



S U F F O L K U N I V E R S I T Y

Institutional Master Plan

Submitted to
Boston Redevelopment Authority
Boston, Massachusetts

Submitted by
Suffolk University
Boston, Massachusetts

Prepared by

 **Vanasse Hangen Brustlin, Inc.**

In association with
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Rubin & Rudman LLP
Suffolk Construction

April 2008
REVISED June 24, 2008

Suffolk University *Institutional Master Plan*

Submitted by **Suffolk University**
Boston, Massachusetts

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Table of Contents

1. INTRODUCTION

Background.....	1-1
The Urban University.....	1-2
Institutional Master Planning Summary.....	1-3
2002 Suffolk University Institutional Master Plan.....	1-3
2005 Amendment to Suffolk University Institutional Master Plan.....	1-4
2007 Renewal of the Suffolk University Institutional Master Plan.....	1-5
2007 Amendment to Suffolk University Institutional Master Plan – 10 West Street Student Residence Hall Project.....	1-5
Public Process and Coordination.....	1-6
Institutional Master Plan Team.....	1-11

2. MISSION AND OBJECTIVES

Introduction.....	2-1
Importance of Suffolk's Urban Location.....	2-2
Mission Statement.....	2-3
University Objectives.....	2-4
Physical Needs and Strategy.....	2-4
Academic Programs and Initiatives.....	2-7
College of Arts and Sciences.....	2-7
Sawyer Business School.....	2-8
Suffolk Law School.....	2-8
International Campuses.....	2-8
Satellite Programs.....	2-9
Enrollment Rationale.....	2-9
Transformation to a Residential University.....	2-11

3. EXISTING PROPERTIES AND USES

An Urban University.....	3-1
Existing Land Use and Facilities.....	3-2

4. DEMOGRAPHICS

Student Population	4-1
Past Growth Trends	4-1
Full Time Equivalent (FTE)	4-4
Future Enrollment Targets	4-4
Management of Student Enrollment Targets	4-6
National Trends	4-6
Student Residence Locations	4-8

5. PLANNING & URBAN DESIGN FRAMEWORK

Institutional Master Plan Goals	5-2
Suffolk University's Urban Context	5-2
Existing Context/City of Boston Planning Context	5-3
Current and Future Institutional Needs	5-5
Academic	5-7
Student Service.....	5-7
Athletic	5-7
Housing.....	5-7
Parking.....	5-8
Planning Framework.....	5-8
Guiding Principles for Growth	5-10
Growth Areas	5-10
Future Development Areas(Clusters)	5-11
Overview of the Cluster Concept	5-11
Design Framework.....	5-20
Urban Design Objectives	5-20
Public Realm Objectives	5-21
Pedestrian Circulation Objectives	5-22
The University and its Neighboring Communities	5-23
Neighborhood Benefits	5-23
Neighborhood Impacts.....	5-24
Protections for Nearby Residential Areas	5-25
Other Protection Efforts	5-28

6. PROPOSED FUTURE PROJECTS

Proposed Future Institutional Projects	6-1
Modern Theatre	6-3
20 Somerset Street.....	6-6

Additional Proposed Institutional Projects	6-16
Student Services	6-18
Athletics	6-18
Student Housing	6-19
Law School Clinical Programs	6-19
Consolidation of Leased Spaces	6-20
Building Improvements	6-20

7. ZONING AND PERMITTING

Introduction	7-1
Current Zoning	7-2
Institutional Master Plan Area Zoning.....	7-3
Modern Theatre Uses and Dimensions	7-3
20 Somerset Street Uses and Dimensions	7-5
Other Future Institutional Projects	7-6

8. STUDENT HOUSING PLAN

Housing Goals	8-2
Existing Student Housing.....	8-3
Residence Locations of Students (not University owned).....	8-5
Student Housing Policies.....	8-6
Criteria and Procedure for Student Housing	8-6
Student Vehicle Ownership Policy	8-6
Residence Life Policies.....	8-6
Security and Public Safety	8-7
Student Behavior	8-8
Education Measures	8-8
Administration and Prevention	8-9
Enhanced Enforcement	8-10
Future Plans.....	8-11
Area-Wide Student Residence Locations	8-11
Impacts of Student Housing Demand on Surrounding Neighborhoods	8-13
Mitigation Plan for Student Housing Impact.....	8-14

9. TRANSPORTATION AND PARKING MANAGEMENT

Introduction	9-1
Existing Transportation Conditions	9-1
Mode Share	9-1
Public Transportation	9-2
University Parking Supply and Policies.....	9-4

Existing Transportation Demand Management (TDM) Measures in Place	9-5
Pedestrian and Bicycle Environment	9-7
Pedestrian Volumes	9-9
Pedestrian Circulation Guidelines	9-10
Bicycle Transportation	9-10
Student Automobile Ownership, Use, and Parking	9-10
Move-In/Move-Out Traffic Management Procedures	9-12
Loading and Service	9-13
Modern Theatre	9-13
Construction Management	9-14
Construction Hours, Staging and Pedestrian Safety	9-14
Construction Worker Access	9-14
Truck Routes and Volumes	9-14

10. ENVIRONMENTAL SUSTAINABILITY

Introduction	10-1
Existing Sustainability Measures	10-1
Steps Suffolk Has Taken to Become More Sustainable	10-2
Recycling	10-3
Reducing Energy Consumption	10-4
Utilities	10-5
Transportation	10-5
Potential Future Sustainability Programs and Plans	10-6
Article 37 Compliance and Green Buildings	10-6
Solid Waste	10-6

11. HISTORIC RESOURCES AND PRESERVATION PLAN

Purpose and Scope of the Plan	11-1
Preservation Planning Goals and Objectives	11-1
Preservation Planning Issues and Methodology	11-2
Suffolk University History and Development	11-3
History and Development from 1906 to the Present	11-3
Suffolk University Properties	11-5
Properties	11-5
Adjacent Resources	11-10
Relevant Regulations	11-10
Introduction	11-10
Proposed Projects	11-12
Summary of Proposed Projects	11-12
Modern Theatre	11-13
20 Somerset Street	11-13

Growth Areas	11-14
Recommendations	11-15
Summary	11-15

12. ECONOMIC DEVELOPMENT

Introduction	12-1
Economic Development Contributions of the University	12-1
Employment and Workforce Development	12-2
Current Employment	12-2
Future Employment	12-3
Workforce Development	12-4
Creative Economy	12-4
Purchasing and Business Development	12-5
Financial Payments to the City of Boston	12-6
Pilot	12-6
Taxes	12-6
Linkage and Mitigation Payments	12-7

13. PUBLIC BENEFITS PLAN

Introduction	13-1
Existing Community Benefits	13-1
Existing Programs/Benefits	13-1
Civic Involvement	13-11
Community Relations	13-12
Future Community Benefits	13-13
Community Benefits and Mitigation Associated with Modern Theatre Project....	13-13
Community Benefits and Mitigation Associated with 20 Somerset Street Project	13-14

APPENDICES

Appendix A: BRA Scoping Determination
Appendix B: Resonse to Comments
Appendix C: DCAM Letter
Appendix D: Key Elements of Agreements with Civic Associations

List of Tables

Table No.	Description	Page
1-1	Suffolk University Community Task Force Members	1-7
1-2	Suffolk University IMP Timeline	1-8
3-1	Existing Facilities	3-3
4-1	Suffolk University Historical Enrollment	4-2
4-2	Suffolk University Enrollment Breakdown by Degree	4-2
4-3a	Suffolk University College of Arts & Sciences Enrollment Breakdown by Undergraduate Academic Program (Highest Enrolled Programs)	4-3
4-3b	Suffolk University Business School Enrollment Breakdown by Undergraduate Academic Program (Highest Enrolled Programs)	4-3
4-4	Full Time Equivalent Enrollment Compared with Headcount.....	4-4
4-5	Suffolk University Enrollment Projections	4-5
4-6	Total Fall Enrollment in Degree-Granting Institutions, by Age: Selected Years, 1990 through 2014 [In thousands].....	4-7
4-7	Percent of Students Housed in Residence Halls	4-9
5-1	Future Development Program.....	5-6
5-2	Gross Floor Area within IMP by Subuse (SF)	5-6
5-3	Percent of Suffolk Facilities in Beacon Hill Non-Expansion Area	5-9
6-1	Proposed Future Institutional Projects	6-2
6-2	NESAD Enrollment	6-7
6-3	Proposed Additional Future Projects	6-17
7-1	Anticipated Permits and Public Approvals for the Modern Theatre Project	7-4
8-1	Relationship of Enrollment Targets and Student Housing Goals.....	8-4
8-2	Comparison of Percent of Full-Time Undergraduate Students in University Housing (2007).....	8-5
8-3	Additional University-owned Student Housing Built in Boston 2000-2006.....	8-12
8-4	Residence location of Students in Boston Neighborhoods.....	8-12
8-5	Recent and Planned Residential Projects in Downtown Crossing.....	8-13
9-1	Drive-Alone Percentages at Area Institutions	9-2
9-2	Suffolk University Travel Mode Shares	9-2

9-3	Rapid Transit Service Near Suffolk University	9-3
9-4	MBTA Bus Service Near Suffolk University	9-4
9-5	Study Area Parking Facilities	9-5
9-6	Observed Pedestrian Activity at 150 Tremont Street Residence Hall.....	9-9
9-7	Expected Pedestrian Activity at Modern Theatre Residence Hall.....	9-9
11-1	Historic Status of Existing Campus Facilities	11-7
11-2	Historic Districts Adjacent or Proximate to Suffolk University Buildings	11-8
11-3	Individual Properties Adjacent or Proximate to Suffolk University Buildings.....	11-9
12-1	Suffolk University Employment	12-3
12-2	Location of Residence of Suffolk University Faculty, Staff, and Contract Employees.....	12-3

List of Figures

Figure No.	Description	At End of Chapter
3-1	University Location in the City.....	
3-2	Property Locations and Building Footprints	
5-1	Institutional Program Needs.....	
5-2	Suffolk Moving Away from Beacon Hill	
5-3	Other Institutions in the Study Area	
5-4	Expansion Areas and the “Suffolk Crescent”	
5-4 a-e	Close Ups of Each of the 5 Clusters	
5-5	Public Realm.....	
5-6	Non-Expansion Areas	
6-1	Modern Theatre - Existing Building.....	
6-2	Modern Theatre - Proposed Elevation	
6-3	Modern Theatre - Building Section	
6-4	Modern Theatre - Theater Ground Floor Plan and Section	
6-5	Modern Theatre - Typical Upper Floor Plan (Residential)	
6-6	Modern Theatre Integrated Ground Floor Plan	
6-7	Modern Theatre Washington Street Elevation	
6-8	Pedestrian Path between NESAD and Other Academic Buildings	
6-9	20 Somerset Street - Existing Building	
6-10	20 Somerset Street - Site Area and Existing Footprint	
6-11	20 Somerset Street - Height Commitment	
6-11a	20 Somerset Street – Zoning Envelope	
6-12	20 Somerset Street - Street Sections	
6-13	Classroom Relocation from Fenton Street.....	
6-14	20 Somerset Street - Concept Plan	
6-15	20 Somerset Street - Building Envelope	
6-16	20 Somerset Street - Allocation of Uses	
6-17	20 Somerset Street - Ground Floor.....	
6-18	20 Somerset Street - Typical Upper Floors.....	
6-19	Modernizing Classrooms	
6-20	20 Somerset Street -- Athletic Facility Alternative.....	
6-21	Student Services Program Needs.....	
6-22	Athletic Program Needs	
6-23	Consolidation of Leased Spaces at 73 Tremont Street	
6-24	Consolidation of Leased Spaces at 73 Tremont Street	
7-1a -b	IMP Area Zoning Maps	

8-1	Off-Campus Undergraduate Suffolk Student Boston Residence Locations.....
8-2	Off-Campus Graduate Suffolk Student Boston Residence Locations.....
9-1	Public Transportation
9-2	Off-Street Parking
9-3	Bicycle Rack Locations
9-4	Pedestrian Circulation Routes
11-1	Historic Resources Map.....
11-2	Preservation Plan Figures.....

