

# **Institutional Master Plan**

# **SIMMONS COLLEGE**

*Submitted to:*

**BOSTON REDEVELOPMENT AUTHORITY**  
One City Hall Square  
Boston, MA 02201

Submitted Pursuant to Article 80 of the Boston Zoning Code

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## **1.0 INTRODUCTION/MISSION AND GOALS**

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### **1.1 Institutional Master Plan Summary**

Simmons College, located in the Fenway neighborhood of Boston, was the first women's college in the nation to combine liberal arts and sciences programs with career preparation programs. Since its founding in 1899, Simmons has grown into a distinguished, innovative college that has kept pace with the changing world. In order for Simmons College to maintain its tradition of excellence, the College determined that a master planning effort was required to ensure that pressing space and deferred maintenance needs were met and that the campus was utilized in the most efficient and effective manner.

Because of the needs of the College over the next eight years, Simmons has initiated the Institutional Master Plan process. An Institutional Master Plan Notification Form (IMP NF) was submitted on February 2, 2000 in accordance with Section 80D-5 of the Boston Zoning Code as a first step in the Institutional Master Plan process. On April 3, 2000, the Boston Redevelopment Authority (BRA) issued a Scoping Determination outlining the issues to be addressed in this Institutional Master Plan. A copy of the BRA's Scoping Determination is included as Appendix A. This Institutional Master Plan is intended to be in effect for eight years from the date of its effective approval by the Boston Zoning Commission.

As is described in more detail in Chapter 4, Simmons has also proposed the development of a new Graduate Center on its Main Academic Campus in the Longwood Medical and Educational Area. A Project Notification Form (PNF) for the Graduate Center was filed at the same time as the filing of the IMP NF, and the Draft Project Impact Report for the Graduate Center is being filed simultaneously with the filing of this IMP.

The Scoping Determination on the IMP NF requested that the Institutional Master Plan present information on the existing campus and discuss the mission and goals of the College, as well as its long range plans. The Scoping Determination stated that this information is to be presented for both the programmatic and the physical needs of the College.

In accordance with Article 80 of the Boston Zoning Code, the first chapter of the IMP describes the College's mission and goals. Chapter 2 provides an inventory of the College's existing programs and facilities. Chapter 3 describes the College's planning process and outlines the program and space needs. Chapter 4 describes the proposed future projects. Chapter 5 includes

a detailed transportation analysis of the master plan. Chapter 6 presents the urban design guidelines established for the campus. And Chapter 7 presents the community benefits plan for the College.

## **1.2 Institutional Master Plan Team**

<b>Proponent:</b>	Simmons College 300 The Fenway Boston, MA 02115 (617) 521-2152  Lisa G. Chapnick, Senior Vice President for Administration and Planning Tom Martin, Director of Facilities
<b>Architects:</b>	Goody Clancy & Associates, Inc. 334 Boylston Street Boston, MA 02116 (617) 850-6523  Joan Goody Paul Dudek
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### **1.3 Campus Locations and Surroundings**

The Simmons College campus is located in the Longwood Medical and Educational Area (LMA) of Boston (see Figure 1-1), also known as the Longwood Institutional Area pursuant to Article 80, Appendix A, of the Boston Zoning Code. The campus is comprised of two components. The main component housing the academic, administrative, and support buildings is located on The Fenway from Avenue Louis Pasteur to Palace Road. The Main Academic Campus includes the Main Academic Building for non-science classes as well as other administrative space, the Beatley Building, Lefavour Hall, and the Park Science Center. Parking for the Main Academic Campus is provided in a lot to the rear of the Main Academic Building.

Pilgrim Road and Brookline Avenue bound the residential component of the campus, which consists of nine residential buildings, a Dining Hall, Alumnae Hall, Health Center, and the Sports Center.

The Graduate School of Social Work and Graduate School of Management are located off-campus, on Commonwealth Avenue and Marlborough Street in the Back Bay neighborhood. As discussed in more detail in Chapter 4, it is anticipated that the Graduate School of Social Work will move to the Main Academic Campus and be located in the proposed Graduate Center.

More detailed information on the existing facilities is included in Chapter 2, Existing Programs and Facilities.

### **1.4 Mission Statement and Objectives**

Simmons College was the first women's college in the nation to combine liberal arts and sciences programs with career preparation programs. Over the past 100 years, Simmons has grown into a distinguished, innovative college that has kept pace with the changing world. Simmons has five renowned graduate programs and attracts a multicultural group of intelligent, motivated students. Today, Simmons provides many educational opportunities through its undergraduate programs for women and graduate programs for men and women. The undergraduate program combines liberal arts, sciences and professional studies for 1,400 students. Simmons has five graduate schools with an enrollment of 2,100 students. The five graduate schools are the School of Management (the only business school in the world designed for women), the School of Library and Information Science, the School of Social Work, the Graduate Studies Program, and the School for Health Studies.

Figure 1-1  
Existing Conditions Site Plan  
[from BCDC submission]

Simmons College is a diverse community that educates students for professional success and intellectual fulfillment by developing their capacity for intellectual thinking, the bold pursuit of new ideas, self-confidence, and leadership. Simmons College teaches its graduates to act powerfully and make a difference in the world. Simmons was founded with the mission of providing a college education for women that would give them the ability to “earn an independent livelihood.”

In order for Simmons College to accomplish these goals and to maintain its tradition of excellence, the College determined that a campus master planning effort was required to ensure that pressing space and deferred maintenance needs were met and that the campus was utilized in the most efficient and effective manner. The campus master plan study began with an analysis that led to the understanding that Simmons’ existing academic buildings have different physical characteristics and that similar activities might be accommodated in slightly different ways depending on the nature of the available space. Through its internal master planning process, Simmons College has determined that its efforts should focus on upgrading its existing physical assets, with one new building project currently proposed to begin construction in the Fall/Winter of 2000 and another not contemplated to begin construction before 2008, pending funding availability.

In addition, as part of the planning process, the College has developed for the next eight to ten years, a maintenance and improvement program needed for the existing buildings on campus. The maintenance and improvement program includes updating existing buildings (to upgrade communications and electrical systems as well as to accommodate cosmetic and other infrastructure improvements), rearranging departments to provide better adjacencies among academic and administrative departments, and utilizing space on the Main Academic Campus more efficiently. Improvements will also be made at the Residence Campus including the extensive rehabilitation of the dormitories which have not yet been rehabilitated.

## **1.5 Coordination with Abutters and Other Interested Parties**

Simmons College has established a close relationship with its institutional neighbors and the Boston community and has continued to meet with the community during the master planning process to seek input and to ensure that the College addresses the concerns of the community. Simmons College has done the following outreach for this project:

- ◆ Mailed the Institutional Master Plan Notification Form to public officials, neighbors, and community organizations to solicit their input into the planning process. Table 1-1 lists these individuals and organizations.
- ◆ Attended the Longwood Medical and Academic Area (LMA) Forum three times to present the project and solicit comments.
- ◆ Attended meetings with Fenway Civic Association, Fenway Area Task Force, Isabella Stewart Gardner Museum, Boston Transportation Department, Boston Civic Design Commission, and the Boston Landmarks Commission.
- ◆ Simmons College and its project team has attended additional community and agency meetings during the development of the Institutional Master Plan.

**Table 1-1 Public Officials, Community Groups and MASCO Member Institutions**

<b>Public Officials</b>	Councilor Michael Ross Representative Kevin Fitzgerald Representative Byron Rushing Senator Diane Wilkerson
<b>Community Groups</b>	Fenway Community Development Corporation Fenway Civic Association Fenway Area Task Force Audubon Circle Neighborhood Association Mission Hill Neighborhood Housing Services Mission Hill Alliance Mission Hill Board of Trade Roxbury Tenants of Harvard Mission Hill Main Streets Program Mission Extension Tenants Association Mission Main Tenants Association
<b>Institutions and Neighbors</b>	Emmanuel College MASCO Isabella Stewart Gardner Museum

The reaction to both the proposed Graduate Center and the master planning ideas and goals presented in this Institutional Master Plan has been very positive. The design of the Graduate Center building has been well received by the community. Many people have commented that it is respectful of the

area and will be an asset by blocking the view of parking and replacing it with something attractive and of a scale consistent with the surrounding buildings and institutions. Similarly, many people have noted an appreciation for the longer term goal of increasing the landscaping on campus. The community sees this as Simmons listening to the concerns raised publicly.

Simmons values and respects its relationships with its neighbors, and through this master planning process will strive to improve itself both as an institution and as a member of the Fenway community.

## **1.6 Term of the Institutional Master Plan**

This Institutional Master Plan will be in effect for eight years after the effective date of its approval by the Boston Zoning Commission.

## **2.0 EXISTING PROGRAMS AND FACILITIES**

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### **2.1 Introduction**

The Simmons College campus in the Longwood Medical and Educational Area is comprised of two components: the Main Academic Campus and the Residence Campus.

As is discussed in more detail below, the College also owns facilities in the Back Bay and in Brookline.

### **2.2 Main Academic Campus**

The main component housing the academic, administrative, and support buildings is located on The Fenway from Avenue Louis Pasteur to Palace Road. The Main Academic Campus includes the Main Academic Building for non-science classes as well as other administrative space, the Beatley Building, Lefavour Hall, and the Park Science Center. Parking for the Main Academic Campus is provided in a lot to the rear of the Main Academic Building.

Table 2-1 lists the elements of the Main Academic Campus.

### **2.3 Residence Campus**

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

Table 2-2 lists the elements of the Residence Campus.

### **2.4 Floor Area Ratio**

The total land area of the Main Academic Campus is 7.32 acres (318,729 square feet) and the total building square footage is 371,100 square feet, for an average Floor Area Ratio (FAR) of 1.16.

