

November 13, 2019

Mr. John A. Nucci  
Senior Vice President of External Affairs  
Suffolk University  
73 Tremont Street  
Boston, MA 02108

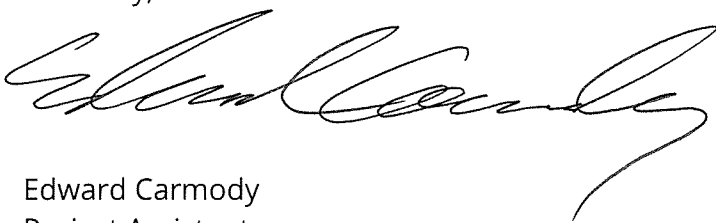
Re: **Scoping Determination for the proposed Suffolk University Institutional Master Plan**

Dear Mr. Nucci:

Please find enclosed the Scoping Determination for the proposed Suffolk University ("Suffolk") Institutional Master Plan. The Scoping Determination describes information required by the Boston Planning & Development Agency in response to the Institutional Master Plan Notification Form and Project Notification Form ("IMPNF and PNF"), which were submitted under Article 80D and Article 80B of the Boston Zoning Code on September 26, 2019 by Suffolk. Additional information may be required during the course of the review of the proposals.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Carmody", written in a cursive style.

Edward Carmody  
Project Assistant

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



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

**SCOPING DETERMINATION**

**FOR**

**SUFFOLK UNIVERSITY  
INSTITUTIONAL MASTER PLAN**

**PREAMBLE**

On September 26, 2019, Suffolk University (“Suffolk”) submitted to the Boston Planning & Development Agency (“BPDA”) an Institutional Master Plan Notification Form (“IMP/NF”) and a Project Notification Form (“PNF”) seeking approval of a new Suffolk Institutional Master Plan (“IMP”) and detailing the 1 Court Street Residence Hall Project totaling approximately 102,073 square feet, a conversion of the former Ames Hotel into approximately 266-280 student housing beds, for its Campus in the Government Center area of Downtown, a site bounded by Court Street, the Washington Mall, and two existing structures at 17 Court Street and 1 Washington Mall. The program includes approximately 2,200 square feet of active ground floor use that consists of publicly accessible retail/café space as well as a secured student lounge (“Proposed Project”).

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

Copies of the IMP/NF and PNF were made available to the public in both electric and hard copy format. Task Force Meetings were held on September 5, 2019 and October 16, 2019, and a Public Meeting was held on October 16, 2019 at which the Proposed Project was presented. A Scoping Session was held on October 11, 2019 with public agencies. The comment deadline for the IMP/NF and PNF was October 28, 2019.

Based on review of the IMPNF/PNF, related comments, as well as a Scoping Session and Public Meeting, the BPDA hereby issues its written Scoping Determination (“Scope”) pursuant to Section 80D of the Code. A Draft Project Impact Report is not required for the Proposed Project at this time. However, Suffolk is requested to respond to all comments pertaining to the Proposed Project in the submission of the IMP. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP or in another appropriate manner over the course of the review process. At other points during the public review of the IMP, the BPDA and other City agencies may require additional information to assist in the review of the Proposed IMP and Proposed Project.

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

- All development projects have construction impacts. As with any urban development there needs to be a balance of construction related inconveniences with the daily activities that will continue to occur adjacent to the project site. A detailed approach to the construction management must be included in the DPIR.
- Throughout this initial phase of review, the Proponent has taken steps to meet with local residents, elected officials, abutters, and City and State agencies. These conversations must continue, ensuring that what is presented in the DPIR is beneficial to the adjacent neighborhoods and the City of Boston as a whole.
- The BPDA encourages the Proponent to continue to work closely with City agencies, including the Boston Transportation Department (“BTD”). In particular, collaboration with the Transportation Demand Management (TDM) program and coordinator is strongly encouraged to enhance Suffolk’s current transit, parking management, and other TDM measures.
- The increase in on-campus student housing provided by the 1 Court Street Project is welcomed by the public, and the IMP should include a continued review of undergraduate and graduate student populations, particularly commuter (living at home) versus off-campus student counts, to provide full transparency of the University’s current and projected enrollment and progress toward stated student housing goals.
- Suffolk should work closely with BPDA and City staff on a proposed signage plan for the 1 Court Street building that resonates with its new use while respecting its historic façade. This should be consistent with a comprehensive campus signage package. Please see BPDA Urban Design comments in Appendix 1.

- Site improvements to the portion of the Washington Mall abutting the proposed ground floor café space should be considered in collaboration with BPDA staff.

## SUBMISSION REQUIREMENTS

### FOR THE

### SUFFOLK UNIVERSITY IMP

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

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

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

- **MISSION AND OBJECTIVES**

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

- **EXISTING PROPERTY AND USES**

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

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

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

- **PROPOSED FUTURE PROJECTS**

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

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

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

- **PLANNING FRAMEWORK**

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

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

- **TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN**

The following submission requirements relate to the proposed IMP.

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

- **ECONOMIC DEVELOPMENT**

The IMP should address the following topics:

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

- **COMMUNITY BENEFITS PLAN**



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

- **ENVIRONMENTAL SUSTAINABILITY**

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

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

simply avoiding any additional runoff. This goal should be considered in conjunction with strategies for reuse of retained stormwater and strategies for groundwater recharge. Individual building design, site design, and street-level interventions should all maximize the opportunities for stormwater retention, treatment, and reuse, as well as groundwater recharge, through innovative approaches. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area.

