



SUFFOLK UNIVERSITY IMP Amendment

Boston Zoning Commission

February 12, 2025



HOUSING

- Decrease the reliance of student populations on the private housing market
- Provide a safe and supervised setting for students



JOBS

- Creation of 12-14 SUPD and 1 Full Time Residence Director
- Creation of approximately 146 Construction Jobs.



COMMUNITY

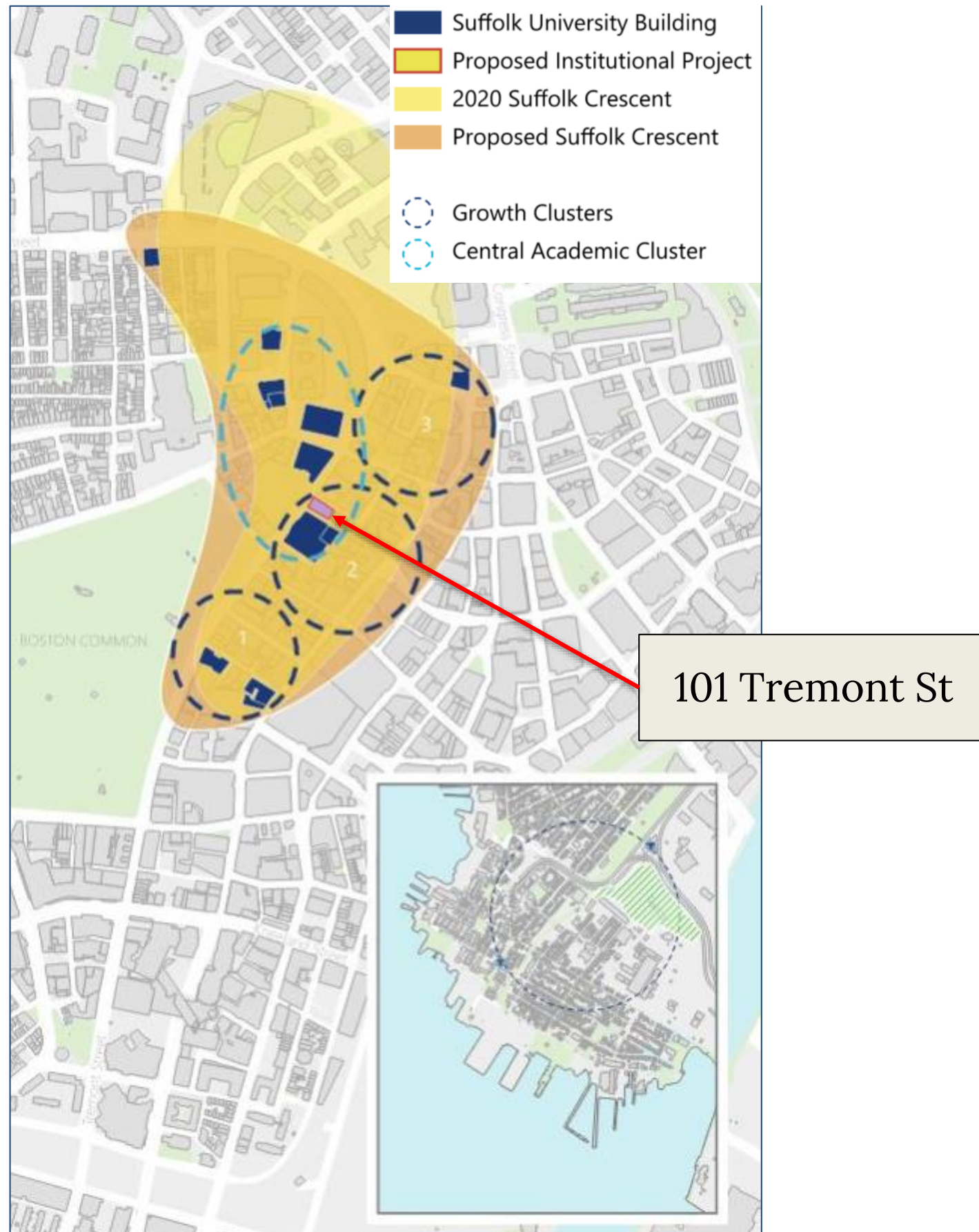
- Support the downtown area to be more vibrant and engaging
- Updated sidewalks and ramps adjacent to project site



SUSTAINABILITY

- LEED Silver / 53 points, pursuing LEED Gold
- Building 2035 pCEI = 0.96 kg CO₂e/sf-yr
- All-efficient-electric space & DHW heating systems
- Substantial reuse of an existing building