The total land area of the Residence Campus is 5.88 acres (256,133 square feet) and the total building square footage is 334,100 square feet, for an average FAR of 1.30.

**Table 2-1: 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 ±
<b>Sub total</b>		<b>371,100</b>	<b>GSF</b>	

**Table 2-2: Residence Campus**

<b>Building Name</b>	<b>Address</b>	<b>SF</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>sub total</b>		<b>334,100</b>	<b>GSF</b>	

## **2.5 Off-Campus Facilities Owned by Simmons**

As mentioned previously, Simmons College owns facilities in the Back Bay, as well as in Brookline.

### *Back Bay Facilities*

The Graduate School of Management is located in seven buildings: 407, 409, 411, 413, 415 and 419 Commonwealth Avenue and 451 Marlborough Street.

The Graduate School of Social Work is housed in two buildings, located at 49-51 Commonwealth Avenue. The nineteenth century brownstones are of similar construction to the Graduate School of Management, with high quality interior masonry and woodwork. The interiors of the buildings have been altered at various times in light of different academic needs. Upon occupancy of the Graduate Center and subject to market conditions and the College Board of Trustees' approval, these buildings are expected to be sold for private redevelopment and returned to the City's tax rolls.

### *Brookline Facility*

The President's House located on 245 Lee Street in Brookline is a two-story brick veneer dwelling with a basement and an unfinished attic, built in the 1930s. The interior has detailed woodwork and masonry, while the exterior is of brick construction with a slate roof. In addition to providing lodging for the President and his family the house is often used for other college functions.

## **2.6 Transportation and Parking Facilities**

The existing transportation and parking facilities at Simmons are discussed in detail in Chapter 5, Transportation and Circulation.

## **2.7 Existing Linkage Payments**

Simmons College does not currently pay linkage payments to the City of Boston.

## 3.0 PROGRAM AND SPACE NEEDS AND OBJECTIVES

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### 3.1 Previous Master Planning Efforts

Simmons College has never before undertaken a master planning effort. At several times since its inception in 1899, the College has evaluated its facilities and programs and outlined its needs for the future. These efforts are discussed below.

#### *Simmons in 1914*

An early report from Simmons College identified the need for additional dormitory space as the college's principal need. The report noted that the College had purchased land on which to build three dormitories to house undergraduate students. In plan, the intent was that the three new dormitories would create three sides of a quadrangle, with the Main Academic Building providing the fourth side.

#### *Simmons in 1944*

A report in *The Simmons News* of May 25, 1944 discusses Simmons' post-war plans for the school. At that time, the primary need for Simmons was a new library, which was proposed for the corner of Avenue Louis Pasteur and The Fenway. The longer range plan discussed enclosing the Main Academic Campus to create a quadrangle.

The long range goal for the residential campus was to create a series of connected dormitories on the parcel between Brookline Avenue and Pilgrim Road.

The report also noted that no changes in the curriculum were anticipated.

#### *Simmons in 1952*

A planning document from 1952 outlined three major goals for the College.

The first two goals were related to programmatic and academic needs for the College: the document emphasized the need for a new library and a new science building. As cited in the report, the third goal had to do with "college spirit and how to preserve it." It called for the creation of a new recreation center to house the Social and Health Unit.

## **3.2 Current Master Planning**

### **3.2.1 Graduate School Space Study**

Simmons' most recent effort to evaluate its campus plan started in 1998 with the preparation of the Graduate School Space Study. This study highlighted the Graduate School of Social Work's need for more office and teaching space than could be provided at its current Commonwealth Avenue location.

### **3.2.2 Strategic Plan**

Following this report, Simmons College prepared its Strategic Plan in 1998 – 1999. The Strategic Plan established enrollment targets for the graduate schools and the college as a whole, identified new programmatic initiatives, and summarized the resources required to obtain these goals.

### **3.2.3 Campus Master Plan**

The completion of the Strategic Plan led to the initiation of the Campus Master Plan in the Spring of 1999. The goal of the Campus Master Plan was to evaluate the capacity of the academic physical plant to support the College's Strategic Plan and to recommend changes to the campus as necessary to support the administrative and academic goals and objectives.

The development of the Campus Master Plan involved a number of steps including:

- ◆ Collecting and reviewing available documents, ranging from readily available college literature to existing plans such as the technology report, to enrollment reports and detailed course data;
- ◆ Developing a comprehensive database of the College's existing space;
- ◆ Developing space guidelines and recommendations;
- ◆ Interviewing representatives of every school, department and administrative unit to gather information about the use of the existing space and the quantitative and qualitative space needs for the future;
- ◆ Investigating the physical characteristics of each of the existing buildings on the Main Academic Campus;
- ◆ Preparing working documents for review by the appropriate faculty and staff members;

- ♦ Developing and evaluating a series of strategies for the reorganization of the departments; and
- ♦ Developing a set of recommendations.

The results of these steps are summarized and discussed in the following sections.

### 3.3 Current and Future Population Trends

Table 3-1 lists the existing student populations for the 1998-1999 and 1999-2000 academic years, as well as the projected populations through the 2009-2010 academic year.

**Table 3-1: Existing and Proposed Student Population**

Year	Full Time Undergrad	Full Time Graduate	Total Full Time	Students at Simmons*	Part Time Undergrad	Part Time Graduate	Total Headcount
1998-1999	1,055	660	1,715	1,681	155	1,531	3,401
1999-2000	1,088	632	1,720	1,686	145	1,472	3,337
2000-2001	1,138	662	1,800	1,764	154	1,517	3,471
2001-2002	1,176	682	1,858	1,822	175	1,577	3,610
2002-2003	1,236	698	1,934	1,898	185	1,636	3,755
2003-2004	1,285	702	1,987	1,951	200	1,719	3,906
2004-2005	1,335	725	2,060	2,020	220	1,783	4,063
2005-2006	1,397	745	2,142	2,100	244	1,840	4,226
2006-2007	1,483	764	2,247	2,203	256	1,892	4,395
2007-2008	1,561	783	2,344	2,298	265	1,962	4,571
2008-2009	1,625	802	2,427	2,379	295	2,032	4,754
2009-2010	1,697	930	2,627	2,575	324	1,993	4,944

**Notes:**

- \* At any given time, 20% of enrolled students are studying off-campus in internships, off-site programs, etc. This number will fluctuate in the future.

### **3.4 Physical Characteristics**

As part of the planning process, the College investigated the physical characteristics of each of its existing buildings, and made recommendations for improvements to be made.

#### **3.4.1 Main Academic Campus**

The Main Academic Campus consists of four buildings: The Main Academic Building, Park Science Center, Beatley Building, and Lefavour Hall.

##### *Main Academic Building*

The Main Academic Building was built in 1904, followed by the east wing built in 1909, and the west wing built in 1929, both similar in style to the central building. The building is the main entrance to the Main Academic Campus. In the Winter/Spring of 2000 a 7,200 square foot addition was built to provide space for students to meet, additional capacity for the Fens Cafeteria as well as two seminar rooms. The Main Academic Building houses the offices for the college administration, as well as offices, classrooms and support space for the academic and service departments. A conference area for events for up to 250 people is located on the third floor. Cosmetic upgrades as well as technology enhancements have been added over the last few years. A student activities area was built in 1995 along with the upgrade of two large electronic classrooms on the first floor. The Fens Cafeteria seating and serving areas were renovated in 1997, as well as updates to the hallways and entranceways. A complete fiber optics and data wiring network has been installed in every office and classroom. A video distribution system was installed in 1997 and has provided video access to common areas of the College as well as to approximately 30 classrooms.

##### *Park Science Center*

The Park Science Center is a four story building that was built in 1972. The building houses science classes, as well as more than 50 laboratories, including a molecular biology lab and sleep lab, plus student and faculty research labs. The Graduate School of Health Studies is also located in the building. In 1994 a new roof was installed, and exterior envelope renovations were completed in 1998. A centralized chilled water plant was upgraded in 1995 and provides cooling for the Fenway campus. The main lobby was renovated in 1996 to provide seating for students to relax before and after classes. Technological enhancements, including the addition of three electronic classrooms and the addition of fiber optics, were completed in

1997, while a computer lab was updated in 1998 and provides over 20 computer stations for students.

#### *Beatley Building/Lefavour Hall*

The Beatley Building and Lefavour Hall were constructed simultaneously in 1972. The buildings house over 300,000 volumes, as well as library offices and classrooms. The majority of the computer labs are located there providing over 100 stations for students. The Graduate School of Library and Information Science is located there, as well as the Department of Communications and the Graduate Communications Program. Technological enhancements, that included the addition of three electronic classrooms, and the addition of fiber optics was added in 1997. A new chiller that supplies supplemental cooling for the library was upgraded in 1995.

### **3.4.2 Residence Campus**

The Residence Campus on Brookline avenue consists of nine dormitory buildings, a dining hall, Alumnae Hall, the Sports Center and Health Center. Two of the nine dormitory buildings, North Hall, South Hall as well as the cafeteria, Bartol Hall and Alumnae Hall were built in the early 1900's and are similar in style. Another of the older style dormitory buildings, Evans Hall was built in 1938. All of the buildings have exquisite wood detailing and masonry work. The Bartol Hall Cafeteria was completely renovated in 1997. South Hall received a complete modernization in 1999 that 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. Alumnae Hall received a cosmetic upgrade and a new electrical service in the Summer of 1999. A complete renovation of Evans Hall was completed in the Spring of 2000. This renovation included the conversion of traditional residence space to suite style (i.e., a suite consists of bedrooms, a living room and a bathroom for 2-4 people). The North Hall restrooms were updated in 1997 and a complete renovation similar to South Hall is slated for the Summer of 2000.

