 spaces per 1,000 square feet). This supply is consistent with the City's goals of 0.75 spaces/1,000 square feet for the campus as a whole. Simmons College has committed to discouraging single-occupancy vehicle trips to the campus through various Transportation Demand Management ("TDM") measures. These measures include charging market rate for parking, providing designated spaces for those that participate in carpools, and encouraging alternative transportation modes.

#### **4.1.3 Description of Project**

The new 70,000 square foot library will replace the existing Beatley Building, for a net addition of 45,100 square feet. Access and egress to the library will be primarily by pedestrian connections from Avenue Louis Pasteur. No new parking or roadways will be constructed with the Project. Garage parking, if needed, will be provided beneath the recently completed One Palace Road.

The proposed library will not contribute to any increased traffic in the area, as the new building will not generate additional employees or students. With the library replacement, the parking supply for the campus will be reduced to 0.71 spaces per 1,000 square feet.

## Pedestrian Connections

The Project will offer improved pedestrian connections within the campus. Beatley Library is currently accessible only from the parking lot or Main Academic Building at 300 The Fenway. The new building will have a new prominent entrance on Avenue Louis Pasteur. Connections from the parking lot or Main Academic Building will continue to exist, but students will likely use the new entrance on Avenue Louis Pasteur since it will allow for a shorter path to and from the Simmons Residence Campus.

## Loading

Deliveries and trash pickup will continue to be accommodated behind the Main Academic Building at 300 The Fenway at the existing loading docks. Access and egress to these facilities is provided from Palace Road via a gated driveway. The replacement library is not expected to generate any additional service needs.

### **4.1.4 Consistency with TAPA**

Simmons College entered into a Transportation Access Plan Agreement (“TAPA”) with the City of Boston’s Transportation Department in April 2000. This agreement binds the College to transportation mitigation measures and Transportation Demand Management (“TDM”) monitoring measures. These measures include, but are not limited to, providing transit subsidies to employees, participating in carpool programs, and limiting parking to further reduce auto dependency.

## Pedestrian Improvements

As part of the TAPA, Simmons agreed to restripe the crosswalks at The Fenway and Palace Road (across The Fenway), Longwood Avenue and Palace Road (across Palace Road), and Longwood Avenue and Avenue Louis Pasteur (across Longwood Avenue). These crosswalks, which had become faded and indistinguishable, have been restriped and are now considered in good condition.

## Transportation Demand Management

Simmons has consistently worked to reduce the number of drive-alone trips to the IMP Area through its own efforts and in conjunction with the Medical Area Scientific Community Organization, Inc. (“MASCO”), which is also the local Transportation Management Association. Simmons will continue its membership in MASCO. Among other programs MASCO offers the CommuteWorks program to provide ridesharing services to all employees and students in the LMA.

Simmons committed to implementing the following measures in its TAPA agreement:

- Carpool matching;
- Carpool/vanpool preferential parking;
- Bicycle incentives (including secure bicycle storage areas);
- Transit pass subsidies (60% for full-time employees);
- Posting of bus schedules, routes, and rates;
- Coordination with the MBTA on bus service;
- Vanpool arrangements;
- Walk programs;
- Telecommuting;
- Providing a Transportation Coordinator; and
- Charge market rates for parking.

Simmons College has implemented all of the above measures. In fact, many are encouraged and emphasized through MASCO's promotions in the area and through the Simmons Web page.

#### **4.1.5 Consistency with Transportation Goals of BRA Interim Guidelines**

The BRA's Interim Guidelines for the LMA include transportation plans and goals for the area. Simmons College already meets and/or exceeds these goals. The following measures are discussed in the Interim Guidelines:

- Minimum 50 percent T-pass subsidy for all on- and off-campus employees (pro-rated basis for part-time employees);
- On-site transit pass sales;
- Membership in MASCO;
- On-site Transportation Coordinator with name and contact number to be available to the community and BTB;
- Carsharing/vanpool/carpool and bicycle preferential parking spaces;
- Market-rate parking fees;
- Work with MASCO to improve the availability of shuttle bus passes to the public;
- Guaranteed Ride Home program; and
- Information and promotion of alternative modes of transportation.