PLANNING CONTEXT

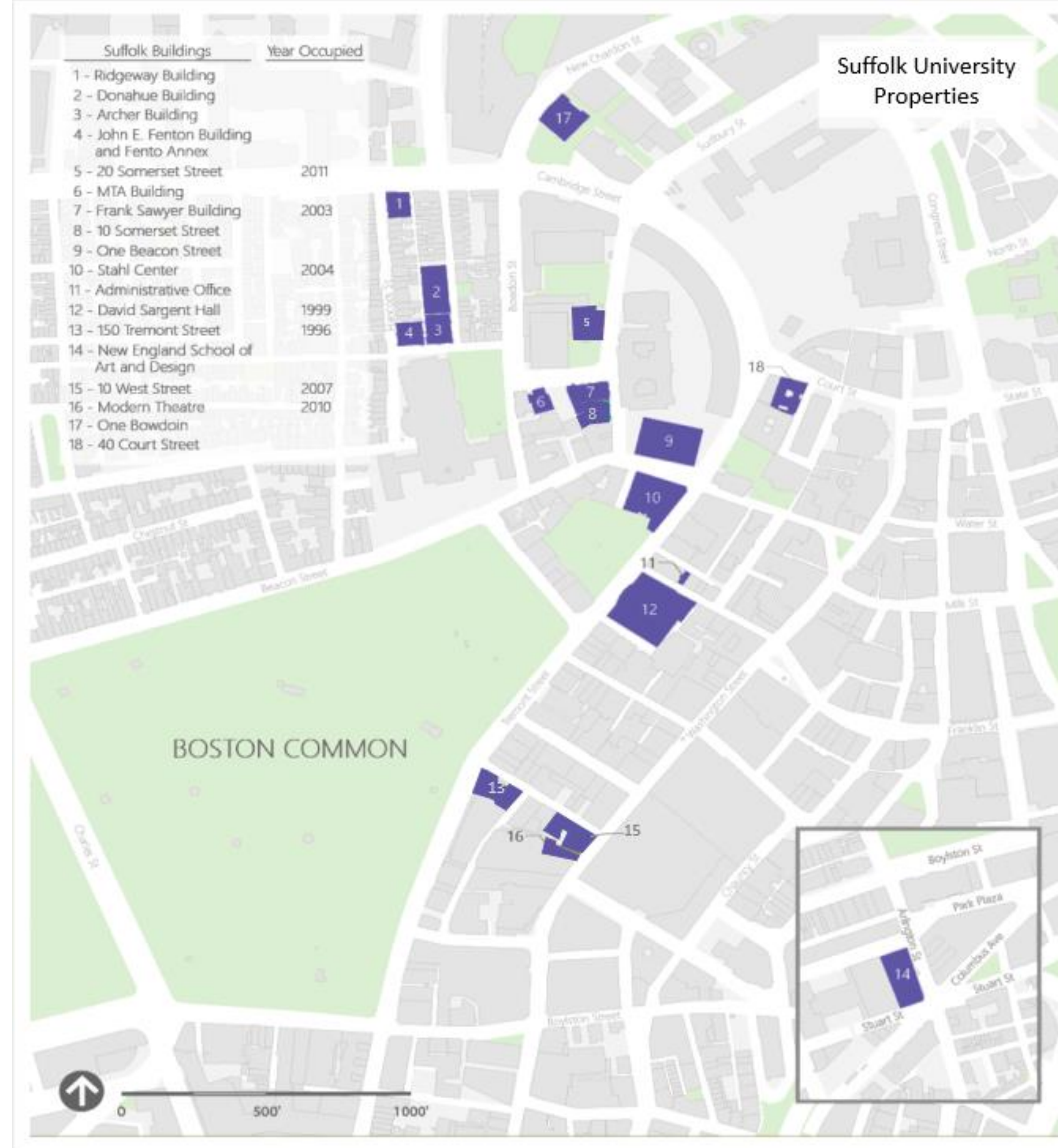


- Midtown Cultural Zoning District
 - Proposed preservation of exterior without significant alteration is aligned with goals of the Midtown Cultural District zoning
- PLAN: Downtown
 - Consistent with the plan's vision for diversified land use
 - Well aligned with goals of City policies and programs to support the adaptive reuse of office space into residential use
- Boston Housing Strategy 2025
 - Consistent with citywide housing policy document: "While educational institutions are working hard to meet their student housing needs, including adding more than 6,400 dorm beds from 2014 to 2022, they will need to do more to alleviate some of the student pressure on the Boston housing market."



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Suffolk University's Property Locations and Building Footprints in 2008



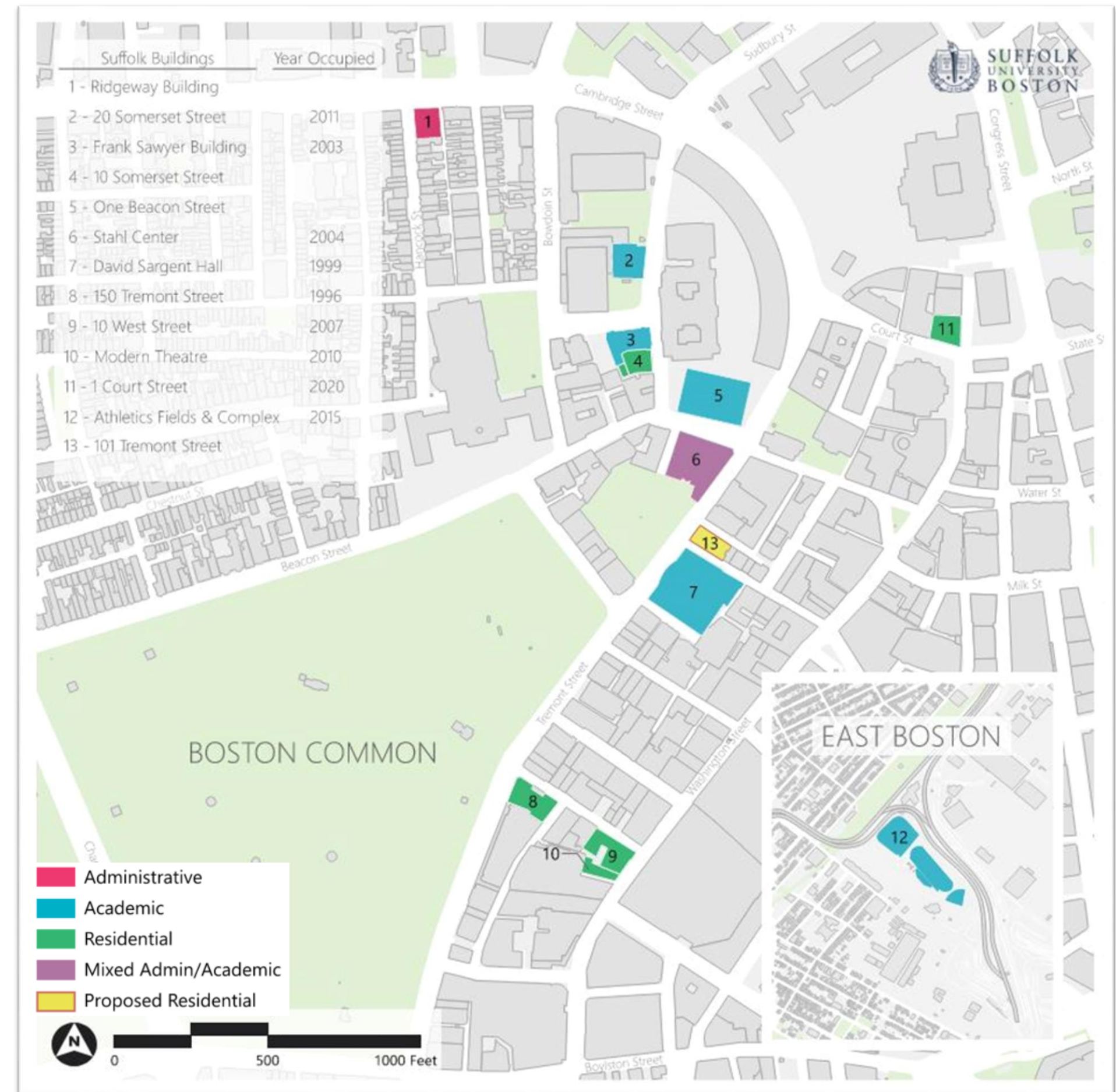


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Suffolk University's Footprint as of December 2024