The more modern dormitories, Dix Hall, Arnold Hall, Smith Hall, Simmons Hall, Mesick Hall, Morse Hall were built in the early 1950's and are of similar style. The buildings consist of four floors with rooms on either side of a corridor. Access to each floor is by stairwells at the end of each hallway. The exception to this was Simmons Hall which had an elevator installed in 1997 to access each level. Each floor has a shared lounge and restroom. On the first floor of each building is a formal living room for student gatherings.

Dix Hall was renovated in 1999 , which 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. Computer Labs were added to Simmons Hall, Smith Hall and Mesick Hall that provide approximately 30 stations for student use. Ongoing maintenance and cosmetic work are completed every summer and winter break. Surrounded by all the buildings is a quadrangle where various student functions are held.

The remaining buildings, Morse, Mesick, Arnold, Smith and Simmons receive constant upkeep and are in future plans for upgrades.

### **3.5 Academic and Programmatic Needs**

#### **3.5.1 Academic Needs**

As mentioned previously, Simmons conducted a Graduate School Space Study in 1998. The goal of the study was to define the needs of the Graduate School of Social Work and the Graduate School of Management and to evaluate several different means of satisfying those needs. The study looked at three options for the Graduate Schools:

1. Renovate and stay in place on Commonwealth Avenue;
2. Rent space in the Landmark Center on the Fens; and
3. Find other appropriate sites for new or renovated buildings either on the Simmons campus or elsewhere in the City.

#### **3.5.2 Programmatic Space Needs**

The College conducted an analysis of the existing physical conditions and each department's needs for the future in terms of areas, location, and type of space, based on the following guidelines:

- ◆ Reflect the intent of the Strategic Plan;
- ◆ Accommodate the Graduate School of Social Work's need for new and appropriate space;
- ◆ Create equity among the departments;
- ◆ Allow for future growth and flexibility;
- ◆ Use standard office sizes to the extent allowed by the different buildings;

- ◆ Co-locate departments in suitable space, incorporating technology as appropriate;
- ◆ Create appropriate adjacencies among departments;
- ◆ Minimize the number of moves to limit short-term disruption and cost; and
- ◆ Accommodate programs in existing buildings to the extent possible.

### **3.5.3 Conclusions**

The analysis of space required by each academic department, administrative unit, and instructional space showed a shortfall of 30,400 net square feet when compared to the existing square footage available.

As is discussed in more detail in Chapter 4, Proposed Future Projects, this shortfall of space combined with the identified need for new space for the Graduate School of Social Work led to the recommendation for the construction of a new Graduate Center of approximately 60,000 square feet.

## **3.6 Student Housing Plan**

Article 80 of the Boston Zoning Code requires that an Institutional Master Plan include a discussion of an institution's existing housing facilities, as well as its long range goals for improving on campus housing and minimizing impacts on nearby neighborhoods.

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

### **3.6.1 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 3-2 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 587 housing units on the Simmons College campus. This housing currently accommodates a total of 979 students, including 767 undergraduate students, 93 graduate students, and 119 non-Simmons students.

In addition, as shown in Table 3-2, 119 students from the Massachusetts College of Art currently reside in Simmons College facilities.

**Table 3-2: Number and Type of Housing Units, Simmons College Residence Campus**

Name	Address	Dorm Rooms	Student Beds (979 total)		
			Simmons Undergrads	Simmons Grads	Non-Simmons students
Arnold Hall	78 Pilgrim Road	61	114	--	--
Dix Hall	30 Pilgrim Road	62	112	--	--
Evans Hall	305 Brookline Avenue	50 suites	68	--	--
Mesick Hall	291 Brookline Avenue	67	126	--	--
Morse Hall	275 Brookline Avenue	61	--	--	119
North Hall	86 Pilgrim Road	69	--	69	--
Simmons Hall	255 Brookline Avenue	90	116	24	--
Smith Hall	54 Pilgrim Road	75	138	--	--
South Hall	321 Brookline Avenue	52	93	--	--
<b>TOTAL</b>		<b>587</b>	<b>767</b>	<b>93</b>	<b>119</b>

Simmons College currently supplies housing for all undergraduates (and graduates) who desire on-campus accommodations. The current percentage being housed based on full-time undergraduates is 64%.

Of the remaining undergraduates, approximately 10% currently live in the City of Boston, with the highest percentages located in Dorchester, Allston, Jamaica Plain, and Roslindale.

Outside of the City of Boston, the highest concentrations of undergraduates are located in Brookline, Newton, Cambridge, and Somerville.

It is important to note that many Simmons College undergraduates live at home in the Boston area and commute to the campus. These students do not require housing either on campus or in the Boston neighborhoods. This is important for two reasons. First, the College's ability to meet the demand for on campus student housing is actually greater than the 64% figure would indicate. Second, the demand placed on the surrounding neighborhood to accommodate Simmons College undergraduates is actually less than the 64% figure would indicate.

### **3.6.2 Requirements/Restrictions for On-Campus Housing**

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. As mentioned, Simmons currently supplies housing for all undergraduates and graduate students who request on-campus accommodations.

### **3.6.3 Support Provided to Students**

In an effort to support its student 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.

### **3.6.4 Impact on Supply and Rental Market Rates on Surrounding Neighborhoods**

As mentioned, Simmons currently supplies housing for all undergraduates who desire on-campus accommodations, and approximately 64% of the current undergraduates reside on campus. 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 expected to be negligible.

In addition, as mentioned previously, 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 undergraduates 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.

### **3.6.5 Long Term Housing Plans**

The College's main long term housing goal is to increase the number and the percentage of Simmons students living on-campus. The current renovations of its housing facilities (discussed below) along with the addition of many on-campus services should continue to grow these numbers. Based on the current housing inventory, the College has enough on-campus bedspace to increase the number housed by more than 10%. Over the next several years Simmons anticipates that it will begin to see a noticeable growth in the graduate student population living on campus.

In addition, Simmons College currently has enough bedspace to accommodate its own needs, as well as the needs of other Fenway area institutions. As the demand for on campus housing increases, Simmons has the ability to meet new demand.

#### *Dormitory Renovations*

Simmons College is responding to these trends in order to be able to market housing options to students, which appeal to their current interests and demands. These efforts include the renovation of four (of nine) residence halls. These renovations include providing:

- ◆ more attractive accommodations;
- ◆ updated furniture;
- ◆ in-room internet, phone and cable hook ups (phone and in-room internet are provided as basic services);
- ◆ a new option of suite style living (two rooms sharing a living room and bathroom);
- ◆ individually controlled heat; and
- ◆ air conditioning (during summer housing and heat waves).

It is these amenities which have helped to keep students living on-campus and to increase retention among undergraduate student over the past several years. Simmons College provides housing to all undergraduate and graduate students who request housing. More than 60% of undergraduate students traditionally live on-campus (87% of freshmen live on-campus). While Simmons houses a significantly smaller percentage of graduate students, its current housing stock allows Simmons the flexibility to accommodate more of these students as demand grows.

### **3.6.6 Coordination with Other Institutions**

Due to bedspace availability, Simmons College has worked closely with other area colleges who have problems meeting their current demand for housing. For example, over the past four years the College has housed students from the Massachusetts College of Art. By working together with Massachusetts College of Art, Simmons has been able to provide housing to area students who otherwise would have been forced to choose housing within the local neighborhoods. In 2002 the Massachusetts College of Art will be opening a new residence facility to accommodate these students. At this time Simmons College intends to aggressively market the current housing program to fill this building with Simmons students.

If there is not enough demand for Simmons students to fill this space, Simmons will offer this bedspace to other Fenway area institutions that may have a housing shortage.

### **3.6.7 Conclusion**

Simmons College currently has enough bedspace on campus to not only meet its own demand, but to provide housing for other Fenway area institutions. The College is working towards its long-range goal of increasing

the number of students living on campus by improving and renovating its existing dorm 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.

### 3.7 Sharing of Facilities

Simmons College is particularly active in sharing facilities with the Colleges of the Fenway and other institutions in the Fenway area. This not only helps Simmons by allowing the College access to facilities that it does not own, but it avoids duplication of facilities within the Fenway area.

As mentioned previously, at the present time Simmons rents bedspace to the Massachusetts College of Art. Other efforts at sharing facilities include:

- ◆ Simmons College shares its conference facilities primarily with Wheelock and occasionally with other local colleges
- ◆ Wheelock College uses the Simmons gymnasium;
- ◆ The Winsor School uses the Simmons gymnasium;
- ◆ Simmons uses the Winsor School playing fields; and
- ◆ Simmons has discussed the possibility of sharing its cafeteria with other Fenway institutions.

### 3.8 Jobs Analysis

Table 3-3 depicts the numbers of full- and part-time faculty and staff employed at Simmons.

**Table 3-3: Faculty and Staff, Simmons College**

	<b>Full Time</b>	<b>Boston Residents</b>	<b>% Boston Residents</b>	<b>Part Time</b>	<b>Boston Residents</b>	<b>% Boston Residents</b>
Staff	302	80	26%	38	10	26%
Faculty	159	34	21%	163	17	10%

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Total	461	114	24%	201	27	13%
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In addition, Simmons College also employs 198 contract employees for jobs in support facilities/services such as the bookstore, security, and parking. Of these, 133 (or 67%) are currently Boston residents.

Of the total of 860 full time, part time, and contract employees currently working on the Simmons College campus, 274, or 32%, are residents of the City of Boston.

These numbers are not expected to change dramatically with the development of the proposed future projects described in this Institutional Master Plan. The proposed Graduate Center represents a reallocation and expansion of existing College programs, rather than the creation of new programs. In addition to the construction jobs associated with the Graduate Center, there will be approximately 12 new maintenance, food service, and parking management jobs created.

## 4.0 PROPOSED FUTURE PROJECTS

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### 4.1 Background

Simmons College's Strategic Plan, developed in 1999, looks forward to a school which builds upon Simmons' traditional strengths: women's undergraduate programs that combine liberal arts, sciences and professional studies, a Graduate School for Management for woman and four graduate programs for men and women.