1

Introduction

Background

In late 2006, Suffolk University (the “University”) began the planning process to prepare a new Institutional Master Plan (“IMP”) anticipating the next ten years of the University’s growth and development. Suffolk University’s current IMP, dated July 2001, was approved by the Boston Redevelopment Authority (BRA) on December 6, 2001, adopted by the Boston Zoning Commission on February 13, 2002 and approved by the Mayor on February 25, 2002. It has been amended and renewed through April 24, 2008 or until such time as a new IMP is made effective, whichever is earlier.. This planning process included the BRA, an 18-member multi-neighborhood Task Force, and Suffolk University.

The Institutional Master Plan provided herein is the result of this year-long process. The goals of Suffolk University, as expressed herein, are: to increase the percentage of students living in University owned housing; to provide much needed additional space for academic purposes including classrooms, offices, and studios; to provide additional space for student services; to provide new athletic facilities; and to consolidate University functions from leased spaces into University owned facilities.

As is described in more detail in Chapter 6, Suffolk is proposing two new projects in this IMPNF: (1) the Modern Theatre cultural and residential project and (2) the 20 Somerset Street academic building project. In addition, the IMP sets forth the future needs of the University, which will be fully addressed through additional projects during the ten-year term of the proposed IMP. Although these future projects reflect the goals and needs of the University, specific locations for such projects have not been identified in this IMP. When specific sites and projects are identified, they will be submitted as amendments to the IMP for BRA and public review. Suffolk is focused on pursuing the Modern Theatre and 20 Somerset Street projects before developing other future projects. Suffolk expects to stabilize the undergraduate student population at approximately 5,000 FTE students throughout the term of the plan.

The IMPNF submitted in January 2008 initiated the BRA review process pursuant to *Section 80D Institutional Master Plan Review* of the Boston Zoning Code. A 45 day public comment period closed on February 28, 2008 and the BRA issued its Scoping Determination on March 21, 2008. This IMP is in response to the BRA's Scoping Determination. The IMP is organized into several chapters in accordance with Article 80.

- *Chapter 2* describes the University's Mission and Objectives.
- *Chapter 3* provides an inventory of the University's existing programs, facilities and current land uses.
- *Chapter 4* describes the University's student demographics..
- *Chapter 5* outlines Suffolk's program and space needs and describes the University's planning framework and process; this chapter is the heart of the IMP.
- *Chapter 6* describes the University's Proposed Future Projects.
- *Chapter 7* describes the underlying zoning districts and zone change required for this IMP.
- *Chapter 8* is the Suffolk's Student Housing Plan.
- *Chapter 9* describes modes of transportation serving the University, parking, and other transportation related issues.
- *Chapter 10* is dedicated to sustainability initiatives undertaken by the University.
- *Chapter 11* is Suffolk's Preservation Plan.
- *Chapter 12* introduces the University's contributions to economic development.
- *Chapter 13* describes community benefits provided by Suffolk.
- *A Response to Comments* provided on the IMPNF by agencies, representatives, the task force, organizations, and the public is provided in *Appendix B*.

The Urban University

Suffolk University's location, near Boston's legal, government, business, and financial centers, allows it to utilize these neighboring institutions to provide students with a wide range of experiential learning and research. The public also benefits from the University's central location in Boston.

While Suffolk sees great mutual benefit and opportunity in its urban location, the University is also constrained within its urban environment. A true urban university, Suffolk has no green quadrangles, expansive athletic fields, residential villages, and dedicated university utility and circulation systems—in fact, Suffolk has no discernable boundaries. The University form consists of its buildings which operate on public streets and fully integrated within downtown Boston and its neighborhoods. Therefore, Suffolk is faced with a unique challenge to unite its members while also remaining open to its host city.

Suffolk is not alone in this configuration – in fact, there are many urban universities such as New York University, George Washington University and Savannah College of Art whose physical form, like Suffolk’s, is a conjunction of city and academia, and whose public realms are inextricably the same. The urban university’s primary planning process is a joint one of bringing its academic and social needs into alignment and fruition in the context of the city’s evolution and the University’s own evolution.

Institutional Master Planning Summary

In accordance with Section 80D-1 of the Boston Zoning Code (the “Code”), the purpose of Institutional Master Plan Review is to—in addition to outlining the University’s future plans—provide for the well-planned development of institutional uses in order to enhance their public service and economic development role in the surrounding neighborhoods. IMP review recognizes that institutions need to expand and renovate their facilities more frequently than do other uses, and that the cumulative effects of incremental expansion may be greater than, or different from, the effects of each project individually. To assess these cumulative impacts and community benefits, IMP review examines the combined impacts of an institution’s overall development program and affords the public the opportunity for review and comment.

The following sections outline the history of Suffolk’s Institutional Master Planning Process.

■

2002 Suffolk University Institutional Master Plan

The University’s current IMP, was approved by the BRA on December 6, 2001, and was approved by the Boston Zoning Commission and became effective on February 25, 2002. It provided detailed information on the University’s mission and objectives, the existing uses of its facilities, future University context, and information pertaining to the proposed development of a residence hall at 10 Somerset Street and construction or renovation of a building for administrative use. The 2002 IMP was set to expire on February 25, 2007 and the University filed for an IMP Renewal to better prepare for its next phase of master planning by extending the validity of the 2002 IMP to April 24, 2008. Projects included in the 2002 IMP are described in the following sections.

Residence Hall at 10 Somerset Street

Suffolk University proposed the construction of a residence hall at 10 Somerset Street in its 2002 IMP, following the successful introduction of student housing at its first

residence hall at 150 Tremont Street in September 1996. The proposed residence hall, Nathan R. Miller Hall, was intended to ease the increasing demand for undergraduate housing by applicants and existing students. The project was consistent with the City of Boston's policy encouraging additional on-campus (or "university-owned") University housing throughout the City.

Construction on the residence hall began in April 2002. Miller Hall was open in the fall semester 2003 to house 345 students in a state of the art, environmentally friendly building.

New or Renovated Administration Building

The University identified one additional objective in the IMP: the construction of a new administration building or renovation of an existing building on a site owned or controlled by the University proximate to its existing facilities to house functions conducted within space currently leased by the University. This objective was fulfilled by the 73 Tremont Street project, the subject of the University's first Amendment to the IMP, discussed below.



2005 Amendment to Suffolk University Institutional Master Plan

The University's first Amendment to its IMP, effective April 14, 2005, contained information on the University's on-going planning efforts. It included its Master Lease of 73 Tremont Street and three other buildings. Today, the building houses administrative, academic and student offices as well as the Mildred F. Sawyer Library. The university currently occupies approximately 60 percent of the building.

73 Tremont Street

Suffolk entered into a long-term Master Lease with 73 Tremont Street Realty LLC for the building at 73 Tremont Street that provided Suffolk with the ability to consolidate its administrative and faculty office space in a location proximate to its other facilities. The 2005 Amendment detailed the institutional uses to be housed in 73 Tremont Street over the next 10 years as existing commercial leases in the building expire. Since 2005, Suffolk has undertaken a number of projects to relocate faculty, staff, and university functions, including the Office of the President and the Mildred F. Sawyer Library, to 73 Tremont Street. Suffolk has also undertaken a commensurate backfill program to reuse spaces vacated by the relocations into 73 Tremont Street. Suffolk now occupies approximately 186,000 SF or about 60 percent of the space in the building. Suffolk will occupy the remaining 118,000 SF as it becomes available. As discussed below, in early 2007 Suffolk requested an IMP

Renewal that allows it to continue the “fit out” of its space at 73 Tremont Street as additional leased area became available to the University.

45 Bromfield Street

In the spring of 2002, Suffolk University leased approximately 2,000 SF of space at 45 Bromfield Street. Located directly across the street from Suffolk Law School’s David J. Sargent Hall, the space houses the Suffolk Law School Juvenile Justice Center.

20 Beacon Street

In April 2004, Suffolk completed the sale of its six-office condominium units located in 20 Beacon Street. This property is no longer a part of the University and has been withdrawn from the area covered under the IMP. The building was permitted for residential use by the City and residential units are currently for sale.

Goldberg Building at 56 Temple Street

In June of 2004, Suffolk University completed the sale of 56 Temple Street. This property is no longer a part of the University and has been withdrawn from the area covered under the IMP. The building has been permitted as a residential use by the City.



2007 Renewal of the Suffolk University Institutional Master Plan

A Renewal Project Notification Form (PNF) to the University’s 2002 Institutional Master Plan was submitted to the BRA on February 13, 2007. The Renewal was approved by the BRA Board on April 24, 2007 and extended the efficacy of the plan for a period of one year following BRA approval on April 24, 2007 or until such time as a new IMP is made effective, whichever is earlier. The renewal also allowed the University to obtain Certifications of Consistency for its ongoing move into the remaining space at 73 Tremont Street.