Simmons College currently provides a 60 percent full-time employee transit subsidy. Part-time employees are offered a 30 percent subsidy, exceeding the LMA Interim Guidelines. On-site transit pass sales are offered at the College; in addition to payroll deduction sales.

The College provides an on-site Transportation Coordinator who actively participates in MASCO. The College Web site also provides a transportation link to MASCO's CommuteWorks program, in which Simmons affiliates are eligible to participate. CommuteWorks includes carpooling, vanpools, shuttles, and Bike to Work programs.

Preferential parking is provided to employees who carpool. With the new library, Simmons College will have a parking ratio of 0.71 spaces per 1,000 square feet. This parking supply ratio is below the campus-wide goal of 0.75 set forth in the LMA Interim Guidelines of the BRA.

The Interim Guidelines also discuss the following goals (applicable to the library replacement project) that should be met with new LMA developments:

- *New local streets and other pedestrian connections will be needed to accommodate the transportation demand created by new developments ...Every project shall contribute to improving the local vehicular and pedestrian access on-site and immediately around it;*
- *Simplification of way-finding through enhanced institutional identity created by clear planning and distinctive architecture; and*
- *Creation and implementation of a program that improves access for patients and visitors arriving by car, transit, or on foot, and to improve circulation within each institution's campus.*
- *All new development will comply with the following maximum parking ratios: Non-residential 0.75/1,000 gross square feet floor area.*

Simmons College will comply with the above goals of the LMA Interim Guidelines. Appropriate and accommodating pedestrian connections will be made to the new library facilities.

## **4.2 Environmental Protection**

Article 80 of the Boston Zoning Code specifies that the BRA may require the College, in its Scoping Determination for a Draft Project Impact Report, to study the direct and indirect environmental impacts attributable to the Project. When the potential for impacts exist, design measures may be required to mitigate the impacts to the extent feasible. The impact areas for which studies and mitigation may be required are addressed below.

### **4.2.1 Wind**

The modest size and scale of the proposed building is not expected to adversely affect the wind environment in the vicinity of the Project Site. The highest element of the building is five stories (approximately 62 feet), which is in keeping with the height of surrounding buildings in the Project vicinity. The new library building will be setback approximately 10 feet further from The Fenway and Avenue Louis Pasteur than the existing Beatley Building. This additional setback maintains and expands the area of open space between the structure and the sidewalks abutting the Project Site. As a result, significant wind interactions with the building's façade should not occur along pedestrian ways.

It is also noted that the new entrance/egress to the proposed library building is centered along the new façade, rather than at the corner of the building. This design feature will result in less potential wind impacts on users entering and exiting the library. Overall, the Project is not expected to have any adverse effects on the existing wind patterns in the Project vicinity.

### **4.2.2 Shadow**

In the morning, shadows from the Project will be cast northwesterly towards Avenue Louis Pasteur. At some time periods, shadows will fall along the adjacent sidewalk, portions of which are already in shadow from the existing Lefavour Hall and the Park Science Center. Mid-day and afternoon shadows will be directed towards sidewalks abutting The Fenway, however the depth of the shadow will not be greater than that cast by the adjacent Simmons Main Academic Building. The design incorporates a building setback from The Fenway and Avenue Louis Pasteur, which will serve to reduce the length of shadow. Late afternoon shadows in the fall and winter will be directed northeasterly and will extend towards the Back Bay Fens.

Shadow figures will be presented in the DPIR to evaluate the potential shadow impact of the Project, including impact on City of Boston parks and The Fens (as identified in the BRA Interim Guidelines). Potential shadow impacts for existing and build conditions will be prepared with particular attention will be given to potential shadow impacts on nearby open spaces including the adjacent open space plaza and sidewalks, or nearby historic resources. The Project is not expected to cast shadow on the nearby Isabella Stewart Gardner Museum.

### **4.2.3 Daylight**

A small increase in daylight obstruction from the existing condition is expected, as the proposed building is taller (five stories vs. two stories) than the existing building to be demolished, although it is not taller than several structures in close proximity to the proposed Project. It is expected that daylight obstruction values will be similar to other buildings in the area, and will not create adverse impacts by restricting the amount of daylight reaching streets or pedestrian ways.