Currently two of the graduate programs, the Graduate School of Social Work and the Graduate School of Management are housed off campus in formerly residential buildings on Commonwealth Avenue. The College plans to provide appropriate teaching and learning space, technology and support services for these schools in new construction on the Main Academic Campus—for Graduate School of Social Work by the year 2002 and possibly for the Graduate School of Management in the future. The Simmons Academic Campus is comprised of 7.31 acres, with a Main Academic Building facing The Fenway (between Palace Road and Avenue Louis Pasteur) and three additional buildings (Beatley, Lefavour and the Park Science Center) forming a wall along Avenue Louis Pasteur. The current student population is 2,556 full time equivalents with an anticipated annual growth rate of 4%.

It has long been the College's goal to enclose the Palace Road and Boston Latin sides of its campus with new structures to create a campus quad, ideally one with a central green area. The Master Plan being proposed does just that, with the new Graduate Center being built paralleling Palace Road. The Master Plan also calls for a future building to be constructed along the border of Boston Latin.

The College's Residence Campus is located between Brookline Avenue and Pilgrim Road, west of the Emmanuel College campus. This campus hosts nine residential buildings on 5.88 acres that provides housing for 979 students, as well as is home to a Dining Facility, and Health and Sports Center. Four of the residential buildings will have been totally renovated and upgraded by the Fall of 2000. Enhancements are envisioned for the balance of the dorms over the next eight years.

Figure 4-1 depicts an aerial view of the existing campus, and Figure 4-2 depicts a site plan of the existing Main Academic Campus.

Figure 4-1

Aerial View of Existing Campus

[from BCDC package]

Figure 4-2  
Site Plan of Existing Campus  
[from BCDC package]

## 4.2 Institutional Master Plan Projects

The college has developed for the next eight to ten years, a maintenance and improvement program needed for the existing buildings on campus. The maintenance and improvement program includes updating existing buildings (to meet communications and electrical requirements, as well as to accommodate cosmetic and other infrastructure improvements), rearranging departments to provide better adjacencies among academic and administrative departments and utilizing space on the Main Academic Campus more efficiently. The College will continue to adjust and refine its space usage to meet its programmatic needs.

Improvements will also be made on the Residence Campus including the extensive rehabilitation of certain of the dormitories. These improvements are discussed in detail in Section 3.2.

In addition, through its internal master planning process, Simmons College has determined that its efforts should focus on upgrading its existing physical assets, with one new building project currently proposed (The Graduate Center) and one contemplated to begin construction no earlier than 2008 (The Graduate School of Management). These are discussed in the following sections.

### 4.2.1 Proposed Graduate Center

It was determined that the Graduate School of Social Work and Graduate School of Library Information Science (GSLIS) cannot achieve their objective of maintaining first-class nationally and locally recognized schools at their existing locations. Simmons College presently owns facilities at 49/51 Commonwealth Avenue in the Back Bay for the Graduate School of Social Work. The GSLIS is currently housed on the Main Academic Campus in Lefavour Hall. These existing spaces cannot serve these graduate schools' new and expanded programs due to both spatial limitations and inappropriate layouts. The best solution to the space needs of both schools and the College is to develop a new facility on the existing campus. This will allow the development of the amount and type of space needed for both schools and consolidation of technology and student support services into one location, which will provide more efficient delivery of services for the entire college. Construction of this building is anticipated to begin in December, 2000<sup>1</sup>. After completion of the new Graduate Center, Simmons

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<sup>1</sup> In compliance with Article 80 of the Boston Zoning Code, a Project Notification Form (PNF) for the proposed Graduate Center was submitted on February 2, 2000. The Draft Project Impact Report

will no longer use the current Graduate School of Social Work buildings located at 49/51 Commonwealth Avenue. Subject to market conditions and the College Board of Trustees' approval, these buildings are expected to be sold for private redevelopment and returned to the City's tax rolls.

Based on the Master Planning effort conducted by Simmons College, the proposed development program for the new building will provide the space needed for the Graduate School of Social Work, the GSLIS and administrative and student support offices for the College now located elsewhere on the existing Simmons College campus. The dimensions for the proposed Graduate Center are presented below in Table 4-1.

**Table 4-1: Dimensions of Proposed Graduate Center Building**

Dimension	
Square Footage	60,000 GSF
Building Height	4 stories/56 feet
Front Yard Setback	20 feet
Parking	2½ levels/up to 220 spaces

Two levels of underground parking with 215 spaces plus the potential for 5 valet spaces will be built as part of the project, resulting in a net gain of 77 spaces. Access to the new building will be from the main entrance now located on Avenue Louis Pasteur and exiting will be primarily to Avenue Louis Pasteur and secondarily to Palace Road, which runs between Longwood Avenue and The Fenway.

Figure 4-3 depicts an aerial view of the Main Academic Campus with the proposed Graduate Center, and Figure 4-4 depicts a site plan of the Main Academic Campus with the proposed Graduate Center.

(DPIR) for the Graduate Center is expected to be submitted at the same time as the filing of this Institutional Master Plan.

Figure 4-3

Aerial View of Main Academic Campus with Graduate Center

[from BCDC package]

Figure 4-4

Site Plan of Main Academic Campus with Graduate Center

[from BCDC package]

#### **4.2.2 Parking**

The construction of the proposed Graduate Center will provide a total of 220 parking spaces, including 215 striped spaces and five valet spaces. Surface spaces and valet parking will be readjusted for a net gain of 77 spaces. Thus, the total number of parking spaces on the Main Academic Campus would be 550 after the construction of the Graduate Center. The number of spaces (30) on the Residence Campus would remain the same.

In the long term, it is the hope of Simmons College to replace as much surface parking as is economically feasible with below grade parking in a similar manner if the Graduate School of Management building is developed

#### **4.2.3 Landscape Improvement Plan**

In the short term, the proposed Graduate Center has been designed to include considerable landscape improvements to the southeast corner of the Main Academic Campus.

Siting the proposed Graduate Center parallel to Palace Road will complete the urban fabric along this secondary street and will screen the neighborhood from the surface parking behind the Graduate Center. This will make Palace Road a more pleasant pedestrian experience. The vegetation along the street will also be increased. The proposed Graduate Center will be set back 20 feet from the sidewalk. The existing street trees will be protected and a second row of trees will be planted between the sidewalk and the building. The ground plane between the proposed building and the sidewalk will be lawn and groundcover. This lawn will extend along the street past the building. In this area an evergreen hedge and conifers will be planted to continue to screen the parking behind.

In addition, as development of the campus proceeds, Simmons will continue to investigate improving pedestrian access through the Main Academic Campus, particularly between Avenue Louis Pasteur and Palace Road. The goal is to provide improved connections to the paths across the Emmanuel Campus to Brookline Avenue, providing an alternate route to The Fenway sidewalk for circulation from east to west.

In the long term, it is the hope of Simmons College that the possible Graduate School of Management building will have additional below-grade parking. As was discussed previously, this would further the College's goal of replacing the current surface parking with below grade parking, allowing the creation of green space above.

#### **4.2.4 Reuse of Existing Space**

The BRA's Scoping Determination requested that the IMP include a discussion of the reuse of the space being vacated by the Graduate School of Social Work and the Graduate School of Library Information Science (GSLIS).

As mentioned previously, the GSLIS is currently housed on the Main Academic Campus in Lefavour Hall. Once the GSLIS moves to the proposed Graduate Center, the space in Lefavour Hall will be reused as classroom space for other academic programs and to expand the existing library.

After completion of the new Graduate Center, Simmons will no longer use the current Graduate School of Social Work buildings located at 49/51 Commonwealth Avenue. Once the buildings are vacated, the College expects to sell the buildings for private redevelopment, subject to Board of Trustee approval and market conditions.

### **4.3 Proposed Future Projects**

#### **4.3.1 Graduate School of Management**

Beyond the term of this Institutional Master Plan, Simmons College anticipates the potential construction of only one other new structure at its Main Academic Campus, a new home for the College's renowned Graduate School of Management as well as other academic and support uses. Construction of this building is not projected to start before 2007, and is contingent upon the availability of funding. The new building is expected to be approximately five stories in height, contain approximately 75,000 square feet of floor area, be architecturally consistent with the existing campus structures, and have a floor plate similar to the proposed Graduate Center. This new building would be constructed perpendicular to the new Graduate Center, along the campus border with the Boston Latin School.

In addition, as mentioned previously, it is the College's hope that, if the Graduate School of Management project moves forward, and it is economically feasible, more of the existing at-grade parking will be located in a below-grade facility. It is likely that if the Graduate School of Management building is constructed some above grade parking will remain at the Main Academic Campus.

## 4.4 Zoning

### 4.4.1 Existing Uses and Structures

The uses and structures as described herein and existing as of the date of the approval of this Institutional Master Plan by the Boston Zoning Commission, shall be deemed to be in compliance with the provisions of the Boston Zoning Code (the "Code").

### 4.4.2 Zoning Controls

The zoning controls for the Simmons College campus described in this Institutional Master Plan shall be as shown in Table 4-2.

**Table 4-2: Zoning Controls**

Permitted Uses:	College or University Uses*, including, without limitation, business uses such as a food or convenience store, café, restaurant, automatic teller machine, bookstore, or drug store, when such uses are intended primarily for the convenience of students and employees of Simmons College and nearby educational, medical, cultural, or other institutions.
Floor Area Ratio*:	1.50
Height*:	75 feet
Parking:	As set forth in this Institutional Master Plan, or as otherwise determined pursuant to the provisions of Article 80 of the Code.