2007 Amendment to Suffolk University Institutional Master Plan -- 10 West Street Student Residence Hall Project

In May 2007, the University submitted an Amendment to its 2002 IMP along with a Draft Project Impact Report (DPIR) seeking Boston Redevelopment Authority (BRA) approval of a new undergraduate student residence hall at 10 West Street. Suffolk

proposed the renovation of an existing building, which had been proposed for conversion to condominium use, into a 274-bed residence hall. The proposed residence hall is consistent with the City of Boston's policy encouraging additional university-owned housing and it will help to meet the increasing demand for undergraduate housing by applicants and existing students. The 10 West Street project was approved by the BRA Board in September 2007 and opened to students in January 2008.

Public Process and Coordination

A comprehensive public process and review framework was started by the University with the assistance of the BRA to develop a new 10-year Institutional Master Plan for the University. To help guide the University in its efforts, the University retained the services of the world-renowned architectural and planning firm, Chan Krieger Sieniewicz (CKS), to work with the University and the community to provide a plan for guiding future University development. The Mayor appointed the members of the Suffolk University Institutional Master Plan Task Force, and the BRA initiated a series of Task Force meetings with the University and CKS in early 2007. The list of Task Force members is presented in Table 1-1 and a list of its meetings and other major meetings and milestones in the IMP timeline are provided in Table 2-2.

**Table 1-1
Suffolk University Community Task Force Members**

Name	Affiliation
Victor Brogna	North End Waterfront Residents Association
Margaret Carr	Downtown/Midtown Ladder Area Resident
John Delano	Beacon Hill Business Association
Christine Dunn	Downtown/Midtown Ladder Area Resident
Jane Forrestall	West End Council
William Hayward	Temple Street Resident
Norman Herr	West End Neighborhood Association
Courtney Ho*	Chinatown Main Streets <i>(replaced Tim Obert)</i>
Billie Lawrence	Upper Beacon Hill Civic Association
Duane Lucia*	West End Civic Association <i>(replaced Louise Thomas)</i>
Beatrice Nessen	Garden of Peace
Bob O'Brien	Downtown North Association
Tim Obert*	Downtown/Midtown Ladder Area Resident & Hyatt Hotel GM <i>(vacated seat as of August 2007)</i>
Deanna Palmin	Resident, Tremont on the Common
Daniel Passacantilli	North End Resident
Mary Ann Ponti	Downtown/Midtown Ladder Area Resident & Downtown Crossing Association Board Member
Louise Thomas*	West End Civic Association <i>(vacated seat)</i>
Robert Whitney	Beacon Hill Civic Association

NOTE: Members marked with an * did not serve for the full time; they either vacated their seats mid-process or replaced those that left.

**Table 1-2
Suffolk University IMP Timeline**

Date	Meeting or Milestone	Task force Meeting Topics
03/01/2007	Task Force Meeting	Suffolk Today: Priorities & Recent Growth Why Suffolk is Transforming: Academic Plan Projected Growth and Stabilization Accommodating Growth: The Facility Needs Potential Directions for University Expansion
03/21/2007	Task Force Meeting	10 West Street Residence Hall Article 80 Process
03/30/2007	IMP Notification Form / Project Notification Form for 10 West Street Filed	
04/05/2007	Task Force Meeting	Physical Plant Needs & Priorities 2001-2017 Reasons for the Transformation Expansion Possibilities
04/11/2007	10 West Street Task Force Subcommittee Meeting	
04/23/2007	10 West Street Task Force Subcommittee Meeting	
04/24/07	Public Meeting on 10 West Street Residence Hall	
05/09/2007	IMP Amendment/Draft Project Impact Report for 10 West Street Filed	
05/16/2007	Task Force Meeting	Physical Plant Needs & Priorities 2001-2017 Existing Facilities Student Center Program Needs Modern Theatre
05/22/2007	10 West Street Task Force Subcommittee Meeting	
06/04/2007	10 West Street Task Force Subcommittee Meeting	
06/14/2007	Task Force Meeting	Recent and Planned Residential Projects in Downtown Crossing Downtown Employees and Populations Students by Neighborhood Urban University Models
06/26/2007	Public Meeting on 10 West Street Residence Hall	
06/26/2007	10 West Street Task Force Subcommittee Meeting	
08/28/2007	Task Force Meeting	Master Plan program Recap The Suffolk Crescent 10 West/Modern Theatre update Program Distribution Concept of a Dispersed Student Center 20 Somerset and Program Needs
09/20/2007	Public Adequacy Determination issued on 10	

Date	Meeting or Milestone	Task force Meeting Topics
	West Street by BRA	
09/24/2007	Task Force Meeting	Updates on Athletic Program Student Housing and Enrollment 10 West Public Benefits 20 Somerset and Program Needs IMP Process
10/15/2007	Task Force Meeting	Enrollment Growth in Relationship to Growth in Housing Enrollment by Academic Division Presentations by the Academic Deans: CAS, Sawyer Business School, Law School 20 Somerset Street
11/13/2007	Task Force Meeting	Distribution of Review Draft of IMPNF and Modern Theatre PNF
12/04/2007	Task Force Meeting	Discussion of Draft IMPNF Surrounding Institutional Expansion Cluster 2 and 3 73 Tremont Street/Space Consolidation Housing Overlay 20 Somerset Street
01/24/08	Task Force Meeting	IMP Process Contents of Suffolk's IMP Modern Theatre update 20 Somerset Street update
01/31/08	BRA Public Hearing	IMPNF and DPIR comments from the public
03/11/08	Task Force Meeting	Summary of comments received on the IMPNF and DPIR Responses to major concerns raised: Enrollment, Avoiding adverse neighborhood impacts, Student auto ownership, Student behavior issues, Temple Street, and likely growth areas in the clusters.
04/15/08	Task Force Meeting	Modern Theatre Summary of changes and new information in IMP

Through April 2008, the Task Force has held 13 meetings to provide community input to the University and CKS in the development of the ten-year plan. This included reviewing the goals of the university, existing and future student demographics, the university's major program needs in several areas, the existing urban context surrounding the University and plans for the 10 West Street Residence Hall Project. Detailed information was presented to the Task Force regarding Suffolk's needs and goals for academic space, student housing, space for student services and athletic facilities. Various parameters defining the space needs for these program needs were also discussed. In response to this information, the Task Force provided Suffolk with input on suitable locations for meeting its program needs. Working together, the Task Force, Suffolk, and CKS developed the concept of five clusters or development areas in which the suitability for various uses would be defined. One of the clusters is the focus of existing buildings and the other four clusters represent development areas that would shift the center of gravity of the University away from Beacon Hill toward Tremont and Cambridge Streets. These

clusters were combined into the Suffolk Crescent, which represents a general area encompassing existing facilities and the areas suitable for future development.

The Task Force also encouraged Suffolk to respond to a BRA Request for Proposals for redevelopment of the Modern Theatre on Washington Street. Suffolk submitted a proposal to develop a student residence on upper floors and ground floor cultural space on the site that had the support of the community, as described in more detail in *Chapter 6*. The BRA selected Suffolk as the developer for the site and the Task Force has been reviewing the development of concept plans for the property.

A subcommittee was appointed by the Task Force to review the 10 West Street project and present recommendations to the full Task Force. Five subcommittee meetings were held during which the evolving plans for the project were presented and reviewed. The subcommittee review focused on the impact of the project on the adjacent area and its contribution to meeting the goals and needs of Suffolk. Major areas of concern for the subcommittee and the community were the development of appropriate retail space on the ground floor of the project, security, additional University development in the area and measures to mitigate the impact of the project on the adjacent community.

During the subcommittee review, the BRA conducted two public meetings on the 2007 IMP Amendment and Draft Project Impact Report for the 10 West Street Residence Hall Project. Based on the public review process and the subcommittee's work, the subcommittee unanimously recommended approval of the project and a series of mitigation measures to be provided by Suffolk to minimize the impact of the project.

Institutional Master Plan Team

Suffolk University's Master Planning team includes the following:

<p>Applicant</p>	<p>Suffolk University 8 Ashburton Place Boston, MA 02108 (617) 573-8000</p> <p>Contacts: John Nucci, Vice President of Government and Community Affairs Gordon King, Senior Director of Facilities Planning and Management Michael Feeley, Esq. In House Counsel for Real Estate Development, Elizabeth Leary, Manager, Government and Community Affairs</p>
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2

Mission and Objectives

This chapter serves as an introduction and overview of Suffolk University's core mission and operating objectives. These objectives drive the University's Institutional Master Plan.

Introduction

Suffolk University's mission is to provide quality education at a reasonable cost for students of all ages and backgrounds with strong emphasis on diversity.

Since its inception, Suffolk University's fundamental mission has been to respond to the evolving needs of society by providing an opportunity for motivated and capable students to obtain a quality education in a challenging yet supportive environment at an affordable cost.

Suffolk University welcomes and remains accessible to people from a wide variety of backgrounds. It is the University's tradition, and remains its practice, to provide academic services for people of various levels of preparation and ability, and programs of sufficient depth and academic quality education at a reasonable cost. To respond to the evolving needs of today's world, Suffolk furnishes a variety of cross-cultural and international experiences in which diversity and excellence are inextricably interdependent.

Suffolk University places students at the center of its efforts, and emphasizes academic excellence through teaching, based on the application of theory, research to practice, and public service. In keeping with its historic mission of serving a broad constituency, the University offers day and evening programs at both the graduate and undergraduate levels. In addition, the University is strongly committed to continuing education, with day-long and year-round scheduling flexibility, and complete credit equivalency between day, evening, and summer programs.

Importance of Suffolk's Urban Location

Suffolk University's location, near the State House, government agencies, the courts, and New England's legal, medical, business and financial centers, is integral to the University's objectives. This urban location allows Suffolk to utilize neighboring institutions to provide internships, cooperative education assignments, and other forms of experiential learning and research. The urban location is a major factor in students choosing to attend Suffolk. Throughout its history, Suffolk University has established linkages with business, public administration and legal communities for the purpose of providing financial support, research opportunities, adjunct faculty, professional advice, and placement for graduates.

Suffolk University of today is undoubtedly not the same school it was at its founding, or even the place it was as recently as five years ago. Originally founded as a Law School, today Suffolk has expanded its educational offerings to include undergraduate, graduate, and law degrees. The university has changed in the types of degrees it offers—providing more and innovative program offerings and creative courses—which are more attractive to students today. In addition, the University has improved the services and amenities it provides its students and—most visibly—its physical relationship to downtown Boston. The school maintains an expanding array of programs and research institutes. It has changed in size and grown in shape to adjust to these dynamics. This Institutional Master Plan addresses the present and provides a plan to anticipate the shape Suffolk University will take into the future. Moreover, the IMP sets forth a trajectory for growth to accommodate future transformations.