### **4.2.4 Solar Glare**

The building materials proposed for the new construction are stone and glass. Reflective glass will not be used on the Project. Glazing imbued lightly with color is being considered to minimize the potential for reflectance. Sun-shading techniques in the form of linear-projected shadowing elements in conjunction with recessing of glazed planes within the body of the structure will also provide substantial reductions of any potential glare. These techniques will be used jointly and independently across the facades of the new building.

### **4.2.5 Air Quality**

Because the proposed library replacement will not contribute to any increased traffic in the area, no air quality carbon monoxide (“CO”) analysis is envisioned. Simmons currently promotes campus-wide Transportation Demand Management measures to reduce vehicle trips, and will continue these efforts.

Short-term air quality impacts from fugitive dust may be expected during the early phases of construction from limited site preparation activities. Plans for controlling fugitive dust (see **Section 4.2.11**, Construction Impacts) will be implemented as part of the Project’s Construction Management Plan.

### **4.2.6 Noise**

The Project’s mechanical equipment will be selected and placed in appropriate locations to ensure compliance with the City of Boston noise ordinance and Massachusetts Department of Environmental Protection (“DEP”) noise regulations. A noise assessment will be performed and presented in the DPIR to establish existing noise levels at the Project Site and calculate future noise levels upon project completion to determine any noise impacts and develop mitigation measures, if appropriate. Such a study will identify the noise resulting from proposed rooftop mechanicals, including the building’s heating, venting, and air conditioning equipment. The study will also identify any mitigation measures that will be employed to minimize any resultant noise. No adverse noise impacts are expected on the sensitive receptors, or abutters, in the Project area.



#### **4.2.7 FEMA Flood Zones and ACECs**

Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps ("FIRM") for the City of Boston (Community Panel 250-286-0004C, updated April 1982) were reviewed to determine if the Project Site lies within the 100-year flood plain. The Project Site falls within a Zone X (see **Figure 4-2**), defined by FEMA as an area of minimal to moderate flood hazard (where flood insurance is available but not required by federally regulated lenders). Thus, the Project is not expected to result in an increased flood or storm damage risk.

No Areas of Critical Environmental Concern or State Certified Vernal Pools exist within the Project Site. Likewise, the Project Site is not included on the list of either Priority Habitats for State-Listed Rare Species or the list of Estimated Habitats for Rare Wildlife.

#### **4.2.8 Stormwater Management and Water Quality**

The majority of the Project Site is impervious, covered by the existing Beatley Building and paved surfaces. The Project design will incorporate a stormwater management system that includes best management practices to control and treat stormwater runoff. Sediments from the Project Site during construction will be controlled through a combination of hay bales, silt fence and catch basin filters.

Although the Project is not located within 100 feet of a wetland (Muddy River), the Project will incorporate best stormwater management practices to satisfy the Department of Environmental Protection ("DEP") Stormwater Management Standards and policy, to the greatest extent possible. The stormwater management design will mitigate the peak rate of stormwater runoff to the pre-existing rates for the 2-, 10-, 25-, and 100-year storm events. This effort will mitigate any negative impacts to the Muddy River.

The measures proposed will also result in a total suspended solids ("TSS") removal rate of 80 percent or greater prior to the storm flows entering the collector pipes connecting to the Boston Water and Sewer Commission system. Mitigation measures that will be incorporated in the Project design include catch basins with sediment sumps and oil/gas traps, water quality inlets, retention/detention basins with sediment forebays, and implementation of a stringent Operations and Maintenance Plan. Particle separators will be provided on drains serving parking lots and paved areas. Permanent signs stating "Don't Dump: Drains to Charles River" will be provided on any new catch basin to be installed.

The design objective for the stormwater management system proposed for the Project Site is to meet or exceed the Massachusetts Stormwater Management Standards regarding water quality. A pollution prevention plan will be carried out for all stages of construction activity including the demolition of the existing building.

#### **4.2.9 Geotechnical and Groundwater**

The Project's geotechnical consultant will complete an analysis of existing sub-soil conditions at the Project Site, including groundwater levels. This information will be presented in the DPIR. Construction mitigation measures will be incorporated in the Project to avoid the potential for ground movement and settlement during excavation, and potential impacts on adjacent buildings, utility lines and the roadways.