(\*As defined in Article 2A of the Code existing as of the effective date of approval of this Institutional Master Plan by the Boston Zoning Commission. The definitions set forth in said Article 2A shall be applicable to the Simmons College campus described in this IMP.)

## 4.5 Project Costs

The BRA's Scoping Determination requested that the IMP include the costs of any proposed future projects.

The estimated budget for the proposed Graduate Center project is \$25,800,000.

The budgets for the maintenance and improvements program over the next five to seven years is as follows:

- ◆ Main Academic Building      \$17,000,000
- ◆ Park Science Center      \$13,000,000
- ◆ Beatley/Lefavour      \$12,000,000
- ◆ Residence Campus      \$24,000,000
- ◆ Graduate School of Management (Commonwealth Avenue) \$900,000

These budgets are subject to change due to the College's changing needs and market conditions.

## **5.0 TRANSPORTATION AND CIRCULATION**

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### **5.1 Introduction**

Article 80 of the Boston Zoning Code outlines that an Institutional Master Plan must include a description of the Institution's existing transportation and parking characteristics, a description of the parking to be provided, a projection of impacts associated with the IMP, and a set of transportation goals and mitigation measures to address these impacts. These issues, as well as a discussion of the pedestrian circulation issues, are addressed in the following sections.

In addition, Appendix B includes a more detailed transportation analysis in accordance with the comments of the Boston Transportation Department (BTD).

### **5.2 Existing Conditions**

#### **5.2.1 Roadway Network**

The existing roadway network consists of the following signalized intersections:

- ◆ The Fenway at Louis Prang Street and Evans Way
- ◆ Huntington Avenue at Louis Prang Street and Ruggles Street

In addition, the existing roadway network consists of the following unsignalized intersections:

- ◆ The Fenway at Avenue Louis Pasteur
- ◆ The Fenway at Palace Road
- ◆ Simmons College Entrance at Avenue Louis Pasteur
- ◆ Palace Road at Simmons College Exit
- ◆ Longwood Avenue at Avenue Louis Pasteur

#### **5.2.2 Traffic Operations**

Traffic operations for Existing Conditions are good overall, with two intersections showing some extended delay. Longwood Avenue at Avenue Louis Pasteur has Level of Service (LOS) E conditions for the southbound left-

turning movement from Avenue Louis Pasteur in the A.M. peak hour and LOS F during the P.M. peak hour. The Fenway at Palace Road operates at LOS F for the P.M. peak hour for the northbound left turn.

Queue length analysis indicates a nine-vehicle maximum queue at the signalized intersections. This queue is manageable and should not interfere with daily traffic flow.

### 5.2.3 Parking

Parking is allowed by permit in the lot behind 300 The Fenway and at the Landmark Center for Simmons faculty, staff, and commuting students. The Fenway Lot directly behind Simmons has 371 marked spaces and 102 double-parked or valet spaces, for a total of 473 spaces. The valet spaces are managed by a contracted parking management company. The Residence Campus includes 30 parking spaces. Parking at the Residence Campus is restricted to college personnel employed at that campus. Parking spaces are available on a first-come, first-served basis. Overnight parking is not allowed, except by permission of the College's Department of Public Safety. Visitor parking is available in designated spaces for two-hour limits. Visitor parking must be pre-arranged with the Department of Public Safety. Parking fees as of September 1, 2000 are shown in **Table 5-1**. It is important to note that these fees represent a significant increase over the existing fees.

**Table 5-1: Parking Fee Structure**

Parking Type	Fee *
Full-time faculty/staff—on-campus/year	\$1,150
Full-time faculty/staff—off-campus/year	\$600
Student permit—academic year	\$350
Student permit—fall semester	\$175
Student permit—spring semester	\$175
Student 9-month evening, September to May	\$200
Part-time staff, day or evening, 10-coupon book	\$100
Part-time student, day, 10-coupon book	\$50
Part-time student, evening, 10-coupon book	\$40
Student, entire summer session	\$100
Student, weekly summer rate	\$10

\* As of September 1, 2000.

A parking occupancy survey was conducted for the study area within a quarter-mile of the site.

### **5.2.3.1 Off-street Parking**

The Simmons College main parking lot at Avenue Louis Pasteur was 98% occupied in the morning and 94% occupied in the afternoon. This is the case during normal semester classes. The valet service that Simmons provides offers some extra spaces, but those were near capacity as well. Simmons does not allow the use of its parking by any outside users.

Overall, off-street parking in the morning was 87% occupied in the area. Off-street parking in the afternoon was 84% occupied. The two major parking garages, Museum of Fine Arts (MFA) and the MASCO garage, have the most available spaces. The MFA lot had 144 empty spaces during the morning peak and 157 empty spaces during the afternoon peak. The MASCO garage had 80 spaces available in the morning and 82 spaces available in the afternoon peak. Both of these facilities are on the perimeter of the quarter-mile radius from the Main Academic Campus.

### **5.2.3.2 On-street Parking**

On-street parking is in high demand in the study area. Spaces on-street were 96% occupied during the morning peak and 94% occupied during the after-noon peak. On-street parking on Kilmarnock Street was the only surveyed location with any significant vacant spaces. There were 20 vacant spaces in the morning peak and 18 vacant spaces in the afternoon peak. However, based on street signage, these spaces are Resident Only, with the exception of approximately 5 spaces. Therefore, if these 20 vacant spaces are not counted, non-resident on-street parking was nearly 100% occupied during both periods.

## **5.2.4 Public Transportation**

Simmons College is readily accessible to rapid transit and bus service, as well as private shuttle bus services. Ruggles Station is the transportation hub in the study area. Commuter rail, the Orange Line subway, and MBTA and MASCO buses serve this hub regularly to meet the transit needs of the LMA and surrounding neighborhoods. The following section highlights public transportation routes, schedules, and capacity within close proximity of the project site.

### **5.3.3.1 Rapid Transit**

Simmons College is located within walking distance of the MBTA Green Line D station at Fenway and the E Line station at MFA and Longwood. The Orange Line is available at Ruggles Station, south of Huntington Avenue.

### 5.3.3.2 Bus Service

Several MBTA bus routes serve the Longwood area. Buses #8, #39, #47, #55, #60, and #65, as well as the Cross-town Express Buses #CT2 and #CT3 stop in the general vicinity of the site. Bus headways average every 4 to 24 minutes during rush hour. MBTA bus service operates from 5:15 A.M. to 12:30 P.M., Monday through Saturday.

Other shuttle services available include the Longwood Express, operated by MASCO, which operates during peak hours between Ruggles Station and the Longwood Medical Area. This shuttle operates from 6:00 A.M. to 8:45 A.M. and again from 3:00 P.M. to 5:45 P.M., Monday through Friday. The Colleges of The Fenway shuttle is available to students, faculty and employees in the LMA. This shuttle travels between Ruggles Station, various LMA sites, and the Hynes Auditorium MBTA Station. This shuttle operates in the p.m. peak period and during the late-night, off-peak period. Service starts at 4:30 P.M. and ends at 1:30 A.M. Also, MASCO-operated bus routes M1 and M2 pass Simmons on a daily basis. The M1 bus runs from 5:15 A.M. to 9:00 P.M., Monday through Friday. The M2 bus runs from 7:00 A.M. to 11:30 P.M., Monday through Friday.

### 5.3.3.3 Commuter Rail

From the site, Ruggles Station is accessible by bus. North Station and Back Bay Station can be accessed from the Orange Line. South Station can be accessed by transferring from the Green or Orange Line to the Red Line downtown. Twelve rail lines provide service north, west, and south of the city. Commuter rail southbound can be accessed directly from Ruggles Station; it continues to both Needham and Providence, Rhode Island, as final destinations.

## 5.2.5 Pedestrians

The many colleges and schools produce significant pedestrian trips throughout the study area. Other commercial and hospital uses also add to the pedestrian traffic around Longwood Avenue, Avenue Louis Pasteur, Palace Road, and The Fenway.

Sidewalk conditions in the study area are very good. Most contain adequate width to move significant pedestrian traffic. Key features of existing pedestrian facilities are as follows:

- **Avenue Louis Pasteur:** This road is a tree-lined, boulevard-type road that has wide sidewalks on both sides of the street with grass strips

between the road and sidewalk. Trees are planted in the grass strip as a buffer between the street and school uses. Sidewalks are approximately 12 feet wide with no obstructions. Crosswalks are located at both ends of the street.

- **Palace Road:** This is a one-way road with trees lining the sides to a lesser extent than Avenue Louis Pasteur. Sidewalks line both sides of the street, with an effective walking width of 6 to 8 feet. Light poles, trees, and hydrants reduce the sidewalk width. Besides crosswalks at both ends of the street, a crosswalk is located at Tetlow Street as well.
- **The Fenway:** This is a two-way, four-lane road that has wide sidewalks on both sides. Effective sidewalk widths along the Fenway are 12 to 14 feet. Land use north of the road is open space and the Muddy River. Crosswalks occur at Palace Road and Avenue Louis Pasteur.

Pedestrian circulation flows in and out of the campus along several major paths. Resident students cross Brookline Avenue at a crosswalk and walk through the Emmanuel College campus across Avenue Louis Pasteur and into the Simmons campus. Transit users cross Palace Road at The Fenway and follow The Fenway to Louis Prang Street and the Green Line stop at Huntington Avenue. Other transit users may continue on down Ruggles Street to Ruggles Station to connect to the Orange Line and commuter rail service. Transit users who ride the various MASCO shuttles cross the main campus to the Simmons main entrance and go north along Avenue Louis Pasteur to the Vanderbilt Hall stop at the corner of Avenue Louis Pasteur and Longwood Avenue.

The Longwood Express and Colleges of The Fenway bus routes stop at the Simmons entrance during the P.M. peak hour.