- **Solid Waste.** Campus master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings.
  
- **OTHER**
  
- **Public Notice.** Suffolk will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of the submission of the IMP to the BPDA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP by the BPDA. In accordance with Article 80, public comments on the IMP shall be transmitted to the BPDA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, Suffolk shall submit to the BPDA a copy of the published Notice together with the date of publication

APPENDIX 1  
BPDA STAFF COMMENTS

## **MEMORANDUM**

**TO: Edward Carmody, Project Assistant**  
**FROM: BPDA Planning Staff**  
**DATE: October 28, 2019**  
**SUBJECT: Suffolk University**  
**Institutional Master Plan Notification Form**  
**1 Court Street Residence Hall Project Notification Form**

### **Institutional Master Plan Comments**

Suffolk University proposes an Institutional Master Plan (IMP) update along with a new Article 80 large project, the conversion of the Ames Hotel to the 1 Court Street Residence Hall. The Institutional Master Plan Notification Form (IMP NF) and Project Notification Form (PNF) were filed on September 26, 2019.

BPDA staff appreciate the meetings we have had to this point with the proponent and look forward to continuing this dialogue as the projects develop. Comments are offered on the IMP and on the proposed project. An IMP is a useful vehicle for understanding an institution's long term goals and aspirations. It is also an opportunity to address issues that may benefit from longer term thinking and from outside input. For Suffolk University the focus of this discussion will likely be the plan for increasing on campus housing.

### **1 Court Street Residence Hall Comments**

#### **Urban Design**

The Ames Building is one of Boston's most significant, which is noted in its designation as a City of Boston Landmark. It is one of the tallest load-bearing stone buildings in the United States. Furthermore, it is much beloved by residents and visitors for its uniquely beautiful form and entrance hall. It is exciting that such a wonderful resource has been acquired by Suffolk University so that it can be maintained for its students for years to come. The addition of a residence hall so close to the core campus is also clearly a benefit to the University and its students.

Signage for this building should be considered as part of the wider campus signage program, taking into account the unusually significant nature of this building. Because of the historic nature of the building, banner signage is not appropriate. Understanding that there is an interest in conveying to the public and students that the 1 Court Street Residence Hall is part of the University, creative ideas are welcome. Focusing on the ground floor windows is one place to start, as they offer good visibility and are often used for effective vinyl signage (while not blocking the view to the interior). Additionally, the awnings on the Washington Mall side of the building could be replaced with a solid, dark color (Suffolk University blue for example) with the name of the university on the free edge. BPDA Urban Design staff encourage the University to meet early with Boston Landmarks Commission staff and the BPDA to come to a good signage proposal.

#### **Site design**

For the 1 Court Street Residence, note that the area of Washington Mall adjacent to the Ames Building, including the granite terrace, is owned by the Boston Planning and Development Agency. Suffolk University will need to enter into a licensing agreement with the BPDA for the use of this area.

Many of the changes made by the Cultivar restaurant were to be removed when the restaurant closed. That has not happened so we offer our best suggestions for how the University can move forward in this area.

- Retain the planters and seasonal plantings to hide the numerous penetrations to the granite. Alternately, remove the planters and railings and then repair the granite.
- Remove the large, wood clad growing container to reestablish connectivity from the north of Washington Mall. Restore the steps on that side and replace the handrail to match the guardrails.
- Remove the structure of the unapproved freestanding Cultivar sign on Washington Mall.

### **Transportation**

- Continue to work with the BPDA and BTM to determine the appropriate adjustments to the existing curbside regulations in front of the site (which is currently a valet zone)
- Continue to work with the City to refine the currently proposed bike parking room from a design and capacity perspective. In-room accommodations can also be considered.
- Contribute to the expansion of nearby BlueBikes facilities
- A new curb extension was recently installed at the end of the block at the existing Court St/Court Sq crosswalk. Additional curb extensions should be strongly considered to improve the public realm/pedestrian conditions at the Washington St end of the block to formalize and protect curb side operations and prevent moving through vehicles from using the curb side lane.

### **10 West Street Comments**

BPDA staff understands that Suffolk University intends to convert the ground floor retail space located at 515 Washington Street (located within 10 West Street) into an art gallery space for the College of Arts and Sciences. The conversion of this storefront into a gallery space is admirable for its intent to support the goals for the College of Arts and Sciences, provide an opportunity of Suffolk students to interact with the Downtown Community, and continue to activate street frontage along Washington Street. BPDA staff encourage Suffolk to consider options such as opening the gallery for extended hours to the public, developing regular public programming in the evenings and weekends, and/or allowing for free or reduced-price use of the space for artist-led community events. A combination of these options or others will encourage a similar level of activation to the previous retail use and aid in providing useful resources to the community and Suffolk students.