Physical Campus Changes Since 2008

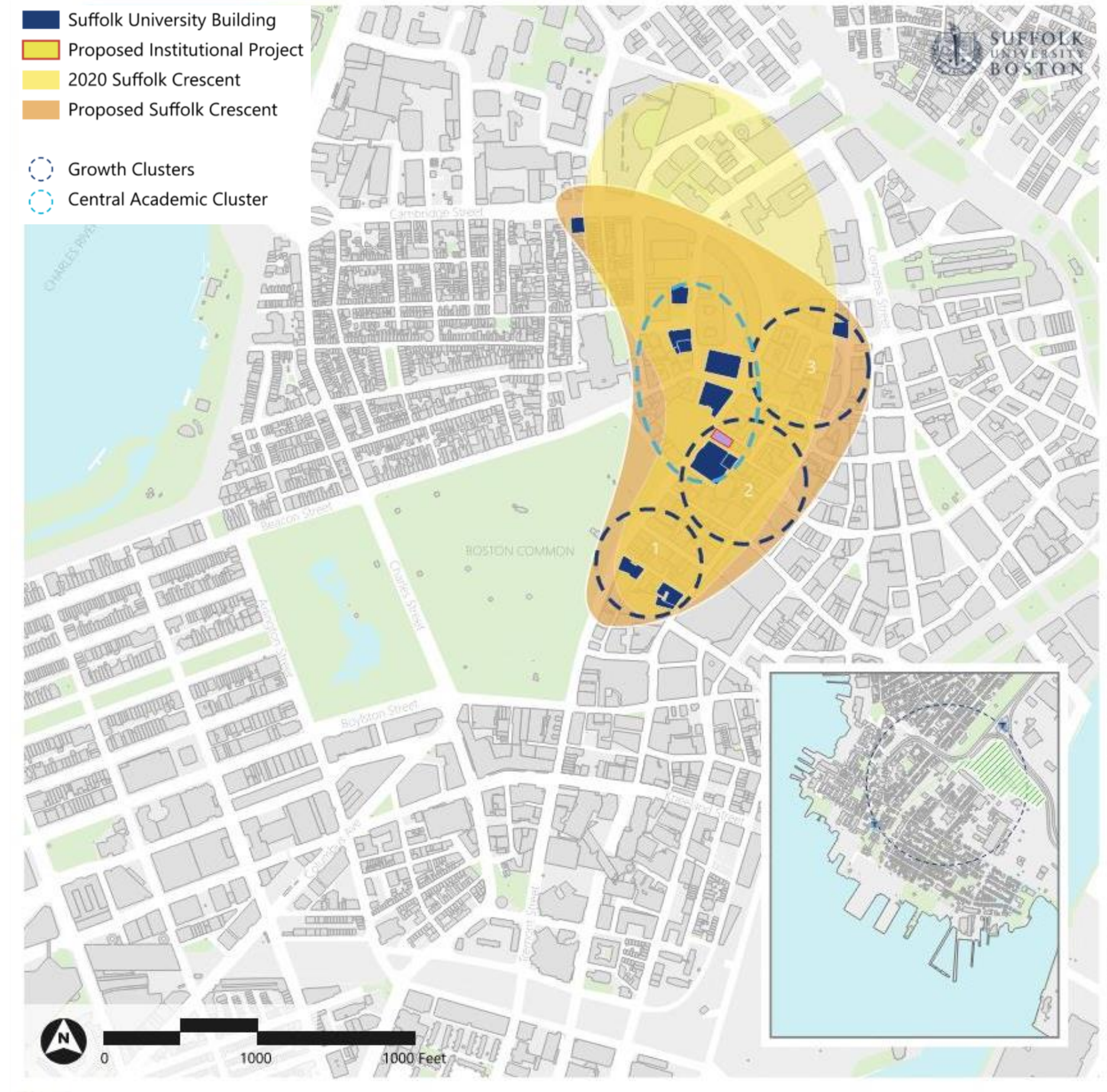
- 10 West Street Residence Hall
- Modern Theatre
- Modern Theatre Residence Hall
- One Court Street Residence Hall (2020 IMP)
- East Boston Athletic Facilities
- Samia Academic Center (20 Somerset St.)





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- 4 Growth Clusters, or areas anticipated for expansion of Suffolk University facilities:
 - 3 in Downtown Boston
 - 1 in East Boston
- 1 Central Academic Cluster
 - Home to major academic facilities
- 101 Tremont St. in Growth Cluster 2





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Fall 2023 fulltime undergraduate enrollment: **4,422**

Fall 2023 Student Housing Beds		Number of Beds
Year Open		
Smith Hall (150 Tremont St)	443	1996
Miller Hall (10 Somerset St)	352	2003
10 West St Residence Hall	266	2008
Modern Theatre (525 Washington St)	184	2010
One Court Street	273	2020
101 Tremont Street	~280	2025
TOTAL	1,798	



Community Benefits

- Meeting the BPDA's goals to decrease the reliance of student populations on the private housing market, thereby limiting aggregate demand for workforce-level housing and limiting rent growth.
- Support the downtown area to be a more vibrant and engaging neighborhood.
- \$75k Contribution to expanding the Bluebikes network to help increase and enhance the amount of bike-share options in the area.
- Updated Sidewalks and Ramps Adjacent to Project Site.
- Continuing Suffolk University's decades long commitment of providing community benefits totaling over 8 million dollars annually.



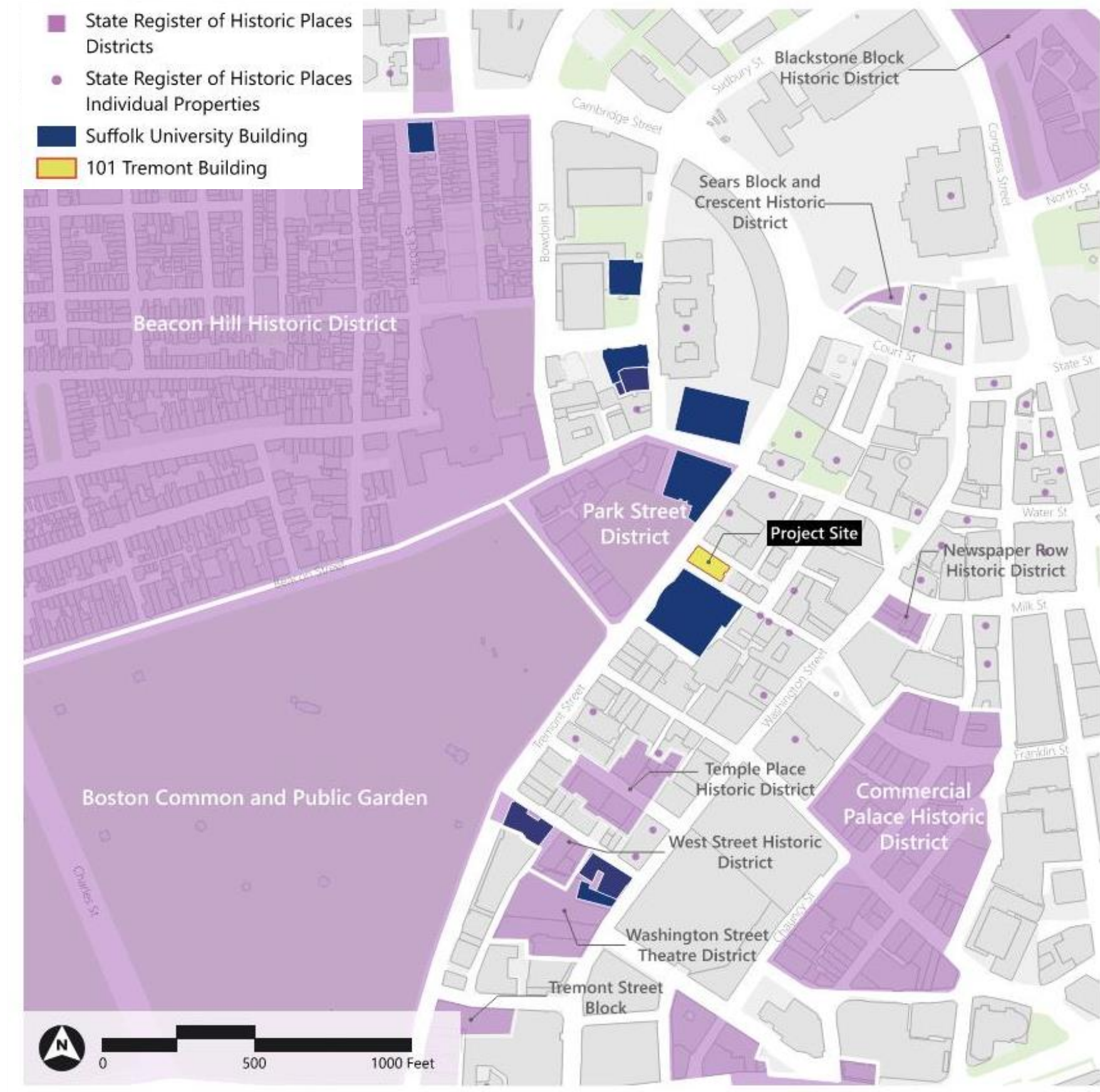
IMP Amendment

- Add 101 Tremont Street to the list of Suffolk University Owner/Leased Properties and establishing an IMP Overlay Area for the Proposed Project.
- Expand the University's Student Housing and establish a strong sense of campus in Downtown Boston and SU growth clusters.
- Provide students with convenient access to the University's academic facilities.
- 2020 IMP Suffolk University committed housing up to 50% of full-time undergraduate class for two years and with the addition of 101 Tremont we are housing 40%.