- **Longwood Avenue:** This is a busy commercial road with sidewalks on both sides of the street. Sidewalk width is approximately six to eight feet, with some reductions in width due to street signs, light poles, hydrants, and other obstructions. Crosswalks are located at Avenue Louis Pasteur and Palace Road.

### 5.2.6 Bicycles

Two percent of Simmons College employees and students bicycle to work or school, based on the recent *Ridesharing Update Report*, completed by Transaction Associates, March 2000.

### **5.2.7 Existing Site Plan**

Figure 5-1 shows the existing site plan that indicates the traffic circulation pattern, driveways, parking spaces, and loading areas. The site plan also shows the existing campus buildings and surrounding street network.

**Figure 5-1 Existing Site Plan**

### **5.2.8 Loading and Service**

Loading and service take place at two locations on the Simmons campus. The Main Academic Building has a loading dock located at its eastern rear portion. The Park Science Center has a separate loading space at the rear of the building immediately after vehicles enter the main parking lot. Vehicles access loading areas through the main entrance on Avenue Louis Pasteur. For the Park Science Center dock and the Main Academic Building dock, trucks cross the parking lot, unload, and exit via the main entrance. A curb cut on Palace Road behind the Main Academic Building loading dock is currently gated and used for emergency access only.

The main vehicle that delivers to Simmons is an SU-30 or smaller truck. Primary delivery needs are for food service, school supplies, and trash removal. Deliveries are scheduled at off-peak times to avoid peak-hour traffic flow.

### **5.2.9 Transportation Demand Management Program**

Simmons College has worked with MASCO for many years to reduce the traffic impacts to the neighborhood from Simmons events and daily student and faculty traffic. The following are some of the efforts used to reduce single-occupant vehicle travel to Simmons.

All full-time faculty and staff are eligible for 50% off (up to \$40.00) the regular monthly rate for a T-Pass, and these numbers will increase to a 60% subsidy of up to \$65 as of September 1, 2000. Applications are available in the Public Safety office. According to the college's *March 2000 Ridesharing Update Report*, 155 MBTA passes are sold each month in this manner.

Students may purchase the MBTA Semester Transit Pass with savings of 20% off the regular T-Pass rate from the Student Activities office located in the west wing basement of the Main Academic Building. Individual monthly passes are also available from the Student Activities information desk at the regular rate.

Because the college is a member of MASCO (Medical Academic and Scientific Community Organization), Simmons employees are eligible to partake in programs run by CommuteWorks. These programs include the M2 shuttle from Harvard Square and the shuttles for Ruggles Station, Bike to Work programs, and ridesharing information for individuals interested in carpools and vanpools.

### **5.3 Evaluation of Long-term Transportation Impacts**

Simmons College plans to grow the commuting student population over the next ten years by 1,285 students. This increase in commuting students requires Simmons to emphasize transit and alternative modes of transportation during the enrollment process to reduce the number of impacts from drive-alone trips. Other factors that will influence campus travel include trends toward more evening and weekend classes and consolidation of individual class schedules into fewer days per week to fit with student work schedules.

One strategy to deter drive-alone travel is the lack of commuter parking adjacent to Simmons College. The only new parking proposed is the additional parking required for the new Graduate School of Social Work in the proposed below-grade parking levels. The total 77 net new spaces will be absorbed by current parking demands on-site and provide a small number for the new academic building.

Based on the parking occupancy survey taken during the spring semester, on-street parking in the area is filled to near 100% occupancy. Off-street parking is limited near the Simmons Main Academic Campus. The Longwood MASCO garage, Landmark Center, and Museum of Fine Arts lot are the primary off-street parking facilities with vacant space. These facilities are located at least 10 minutes from the Simmons Main Academic Campus and charge the market rate for parking of at least \$20.00 per day. Both of these factors discourage students and staff from making the commute as drive-alone.

#### **5.3.1 Traffic Operations: 2007 No-Build Conditions**

Under No-Build conditions, operations at some of the intersections are projected to worsen by 2007. The Fenway at Louis Prang Street remains at LOS C. The Fenway at Avenue Louis Pasteur drops from LOS B to LOS C for northbound right and westbound left turns. The Fenway at Palace Road drops from LOS D to LOS F for northbound left turns during the A.M. peak. Longwood Avenue at Avenue Louis Pasteur drops from LOS E to LOS F in the A.M. peak for southbound left turns and from LOS A to LOS B for eastbound left turns in the A.M. peak. During the P.M. peak the southbound turns drop from a LOS B to LOS C and the eastbound turns from a LOS A to a LOS B. Vehicle queues remain manageable---from 5 to 12 vehicles at peak hours. These changes occur without Simmons College traffic being added to the road network.

### 5.3.2 Traffic Operations: 2007 Build Conditions

Under Build Conditions, traffic operations change only slightly, with minor increases in delays. However, none of the changes is significant enough to cause LOS to drop at any of the intersections. Queue analysis indicates an increase of 5 or fewer vehicles on some approaches. No major impacts are projected for the Build analysis year.

### 5.3.3 Transit Impacts

There are projected to be 410 additional daily transit trips upon implementation of this project. These additional trips are not projected to have a major impact on the regional transit system, as most will occur outside commuter peak hours. The many transit options and services provided by buses, rapid transit, the MASCO shuttle, and commuter rail allow for these new trips without affecting capacity. At standard commuter peak hours, the most trips added to the system will be 38 new trips. No mitigation is needed to accommodate this level of trip generation.

### 5.3.4 Pedestrian Impacts

Additional pedestrian traffic will use the sidewalks and roads surrounding the study area. Sidewalk widths are adequate surrounding the site. Avenue Louis Pasteur and The Fenway have 12-foot sidewalks. The sidewalk structural condition is very good overall. One area of concern is that crosswalks in the area are poorly designated. The College will work with City agencies to improve pedestrian crossings near the College.

### 5.3.5 Loading Impacts

Loading operations will remain in their current locations. No adverse impacts are projected during loading times. All loading activities will take place off the public way.

### 5.3.6 Parking Impacts

The underground garage will provide 215 striped spaces and up to five valet spaces. The cumulative net addition from the project will be 77 parking spaces. All these spaces will be provided as underground parking. The spaces are needed based on the current demand of staff and students and the new academic building requirements, plus as replacements for the existing spaces which will be lost to construction on the site.

**Table 5-2** estimates the parking demand of the proposed Graduate Center. Based on daily entering trips, the new building will require 77 spaces – 44 for

employees and faculty and 33 for students. The 77 net new spaces will meet this demand.

**Table 5-3** depicts the existing and proposed parking facilities.

**Table 5-2: Parking Demand Estimate**

Category	Daily In Trips <sup>1</sup>	Turnover Rate <sup>2</sup>	Demand
Work (employees and faculty)	44	1.00	44
Students	88	2.67	33
Sub-total	132	--	77

1. Daily trip generation estimate, Howard/Stein-Hudson Associates.

2. *Parking in Central Boston: Meeting the Access Needs of a Growing Downtown.* Boston Traffic and Parking Department.

**Table 5-3: Existing and Proposed Parking Facilities**

	Commuting Student / Faculty and Staff	Visitor Parking	Handicapped
1. Existing Parking	473	30	8
2. Proposed Parking	568	30	15

### 5.3.7 Future Site Plan

Figure 5-2 shows the future site plan with the new academic building and garage entrance and exit. The southwest corner of the plan shows this ramp system to the underground garage. Traffic will circulate in and out at the main entrance on Avenue Louis Pasteur. The Palace Road exit will be maintained to expedite peak-hour egress.

**Figure 5-2 Future Site Plan**

## 5.4 Mitigation Program

### 5.4.1 Transportation Demand Management

Simmons College has consistently worked to reduce the number of drive-alone trips through its own efforts and in conjunction with MASCO, the local Transportation Management Association. MASCO offers the CommuteWorks program to provide ridesharing services to all employees and students in the Longwood Medical Area.

Simmons will remain in compliance with the requirements established in the Massachusetts Ridesharing Regulations. For this reason, Simmons recently revised its ridesharing report for submittal to the Department of Environmental Protection. Based on this survey, Simmons has a low single-occupancy vehicle rate. The survey indicates that less than 50% of all campus trips are drive-alone trips.

As part of these ridesharing reports, facilities are required to set a goal to reduce the number of drive-alone commute work trips to the facility by 25% and establish a target date to meet the goal. The total estimate of weekly commuter work trips is 4,147 trips. A 25 percent reduction would be 1,037 trips. The goal to achieve this level of auto use reduction is December 2002.

In order to meet this goal, Simmons will continue with its extensive trip reduction incentives, including the following: carpool matching, carpool/vanpool preferential parking, bicycle incentives, transit pass subsidies, posting of bus schedules, routes, and rates, bus provider negotiations, vanpool arrangements, walk programs, and telecommuting.

The Simmons transit pass subsidy is 50% for full-time employees. Simmons paid out \$40,000 on transit subsidies in 1999. In order to encourage others to use public transportation, the subsidy program is marketed to employees through newsletters, employee orientations, weekly e-mails of current events, the Web site, and posted announcements.

To further encourage fewer cars and drive-alone trips, Simmons College is increasing the MBTA subsidy program from 50% to 60% of the cost of the pass, with a maximum discount of \$65 per month, compared to the current maximum of \$40 per month. Simmons has also more than doubled on-site parking fees for full-time staff – from \$450 to \$1,150 per year. Part-time commuting parking fees of \$10 per day also discourage auto use.

Simmons offers a guaranteed ride home (GRH) service for those workers who commute to work by rideshare or transit. There is no geographic limit to this

service, which is provided as an incentive to employees to use alternative modes of transportation. Simmons spent approximately \$500 on this service in 1999. Simmons is also working with its college neighbors on shared services. A bookstore and cafeteria shared among Simmons, Wentworth, and others are possibilities in the future and are under discussion.