## MEMORANDUM

**TO:** Edward Carmody, Project Manager  
**FROM:** John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning  
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow  
Ryan Walker, Smart Utilities Program - Associate  
**DATE:** October 28, 2019  
**SUBJECT:** Suffolk University - **Smart Utilities Comments – IMPNF**

### Summary:

In order to facilitate the review of integration of the Smart Utility Technologies (SUTs) and the Smart Utility Standards (SUS) into new Article 80 Developments, the BPDA and the Smart Utilities Steering Committee has put together a [Smart Utilities Checklist](#) that can be filled out and updated during the project review process. We ask that any project within the scope of this IMP over 50,000 square feet that involves new construction or significant utility work fill out the parts of the Checklist that apply to that project (check the Policy and Policy Summary on our [website](#)). This [template](#) can be used to organize information before submitting the [Smart Utilities Checklist](#). Please include the copy of the PDF document generated after submission of the Smart Utilities Checklist in any associated BPDA filing. Any diagrams should be submitted to Manuel Esquivel (manuel.esquivel@boston.gov). Let us know if the project team would like to schedule a meeting to go over any aspects of the Smart Utilities Policy.

### Context:

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

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

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

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

After submission, you will receive:

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

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

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

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

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

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

|                         |   |
|-------------------------|---|
|                         | cameras, etc. for health, equity, safety, traffic management, and other benefits.   |
| <b>Telecom Utilidor</b> | An underground duct bank used to consolidate the wires and fiber optics installed for cable, internet, and other telecom services. Access to the duct bank is available through manholes. Significantly reduces the need for street openings to install telecom services. |

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

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



APPENDIX 2  
OTHER AGENCY AND PUBLIC COMMENTS

**Boston Water and  
Sewer Commission**



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

October 24, 2019

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

Re: Suffolk University  
Institutional Master Plan

Dear Mr. Carmody:

The Boston Water and Sewer Commission (Commission) has reviewed the Institutional Master Plan (IMP) for Suffolk University. The new 10-year IMP describes Suffolk University's mission and objectives, existing properties and use, university demographics, planning framework, proposed development plan, transportation and parking management, community benefits and other related topics.

The proposed development plan includes facility expansion in five areas: student housing; dedicated performance; rehearsal studio and event space within existing university occupied properties; a consolidated Career Services Office located in existing and/or recently acquired space; establish a school of public engagement located in existing and/or recently acquired space; and to explore the need additional laboratory space.

Concurrent with the filing of the IMP, Suffolk University submitted a Project Notification Form (PNF) to the BPDA for the conversion of the Ames Building located at 1 Court Street from hotel use to on-campus student housing. The Commission reviewed the PNF and provide comments to the BPDA in a letter dated October 23, 2019. The October 23, 2019 letter provides comment particular to the student housing project.

The following comments should be considered typical and are based on the outline of Suffolk University's goals for the next 10-years. The Commission will submit comment on individual projects to the BPDA and/or the MEPA Office as each is presented for review.

General

1. Prior to the initial phase of the site plan development, Suffolk University, should meet with the Commission's Design and Engineering Customer Services to review water



main, sewer and storm drainage system availability and potential upgrades that could impact the development.

2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at Suffolk University's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
5. Projects should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the



City's website at <http://bostoncompletestreets.org/>.

6. The water use and sewage generation estimates must be calculated and submitted with the Site Plan.
7. If projects propose masonry repair and cleaning, Suffolk University will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit, Suffolk University will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. Suffolk University is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.
8. Suffolk University should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Suffolk University will be required to apply for a RGP to cover these discharges.
9. If project sites are located within Boston's Groundwater Conservation Overlay District (GCOD), Suffolk University will be required to include provisions for retaining stormwater on-site and directing the stormwater to the groundwater table.
10. Suffolk University is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. Projects must be designed so that access, including vehicular access on the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
11. The Commission will require Suffolk University to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Suffolk University to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
12. It is Suffolk University responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Suffolk University must include a detailed capacity analysis for the water, sewer and storm drain systems serving the



project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

13. It is Suffolk University's responsibility to determine if activities within the proposed projects have Standard Industrial Classification (SIC) Codes that the Environmental Protection Agency (EPA) has designated as requiring a Multi-Sector General Stormwater Permit for Industrial Facilities (MSGP). Suffolk University or the building owner is responsible for determining whether a MSGP is required. If a MSGP is required Suffolk University or owner is responsible for submitting to EPA a Notice of Intent (NOI) for coverage under the MSGP, and for submitting to the Commission a copy of the NOI and Pollution Prevention Plan prepared pursuant to the NOI. If the MSGP designated SIC Codes apply to the project and the project obtains "No-Exposure" Certification from EPA for the activities, a copy of the No-Exposure Certification must be provided to the Commission.

#### Water

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



(MTU) and connect the device to the meter. For information regarding the installation of MTUs, Suffolk University should contact the Commission's Meter Department.

### Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application Suffolk University will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
  - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
  - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.

In addition to comment 1 above, projects within the Charles River Watershed must comply with the following. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). To achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. Suffolk University will be required to submit with the site plan a phosphorus reduction plan for the proposed development. Suffolk University must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Suffolk University is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit



and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.

3. The Commission encourages Suffolk University to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Suffolk University is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Suffolk University will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. Suffolk University must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, Suffolk University will be required to meet MassDEP Stormwater Management Standards.
7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
8. The Commission requests that Suffolk University install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Suffolk University should contact the Commission's Operations Division for information regarding the purchase of the castings.
9. If a cafeteria or food service facility is built as part of projects, grease traps will be required in accordance with the Commission's Sewer Use Regulations. Suffolk



University is advised to consult with the Commission's Operations Department with regards to grease traps.