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101 Tremont Street: Site Context





101 Tremont Residence Hall

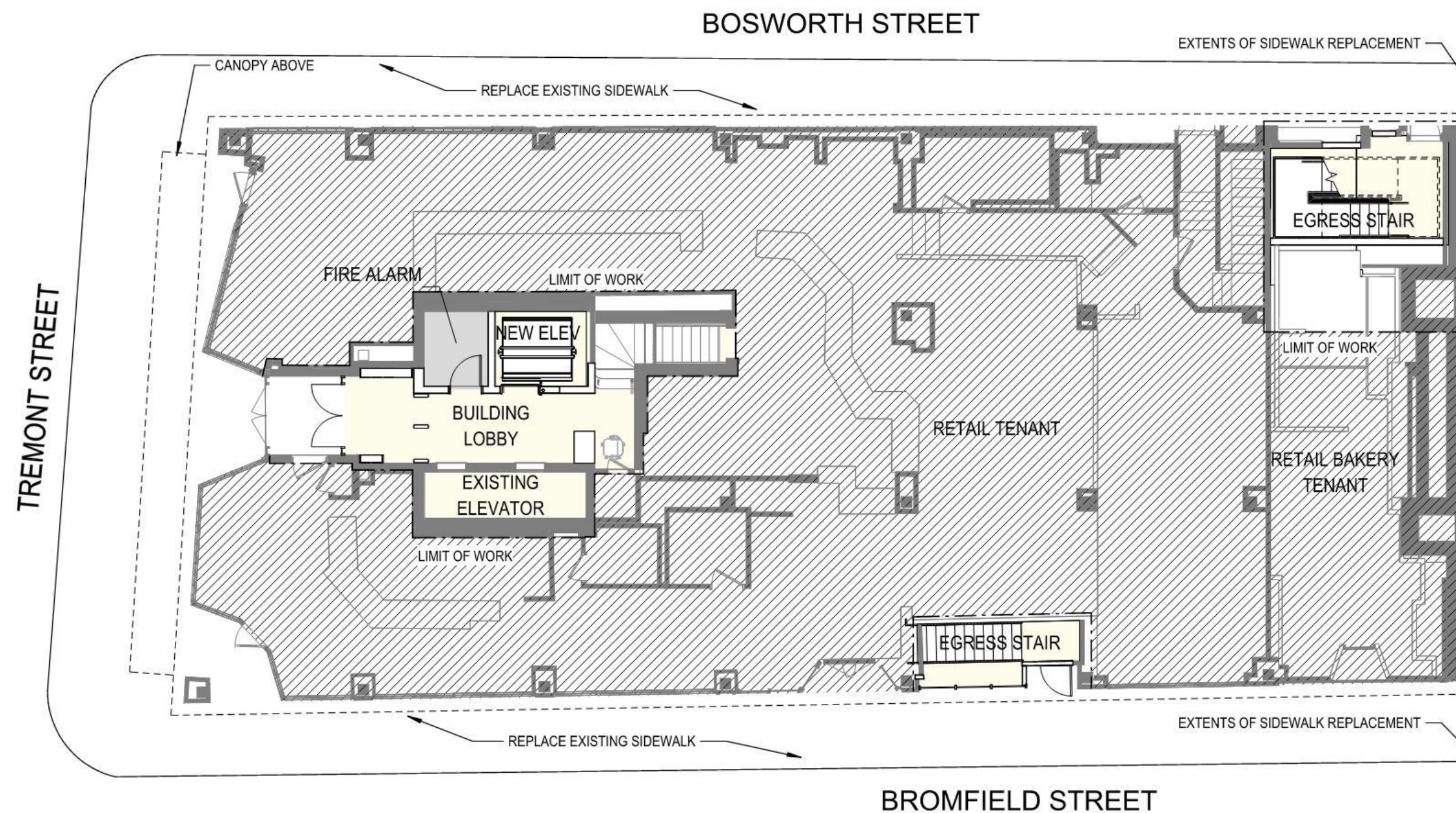
- Up to 280 beds of Student Housing.
- 11 story, 88,265 square feet of existing building.
- Existing ground floor retail to remain.

Project Element	Existing	Proposed
Project Site	±6,671 SF	±6,671 SF
Building Gross Area	±88,265 SF	±88,265 SF
Building Uses		
Office	±67,170 SF	0 SF
Dormitory	0 SF	±67,170 SF
Retail	±11,438 SF	±8,938 SF
Core/Building Support	±9,657 SF	±12,157 SF
Total	±88,265 SF	±88,265 SF
Proposed On-Site Parking Spaces	None	None
Building Height (Feet)	125 ft	125 ft
FAR	13.2	13.2



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101 Tremont Street Ground Floor