The geotechnical analysis will also include a description of foundation construction methodology and amount and method of excavation with particular attention on measures to ensure groundwater levels will not be lowered during or after construction.

Based on knowledge of nearby sites in the LMA and the Fenway area, the subsurface conditions are anticipated to consist of a surficial deposit of granular fill underlain by a deposit of organic silt/peat which overlies a marine deposit of interbedded sand and silty clay, which is, in turn plastered directly on the bedrock surface. The bedrock surface is anticipated to be about 120 feet below the ground surface. The existing ground surface across the Project Site varies from Elevation +19 to Elevation +18 on the Boston City base ("BCB"). The existing groundwater level based on other sites in the area is anticipated to be located 10 to 11 feet below the existing ground surface.

Subsurface conditions are described in more detail below in order of increasing depth.

- Granular Fill – Granular fill is anticipated to consist of a loose to compact brown to black sand and silt with some gravel and varying amounts of brick, ash, wood, and glass.
- Organic Deposit – The Organic Deposit is anticipated to consist of a soft to firm dark brown fibrous peat and gray organic silt with a trace to some fine sand.
- Marine Deposit – The Marine Deposit is anticipated to consist of interbedded layers of firm to hard gray silty clay and dense to very dense well-graded silt, sand and gravel.
- Glacial till – Glacial till is anticipated to consist of a dense to very dense well-graded silt, sand and gravel with cobbles and boulders.
- Bedrock – Bedrock consists of a deposit known as Roxbury Conglomerate.

#### **4.2.10 Solid and Hazardous Materials**

##### Solid Waste and Recycling

Simmons will take an active role in ensuring that waste removal and disposal during construction and operation will be in conformance with the City and DEP's Regulations for Solid Waste. Waste during the construction stage will be generated largely from the demolition activities.

Operational solid waste from the College is currently collected in existing on-site dumpsters. A licensed contractor, on a biweekly basis, disposes of the waste off-site. This procedure will be extended to the solid waste generated within the new library building. Waste generated from the library is not expected to be hazardous and will be similar to that of the existing library.

Simmons College has a multi-faceted and robust recycling program for its Fenway campus and its Back Bay facilities housing the School of Management. The program was started in 1999 with the collection of mixed paper. Since then, it has expanded to include furniture, beverage containers, electronics, cardboard, and mattresses. Last year, the College recycled 70 tons of materials. The College's recycling program space needs will be incorporated into the design for the new Project.

##### Hazardous Waste

A previous environmental investigation had been completed in the past on a portion of the Simmons Main Academic Campus, resulting in the removal of a small amount of petroleum-contaminated soil (discovered during the repair of a sewer line). However, this petroleum-contamination was not on the portion of the campus occupied by the Beatley Building.

In the event that any reportable levels of contamination are encountered during building earthwork operations for the Project, such materials will be handled, transported, and disposed of in accordance with all applicable laws and regulations, and all necessary approvals and permits will be obtained.

#### **4.2.11 Construction Impact**

The following section describes potential impacts that could result from the Project's construction and steps that will be taken to avoid or minimize those impacts. The College will employ a construction manager that will be responsible for developing a construction phasing and staging plan and for coordinating construction activities with all appropriate regulatory agencies. The Project's geotechnical consultant will provide consulting services associated with foundation design recommendations, preparation of geotechnical specifications, and reviewing the construction contractor's proposed procedures.

##### Construction Management Plan

The College will comply with applicable state and local regulations governing construction of the Project. The College will require compliance with a Construction Management Plan ("CMP") for the Project developed in consultation with, and approved by, the Boston Transportation Department ("BTD") prior to the commencement of construction. The construction manager will be bound by the CMP, which will establish the guidelines for the duration of the Project and will include specific mitigation measures and staging plans to minimize area impacts.

##### Construction Activity Schedule

The construction period for the Project is expected to last approximately 15 months, beginning in the second quarter of 2004 and reaching completion by the third quarter of 2005. Construction activities will comply with the City of Boston Noise Ordinance.