10. The enclosed floors of parking garages must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.
11. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

C: J. Nucci, Suffolk University  
M. Zlody, BED  
K. Ronan, MWRA  
C. McGuire  
P. Larocque, BWSC



**Boston Water and  
Sewer Commission**



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

October 23, 2019

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

Re: Suffolk University, Residence Hall  
1 Court Street  
Project Notification Form

Dear Mr. Carmody:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed conversion of the Ames Building, located at 1 Court Street, to provide on-campus student housing for Suffolk University students. This letter provides the Commission's comments on the PNF.

The project proposed by Suffolk University consist of converting the existing, 102,073 gross square foot fourteen story building, from a hotel to student housing. The conversion, when complete, will have 114 suite style rooms containing 266 to 280 beds. The project site and building will remain the same except for furniture replacement, security improvements and minor cosmetic upgrades to the building exterior. The building ground floor will have retail/food services area, student lounge and a reception area.

For water service, the Commission owns and maintains a 16-inch pit cast iron water main in Court Street. This water main was installed in 1904 and cleaned and cement lined in 1988. Washington Mall has two water mains. The 16-inch cast iron main was installed in 1948 and the 24-inch dead end ductile iron cement lined main was installed in 1982. The 16-inch water main is part of the Commission's Southern High Pressure Zone. The 24-inch main is part of the Commission's Southern Low Pressure Zone.

For Sewer Service Court Street and Washington Mall has a 12-inch combined sewer. Court Street also has a 15-inch combined sewer on the opposite side of Court Street

The PNF states that water demand will decrease from 4,370,000 gallons per year (gpy) to 3,835,000 gpy and wastewater generation will decrease from 3,660,000 gpy to 3,355,000 gpy.



Based on the level of detail provided in the PNF is the Commission unable to determine if a site plan is required for the proposed conversion of the hotel to student housing. The developer and the design team is required to meet with the Engineering Customer Services Department to review conceptual designs of the suite style rooms, alterations to the internal and external plumbing and the ground floor renovations. If the Commission determines a site plan is required, Suffolk University will be required to prepare the site plan in strict accordance with the Commission's Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. Site plan approval will include requirements to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area and directing the stormwater to the groundwater table for recharge.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

C: J. Nucci, Suffolk University  
M. Zlody, BED  
K. Ronan, MWRA  
C. McGuire  
P. Larocque, BWSC

**Harvey Leong**  
**1 Avery Street**  
**Unit 21A**  
**Boston, MA 02111**

September 30, 2019

Mr. Edward Carmody  
BPDA

Subject: Support Letter for Suffolk University's One Court Residence Hall

As an active resident in the development of the Midtown Area, I have seen much change over the past 14 years. Through this period, I have developed a growing respect for the work that Suffolk University has done to be an active and very positive part of our community – especially in the development and operation of their dormitories.

I fully support the conversion of the Ames Hotel to a Residence Hall for Suffolk Students for the following reasons:

1. It will help ease the demand for rental housing in Midtown.
2. The Residence Hall will be a “controlled” environment and help to manage student activities – especially on weekends.
3. It will improve public safety of the immediate area.
4. As for alternative uses for the building, I am of the belief that this is not going to impact the hotel room supply, given the development of the many hotel projects. As for, affordable units in the Midtown/Chinatown area, I believe that this is not a suitable community site for affordable units. Note: I was a Board member of the Asian Community Development Corporation (ACDC) and led its Finance Committee for a period of time.

This is a rare opportunity for Suffolk University and for Boston's Midtown Community.

Sincerely,



October 2019

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

Re: Suffolk University 1 Court Street Residence Hall

Dear Mr. Carmody,

I am writing to express my support for the proposed Suffolk University student residence hall at 1 Court Street. The project represents a unique opportunity that will allow Suffolk to increase on-campus housing for students.

The addition of approximately 280 student beds will have an immediate economic impact on all businesses in the downtown area. The increased foot traffic will also contribute to a more safe and vibrant pedestrian streetscape.

As a local business owner and/or operator we encourage you to act favorably on Suffolk's proposed residence hall. Local residents and area businesses alike will undoubtedly benefit. My below signature indicates my support for this great project.

Best,

A handwritten signature in black ink that reads "Benjamin Curcio". The signature is written in a cursive, flowing style.

# 275 Washington Street Corp.

275 Washington Street  
Boston, Massachusetts 02108

October 10, 2019

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

Re: Suffolk University 1 Court Street Residence Hall

Dear Mr. Carmody,

I am writing to express my support for the proposed Suffolk University student residence hall at 1 Court Street. As the owner of the Pi Alley Parking Garage Building, a neighbor of 1 Court Street, we are excited to see the addition of 280 student beds here. This will have an immediate economic impact in the entire Downtown Crossing neighborhood. We look forward to the increased foot traffic that will create a more vibrant and safer streetscape.

The project represents a unique opportunity that will allow Suffolk to increase on-campus housing for students and further the City's agenda of freeing up private units for Boston families. We believe that this project has the potential to be as successful as Suffolk's Modern Theater and 10 West Residence Halls.

We encourage you to act favorably on Suffolk's proposed residence hall. Residents and area businesses alike will undoubtedly benefit.