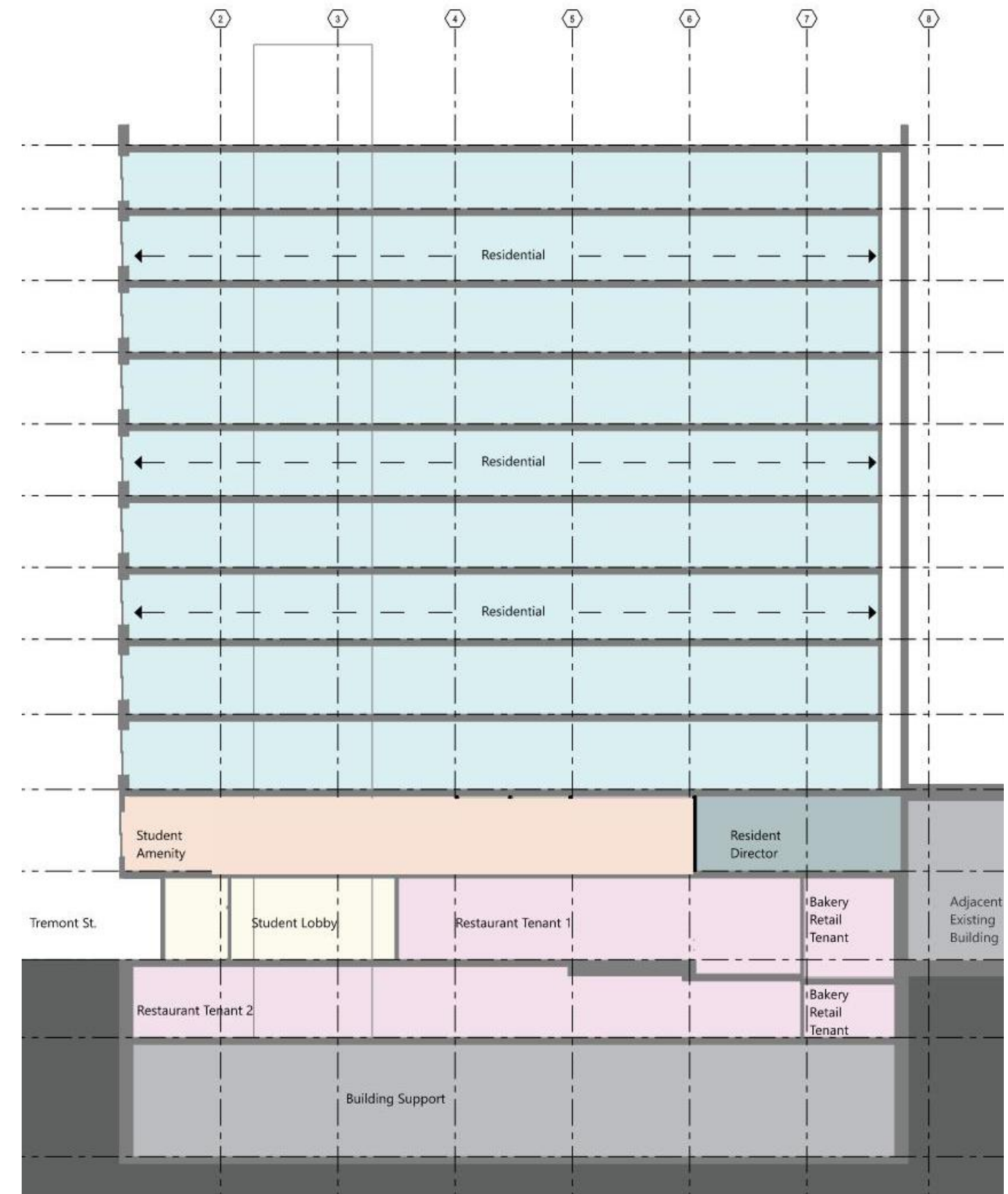


*(7) ADDITIONAL SHORT-TERM BIKE PARKING RACKS WILL BE PROVIDED AT 120 TREMONT STREET



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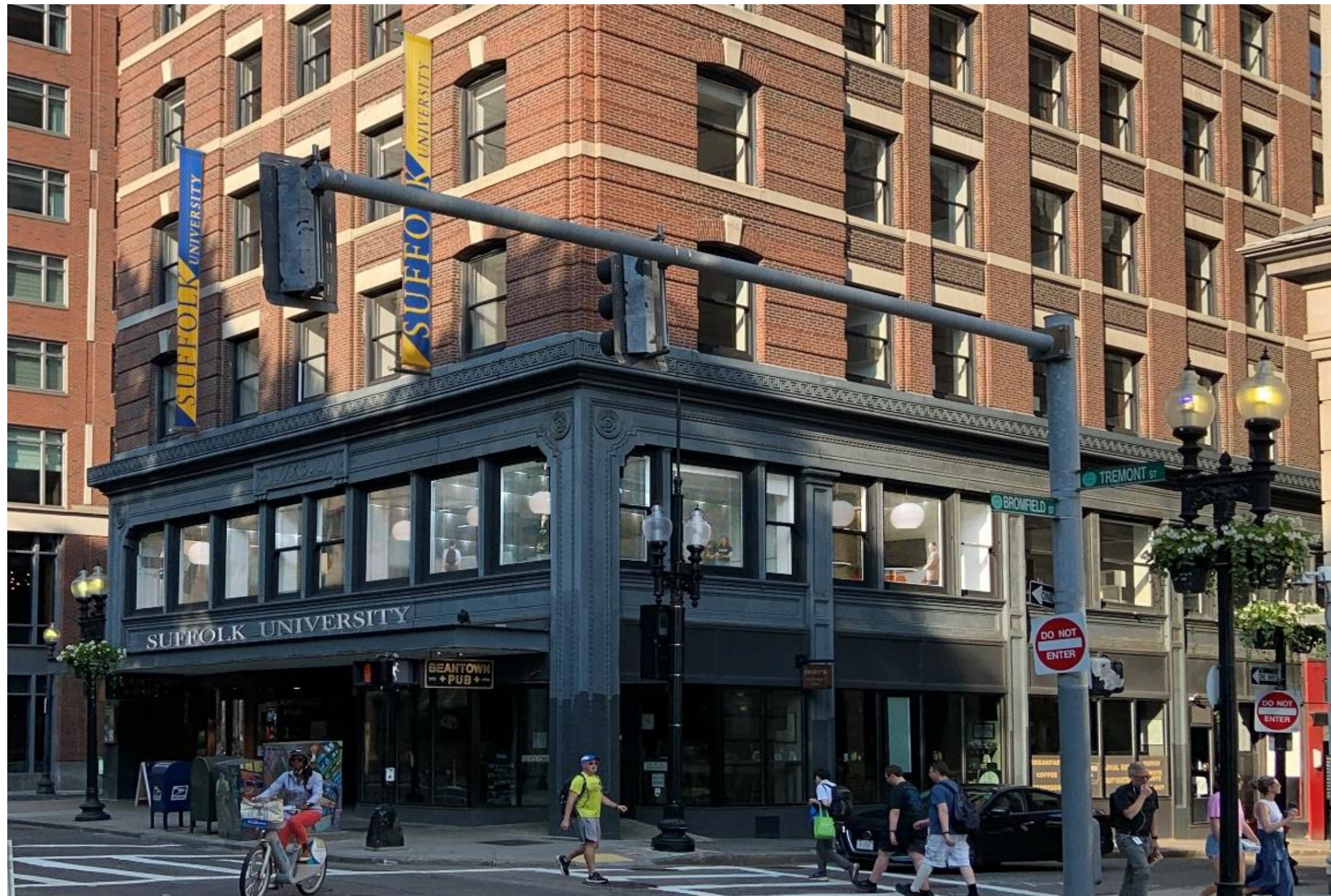
101 Tremont Street – Section with Uses





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101 Tremont Street - Conceptual Renderings





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BPDA BOARD SUSTAIN METRIC

Article 37 Green Building

- LEED Silver / 53 Points and pursuing LEED Gold

Zero Net Carbon Ready

- Excellent predictive Carbon Emission Intensity (Building 2035 pCEI) = 0.96 kg CO₂e/sf-yr
(annual GHG emissions by building SF, based on 2035 electric grid factors)
- Mechanical system upgrades include all-efficient-electric space and DHW heating systems
- Suffolk University is exploring the purchase of renewable energy credits to offset a portion of the building's consumption potential achieving Zero Carbon performance

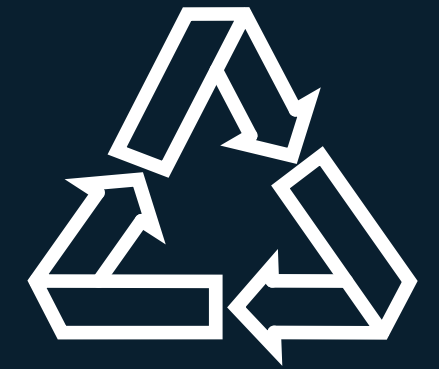
Climate Change Resiliency

- Project Site is located outside of the coastal Flood Resilience Overlay District (CFRDO)
- All new mechanical equipment is located on the roof
- New roof membrane with an initial SRI 0.85 to reduce urban heat island accumulation