##### Perimeter Protection/Public Safety

The CMP will describe any necessary sidewalk closures, pedestrian re-routings, and barrier placements and/or fencing deemed necessary to ensure safety around the site perimeter. Barricades and secure fencing will be used to isolate construction areas from pedestrian traffic. In addition, sidewalk areas and walkways near construction activities will be well marked and lighted to ensure pedestrian safety.

Because the Project Site is set well within Simmons campus, it is not expected that any street occupancy will be required, and any sidewalk occupancies are expected to be minimal.

##### Construction Traffic Impacts

Preferred truck deliveries and routes will be identified in the DPIR, and coordinated with BTD through the CMP.

### Construction Air Quality

Construction activities may generate fugitive dust, which will result in a localized increase of airborne particle levels. Fugitive dust emission from construction activities will depend on such factors as the properties of the emitting surface (e.g. moisture content), meteorological variables, and construction practices employed.

To reduce emission of fugitive dust and minimize impacts on the local environment the construction contractor will adhere to a number of strictly enforceable mitigation measures. These measures may include:

- Using wetting agents to control and suppress dust from construction debris;
- Ensuring that all trucks traveling to and from the site will be fully covered;
- Removing construction debris regularly;
- Monitoring construction practices closely to ensure any emissions of dust are negligible;
- Cleaning streets and sidewalks to minimize dust and dirt accumulation; and
- Wheel-washing trucks before they leave the site during the excavation phase.

### Construction Noise Impacts

To reduce the noise impacts of construction on the surrounding neighborhood, a number of noise mitigation measures will be included in the CMP. Some of the measures that may be taken to ensure a low level of noise emissions include:

- Initiating a proactive program for compliance to the City of Boston's noise limitation impact;
- Using mufflers on all equipment and ongoing maintenance of intake and exhaust mufflers;
- Muffling enclosures on running equipment;
- Scheduling construction activities so as to avoid the simultaneous operation of the noisiest construction activities;
- Turning off all idling equipment;
- Locating noisy equipment away from abutters; and
- Shielding the noise generator by distance or enclosure.

#### **4.2.12 Rodent Control**

The City of Boston enforces the requirements established under Massachusetts State Sanitary Code, Chapter 11, 105 CMR 410.550. This policy establishes that the elimination of rodents is required for issuance of any building permits. During construction, rodent control service visits will be made by a certified rodent control firm to monitor the situation.

### **4.3 Urban Design**

Preliminary architectural designs for the proposed project have been reviewed with the BRA urban design staff and other interested parties. The proposed design will allow for establishing a more traditional streetwall along Avenue Louis Pasteur parallel to the traveled way. In addition, the proposed design will provide a prominent entry element from the Avenue Louis Pasteur. In the same way that the Main Academic Building establishes a presence for Simmons College on The Fenway, the replacement library will provide a significantly improved presence for Simmons College on Avenue Louis Pasteur in scale with the context of the neighborhood.

#### **Height and Massing**

The Project will provide for a more uniform height of the Simmons academic campus buildings along Avenue Louis Pasteur. The northeasterly facade which fronts on The Fenway will be set back from the Main Academic Building at 300 The Fenway as well as being slightly lower in an effort to preserve the historical presence of this existing structure. The new entrance element will be located at the center of the new library as it fronts on Avenue Louis Pasteur, establishing a clear definition as a library entrance as well as a prominent entrance to the campus from Avenue Louis Pasteur.

A three-story element will form the southwesterly portion of the building on the Avenue side (in front of Lefavour Hall) creating a more pedestrian scale at the street level. Existing green space along Avenue Louis Pasteur will be reoriented and the green space area along The Fenway will increase slightly. The new building will be set back further (approximately 10 feet) from both streets than the existing Beatley Building.

#### **Building Materials and Articulation**

The Project proposes the use of stone and glass. Curtainwall glass construction at the three-story element as well as the entrance seeks to convey the public nature of a library enabling the occupants as well as the pedestrian traffic to establish a visual connection. Limestone cladding is proposed to be utilized as it exists presently on a portion of the existing Lefavour Hall; this will also establish a precedent of a solid lasting material as well as its relationship to its historical context in the neighborhood. The character of the new cladding will endeavor to be respectful of the surrounding architecture yet contextual to a new modern building.