As Suffolk continues its efforts to raise the quality of education for its students, it has set ambitious academic goals. Collectively, the university is striving to be recognized as what is known as a "College of Distinction."

A College of Distinction is, among other things:

- nationally recognized by educational professionals as an excellent school;
- strongly focused on teaching undergraduates;
- home to a wide variety of innovative learning experiences;
- highly valued by graduate schools and employers for its outstanding preparation;
- an active college community, with many opportunities for personal development; and
- a good neighbor.

Located in the heart of downtown Boston, Suffolk has an enviable opportunity to capitalize on its downtown location, especially when compared to many of its peer institutions. The area offers opportunities for partnerships and community benefits

Suffolk's location in the heart of downtown Boston contributes considerably towards its competitive advantage over other universities.

for both the students who decide to study at the university and for the host community. The prospects for community collaboration and synergies with surrounding uses abound. Through this planning process, Suffolk University is looking for ways to increase that interaction with improved community dialogue and through a critical evaluation of past planning efforts.

As ambitious as the school's academic goals are, its space planning objectives are equally ambitious. Suffolk is looking to grow while the city that surrounds it also grows. The context is, by and large, historic building fabric with few open sites on which to build. While this condition places severe constraints on development options for the university, it also, with intelligent planning, can provide opportunities for increased security, improved quality of life, and many shared community benefits. In the context of a rapidly evolving real estate market, and one that does not offer an unlimited series of development options, the school must make intelligent planning decisions in order to capitalize on the opportunities that few universities can boast. Suffolk's location in the heart of downtown Boston contributes considerably towards its competitive advantage over other universities that can not benefit from such a diverse range of adjacent services and amenities.

Mission Statement

Suffolk University's mission is to provide quality education at a reasonable cost for students of all ages and backgrounds with strong emphasis on diversity. The University is committed to educating students to become lifelong learners, as well as professionals who lead and serve the communities in which they live and work. The University seeks to prepare students to live in a diverse, global society, appreciating the richness of various cultures.

The University accomplishes its mission by providing educational opportunities through undergraduate study, graduate study, and professional training. Suffolk University is a teaching University, where research and scholarship are interrelated with the unique character of each academic discipline. It does so by means of courses which provide theoretical, experiential, and practical dimensions.

The University supports and encourages diversity in a challenging, supportive environment for motivated and capable students from various backgrounds and cultures.¹



¹ <http://www.suffolk.edu/about/index.html>

University Objectives

Suffolk's development of competitive undergraduate and graduate programs in the arts and sciences, business, and law has been the foundation of its ongoing planning process. To continue to be a competitive institution, Suffolk has determined that it must enhance the academic, residential, student life, athletic and cultural resources available to its current and prospective students. Suffolk is making concerted efforts to:

- provide housing for a greater share of its undergraduate students, which is currently low compared to its local peer institutions;
- provide adequate athletic facilities;
- provide the necessary student services;
- provide suitable range of academic course offerings;
- provide academic space promoting effective and efficient education; and
- maximize the efficiency of existing facilities.

Founded on the premise that capable men and women should have the opportunity to study law regardless of background or circumstances, Suffolk University has expanded the University's law educational offerings over time while maintaining the same objective of equality. In addition to its law curriculum, Suffolk's past leaders decided to establish strong but measured undergraduate and graduate programs in the arts and sciences, and in business. The University continues to support these strong and growing programs in this IMP.



Physical Needs and Strategy

Suffolk has focused on expanding student services over the past couple of years, for example, through the expansion and relocation of the Sawyer Library, now at 73 Tremont Street. Expanding residential opportunities will continue to be a focus with the University's proposed Modern Theatre project, and other future renewal projects within the University's planning framework, described in more detail in *Chapter 5, Planning & Urban Design Framework*.

The undergraduate residential experience is an increasingly important component of the overall University. Higher education is sometimes seen as a "market," with competitive market strategies driving students' choices. However, students do not simply make bottom-line financial decisions. Their choice of college and graduate school is driven by quality of education, character, atmosphere, and location, and affordability. A significant number of undergraduates seek a Suffolk education specifically for the opportunity of a collegiate experience in downtown Boston.

In 2007, over 90 percent of freshman applicants to Suffolk requested university-owned housing. Suffolk's desire to make university-owned housing more available to its students in downtown Boston is consistent with the City's policy to increase student housing as a way to relieve pressure on the Boston rental market. University housing is a necessary component to meeting the desires of students to live in university-owned housing and reducing local housing impacts.

Relationship of Proposed Projects to University Objectives

As discussed above, in the past few years Suffolk has focused on expanding its physical resources to provide the types and quality of services important to today's students. These include student services, athletics, student housing, and modern classrooms. Each of these institutional needs is discussed in more detail in *Chapter 5, Planning & Urban Design Framework* followed by the Master Plan for the University. The two Proposed Projects—a new student residence hall and performing arts center and a new academic building for the New England School for Art and Design—discussed in detail in *Chapter 6, Proposed Future Projects* relate directly to the University's mission to provide "quality education at a reasonable cost" and the objective of providing a world-class learning experience to help attract top students to Suffolk.

Relationship between Suffolk's Competitive Strategy and its Physical Needs

Four Primary Needs:

1. Additional housing for undergraduates;
2. Improved student services;
3. New space for NESAD; and,
4. Improved athletic facility.

The projects proposed in this Institutional Master Plan (see *Chapter 6, Proposed Future Projects* for program details) will significantly advance Suffolk's mission and objectives. The development contemplated in the master plan has four primary components: additional housing for its undergraduates; improved student services; a new building for the New England School of Art & Design (NESAD); and, an improved athletic facility. Taken together, these uses represent the largest growth need for the university in the coming decade. They also represent the biggest challenge for the surrounding community.

Adding new residential opportunities will provide Suffolk's undergraduates a more comprehensive, collegiate experience and bolster the school's efforts to provide supervised settings in which to live and learn. Yet, the school's near-term objective of housing 800 undergraduates still falls short of the city's desire for its urban colleges to house at least 50 percent of their undergraduates in university-owned housing. Even after the construction of the 10 West Street and Modern Theatre Residence Halls, Suffolk will still need more than 1,200 beds to reach that 50 percent threshold.

Furthermore, many members of the Task Force have requested that the University set that percentage even higher than 50 percent. Nearly two-thirds of the

University's future growth needs come in the form of new undergraduate residence halls in an effort to address this shortfall.

The second major programmatic function for Suffolk is the improvement of student amenities and student center functions. These functions for Suffolk are currently dispersed across the University facilities in many different places. In order to support the needs of its faculty, staff, administration and enhance the experience of resident and commuting students, the school is seeking to create improved spaces (perhaps contiguous, perhaps not) where these functions can coexist with the surrounding context.

NESAD's potential for growth—intellectual, artistic, curricular—is inextricably linked with its physical resources. In order to strengthen its program offerings, attract accomplished students and faculty and enhance the experience that the school offers, the nature of departmental space must be improved and its quality dramatically increased. The viability of a new building for NESAD at 20 Somerset Street will enable the school to improve all of its course offerings and move from the inadequate, leased space where they are currently housed.

Finally, Suffolk's athletic offerings in the lower and upper levels of the Ridgeway Building are woefully inadequate. As universities seek to attract and retain students, these services are proving to be central to providing students with a comprehensive college experience.

The College of Arts and Sciences at Suffolk University provides "a supportive, student-centered environment in where each learner can acquire the skills needed to understand the past, make a contribution to the present, and actively shape the future." With a faculty dedicated to both teaching excellence and scholarship, the school offers their diverse community of students a broad range of opportunities for academic growth and personal transformation. At both the undergraduate and graduate levels of study, the school encourages an exchange of ideas beyond the classroom as a prelude to the student's successful entrance into the world of work and civic responsibility. It is this mission that supports the notion that the school becomes better integrated with its surroundings: physically, socially and culturally.

In Suffolk University's Strategic Plan (2005-2010), the school highlighted a number of objectives to help it better achieve its mission.

- commit to hiring more full-time faculty
- improve assessment of student learning
- expand academic advising
- provide appropriate technical assistance
- improve security
- strengthen relationships with communities of Boston through service-learning

A number of additional objectives have particular spatial implications.

- augment Sawyer Library's physical space
- provide adequate space for academic departments
- increase the number of classrooms available for CAS classes
- improve and increase the number of specialized facilities and classrooms
- improve and upgrade facilities (e.g., labs, classrooms, common spaces)
- assess institutional growth on student services and support those services adequately

Academic Programs and Initiatives

Suffolk University prides itself as being a provider of high quality, practical and experiential education designed to prepare graduates for careers. The University believes that the characteristics that distinguish it from competing institutions are:

- A broad range of flexible class schedules that include day, night and weekend sessions;
- Affordable tuition;
- Small class sizes;
- A convenient downtown location that is accessible to commuters and professionals.

The University's academic programs are offered through three schools: the Law School, the College of Arts and Sciences (which includes the New England School of Art and Design at Suffolk University), and the Sawyer Business School.



College of Arts and Sciences

The College of Arts and Sciences was founded in 1934, and was one of the first institutions of higher education in New England at which a student could earn a Bachelor of Arts degree entirely through evening study. The College of Arts and Sciences (CAS) consists of 17 academic departments, including the New England School of Art and Design. NESAD was established in March 1996, by joining the New England School of Art and Design and Suffolk University. The college offers more than 50 programs of specialized study, at the baccalaureate, master, and doctoral levels. The CAS offers courses in the arts, humanities, social sciences, mathematics, and natural sciences, establishing broad-based learning as the foundation of a Suffolk education.

With seven research centers, the CAS engages in active research across a broad range of fields to broaden the base of knowledge for students, faculty, and for the community at large. Suffolk's Research Centers demonstrate a commitment from

the University to develop new ideas and implement innovative and effective solutions to pressing societal issues. These Centers explore such topics as, restorative justice, crime and justice policy, health and human rights, poetry and creative writing, political research, marine sciences and energy research.



Sawyer Business School

The School of Management was established in 1937 and the Master of Business Administration (MBA) degree program added in 1948. Renamed in 1995, the Sawyer Business School's undergraduate and graduate programs emphasize global business practice and public service. Nine undergraduate majors are offered, and graduate programs lead to more than a dozen advanced degrees, including joint degree programs with the Law School. Suffolk Business School also offers an online MBA program.



Suffolk Law School

The Law School offers Juris Doctor and Master of Laws degrees. Founded one century ago as a night school with nine students and one professor, today the Law School's expansive curriculum combines a strong academic foundation with expertise in an array of specialty areas. Nationally known faculty and a range of practical experiences provide superior preparation for law practice in the 21st century. While it has grown to be one of the largest law schools in the country, with thriving day and evening programs, The Law School has remained true to its mission to provide excellent education and training for a diverse student body.