Embodied Carbon Reduction Benefits of Building Reuse

- Over 60% reuse of the existing building including foundations, structure and solid building envelope

Sustain



53

LEED Silver

Building 2035 predictive
Carbon Emission Intensity =
0.96 kg CO₂e/sf-yr



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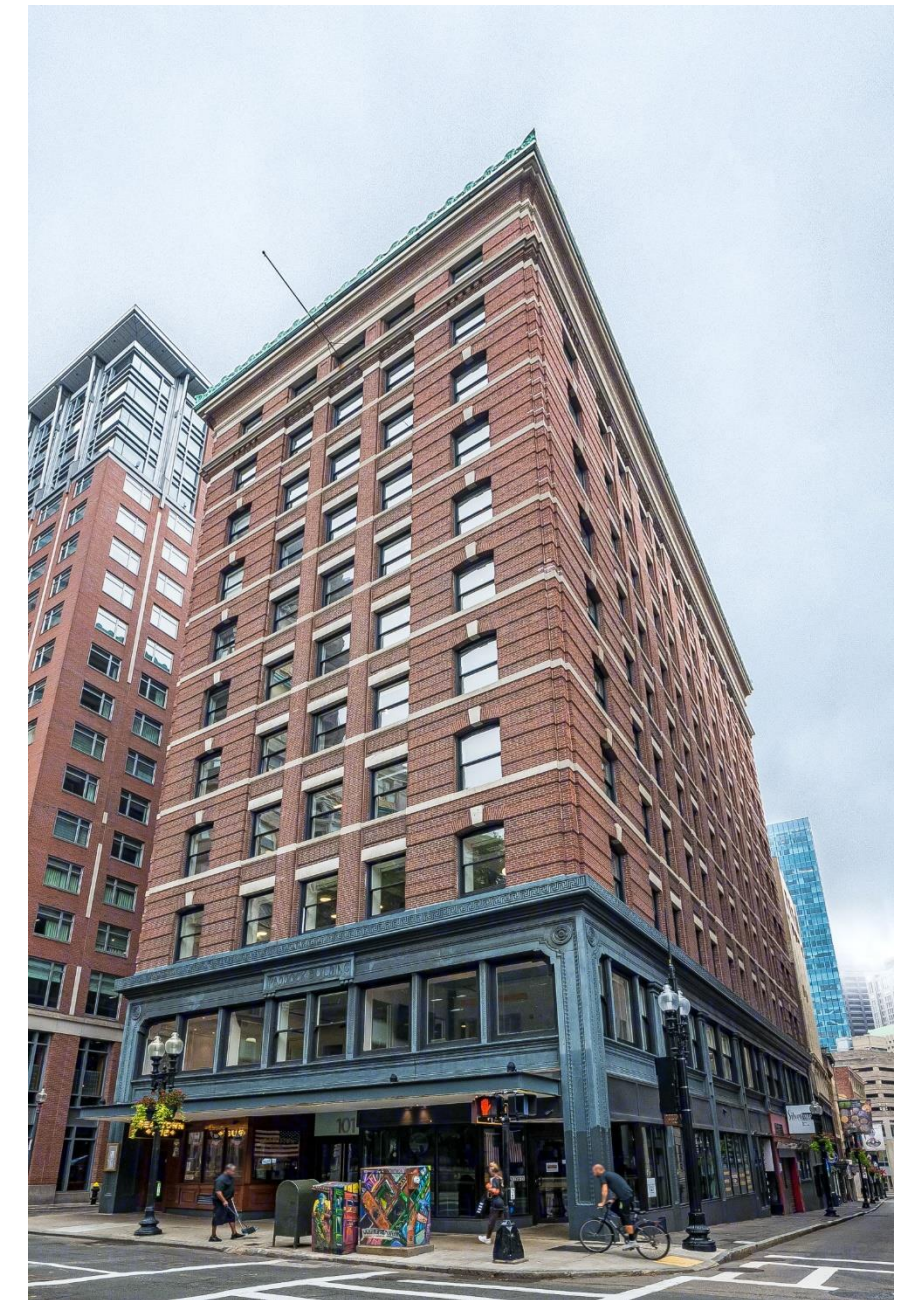
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Appendix Slide



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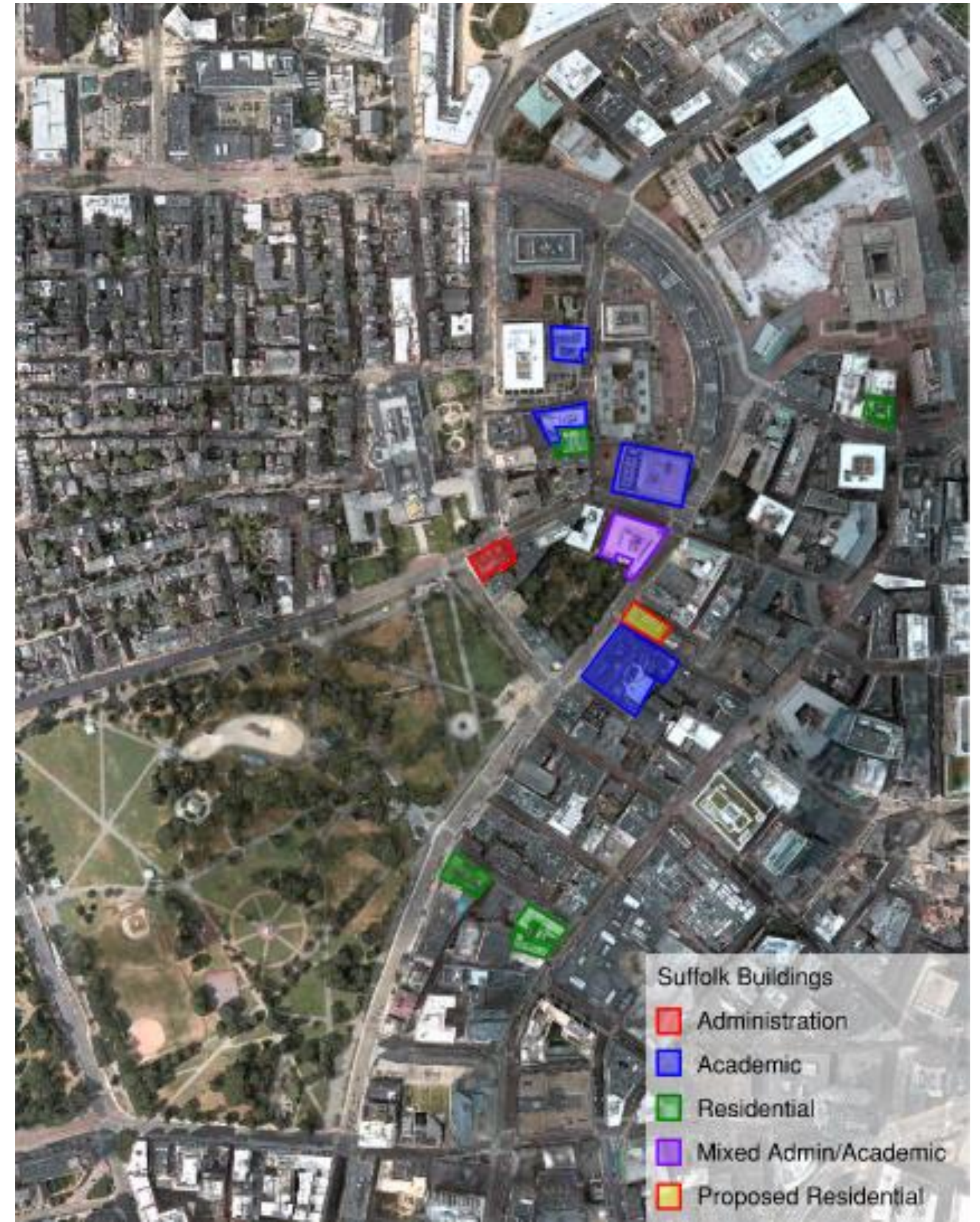
101 Tremont Street – Existing Conditions