Best,



Doug Sickler  
Managing Director

Cc: John Nucci

October 11, 2019

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

Re: Suffolk University 1 Court Street Residence Hall

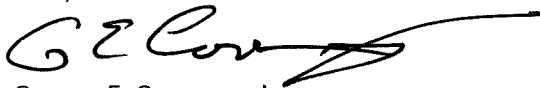
Dear Mr. Carmody,

I am writing to express my full support for the proposed Suffolk University student residence hall at 1 Court Street. The project represents a unique opportunity for the University to increase campus housing for their students in a university controlled setting, while freeing up housing units for families and residents.

Suffolk has been an important contributor to the transformation of Downtown Crossing. Renovations to the historic Modern Theatre and new student housing at 10 West and Modern Theatre Residence Hall has resulted in a safer and more vibrant pedestrian streetscape.

The University has consistently strived to be a good neighbor and strengthen community relations. We are proud to call Suffolk University our neighbor and partner and urge the approval of their plans as proposed.

Best,



George E. Coorsen, Jr.  
Resident  
151 Tremont St.  
Boston, MA 02111



NEW ENGLAND CENTER  
AND HOME FOR VETERANS

EDUCATION | SUPPORT | EMPLOYMENT | HOUSING

BRA

11 October 2019

Boston Redevelopment Authority, d/b/a  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

19 OCT 11 PM 1:27:30

Dear Boston Planning and Development Agency,

The New England Center and Home for Veterans (NECHV) is writing to provide its strongest and most enthusiastic support of Suffolk University's proposed plan to create student housing at 1 Court Street Residence Hall. As a direct abutter to the property and community partner to the University; the NECHV welcomes the addition of a Suffolk University student residence and is confident that this use of Boston's historic Ames Building will enhance the downtown Boston neighborhood. The Center staff has extensively reviewed the 1 Court Street Residence Hall, Project Notification Form, and met with the University's President and leadership team onsite to discuss the future of our very special Court Street location. We could not be more pleased with the prospect of having Suffolk University as a close neighbor and strong partner.

NECHV is one of the nation's leading providers of supportive services to Veterans experiencing or at risk of homelessness. The Mission of the NECHV is to enable Veterans to achieve individual success and to live with dignity and independence. The Center lauds the efforts of Suffolk University to create additional student housing here in Boston. The increase in availability of student dormitories resulting from this project, will help to mitigate the existing shortage of available housing in Boston for the Veterans the NECHV serves. Veterans seeking appropriate housing here in Boston are many-time in direct competition for the same rental stock sought by college students. This proposal represents a strong WIN – WIN initiative for both University students and NECHV Veterans.

The NECHV's historic 17 Court Street building shares more than an adjoining structural wall with the Ames Building. Both building were designed by the architectural firm of Shepley, Rutan and Coolidge and helped define Boston's early 20<sup>th</sup> Century design character. The Center's newer 17 Court Street Building represents the architect's, and Boston's building's transition from masonry load-bearing structures to total steel structural frame building design. The two adjoining buildings are strong complements, and we are confident that the two missions and roles of the buildings now, will be equally complementary. The NECHV will work closely and collaboratively with Suffolk University.

I strongly encourage the Boston Planning and Development Agency to accept and approve Suffolk University's development plan for the 1 Court Street, Ames Building. The project will not only benefit its students and faculty, but the NECHV and the local community, as well. Thank you for your kind consideration of this letter. I am available at any time should you have any questions, please feel free to contact me at \_\_\_\_\_ or \_\_\_\_\_

Sincerely,

C. Andrew McCawley  
President and Chief Executive Officer



*Neighbors  
Helping  
Neighbors*

74 Joy Street

Boston

MA 02114

617.227.1922

[info@bhcivic.org](mailto:info@bhcivic.org)

[www.bhcivic.org](http://www.bhcivic.org)

**BY EMAIL AND FIRST CLASS MAIL**

October 25, 2019

Edward Carmody  
Project Assistant  
Boston Planning & Development Agency  
One City Hall Square  
Boston, Massachusetts 02201

Re: Suffolk University Institutional Master Plan/Project Notification Form – Comments of the Beacon Hill Civic Association

Dear Mr. Carmody:

Since 1922, the Beacon Hill Civic Association (“BHCA”) has strived to preserve and enhance the quality of residential life on Beacon Hill. In this regard, we very much appreciate the opportunity to provide comments to the Boston Planning & Development Agency on the proposed Institutional Master Plan (“IMP”) for Suffolk University (“Suffolk”) dated September 2019, as well as on Suffolk’s Project Notification Form (“PNF”) dated September 2019, concerning Suffolk’s proposal to convert the building currently occupied by the Ames Hotel at One Court Street into student residential housing (the “Project”).

**Comments on the PNF for the One Court Street Residence Hall**

The BHCA is very supportive of this Project, and applauds Suffolk’s efforts to increase the proportion of its students that live in university-managed residential housing that this Project will accomplish. We also believe that the Project’s location on Court Street is very appropriate, in that the new residence hall will be close to the location of Suffolk’s academic buildings, but will not result in Suffolk’s students crossing over residential Beacon Hill when travelling between the proposed residence hall on Court Street and classes.