International Campuses

In 1995, the University's first international campus was opened in Madrid. A second international campus in Dakar, Senegal opened in 1999. Suffolk University's website (at <http://www.suffolk.edu/>) provides detailed information about its international campuses.

The Suffolk University Madrid Campus offers students study in a foreign context. Study abroad students come from the Suffolk's Boston location, or elsewhere. Students may attend classes for a summer, a semester, or a year, usually following their freshman year.

The Suffolk University Dakar Campus is an American-Senegalese cooperative venture. Through collaborative efforts with the Senegalese government, the campus uses distinctive teaching modes drawing on the intellectual contributions of Suffolk's faculty.



Satellite Programs

Satellite programs have been established in Massachusetts outside Boston at Merrimack College, Cape Cod Community College, and Dean College. The satellite site at Merrimack College in North Andover offers an MBA program. At Cape Cod Community College in West Barnstable and Hyannis, Suffolk offers Bachelor degrees in Accounting, Business Administration, and Communications and Journalism and Masters Degrees in Business Administration and Public Administration. Bachelor and Masters Degrees in Business Administration are also offered at Dean College in Franklin.

The satellite programs that Suffolk offers outside Boston complement rather than compete with its downtown Boston activities. These programs are relatively small, and subject to change. The programs are generally intended to provide Suffolk's academic offerings for a limited number of additional students who do not come to Boston. Students in these programs are often working adults whose job and family obligations limit their ability to come to the City. These programs are a complement to the Boston location, as are on-line offerings, but neither mitigates the need to provide the university experience at the central location in downtown Boston.

Enrollment Rationale

Unlike the typical academic institution, there are several ways to be part of the Suffolk academic community—as a full-time undergraduate or graduate student, as a part-time undergraduate or graduate student, as a student at a satellite location, or as a distance learner through internet-based programs.

Based upon recent demographic trends, the University believes that its undergraduate enrollment is most appropriate at 5,000 Full Time Equivalent (FTE) students. Graduate programs are expected to remain more constant, with a slight increase in enrollment and no increase in Suffolk Law School enrollment. As the University stabilizes in this phase, it is focused on providing strong academic programs supported by high-quality student services. Suffolk's historic and proposed future student demographics, including national trends in the college-age population, are discussed in more detail in *Chapter 4, Demographics*.

Revised goals and new initiatives since the 2001 IMP revolve around:

- **Student attraction & retention;**
- **Improved services; and,**
- **Stronger financial resources.**

Over the last ten years, the marketing message for the university has resonated with people. Enrollment has steadily increased and there has been a corresponding increase in the quality of student that chooses to study at Suffolk. The increase in applications and enrollment can be attributed, in part, to university initiatives that arose from an outside assessment of the school in 2002. Following the New England Association of Schools and Colleges Team Visit, the university revised its curriculum, upgraded their facilities and strengthened their financial resources. The school took

steps to hire more full-time faculty, reduce adjunct curricula, improve their marketing campaign and actively engage key stakeholders in the life of the university. These initiatives, as well as many others, enhanced the academic programs and national reputation of the university.

Applications increased by 137% between 2002 and 2007.

More students who enrolled as freshmen stayed at Suffolk.

In addition to increasing the numbers of students who apply to the school, Suffolk embarked on an aggressive assessment campaign to identify ways in which to increase student retention. New academic support services were put into place, together with freshman-only seminars, new writing initiatives and programs. As a result, between 2002 and 2007, applications rose 137 percent and retention rates rose as well. Simply put, more students are coming to the school and deciding to stay once they arrive.

Enrollment numbers must be viewed within the context of all students at the school; undergraduates are only one part of the overall picture. The university views undergraduate enrollment within the context of other cohort groups. For example, accommodating transfer students from Suffolk's overseas locations influences space needs, and part-time and graduate students have different demands than other groups. In addition, the on-line/distance learning population, greatly in demand today, may not have the requirements that residential or commuting students do, but is a segment of the population that needs increasing levels of resources and attention. As the school grows, it seeks to accommodate all types of student.

Beginning as early as next year, universities nationwide will face a new challenge. Not only will they be trying to attract and retain the best students in an increasing competitive environment, but they will be doing so within a diminished pool of potential applicants. Suffolk University has spent the last three years preparing for this shift and has taken measures to anticipate the trend.

One of the most attractive attributes of Suffolk is the low faculty-to-student ratios and the numbers of seminars it provides its student body. The school intends to keep its class sizes small rather than cram students into inadequate rooms. The goal of reaching (and maintaining) 5,000 FTE undergraduates was arrived at through an analysis of the school's current and future space needs, its administrative infrastructure and the impact of diminishing numbers in the applicant pool. At an undergraduate threshold of 5,000 FTE, the university feels it is "right-sized." The primary programmatic needs identified in this IMP—new resident halls, student services, athletic facilities and a new facility for NESAD—will provide these students with the type of physical space that is commensurate with the quality of teaching for which the school is known.

Transformation to a Residential University

The College of Arts and Sciences was one of the first institutions of higher education in New England at which a student could earn a Bachelor of Arts degree entirely through evening study. However, student's needs have changed. More people are attending college full-time and directly out of high school. Suffolk's surveys have shown that more candidates are interested in the full college experience, including living within the college community. While Suffolk began as a law school, there CAS now has seventeen academic departments offering over fifty programs of specialized study. This translates to a broader student appeal.

In 1996 the University opened its first residence hall at 150 Tremont Street, which houses 420 students enrolled in the University. The addition of residential capacity has been particularly successful for the University and the City of Boston, because it has removed students from private housing stock. Dormitory rooms continue to be in high demand among the University's students and the development of university-owned housing remains a priority of the University, the Mayor, and the BRA.

Suffolk University recognizes that its institutional functions, including residential housing, impact the neighborhoods which house any urban University. Suffolk also believes that the University presence in a community provides great benefits to the neighborhood, including street life, cultural amenities, aesthetics, and security. *Chapter 8, Student Housing Plan* will discuss in more detail the impacts present and anticipated from University uses and how Suffolk plans to avoid and/or mitigate these impacts on the neighborhoods.

Boston's colleges and universities have always been one of the city's greatest attributes. They bring life and vitality, culture, "intellectual capital" and a constant influx of young and energetic minds to the region from the world over. Students and faculty come to study in Boston, in part, because of this concentration of institutions and the benefits associated with studying and living in a dynamic and international urban environment. Suffolk University, as part of this culture, is both informed and influenced by this context. The degree to which Suffolk's students live in a supervised resident hall dramatically influences that experience.

To some degree, the university has sought to keep pace with its own momentum and the changing dynamics of its enrollment figures. The school has strived to work within its current context, renovating spaces as they can. For example, four floors of 73 Tremont Street house an expanded library and numerous classrooms have been renovated to create more modern teaching environments in the Sawyer Building. However, it has been the residential demands for growth that have proven to be the most challenging. The most recent conversion of the 10 West Street building from an empty structure to a student resident hall with associated ground floor retail is an example where both the university and its local context can benefit. The opportunity to house a greater percentage of their students and provide the community along

Washington Street with active retail space is indicative of the university's transformation and the benefits that that transformation brings to the life of the city.

Despite the incorporation of university housing in situations like the 10 West Street project, the area surrounding Suffolk has seen a dramatic increase in new residential construction. Projects such as 45 Province (145 units), the Residences at Kensington Place (364 units), Hayward Place (225 units) and the Filenes Redevelopment (166 units) are either currently under construction or are planned. These projects all rest within a few minutes walk of Downtown Crossing. New large-scale residential-only and mixed-use projects continue to be permitted and planned even in light of neighboring, university housing initiatives. Even as urban universities such as Suffolk and Emerson College strive to accommodate greater numbers of their students, more and more residential development continues to be planned for the city's core. Students and full-time residents can and do indeed co-exist.

As mentioned in the BRA's February 2006 INSIGHT Briefing Report, "Increasing the number of university-owned residence halls is the most direct way to get students out of neighborhood housing and into supervised settings." The strong demand created by college students can drive up the costs of rents for all residents, especially when costs are shared and apartments are split. Compared to most neighborhoods in the city, Beacon Hill has comparatively few resident halls so that almost all of the students who live there reside in private housing stock. Conversely, Downtown Crossing has seen an increase of student residences with Emerson and Suffolk. Seeking a delicate balance between university-affiliated housing and the surrounding residential population is one of the main challenges in the school's attempt to increase and locate its residential population near existing facilities.

3

Existing Properties and Uses

Suffolk University was founded by Gleason I. Archer in 1906 as the Suffolk School of Law in Roxbury, Massachusetts. He opened the Suffolk School of Law as a night school to “serve ambitious young men who are obliged to work for a living while studying law.”¹ A year later in 1907 Suffolk moved to Beacon Hill and established its roots in the city it calls home today. Currently the University utilizes 16 buildings in Boston. This chapter provides a description of those properties and the uses contained within.

An Urban University

Suffolk University is an example of an urban university and shares its unique characteristics with other urban universities throughout the country. It has no green quadrangles, expansive athletic fields, residential villages, dedicated university utilities, circulation and systems, and no discernable boundaries. Suffolk’s facilities are integrated throughout downtown Boston, loosely located along the spine of Tremont Street to Cambridge Street. The physical character of the Suffolk’s network of facilities is emblematic of how the University’s students are integrated into the working environment of Boston; at a physical and human level, the University is knitted into the urban fabric of the City. Figure 3-1, *University Location*, shows the University in the context of the City of Boston.

Suffolk University is committed to and deeply influenced by its downtown location. Its unique physical layout forces the University to take a creative approach to space use, facilities and its physical as well as social presence in the city. Unlike a more physically distinct suburban university, the urban university’s primary planning process is a joint one of bringing its academic and social needs into alignment and fruition in the context of the city’s evolution and its own.



¹ David L. Robbins, PhD, *Suffolk University*, Arcadia Publishing (a part of the Campus History Series), 2006.