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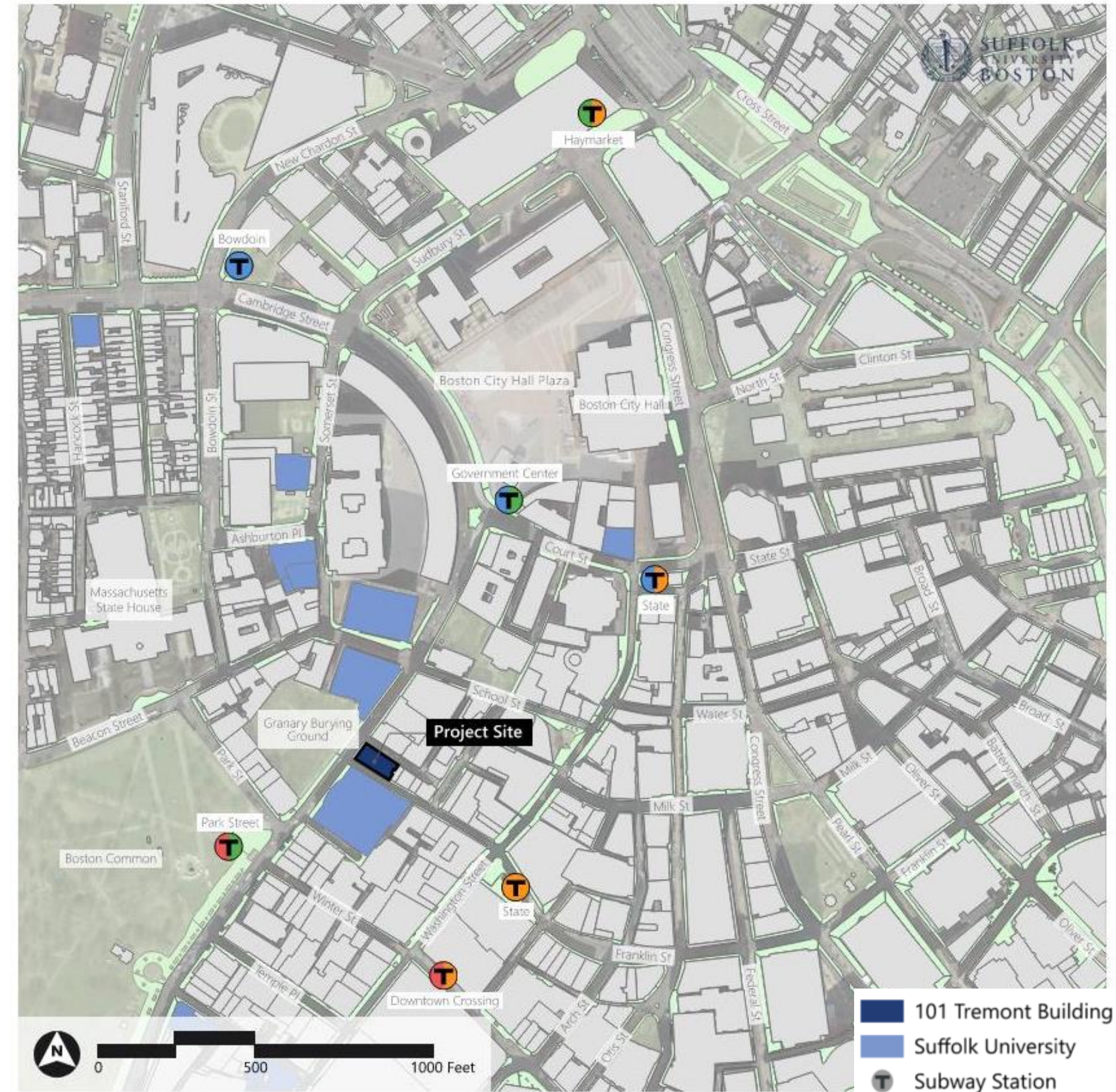
101 Tremont Street – Site Context





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101 Tremont Street – Site Context





The floor plan illustrates the layout of the second floor, featuring a central circulation area (yellow) connecting various functional spaces. On the left, a large Student Lounge (orange) is adjacent to a Multipurpose Room (orange) and a Kitchen (orange). A central stairwell (yellow) is located near the Multipurpose Room. To the right of the central stair, there are three Study Rooms (orange) and a set of Mail Lockers (yellow). Further right, an Egress Stair (yellow) is located. The bottom right section of the plan shows residential units (blue), including an RD APT, RD Bath, and RD Bedroom. Other rooms include a Security office, RD Office, RD Assist, and a Kitchen. The plan also shows an existing elevator and a new elevator lobby. The layout is color-coded: orange for common areas, yellow for circulation, and blue for residential units.