Also, the location of the Project on Court Street near the intersection with Washington Street will help to continue the shift of the Suffolk campus away from residential Beacon Hill and towards the downtown area and along Tremont Street. It has been the BHCA’s long term objective to limit and reverse the displacement of families and other residents in Beacon Hill dwelling units and in limiting the noise and

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other nuisances associated with undergraduate students living in unsupervised housing. We believe that the development of the Project at One Court Street will help towards the accomplishment of this objective.

With respect to the particulars of the Project, in the PNF, Suffolk states that the Project “consists of converting the existing building from hotel use to student housing, providing students with suite-style rooms containing approximately 266 to 280 beds.” PNF at 1.4. Suffolk further states that the Project will help replace the supply of on-campus housing beds once the lease of 1047 Commonwealth Avenue residences [currently housing Suffolk students] terminates in May 2020.” PNF at 1.4. Suffolk notes that the “net change to the housing inventory will maintain the current ratio of FTE undergraduate students housed at approximately 30 percent.” PNF at 1.4.

In the PNF, Suffolk further states that the approximately 102,073 gross square foot building will primarily serve as student housing, with “support spaces for various student activities, campus meeting, and events.” PNF at 1.4.1. Suffolk proposes that the space include 114 student dorm rooms that would contain approximately 266 to 280 student beds. In addition, Suffolk proposes that the Project space include approximately 2,200 square feet of active ground floor space, including approximately 1512 square feet of retail/restaurant/café space, and approximately 708 square feet of student lounge space. PNF at 1.4.1. We have also been informed that Suffolk intends to use the entirety of the second floor of the building for conference space.

The BHCA believes that Suffolk should take this unique housing opportunity and use the Project space at One Court Street to maximize the number of residential student beds that can be included in the building. For example, we believe that the entirety of the second floor of the building should be used for student housing rooms, and not for conference space. Suffolk already has ample conference room space located in its nearby buildings, including 73 Tremont Street, 120 Tremont Street and 20 Somerset Street, among other locations

In addition, with respect to the first floor use, we believe that proposed use of approximately 1512 square feet of retail/restaurant/café space, and approximately 708 square feet of student lounge space, would be better utilized instead as student housing rooms. There is no great need for including the proposed retail/restaurant/café space in this building, particularly when there are already numerous restaurants and cafes in the immediate area, and inasmuch as the use of this space in the past for restaurant use has never been particularly successful. At a minimum, perhaps the space can be used for a small student-focused café, with the remaining space being dedicated to student housing use.

With respect to the proposed student lounge space on the first floor, we have been informed that Suffolk intends to include other lounge spaces on the certain of the various residential housing floors. As such, a better use of the proposed student lounge space on the first floor would be for additional student housing rooms. In addition, it appears that Suffolk is still exploring other potential uses of some of the space available on the third through fourteen floors of the Project building. We suggest that the space on these floors be maximized for use as student housing rooms where possible.

Also, during the recent public meeting of the Suffolk IMP Task Force, Suffolk noted that it was working closely with the New England Center and Home for Veterans (“NECHV”), located at 17 Court Street and immediately adjacent to the Project, as Suffolk proceeds forward with the Project. Immediately after the public meeting, there was a brief discussion among Suffolk and BHCA representatives concerning the

possible use and development of the Court Street-facing roof area of the NECHV building into an outdoor green space for use by students and veterans alike. We applaud this possible development of the currently unused roof area of the NECHV building as a great addition to the outdoor space in the downtown area.

Also, in 2008, during the IMP process at that time, Suffolk represented that its goal was to be able to house 50% of its undergraduate students eligible for Suffolk housing within ten years, 60% of its undergraduate students eligible for Suffolk housing within fifteen years and 70% of its undergraduate students eligible for Suffolk housing within twenty (20) years. Suffolk still has a long way to go to achieve that goal, and we believe that the proposed new residence hall at One Court Street will help in heading Suffolk in that direction. In light of these goals, the BHCA believes that Suffolk should maximize the number of student housing rooms that will be included in the Project building as noted above.

### **Comments on the Proposed IMP**

The BHCA supports Suffolk's proposed IMP. We do, however, have several suggested comments. In the IMP, Suffolk states that in the 2008 IMP, it committed to a target of housing 50% of its students by 2018. IMP at 8.4. Suffolk further states that for the 2020 IMP, it will "renew its commitment to this target." IMP at 4.3.2 and 8.4. We believe that it is important for Suffolk to renew its original commitment made in 2008, as noted above, and that it seek to house 60% of its undergraduate students by 2025 and 70% of its undergraduate students by 2030. In this regard, as part of this IMP, we believe that Suffolk should outline a strategy for achieving the goal of housing 70% of its undergraduate students by 2030, including possible locations for such housing and methods that might be utilized to achieve this goal, including partnering with other schools and private developers.

In the proposed IMP, Suffolk states that it currently uses City of Boston-owned athletic facilities near the airport in East Boston under a lease for baseball, softball and soccer. IMP at 3.3. Suffolk further states that it anticipates renewing the lease with the City at the end of its term, and that "[no] additional off-campus athletic facility needs have been identified at this time. IMP at 3.3. We believe that Suffolk should seek additional athletic facilities during the 10 year period of this IMP.