#### **Site Design/Open Space**

The proposed site design is still in progress. The proposed building is setback approximately 10 feet further from the abutting streets than the existing Beatley Building, thereby providing additional open space area. The College will re-landscape those open space areas that are disturbed by construction activities.

## Sustainable Design/Energy Conservation

The architect and Project team will make reasonable effort to design for the efficient use of resources including energy, water, and building materials. The design will promote a healthy indoor environment with particular attention paid to minimizing contaminants, optimizing the use of daylight and fresh air. The architect will address these sustainable design and energy conservation measures as the design progresses.



#### 4.4 Historic Resources

The Project will replace an existing out-dated building (circa 1961) with a new building, designed in a manner sensitive to the historic context of the older neighboring buildings. Brick, limestone, and other masonry materials are envisioned for the exterior of the new construction. Proposed fenestrations will be respectful of the proportions of nearby structures. More generously glazed areas will occur at the main library entrance and street façade at Lefavour Hall. It is intended that the building will integrate with the scale and character of other existing buildings along Avenue Louis Pasteur and The Fenway, and will not cause adverse impacts on the historic or architectural elements of nearby historic resources.

Based on a review of the files at the Massachusetts Historical Commission, the Beatley Building (proposed for demolition) is not listed in the National or State Register of Historic Places, or the Inventory of Historical and Archaeological Assets of the Commonwealth. The Project Site is located within the Southwest Fenway survey area, an area inventoried by the Boston Landmarks Commission in 1984, and considered to meet criteria making it eligible for listing in the National and State Register of Historic Places (see **Figure 4-3**). This figure also shows the following historic resources within approximately 1/4 mile of the Project Site.

##### National/State Register of Historic Properties:

- Isabella Stewart Gardner Museum, 280 The Fenway
- Olmsted Park System National Register District, also known as the Emerald Necklace, and including the Back Bay Fens

##### National/State Register Eligible-Properties:

- Simmons College, Main Academic Building, 300 The Fenway
- Emmanuel College, Main Administration Building
- Boston Latin High School, 78 Avenue Louis Pasteur
- Former Boston Lying-In Hospital, 221 Longwood Avenue
- Harvard Medical School, 230 and 240 Longwood Avenue

##### Archaeological Resources

According to the USGS archaeological map on file at the Massachusetts Historical Commission, there are no known or designated archaeological properties on the Project Site.

## **4.5 Infrastructure Systems**

### **4.5.1 Introduction**

Since the Project is in schematic design, detailed infrastructure estimates have not yet been calculated. As the Project progresses, the College's civil engineer will contact the appropriate agencies to ascertain the capacity of various utility systems to service the new building.

The DPIR will provide a more detailed description of the existing utility systems servicing the Project area, discuss probable impacts that the Project may have on the utilities, and identify mitigation measures to address potential impacts of the Project.

A Boston Water and Sewer Commission ("BWSC") Site Plan and General Service Application will be submitted for the proposed new water, sewer and drain connections. In addition, a Pollution Prevention Plan will be submitted specifying best management measures for protecting the BWSC drainage system during construction.

The College will investigate using the existing utility services for the new building. If new services are required, the existing utility services will be cut and capped at their mains in accordance with BWSC requirements.

### **4.5.2 Sanitary Sewer System**

The Project is proposed to connect to the existing 12-inch BWSC sanitary sewer main on Avenue Louis Pasteur, which services the College. The new square footage is anticipated to generate a modest increase in flows over the existing conditions. Using generation rates from the Massachusetts State Environmental Code (Title 5) (314 CMR 7.15), the Project will have an average daily sewage flow of approximately 6,900 gallons per day. This estimate is based on water use records for the existing Beatley Building.

Regional sewer service and treatment are provided by the Massachusetts Water Resources Authority ("MWRA") system, which ultimately connecting to the Deer Island Wastewater Treatment Plant, where it is treated and discharged to Boston Harbor.

No capacity problems are expected in the vicinity of the Project Site.

### **4.5.3 Water Service**

Water service to the existing Beatley Building is currently provided via the BWSC system through an interconnected network water distribution system, via a 10-inch water line in Avenue Louis Pasteur. Water consumption is based on sewage generation with an added factor of system losses. Water usage is estimated at 7,600 gallons per day.