#### **5.4.2 Vehicle Trip Reduction**

Project vehicle trip generation is low --- 264 new trips per day for the proposed Graduate Center. As the student population grows, the TDM measures listed above will help to keep drive-alone trips to a minimum. Simmons projects that it will add approximately 130 students per year for the next 10 years. These students will commute from off-campus; however, of all commuters 20% of enrolled students study off-campus in internships.

The actual number of new students commuting by auto will be far less than the estimated 1,285 students. First of all, only 31% of students today use cars – reducing the number of likely drivers to 398. Another reason is that of all new commuting students, 17% will come from Downtown Boston. These students are more likely to use transit than students located in other communities. A final reason this impact will be reduced is that 20% of enrolled students never come to class on campus. These students are studying off campus in internships. This percentage is projected to rise during this period as well, further reducing impacts to traffic.

#### **5.4.3 Parking Management**

The construction of the new academic building will require a relocation of 76 striped spaces and 51 valet spaces from the lot at 300 The Fenway. These spaces will be temporarily provided at the Landmark Center garage during construction. A shuttle service to the center will be provided on weekdays from 4:30 P.M. to 11:00 P.M. Summer service will be limited to the hours of 6:30 P.M. to 9:30 P.M. The new underground garage will provide 215 additional striped spaces and up to five valet spaces. The final parking space count has a net gain of 116 striped spaces and a net loss of 39 valet spaces, for a total net gain of 77 spaces.

#### **5.4.4 Pedestrian Flow**

Crosswalks are poorly marked in the study area. The Fenway and Longwood Avenue both have crosswalks that are faded and difficult to distinguish from a distance. To improve overall pedestrian awareness, crosswalks should be repainted to emphasize the area as a busy pedestrian area. Adding signage or traffic cones reading "Yield to Pedestrian in Crosswalk" at crosswalks is

recommended. A new crosswalk on Avenue Louis Pasteur at the entrance to Simmons, connecting across to Emmanuel College, would provide a safer crossing area for pedestrian traffic from the Residence Campus to the Main Academic Campus. These measures will help transform the area into a more pedestrian friendly environment that is open to pedestrian traffic as well as vehicular traffic. Simmons will work with City agencies to improve pedestrian crossings near the College.

## **6.0 URBAN DESIGN GUIDELINES AND OBJECTIVES**

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### **6.1 Introduction**

Article 80 of the Boston Zoning Code and the BRA's Scoping Determination on the IMPNF each state that an Institutional Master Plan must include a statement of the urban design goals for the campus and discuss the compatibility with historic resources.

### **6.2 Urban Design Guidelines**

The following are the six key urban design guidelines for the Simmons College campus.

1. Create an urban oasis on each campus, residential and academic.

The Residence Campus has a large, green lawn with mature trees encircled by buildings and a wrought iron fence. It has a number of gates which allow pedestrian entry during the day. This area will be maintained.

The Main Academic Campus is primarily surface parking enclosed on two sides by buildings. There are a few mature trees on small areas of lawn. The Master Plan proposes enclosing the Palace Road side of the campus with the Graduate Center building and potentially enclosing the southern edge with the Graduate School of Management, and increasing the amount of green space and trees. The Graduate Center includes a set back 20 feet from the street behind a lawn and a new row of trees.

2. Develop any new buildings in scale and in harmony with the existing campus and surroundings.

The proposed new Graduate Center building will be four stories, the same height as the adjacent Main Academic Building and slightly lower than the Isabella Stewart Gardner Museum across the street. It will be constructed of similar materials (buff brick, limestone or cast stone) as the surrounding buildings. It will be built parallel to Palace Road in order to complete the street and to provide a pleasing buffer to the parking. The proposed future Graduate School of Management building is expected to be four or five stories and will be compatible in design with the campus and the surrounding area.

3. Encourage the use of public transportation and remote parking, but provide adequate on-site parking for students, faculty and employees who must come by car.

Simmons provides transit pass subsidies, bus provider negotiations, and has also proposed adequate on-site parking. This is discussed in more detail in Chapter 5.0, Transportation and Circulation.

4. Screen existing parking from the surrounding neighborhood and work to eventually place it all below grade in order to create a green campus.

A significant portion of the parking will be placed below grade as part of the Graduate Center project. The possible Graduate School of Management building is expected to have below-grade parking and it is a goal of the College to locate the remaining parking below grade with a lawn above.

Siting the proposed Graduate Center parallel to Palace Road completes the urban fabric along this secondary street and screens the neighborhood from the surface parking behind the Graduate Center. This will make Palace Road a more pleasant pedestrian experience. The vegetation along the street will also be increased. The proposed Graduate Center will be set back 20 feet from the sidewalk. The existing street trees will be protected and a second row of trees will be planted between the sidewalk and the building. The ground plane between the proposed building and the sidewalk will be lawn and groundcover. This lawn will extend along the street past the building. In this area an evergreen hedge and conifers will be planted to continue to screen the parking behind.

5. Provide pedestrian entries to and routes on each campus appropriate to its use.

Pedestrian circulation flows in and out of the campus along several major paths. Resident students cross Brookline Avenue at a crosswalk and walk through the Emmanuel College campus across Avenue Louis Pasteur and into the Simmons campus.

The Residence Campus has several pedestrian entries and through routes open during the day. All entries are locked from 11:00 PM to 7:00 AM so that anyone entering the campus must pass through the main security point located at Simmons Hall at the corner of Brookline Avenue to Pilgrim Road. This security post is staffed 24 hours, 7 days a week, year round.

The Main Academic Campus has two major entryways with security/information desk at each. The entrance on 300 The Fenway is staffed from Monday through Friday 7:00 AM to 10:00 PM and on

Saturday from 8:00 AM to 4:00 PM. The entrance from the parking lot is staffed from 7:00 AM to 12:00 midnight Monday through Sunday.

Pedestrian access to and across the campus is open from Palace Road and Avenue Louis Pasteur — and will remain so.

6. Encourage interaction among the adjacent Colleges of The Fenway by creating entries and pedestrian paths that allow students to move from one campus to the other.

Paths across the Simmons Campus from Palace Road to Avenue Louis Pasteur link with paths across the Emmanuel Campus to Brookline Avenue, providing an alternate route to The Fenway sidewalk for circulation from east to west.

### **6.3 Compatibility with Historic Structures**

Simmons College has long considered that the east and south edges of the Main Academic Campus were the appropriate locations for any new buildings in order to enclose a campus courtyard. The site for the proposed Graduate Center was chosen both for its proximity to the Main Academic Building and because of the positive urban design impact it will make on the surrounding neighborhood and the campus by completing the street wall on Palace Road and helping to create a campus courtyard.

The height of the proposed Graduate Center, approximately 56 feet, will be similar to that of the Main Academic Building and the Isabella Stewart Gardner Museum, across Palace Road. The building will parallel the street line and be set back approximately 20 feet, with a lawn and planting along the street. The building will be a light buff color, using buff brick, limestone, precast or other materials in the palette of the existing buildings on Palace Road.

The new building will also shield Palace Road from the remaining parking area and present a handsome façade and landscaped lawn to the street.

## 7.0 COMMUNITY BENEFITS PLAN

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### 7.1 Community Benefits

Since its founding in 1899, Simmons College has partnered with the City of Boston. Simmons College has numerous outreach programs that benefit the Boston community. These community service activities include:

- ◆ Maintaining Simmons as a vital and dynamic part of the community by promoting women's issues and activism; and
- ◆ Providing opportunities for alumnae, faculty, students, and staff to interact with organizations and individuals from academic, business, and community organizations on meaningful projects.

A summary of some of the programs and a brief description of the services provided are listed below.

**Simmons Institute for Leadership and Change** – This program promotes women's issues and activism in the community through sponsorship of numerous lectures and workshops throughout the year. Events address issues of local and international concern. Institute events have covered health issues, education and leadership conferences and racial issues in today's society. Recent and future Institute sponsored events include Youth on Board Workshops and Training, Collective Voices for Life: Breast Cancer Awareness Brunch, Philosophy Transformed: The Powerful New Voice of Women, Big Sister Association of Greater Boston, and Conference 2000: Girl Power! - Patriots Trail Girl Scout Leadership Institute.

**Simmons Community Outreach and Service Learning** – Simmons College has partnered with the City of Boston since its founding in 1899. A prime example of this partnership is the Simmons Community Outreach (SCO). SCO has been recognized as a national model for a small undergraduate college and was a leader in the development of a statewide network of similar organizations. Each year, nearly half of the undergraduate student body, more than 600 students, participate in community service. Beginning in the fall of 2000 Simmons will be expanding this commitment to Boston through a generous gift by an alumna that will enable Simmons to launch the Pottruck Scott Center for Community Service. The Center will include a full-time professional to assist in the administration of our service program.

Simmons students serve throughout the city under eight SCO Outreach Areas:

- ◆ Best Buddies (work with mentally challenged)
- ◆ Elderly services
- ◆ Homelessness issues
- ◆ Health issues
- ◆ women's issues
- ◆ environmental issues
- ◆ arts/humanities
- ◆ education.

Six major programs in the Education Outreach Area serve the Boston Public School System: The America Reads Program, the Farragut After School Program, The Farragut Environmental Science and Literacy Program (FELP), the College Awareness Program, the Boston Public On-Line Tutoring Program, and the Greater Eggleston Community High School Partnership.

The Simmons' America Reads Program provides intensive literacy and math tutoring to over 60 students in the 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. Simmons was chosen to lead a new initiative that will facilitate further coordination between the area colleges and the Boston Public School System.

Simmons Community Outreach also designed two other programs in the Farragut Elementary school; the After School Program, which runs five days a week after school until 5 p.m. and the Environmental Science and Literacy Program, an innovative literacy program for 30 children that examines environmental issues. The Farragut principal, in a supporting letter, described the Simmons program as "the best program I have seen in my 32 years in the system."