The following dynamics of Suffolk's existing physical form informs its future planning efforts:

- Located between the edges of Beacon Hill, Government Center and Downtown Crossing, Suffolk University now straddles neighborhoods more than being defined by any one of them.
- Suffolk has a long tradition and presence (more than 100 years) within the City of Boston. This presence will continue as the University seeks to meet the demands of its students and faculty and as its reputation grows.
- Temple Street and Derne Street, located on Boston's historic Beacon Hill, had been Suffolk University's home for much of its history. While no longer the core of the University, this area still contains a number of the university's important academic buildings.
- New buildings located to the south and east of the University's original location have shifted the school's center of gravity away from the residential area of Beacon Hill.
- The University currently has three residence halls, one of which is located in the Upper Beacon Hill area (10 Somerset Street) and two of which are located in downtown Boston. A fourth planned residence hall projected to open in fall 2010, and described in this IMP, will also be located in downtown Boston.
- Suffolk's classrooms, libraries and offices are housed in 16 buildings in downtown Boston.

Existing Land Use and Facilities

An illustrative map showing the University's property locations and building footprints can be found in Figure 3-2 and a summary of the University's owned and leased properties is provided in Table 3-1. Close-up views of the Suffolk study area—including existing building uses, building footprints, roadways and sidewalks—can be found in Chapter 5.

All of the University buildings have been updated with the addition of sprinklers and fire alarms, have been well maintained and are in good condition. A provision for annual maintenance and repair has been, and continues to be, a major component of the operating budget of the University.

**Table 3-1
Existing Facilities – College and Institutional Uses**

Map No. ¹	Building Name Address	Gross Floor Area (GSF) (Area below grade)	Current Building Institutional Subuses	Building Height ⁶	Year Structure Built	Condition of Structure	Student Beds	Parking Spaces	Loading Areas ⁷	Tenure	Proposed Action ⁸
1.	Ridgeway Building 148 Cambridge Street	47,000 (15,600)	Academic Student Services Athletic	5 stories 64 feet	1989	Good	n/a	-	No off-street loading. Occurs on Cambridge Street	Own	Maintain as Suffolk property
2.	Frank J. Donahue Building 41 Temple Street	91,000 (12,900)	Academic Administrative Student Services	6 stories 78 feet	1966	Good	n/a	-	Loading/trash storage located north of building	Own	Maintain as Suffolk property
3.	Gleason & Hiram Archer Building 20 Derne Street	85,000 (4,600)	Academic	6 stories 79 feet	1930	Good	n/a	-	On Derne Street	Own	Maintain as Suffolk property
4.	John E. Fenton Building and Fenton Annex 32 Derne Street	49,000 (1,800)	Academic	6 stories 75 feet	1899	Good	n/a	-	No off-street loading. Occurs on Derne Street	Own	Maintain as Suffolk property
6.	MTA Building 20 Ashburton Place	10,000 ³ (0)	Academic Administrative	9 stories		Good	n/a	-	Loading area off Ashburton Place	Lease ⁵	Maintain as temporary swing space
7.	Frank Sawyer Building 8 Ashburton Place	148,000 (27,200)	Academic Administrative Student Services	12 stories 126 feet	1899	Good	n/a	-	No off-street loading. Occurs on Ashburton Place	Own	Maintain as Suffolk property
8.	Nathan R. Miller Residence Hall 10 Somerset Street	131,000 (8,600)	Residential	19 stories 183 feet	2003	Excellent	345	-	On Somerset Street	Own	Maintain as Suffolk property
9.	One Beacon Street One Beacon Street	6,000 ³ (0)	Academic	38 stories	n/a	Excellent	n/a	-	Below Grade from Tremont Street	Lease	Maintain as Suffolk leased space
10.	Rosalie K. Stahl Center 73 Tremont Street	185,000 ^{2,3} (0)	Academic Administrative Student Service	13 stories	1895/1910 (Renovated in 1990)	Excellent	n/a	55	From Tremont Place	Master Lease	Maintain as Suffolk property
11.	Administrative Offices 45 Bromfield Street	2,000 ³ (0)	Administrative	11 stories	n/a	Good	n/a	-	On Bromfield Street	Lease	Maintain as Suffolk property
12.	David J. Sargent Hall 120 Tremont Street	288,000 (43,900)	Academic Administrative Student Services	7 stories	1999	Excellent	n/a	74	On Bromfield Street	Own	Maintain as Suffolk property
13.	Residence Hall 150 Tremont Street	149,000 (21,400)	Residential	13 stories 120 feet	1908 (Renovated in 1997)	Excellent	420	-	No off-street loading Loading occurs off West Street	Own	Maintain as Suffolk property
14.	New England School of Art and Design (NESAD) 75 Arlington Street	45,000 ³ (10,500)	Academic	10 stories	n/a	Excellent	n/a	-	Below Grade	Lease	Relinquish Lease pending new facilities
15.	Residence Hall⁴ 10 West Street	99,000 (22,900)	Residential	7 stories	Multiple (Renovated in 2007)	Excellent	274	-	On Washington Street	Own	Maintain as Suffolk property
17.	One Bowdoin^{4,6} One Bowdoin Square	13,000 ³ (0)	Administrative (faculty offices)	11 stories	1968	Excellent	n/a	-	On Bulfinch Place or New Chardon Street	Lease ⁵	Maintain as temporary swing space
18.	40 Court Street^{4,6} 40 Court Street	13,000 ³ (0)	Administrative (faculty offices)	12 stories	1914	Good	n/a	-	On Court Street or Court Square	Lease ⁵	Maintain as temporary swing space
Own/Master Lease		1,272,000					1,039	129		10	
Leased		89,000					0	0		6	
TOTAL		1,361,000					1,039	129		16	

Sources: Appraisal of Real Property, September 2007 and other sources from Suffolk University; Some information obtained from the Boston Atlas.
Table Footnotes are provided on the next page, after the continuation of this Table 3-1.

Table 3-1 (continued)
Existing Facilities – College and Institutional Uses

Map No. ¹	Building Name Address	Floor Area Devoted to Major Subuses ⁶ (Net Assignable SF)			
1.	Ridgeway Building 148 Cambridge Street	Special Use (Athletic)	10,100	Classrooms	1,400
		Offices	7,200	Laboratories	1,400
		General Use	4,700		
2.	Frank J. Donahue Building 41 Temple Street	Offices	25,800	Classrooms & Study	10,400
		General Use	13,200	Laboratories	3,100
3.	Gleason & Hiram Archer Building 20 Derne Street	Laboratories	20,100	General Use	10,200
		Offices	13,200	Classrooms	4,500
4.	John E. Fenton Building and Fenton Annex 32 Derne Street	Offices	14,700	Laboratories	4,300
		Classrooms & Study	5,900		
6.	MTA Building 20 Ashburton Place	Offices	5,700	General Use	600
7.	Frank Sawyer Building 8 Ashburton Place	Classrooms	29,200	General Use	4,900
		Offices	26,700	Laboratories	3,100
8.	Nathan R. Miller Residence Hall 10 Somerset Street	Residential	47,000	Offices	1,100
		General Use	10,500	Study	400
9.	One Beacon Street One Beacon Street	Classrooms	All		
10.	Rosalie K. Stahl Center 73 Tremont Street	Offices	65,500	General Use	1,000
		Study (Library)	35,700	Laboratories	600
		Health Care	1,100		
11.	Administrative Offices 45 Bromfield Street	Classrooms	All		
12.	David J. Sargent Hall 120 Tremont Street	Study (Library)	62,000	General Use	13,100
		Offices	55,900	Special Use (Media)	900
		Classrooms	30,100		
13.	Residence Hall 150 Tremont Street	Residential	67,100	Study	2,700
		General Use	13,700	Offices	2,300
14.	New England School of Art and Design (NESAD) 75 Arlington Street	Laboratories (Studios)	15,900	Classrooms	3,400
		Offices	4,500	General Use	1,800
15.	Residence Hall⁴ 10 West Street	Residential	49,300	Offices	1,000
		General Use (Retail)	17,200	Study	200
17.	One Bowdoin^{4,6} One Bowdoin Square	Offices	All		
18.	40 Court Street^{4,6} 40 Court Street	Offices	All		

Source: Suffolk University, 2008

Notes: Building areas are rounded to the nearest 1,000.

- 1 Building numbers align with the property numbers identified on Figure 3-2. The two Proposed Institutional Projects within this IMP (20 Somerset Street, #5, and the Modern Theatre, #16) are not yet owned by Suffolk and thus not included in this table.
- 2 The total gross square footage of 73 Tremont Street is 303,975 SF, which will be occupied by Suffolk University over time as the leases of current tenants expire.
- 3 The square footage for leased buildings is the rentable square feet (RSF) in use by Suffolk University. The total building size is larger.
- 4 Properties or space acquired since the 2001 IMP.
- 5 Suffolk intends to consolidate leased swing spaces within University controlled buildings such as 73 Tremont Street, when space becomes available.
- 6 Height in feet is approximate. Suffolk does not have the height in feet of existing buildings available for all buildings. Although it could be estimated based on estimated floor heights, this method may provide inaccurate estimates due to other factors in calculating height.
- 7 The majority of Suffolk's buildings do not have off-street loading, therefore on-street loading locations are listed.
- 8 Suffolk intends to maintain and upgrade its facilities on an as needed basis.
- 9 General Uses include: assembly, exhibition, food facility, lounge, merchandising, recreation, meeting room, and service to these uses. Special Uses include: media production and athletic services and support. However, athletic is specifically called out in the Ridgeway Building. Ancillary uses such as circulation, building service, mechanical, support, and unclassified uses are not provided.

The University owns or leases approximately 1.35 million square feet (SF) of institutional space dedicated to its academic uses in 16 properties. Of that 1.35 million SF, 94 percent (almost 1,280,000 SF) is owned by the University or controlled by a master lease. The remaining 6 percent is in short-term leases. The University has no measurable vacant space within any of its properties. An additional approximately 100,000 SF of leased area will come under the University's control within the next seven years as the University takes possession of the remaining space in 73 Tremont Street when pre-existing commercial leases by other tenants expire.

In addition to space for housing, academics, athletics and student services, Suffolk has one main auditorium, the 400-seat C. Walsh Theater located in the Archer Building. This space is home to major student productions by Suffolk's Theatre Department and Performing Arts Office, and hosts academic guest lecturers and visiting performing artists. This theater is used primarily by the University.

University owned athletic facilities are limited to the Ridgeway Building. Suffolk uses city owned athletic facilities on an as needed basis through the City's established permitting system for its facilities.

The following external venues have been utilized by Suffolk athletic teams.

- Andrew J Puopolo Field- North End
- East Boston Stadium
- Town Field-Dorchester
- Moakley Field-South Boston
- Charlestown Skating Rink
- Buckingham Browne and Nichols School- Cambridge
- Sterretti Skating Rink-North End
- Boston University-Walter Brown Arena
- Boston University- Nickerson Field
- Adams Field- Quincy
- Trum Field-Somerville
- Oakley Country-Club-Belmont
- Filippello Field- Watertown
- Danehy Park- Cambridge
- Charles River Park Tennis-Boston
- Lederman Field- Boston
- Dexter School- Brookline
- Strike One-Danvers

Other venues are requested on an as needed basis.