STUDENT LOUNGE

MULTIPURPOSE ROOM

CENTRAL STAIR

ELEV LOBBY

EXISTING ELEV

KITCHEN

SECURITY

RD OFFICE

RD ASSIST

RD APT

RD BATH

RD BEDROOM

STUDY ROOM

STUDY ROOM

STUDY ROOM

MAIL LOCKERS

JANITOR

MAIL/PACKAGES

VENDING

EGRESS STAIR

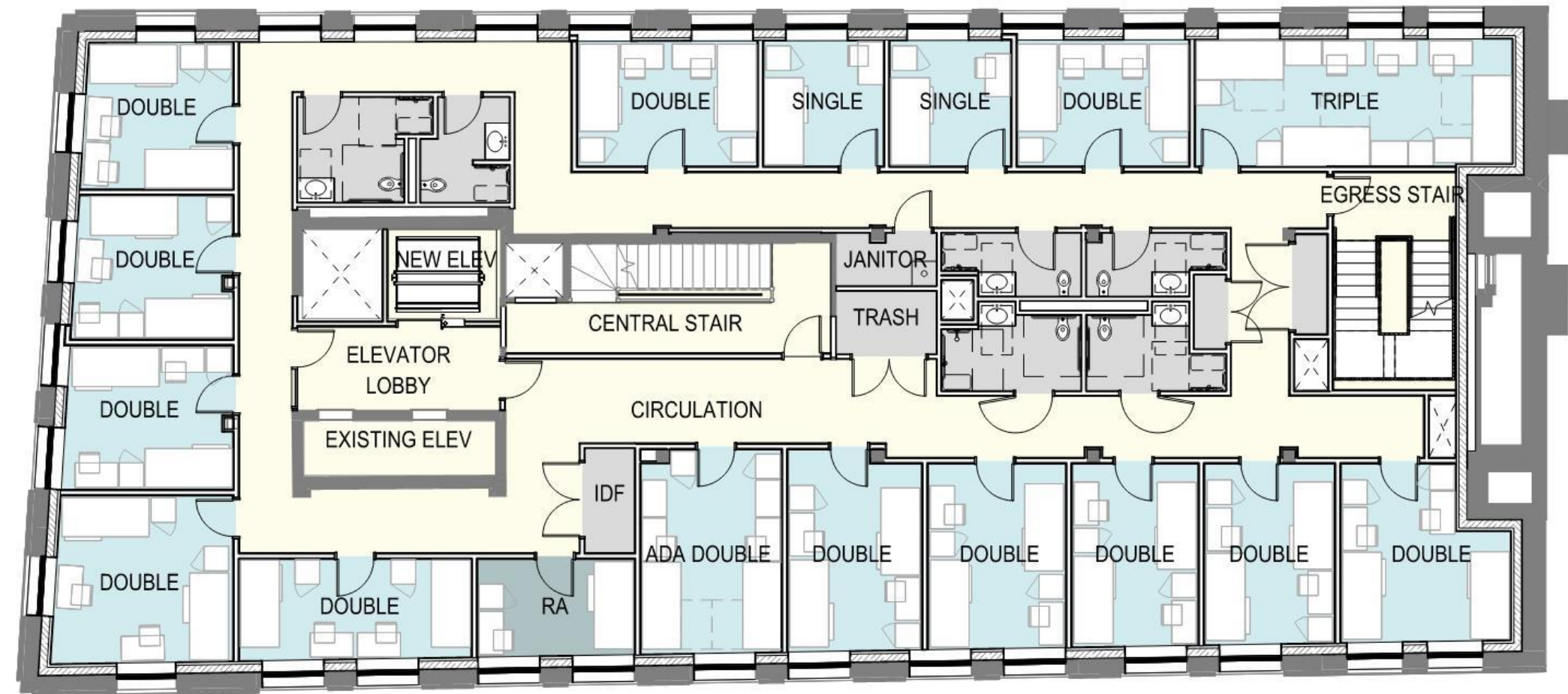
NEW ELEV

CIRCULATION



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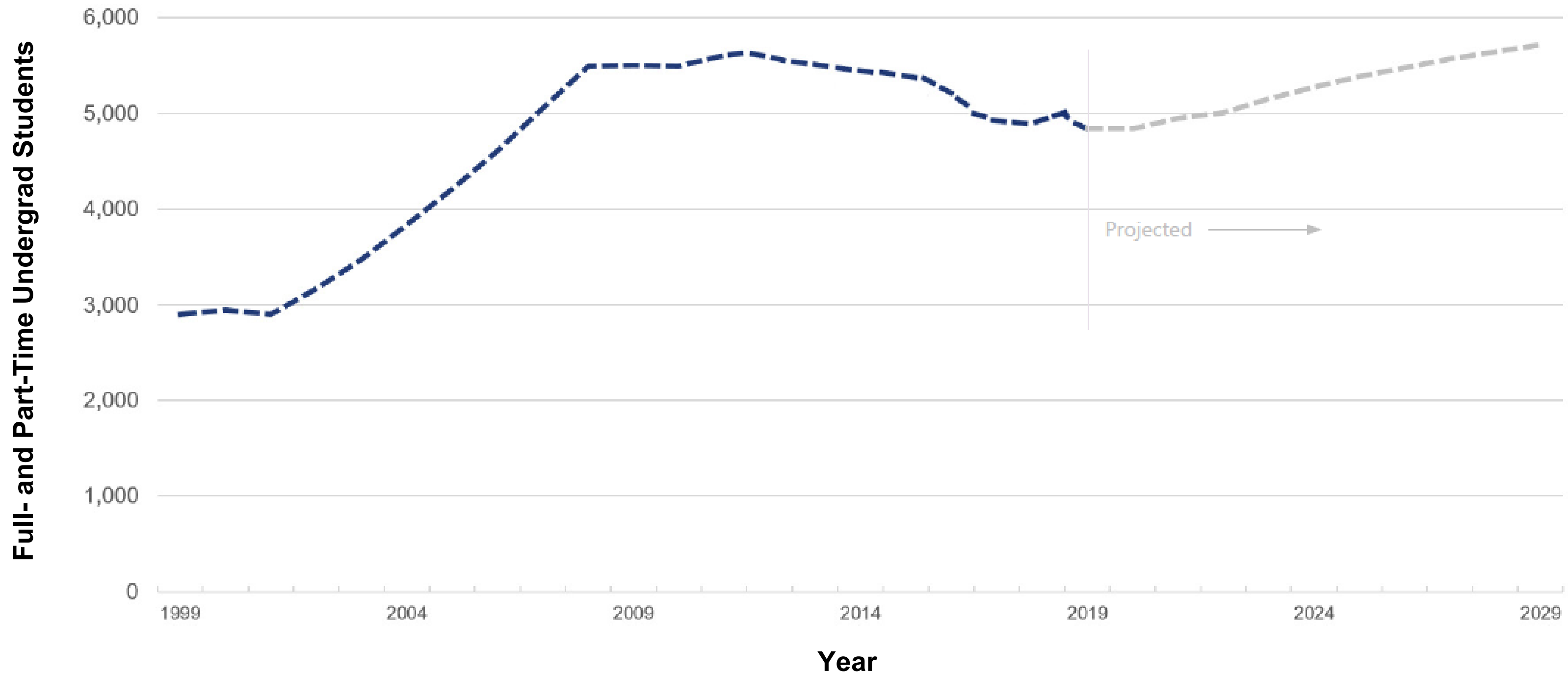
101 Tremont Street Floors 3-11





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2020-2030 Suffolk University IMP Student Enrollment History and Projection





101 Tremont Street – Transportation

- No major changes to site/building access or service/loading.
- No vehicular parking on-site.
- Net decrease in vehicle trips during peak hours (compared to previous office use).
- A transportation demand management (TDM) program will be implemented to reduce reliance on single-occupancy vehicles.
- The Project will identify locations near other Suffolk buildings where 14 short-term bike parking spaces (7 racks) can be accommodated within existing sidewalks and expanded.
- Suffolk University will contribute \$75,000 towards the Bluebikes network.
- The Project will take the opportunity to address accessibility challenges in the area including the non-ADA-compliant ramps located at Tremont where it intersects with both Bosworth and Bromfield. The Project will be updating the Sidewalks and ramps adjacent to the site.



101 Tremont Street – Move-in / Move-out Traffic Management Procedures

- **Staggered Move-in** – students are assigned specific move-in data and time
- **Systematic Unloading** – required to form queue for unloading
- **Unloading Assistance** – student assistants are provided to help with unloading
- **Coordination with BPD** to manage traffic during move-in days.



101 Tremont Street

- Continue to guarantee at least two years of housing for first-year undergraduate students
- Provide a safe and supervised setting for students
- Advance the City's agenda of freeing up more private housing in the neighborhoods and developing university-supervised housing
- Reduce student impacts especially in densely populated neighborhoods