In this regard, the BHCA believes that as part of the IMP, Suffolk should outline a strategy for achieving the goal of obtaining a NCAA Division 3 regulation basketball court facility in a location other than Beacon Hill, where it currently has a basketball court, either by entering into an agreement with the City of Boston to use one of its municipally-owned basketball court facilities, or explore partnering with another academic institution to share their basketball court facility, or build a new athletic facility that would contain such a basketball court facility, perhaps at the City of Boston-owned athletic facilities near the airport in East Boston.

Under its 2008 agreement with the BHCA, Suffolk agreed to vacate its existing academic building on Ridgeway Lane on Beacon Hill, which currently houses a NCAA Division 3 regulation basketball court facility, at such a time as when Suffolk obtains the use of another NCAA Division 3 regulation basketball court facility. The BHCA believes that Suffolk should endeavor to locate an existing, or to construct a NCAA Division 3 regulation basketball court facility at some other location, so that the Ridgeway Lane building can be put to a better use, ideally one with a public purpose, such as a public school or affordable housing.

Edward Carmody  
October 25, 2019  
Page 4

Thank you for your consideration of these comments from the BHCA concerning Suffolk's PNF for the One Court Street Residence Hall and the IMP.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Eve Waterfall". The signature is written in a cursive style with a large, stylized "E" and "W".

Eve Waterfall  
Chair

cc: John Nucci, Suffolk University  
Senator Joseph Boncore  
Senator Sal DiDemenico  
Representative Jay Livingstone  
Representative Aaron Michlewitz  
Councilor Josh Zakim  
Councilor Edward Flynn  
Councilor Michael Flaherty  
Councilor Michelle Wu  
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# BOSTON PRESERVATION ALLIANCE

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## Executive Director

Gregory J. Galer, Ph.D.

October 25, 2019

Mr. Edward Carmody  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201  
Re: One Court Street, Suffolk University

Dear Mr. Carmody

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 39 Organizational Members, 143 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance has met with leadership at Suffolk University to discuss the conversion of One Court Street, also known as the Ames Building, to student dormitories. As a Boston Landmark, this building is both incredibly historic and a prominent architectural statement in the heart of downtown Boston. It is crucial that any modifications to this building be sensitive and appropriate. Through our conversation it is clear that Suffolk recognizes and plans to honor the history and be good stewards of this building. We are confident that Suffolk's intentions for the project, guided by the Boston Landmarks Commission, will result in a successful transition of use and a more vibrant streetscape for pedestrians.

We would like to bring attention to one element that remains to be resolved. Though we understand Suffolk's need to brand their building and provide wayfinding for students and guests, we hesitate to embrace the standard vertical blade signs as proposed and that mark many Suffolk buildings. The scale and location of these signs might obstruct the architectural expression and character of the building's design and we urge the execution of signage to be deferent to the historic building at all times. We encourage all other options for signage to be explored.

Otherwise, the Alliance fully supports this project and Suffolk's stewardship of the historic Ames Building at One Court Street.

Sincerely,

A handwritten signature in blue ink, appearing to be 'GA', is positioned below the word 'Sincerely,'.

Greg Galer  
Executive Director

CC:

Rosanne Foley, Boston Landmarks Commission  
Brona Simon, Massachusetts Historical Commission  
John Nucci, Suffolk University



Edward Carmody &lt;edward.carmody@boston.gov&gt;

---

**RE: Suffolk University IMPNF/PNF Submission - TASK FORCE COMMENT**

1 message

**Ernani DeAraujo**

Fri, Oct 25, 2019 at 9:39 AM

To: Edward Carmody &lt;edward.carmody@boston.gov&gt;

Hi Eddie. I write this note in support of Suffolk University's proposal for the former Ames Boston hotel. Creating managed living space for university students is a very good use for this building and will have multiple benefits for the city of Boston including: relieving pressure on nearby residential housing; providing students with a safe, up-to-code, living experience; and preserving an architecturally impressive facade that might otherwise fall into disrepair. The Suffolk team has been very thoughtful around managing impacts with respect to transportation and tenants. In particular, the adaptation for student use should relieve some traffic congestion from the area and the concentration of students in the building should liven up the nearby streetscape and promote further investment in that area.

Finally, Suffolk University has been a good neighbor and partner for the neighborhood of East Boston and I believe will be a good neighbor to the surrounding area on Court Street.

Thank you for your consideration.

Ernani J. DeAraujo, Esq.

Vice President of Regulatory Affairs and General Counsel

East Boston Neighborhood Health Center

20 Maverick Square, 4<sup>th</sup> Floor

East Boston, MA 02128

Office:

Fax:

**From:** Edward Carmody [mailto:[edward.carmody@boston.gov](mailto:edward.carmody@boston.gov)]

**Sent:** Friday, September 27, 2019 11:11 AM

**To:** Edward Carmody

**Subject:** Re: Please Review - Suffolk University IMPNF/PNF Submission

\*\*\*\*\*

**EXTERNAL Message From Edward Carmody with a return email address of [edward.carmody@boston.gov](mailto:edward.carmody@boston.gov)**

# BOSTON PUBLIC SCHOOLS



## EAST BOSTON HIGH SCHOOL

PHILLIP R. BRANGIFORTE  
HEADMASTER

Dear Mr. Carmody,

I would like to offer my wholehearted support of Suffolk University plans as outlined in both their recent Institutional Master Plan Notification Form (IMPNF) and One Court Street Project Notification Form (PNF). The university has shown great sensitivity and generosity to both East Boston High School (EBHS) and the East Boston Community at-large.