Water conservation measures such as low-flow toilets and restricted flow faucets will help reduce the domestic water demand on the existing distribution system. The College will investigate the installation of sensor-operated sinks with water conserving aerators and sensor operated toilets in all public restrooms.

No capacity problems are expected in the vicinity of the Project Site.

#### **4.5.4 Energy Systems and Other Utility Providers**

The electrical, space heating and energy systems for the Project have not yet been designed. However, it is not expected that the Project will require excessive amounts of energy. The College will investigate the installation of energy efficient lighting, heating and cooling systems in the design for the building.

The College will work with the utility companies as the design progresses, and present impacts on infrastructure systems on a system-by-system basis in the DPIR.

## **5.0 COORDINATION WITH OTHER GOVERNMENTAL AGENCIES**

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### **5.1 Architectural Access Board Requirements**

The Project will comply with the requirements of the Massachusetts Architectural Access Board. The Project will also be designed to comply with the Standards of the Americans with Disabilities Act.

### **5.2 EOE/Massachusetts Environmental Policy Act**

It is not anticipated that the Project will require review under the Executive Office of Environmental Affairs/Massachusetts Environmental Policy Act (“MEPA”) because even though tax-exempt bonds of the Massachusetts Development Finance Agency will be used to finance the Project (and thus trigger MEPA jurisdiction), the Project will not exceed any MEPA thresholds (e.g. new parking spaces, etc.).

### **5.3 Massachusetts Historical Commission**

The Project will be subject to review by the Massachusetts Historical Commission (“MHC”). An MHC Project Notification Form will be submitted to MHC for its consideration. The Project will be subject to MHC review because tax-exempt bonds issued by the Massachusetts Development Finance Agency will be used to finance the Project.

### **5.4 Boston Civic Design Commission (BCDC)**

The Project’s schematic design may be subject to review by the Boston Civic Design Commission (“BCDC”).

## **6.0 PUBLIC REVIEW PROCESS**

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Simmons College has established a close relationship with its institutional neighbors and the Boston community. As a result, the College has met or will meet with abutters, neighborhood associations, and political leaders throughout the Article 80 review process.

Meetings will also be held with public agencies, including staff members of the BRA and BTB. The College and its consultant team will continue to meet with city agency officials and other interested parties during the Article 80 review period.

### Immediate Neighborhood / Community Groups and Abutters

- Fenway Civic Association
- Fenway Community Development Corporation
- Boston Latin High School
- Isabella Stewart Gardner Museum
- Emmanuel College
- MASCO
- LMA Forum

### Public Agencies / Officials

- Boston Redevelopment Authority
- Boston Transportation Department
- Boston Parks Commission

### Elected Officials

- Councilor Michael Ross
- Senator Diane Wilkerson
- Representative Jeffrey Sanchez

## 7.0 PROJECT CERTIFICATION

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This form has been circulated to the Boston Redevelopment Authority as required by the Boston Zoning Code, Article 80.

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Proponent's Signature

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Date

**Lisa G. Chapnick**  
**Senior Vice President of Administration and Planning**  
**Simmons College**  
300 The Fenway  
Boston, MA 02115

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Preparer's Signature

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Date

**Mitchell L. Fischman, Vice President**  
**Daylor Consulting Group, Inc.**  
10 Forbes Road  
Braintree, MA 02184

# ***APPENDIX A – LETTER OF INTENT***

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## ***APPENDIX B***

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- Figure 1 – Site Context Plan
  - Figure 2 – Site Plan
  - Figure 3 – First Floor Plan
  - Figure 4 – Second Floor Plan
  - Figure 5 – Third Floor Plan
  - Figure 6 – Fourth Floor Plan
  - Figure 7 – Fifth Floor Plan
  - Figure 8 – Section
  - Figure 9 – North View Massing
  - Figure 10 – South View Massing
  - Figure 11 – Existing Site Perspective
  - Figure 12 – North Perspective View
  - Figure 13 – Existing Site Photographs
  - Figure 14 – Existing Site Photographs
  - Figure 15 – Existing Site Photographs
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