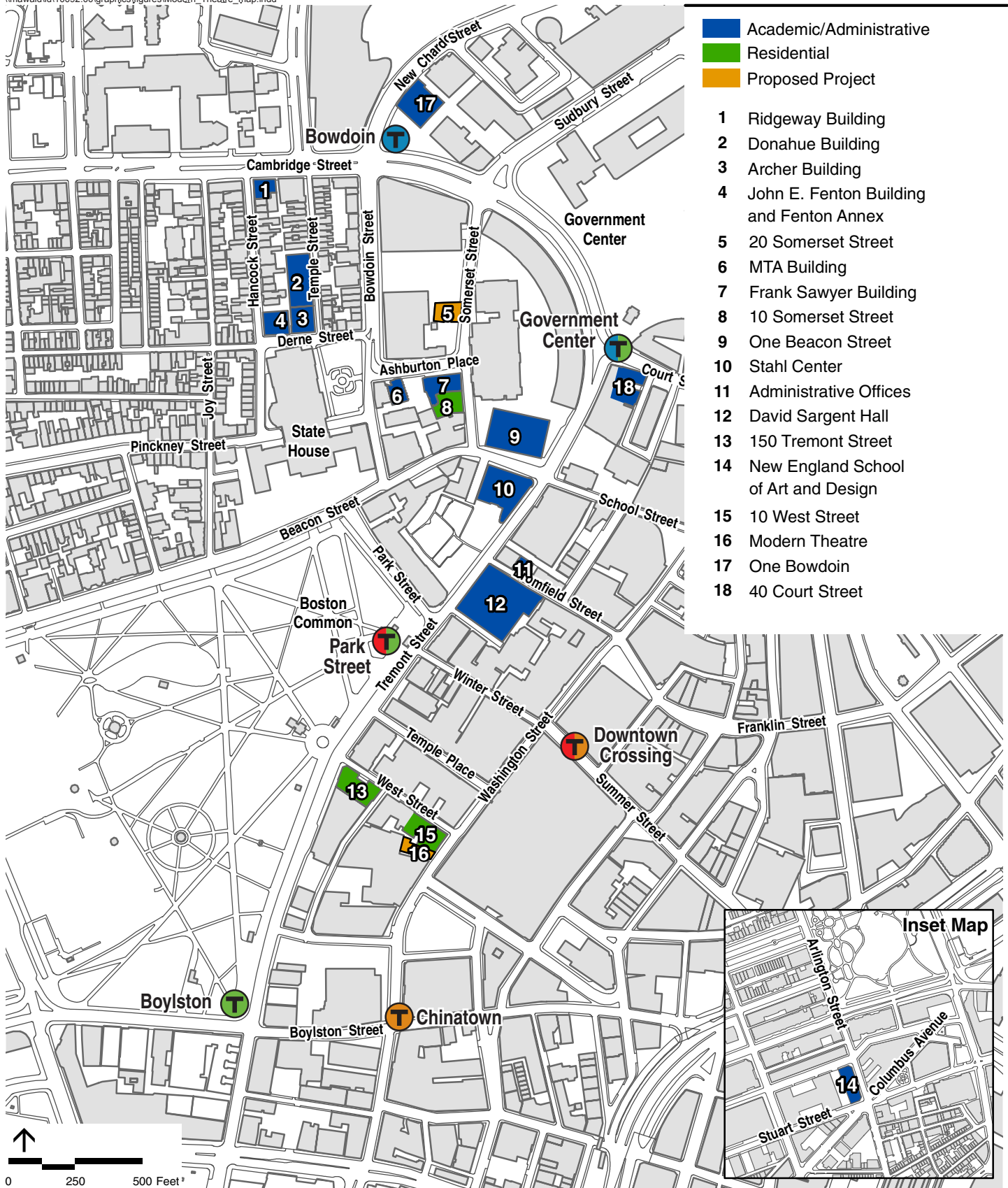


Vanasse Hangen Brustlin, Inc.

University Location in the City

Figure 3-1

Institutional Master Plan
Suffolk University
Boston, Massachusetts



Vanasse Hangen Brustlin, Inc.

Property Locations and Building Footprints Figure 3-2

Institutional Master Plan
Suffolk University
Boston, Massachusetts

4

Demographics

This chapter describes the University's enrollment trends and future projections, including a breakdown of the student population by program and by location of residence. Included is an explanation of how Suffolk plans to maintain its intended enrollment throughout the term of this IMP. Although introduced in this chapter, the location of student residences is discussed in further detail in *Chapter 8, Student Housing Plan*. This chapter also includes the demographics of Suffolk's working population, including its current employees and anticipated future employment resulting from projects proposed in this IMP.

Student Population

In the 2007-2008 academic year, an average of 4,819 full time equivalent (FTE)¹ undergraduate students, 998 FTE graduate students and 1,399 FTE law students attended Suffolk University in downtown Boston. This section introduces Suffolk's historical and projected enrollments and introduces student housing locations, which are discussed in more detail in *Chapter 8, Student Housing Plan*.

Past Growth Trends

Table 4-1 summarizes the University's full-time and part-time enrollment in Boston over a period of 12 years since 1996. The table also provides the percent change each year as well as the University's average annual rate of change over the period. As a result of trends in higher education and improved programs discussed in *Chapter 2, Mission and Objectives*, the undergraduate population grew by an average of about 6 percent per year from 1996 to 2007. Enrollment in the graduate and law school programs has seen less substantial change (about 2 percent increase and 1 percent decline, respectively per year). It is notable that the Law School has decreased in enrollment since 1996 by nearly 7 percent.



¹ In this instance, FTE enrollment is expressed as an average of Spring and Fall 2007-2008.

Table 4-1
Suffolk University Historical Enrollment¹

	1996-1997	1997-1998 ²	1998-1999 ²	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008 ³	Total Percent Change 1996 to 2008
Undergraduate	2,515	2,535	2,795	2,900	2,950	2,906	3,169	3,469	3,833	4,178	4,612	4,945	96.6%
Graduate	782	738	708	732	802	811	914	951	958	992	1,007	998	27.6%
Law School	1,503	1,487	1,488	1,466	1,471	1,456	1,471	1,471	1,480	1,484	1,459	1,399	-6.9%
Percent Change over Previous Year													Average Annual Rate of Change
Undergraduate		1%	10%	4%	2%	-1%	9%	9%	10%	9%	10%	7%	6%
Graduate		-6%	-4%	3%	10%	1%	13%	4%	1%	4%	2%	-1%	2%
Law School		-1%	0%	-1%	0%	-1.0%	1.0%	0.0%	0.6%	0.3%	-1.7%	-4%	-1%

Source: Suffolk University, 2007-2008

NOTES:

1. Enrollment expressed in full time equivalents (FTE) for students taking classes in Boston only. FTEs include full time, part time and evening students but not continuing education, certificate, or CAP students.
2. Enrollments for these years are approximations based on 1996-97 and 1999-00 enrollments.
3. Whereas the previous page expresses an average of Fall and Spring 2007-2008 enrollment, this number is the Fall 2007 enrollment.

As shown in Table 4-1, the undergraduate student population expanded more rapidly in the latter part of the period than in the early part. The average annual growth in undergraduate enrollment between 2002 and 2007 was more than 9 percent, compared with an almost 3 percent annual growth rate between 1996 and 2001. The national trends leading to this increase in enrollment since 2001 were presented in *Chapter 2, Mission and Objectives*. As discussed later in this chapter, these increases will significantly level off in the next few years.

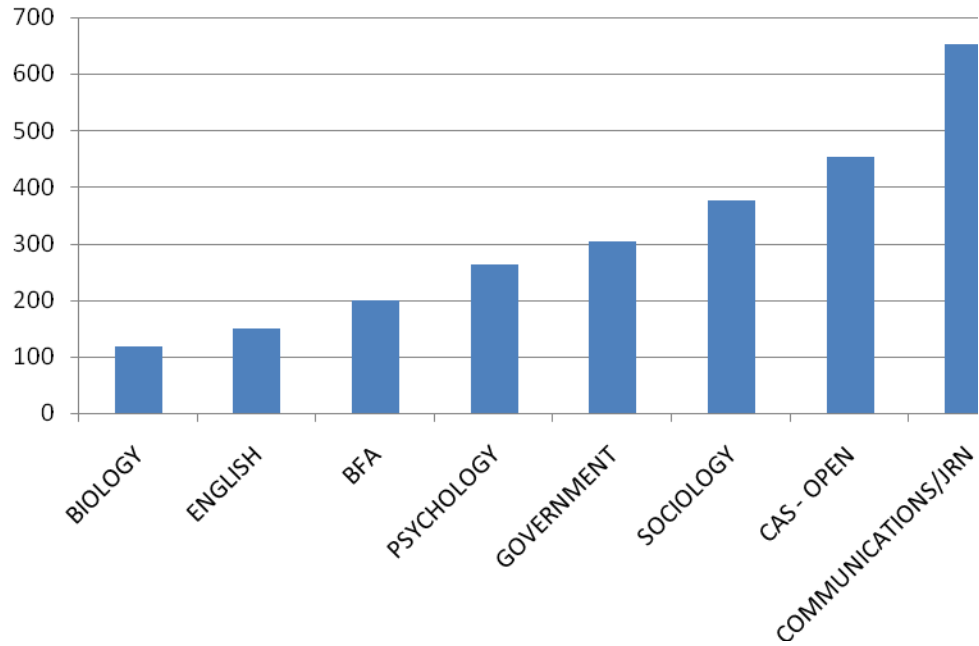
Table 4-2 presents the percentages of undergraduate, graduate, and law school enrollment in full-time and part-time programs. More than 90 percent of undergraduate students are full-time while only about 29 percent of graduate students are full-time. Tables 4-3a and 4-3b on the following page indicate the highest enrolled undergraduate programs in the CAS and the Business School, respectively.