The partnership with EBHS at Memorial Stadium in East Boston has proven to be entirely positive and productive for the high school, the community, and the university and its students. I urge the city to encourage continuation of the arrangement.

The proposed One Court Street Residence Hall will provide much-needed university-sponsored student housing which will result in more East Boston students coming out of private apartments, thereby freeing up valuable units for families and East Boston residents.

We are proud to call Suffolk University our partner and urge approval of the university's plans as proposed.

Sincerely,

Phillip R. Brangiforte  
Hadmaster

October 2019

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

Re: Suffolk University 1 Court Street Residence Hall

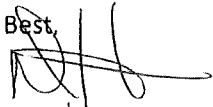
Dear Mr. Carmody,

I am writing to express my support for the proposed Suffolk University student residence hall at 1 Court Street. The project represents a unique opportunity that will allow Suffolk to increase on-campus housing for students.

The addition of approximately 280 student beds will have an immediate economic impact on all businesses in the downtown area. The increased foot traffic will also contribute to a more safe and vibrant pedestrian streetscape.

As a local business owner and/or operator we encourage you to act favorably on Suffolk's proposed residence hall. Local residents and area businesses alike will undoubtedly benefit. My below signature indicates my support for this great project.

Best,



Douglas Haigh  
Pearle Vision owner/OD



October 2019

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

Re: Suffolk University 1 Court Street Residence Hall

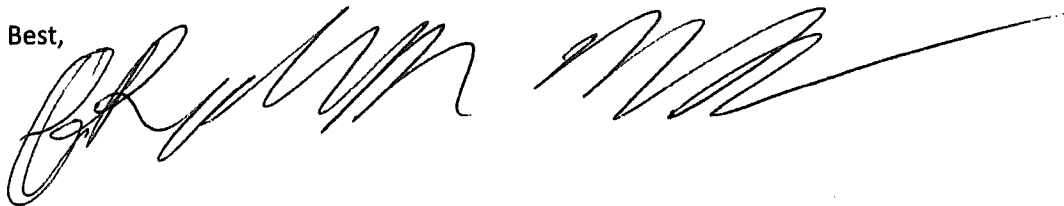
Dear Mr. Carmody,

I am writing to express my support for the proposed Suffolk University student residence hall at 1 Court Street. The project represents a unique opportunity that will allow Suffolk to increase on-campus housing for students.

The addition of approximately 280 student beds will have an immediate economic impact on all businesses in the downtown area. The increased foot traffic will also contribute to a more safe and vibrant pedestrian streetscape.

As a local business owner and/or operator we encourage you to act favorably on Suffolk's proposed residence hall. Local residents and area businesses alike will undoubtedly benefit. My below signature indicates my support for this great project.

Best,

A handwritten signature in black ink, appearing to read "Robert Myers", with a long horizontal flourish extending to the right.

Robert MYERS  
CEO, CO-OWNER  
Boyaroo

October 2019

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

Re: Suffolk University 1 Court Street Residence Hall

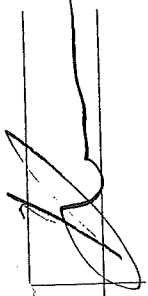
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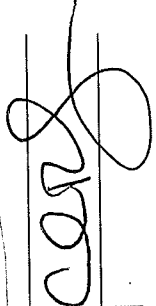
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As a local business owner and/or operator we encourage you to act favorably on Suffolk's proposed residence hall. Local residents and area businesses alike will undoubtedly benefit. My below signature indicates my support for this great project.

Best,

|                 |               |                              |   |
|-----------------|---------------|------------------------------|---|
| Bank of America | 6 Tremont St. | KEVIN KAKOU Relationship Mgr |  |
|-----------------|---------------|------------------------------|---|

|                |                     |                        |   |
|----------------|---------------------|------------------------|---|
| Dunkin' Donuts | 100 City Hall Plaza | Srijona Balami Manager |  |
|----------------|---------------------|------------------------|---|

|                    |                     |                                 |   |
|--------------------|---------------------|---------------------------------|---|
| Metro Credit Union | 100 City Hall Plaza | Carlos Rodriguez Branch Manager |  |
|--------------------|---------------------|---------------------------------|---|

|             |                      |       |   |
|-------------|----------------------|-------|---|
| Great Taste | 100 City Hall Square | Maria |  |
|-------------|----------------------|-------|---|

APPENDIX 3  
SAMPLE PUBLIC NOTICE

SAMPLE

**PUBLIC NOTICE**

The Boston Planning & Development Agency (BPDA), acting pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that an Institutional Master Plan (IMP) for Institutional Master Plan Review has been received from \_\_\_\_\_

\_\_\_\_\_  
(Name of Applicant)

for \_\_\_\_\_  
(Brief Description of Project)

proposed at \_\_\_\_\_  
(Location of Project)

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

The BPDA shall issue an Adequacy Determination approving, conditionally approving, or disapproving the IMP pursuant to Section 80D-5.4(c)(iv) of the Boston Zoning Code.

**BOSTON REDEVELOPMENT AUTHORITY**

Teresa Polhemus, Executive Director/Secretary