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.

Simmons was selected this year to be one of the colleges to pilot the Boston Public Library On-Line Tutoring Project. This project provides after school math tutoring to sixth grade students throughout the City.

Simmons has also had a five-year partnership with the Greater Eggleston Community High School, an alternative Pilot School in the public school system, that has provided mentoring and teacher aide services as well as career exploration training for Greater Eggleston students at the Simmons Career Resource Library. In all, approximately 20-30 students are served by this partnership each year.

Finally, each spring the staff of the College runs a silent auction, which benefits the Longwood Medical Area/ Mission Hill and Fenway Food Project. This staff volunteer effort has raised \$52,000 over the past sixteen years.

The SCO program reflects the true nature of Simmons College in its mission to provide community service to the larger community and educating women to be leaders in their communities.

Table 7-1 on the following page is a partial listing of the community organizations served by the SCO.

**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.

**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.

**GSLIS Vietnamese Librarian Training** – Simmons has participated in a program to train Vietnamese librarians. Nineteen librarians have traveled to Simmons to receive a Masters in Library and Information Science. The Simmons program has transformed academic libraries throughout Vietnam. Most libraries had one large room without any books or periodicals on

display. Books could not be checked out and only upper classmen had access. Today, there are books and periodicals on display on open stacks in the reading rooms, computerized card catalogs, and open stack reference collections. The training has changed the way students learn by expanding access for students and professors to research.

**Table 7-1: Community Organizations Served by the Simmons College Outreach**

♦ AIDS Action Committee of Massachusetts	♦ Sherrill House
♦ Children's AIDS Program	♦ Southwest Boston Senior Services
♦ Hospice of Mission Hill	♦ Little Brothers – Friends of the Elderly
♦ Fenway Community Health Center	♦ Save the Harbor/Save the Bay
♦ New England Deaconess Hospital	♦ Boston Greenspace Alliance
♦ Boston City Hospital	♦ Environmental Lobby of Massachusetts
♦ Massachusetts General Hospital	♦ Rainforest Action Group
♦ Shriner's Burn Institute	♦ Sierra Club
♦ Boston Area Rape Crisis Center	♦ Massachusetts Horticultural Society
♦ Elizabeth Stone House	♦ New England Aquarium
♦ Committee for Public Counsel Services	♦ Children's Zoo at Franklin Park
♦ Women's Statewide Legislative Network	♦ North American Indian Center of Boston
♦ Crittenton Hastings House	♦ NICE Day Care Center
♦ Big Sister Association of Greater Boston	♦ Literacy Volunteers of Massachusetts
♦ Women's Lunch Place	♦ Boston Partners in Education
♦ Rosie's Place	♦ Ecumenical Social Action Committee
♦ Pine Street Inn	♦ Tobin School
♦ Pine Street Inn for Women	♦ Farragut School
♦ On the Rise	♦ Ellis Mendall School
♦ My Sister's Place	♦ Timilty Middle School
♦ Haley House	♦ Greater Eggleston Community High School
♦ St. Francis House	♦ Mary Curley Middle School
♦ Boston Aging Concerns Young and Old United	♦ Boys and Girls Club of Boston
♦ Symphony Towers West	♦ Jamaica Plain Neighborhood House
♦ Massachusetts Association of Older Americans	♦ Mass. Society for the Prevention of Cruelty to Children

**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. Institute personnel work directly with community agencies to identify healthcare issues and to develop interventions. Initiatives include efforts to curb and prevent teen smoking, increase graduation rates among teen parents, reduce teen pregnancy rates, improve adolescent health, and to reduce the rate of low birth-weights by improving prenatal care.

**HealthNet** – This is an interactive and educational learning resource for elementary and middle schools to collect and share data over the Internet. The program introduces students to technology, mathematics and statistical analysis. It enables teachers and nurses from several schools to work collaboratively and to offer exciting learning tools to students. Students keep track of specific health related activities and input data onto the web site. Students and teachers can then study the results from their schools as well as other schools, enabling them to investigate overall trends.

**The Chemistry Outreach Program** – The 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. The 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** – This 12 year program is an educational enrichment initiative for high school students from Charlestown, Boston English, Snowden, Madison Park, John D. O'Brien and the Fenway. The students participate in the program through graduation. Participants are offered after school tutoring, taught methods to improve study skills and employ time management and institute goal setting. The program was established to assist first generation college bound and low income high school students as they explore college and career options in science and math.

**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, Emanuel, 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.

Simmons 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 costs of tuition at Simmons.

## **7.2 Tax Benefits**

Upon the relocation of the Graduate School of Social Work to the new Graduate Center, the GSSW buildings at 49/51 Commonwealth Avenue in the Back Bay are expected to be sold for private development. Because of the buildings' prime location, this sale and the subsequent rehabilitation of the buildings for private purposes, will likely result in significant future tax revenues to the City of Boston.

## **8.0 ADDITIONAL ELEMENTS**

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### **8.1 Introduction**

The BRA's Scoping Determination on the IMPNF included comment letters from city agencies (including the Boston Environment Department and the Boston Water and Sewer Commission (BWSC)) which requested additional information on issues such as stormwater, recycling, and water conservation measures. These issues are discussed below.

There are some issues raised in the comment letter for which it is premature to provide detailed responses. For example, the BWSC asked about water usage and sewage generation for the possible Graduate School of Management building. At present, little detailed information is known about that building, including whether development of it will move forward. If and when the Graduate School of Management building moves forward, the proponent will coordinate closely with BWSC to address any issues relative to water and sewer conditions at that time.

### **8.2 Stormwater Management**

In November of 1996, the Massachusetts Department of Environmental Protection (DEP) issued a Stormwater Management Policy for use under multiple statutory and regulatory authorities of the DEP, including the Massachusetts Wetlands Protection Act (as amended by the Rivers Protection Act) and the Federal Clean Waters Act.

Although development on the Main Academic Campus is not subject to the Wetlands Protection Act, the Stormwater Management Standards offer a method to assess the impacts of the project. Any development on the Simmons College campus will meet the definition of a redevelopment project (development, rehabilitation, expansion and/or phased projects in previously developed sites resulting in no net increase in impervious area) under the Policy. No currently proposed or future construction on the Simmons campus will develop previously undeveloped land. Redevelopment projects, or portions of projects qualifying as redevelopment, are governed by Performance Standard #7, which requires that the Stormwater Management Standards be met to the maximum extent practicable.

As development on the Main Academic Campus proceeds, Simmons College will make every feasible effort to meet the DEP's Stormwater Management Standards. Below is a summary of the anticipated compliance with the Stormwater Performance Standards.

### **Standard #1: Untreated Direct Discharge of Stormwater**

The build-out of the Main Academic Campus as discussed in this IMP is not expected to result in the discharge of untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth. Parking garage runoff will be collected separately for disposal in the sewer system. Prior to disposal, it will be pretreated in oil/grease separators according to BWSC regulations.

### **Standard #2: No Increase in Peak Discharge Rates**

The stormwater management systems for the campus will be designed to ensure that post-development peak discharge rates do not exceed predevelopment peak discharge rates at the project site.

### **Standard #3: Annual Recharge**

The annual recharge rate at the site will be improved, as the implementation of the projects discussed in this IMP will increase the amount of landscaped and grassy areas. However, since the actual design and landscaping associated with the potential Graduate School of Management project will not be determined for a number of years, quantifying the amount of impervious area under the full build-out of the site is not appropriate at this time.

### **Standard #4: 80 per cent Total Suspended Solids Removal**

The implementation of the projects discussed in this IMP qualify as redevelopment projects, and therefore are governed by Standard #7.

### **Standard #5: Higher Potential Pollutant Loads**

Standard #5 is not applicable to the implementation of the projects discussed in this IMP because it does not contain land uses defined by DEP to have higher potential pollutant loads. The policy indicates that office and institutional development and roads do not have high potential pollutant loads.

### **Standard #6: Protection of Critical Areas**

Standard #6 is not applicable to the implementation of the projects discussed in this IMP because it does not contain critical areas as defined by DEP, including Outstanding Resource Waters (ORWs), shellfish beds, swimming beaches, cold water fisheries and recharge areas for public water supply.

### **Standard #7: Redevelopment Projects**

The implementation of the projects discussed in this IMP is governed by Standard #7. The standard states that projects must meet the Stormwater Management Standards to the maximum extent practicable. It is the intent that the development on the Simmons College campus will achieve this standard.

### **Standard #8: Erosion and Sediment Control**

Erosion and sediment controls will be implemented to prevent impacts during construction. If required, these may include siltation fences or staked hay bales positioned around the perimeter of the construction sites.

### **Standard #9: Operation and Maintenance Plan**

The proponent will develop an operation and maintenance plan to ensure that the stormwater systems function as designed.

## **8.3 Recycling**

Simmons College has a waste recycling program for mixed paper on the Main Academic Campus, the Residence Campus, and the Graduate School of Social Work on Commonwealth Avenue. This program has been in place for a year and recycles approximately 1.5 tons of mixed paper per month. This program will be expanded to include future development on the Main Academic Campus.

Simmons is also investigating expanding the recycling program to include bottles and cans.

## **8.4 Water Conservation**

In order to minimize sewage generation, development on the Simmons College campus will meet all applicable code requirements for the installation of low flow fixtures. The sewage collection system will be built and operated in compliance with all applicable regulations. Wastewater entering the sewer system will meet all standards for effluent discharges.

The following water conservation techniques will be evaluated and used throughout the build-out of the Institutional Master Plan, if feasible:

- ◆ Low flow 1.6 gallons per flush water closets;
- ◆ Low flow 1.0 gallon per flush urinals; and

- ◆ 0.5 gallons per minute flow aerators on lavatory faucets.