Table 4-2
Suffolk University Enrollment Breakdown by Degree

Student Population	Full-Time	Part-Time
Undergraduate	92%	8%
Graduate	29%	71%
Law School	63%	37%

Source: Suffolk University, 2007-2008

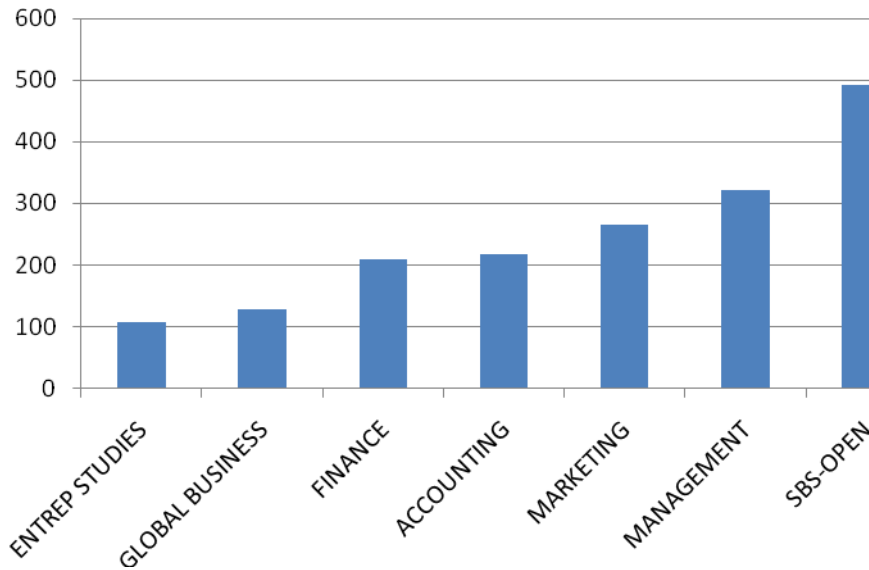
Table 4-3a
Suffolk University College of Arts & Sciences Enrollment Breakdown
by Undergraduate Academic Program (Highest Enrolled Programs)



Source: Suffolk University, Fall 2007

Note: This chart includes the CAS programs containing more than 100 FTE students. The remaining programs are (in order): chemistry, theatre, history, physics, education, languages engineering, economics, philosophy, computer science, ELI (ESL), mathematics, and environmental science

Table 4-3b
Suffolk University Business School Enrollment Breakdown
by Undergraduate Academic Program (Highest Enrolled Programs)



Source: Suffolk University, Fall 2007

Note: This chart includes the SBS programs containing more than 100 FTE students. The remaining programs are (in order): information systems, public administration, interdisciplinary studies, and international business.

■

Full Time Equivalent (FTE)

In calculating Full-Time Equivalent (FTE) enrollment figures, Suffolk University uses the generally accepted practice of counting each full-time student taking a full credit class load as one full-time student. To convert the number of part-time students into an FTE, the number of credit hours taken by part-time students is divided by the normal credit load of a full time student for the individual course of study. In the case of an undergraduate student, the credit number used in calculations is 12. This method of calculation is consistent with the Integrated Post-Secondary Education Data System (IPEDS) and the generally accepted practice among higher educational institutions. Table 4-4 below provides a comparison based on Suffolk's fall 2007 undergraduate student enrollment.

Table 4-4
Full Time Equivalent Enrollment Compared with Headcounts

Undergraduate Department	Full Time Headcount	Part Time Headcount	Total Headcount	FTE
College of Arts & Sciences	3,001	231	3,232	3,139
School of Business	1,719	148	1,867	1,806
TOTAL	4,720	379	5,099	4,945

Source: Suffolk University, Fall 2007

■

Future Enrollment Targets

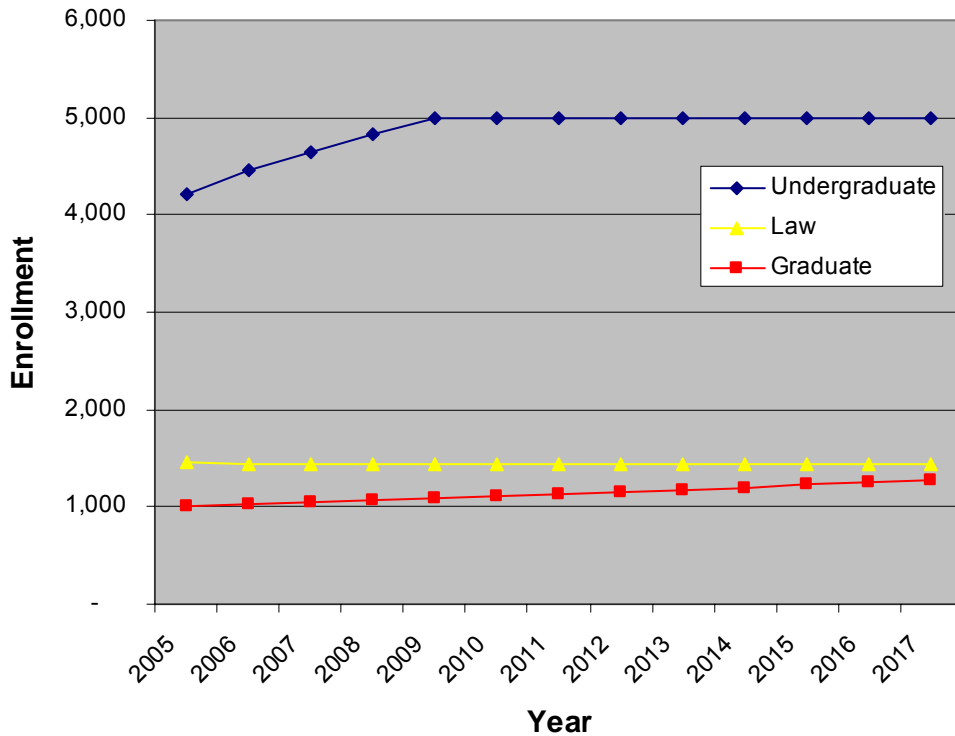
Relatively stable Law School enrollment.

Modest increase in Graduate Business and Arts & Sciences enrollment.

Right-sized undergraduate enrollment at 5,000 FTE undergraduate students.

As mentioned above, the rate of growth experienced by Suffolk in the late 1990s and early 2000s is expected to level off in the next few years as Suffolk reaches its desired student population level. The projections presented in Table 4-5 and elsewhere in this document are based on policies of the University, projected student demographics in the Boston area, and current national trends (discussed below).

**Table 4-5
Suffolk University Enrollment Projections**



Source: Suffolk University

Target Undergraduate Enrollment

5-year 5,000 FTE
10-year 5,000 FTE

The University expects to stabilize the undergraduate population attending its Boston school at approximately 5,000 FTE students within the next five years. Enrollment in graduate programs is expected to remain relatively constant over the same period while a moderate increase in Sawyer Business School enrollment is anticipated. The Suffolk Law School enrollment is expected to remain unchanged or decline modestly.

In the past decade, Suffolk has made a concerted decision to alter its educational objectives to attract high quality students and be able to provide the resources and experiences that potential students are seeking, in response to national trends in higher education. In the year long planning process with the Task Force, the University identified the reasons for its past growth and explained its reasoning for setting undergraduate enrollment at 5,000 FTE undergraduate students. These reasons include:

- A full-service university, much in demand today, requires a broad array of arts and sciences subjects and requires a critical mass of students and faculty for each of these to succeed.

- A first-class university requires a global perspective and outreach which necessitates a larger scope of scholarship.
- Demand for part-time undergraduate education has steadily diminished.
- The community college system is meeting the needs of part-time students more efficiently and economically.
- Part-time study is increasing for graduate and mid-career programs.
- The reputation of Suffolk has grown substantially and has led to growth in the number of applicants.
- The reputation of Boston as a center for education and research attracts an increasing number of students.
- The number and geographic range of international students has grown.



Management of Student Enrollment Targets

The University is committed to maintaining an average undergraduate enrollment of 5,000 FTE undergraduate students throughout the 10-year period of this IMP. Suffolk's admissions policies are based on maintaining this level of undergraduate enrollment. Student acceptance and enrollment are based on a set of criteria developed by the Office of Admissions based on experience and current conditions.

National Trends²

According to the National Center for Education Statistics (NCES), enrollment in degree granting institutions increased by 17 percent between 1984 and 1994. Between 1994 and 2004, enrollment increased at 21 percent. During the same time period, part-time enrollment rose by 8 percent compared to an increase of 30 percent in full-time enrollment. These statistics confirm a demand felt by Suffolk University and other part-time/commuter Universities to transition to a predominantly full-time student program.

The number of young students has been growing more rapidly than the number of older students, but this pattern is expected to shift. Between 1990 and 2004, the enrollment of students under age 25 increased by 31 percent. Enrollment of persons



² National Center for Education Statistics, Fast Facts, last accessed at <http://nces.ed.gov/fastfacts/display.asp?id=98> on March 20, 2008. And U.S. Department of Education, National Center for Education Statistics (2006). *Digest of Education Statistics, 2005* (NCES 2006-005), Chapter 3.

age 25 and over rose by 17 percent during the same period. From 2004 to 2014, NCES projects a rise of 11 percent in enrollments of persons under 25, and an increase of 15 percent in the number 25 and over.

Enrollment trends have differed at the undergraduate, graduate, and first professional levels. Undergraduate enrollment generally increased during the 1970s, but dipped slightly between 1983 and 1985. From 1985 to 1992, undergraduate enrollment increased each year, rising 18 percent before declining slightly and stabilizing between 1993 and 1996. Undergraduate enrollment rose 20 percent between 1996 and 2004.

Graduate enrollment had been steady at about 1.3 million in the late 1970s and early 1980s, but rose about 57 percent between 1985 and 2004. After rising very rapidly during the 1970s, enrollment in first professional programs stabilized in the 1980s. First-professional enrollment began rising again in the 1990s and showed an increase of 14 percent between 1994 and 2004.

Table 4-6
Total Fall Enrollment in Degree-Granting Institutions, by Age:
Selected Years, 1990 through 2014 [In thousands]

Age	1990	1995	2000	2002	2005*	2010*	2014*
14 to 17 years old	177	148	145	202	201	216	215
18 and 19 years old	2,950	2,894	3,531	3,571	3,705	4,067	3,951
20 and 21 years old	2,761	2,705	3,045	3,366	3,456	3,848	3,845
22 to 24 years old	2,144	2,411	2,617	2,932	3,143	3,384	3,686
25 to 29 years old	1,982	2,120	1,960	2,102	2,374	2,724	2,913
30 to 34 years old	1,322	1,236	1,265	1,300	1,290	1,399	1,573
35 years old and over	2,484	2,747	2,749	3,139	3,181	3,178	3,287

Source: U.S. Department of Education, National Center for Education Statistics. (2005). Projections of Education Statistics to 2014 (NCES 2005-074), Table 11.

Notes: * Projected.

Detail may not sum to totals because of rounding. Some data have been revised from previously published figures. Data by age are based on the distribution by age from the U.S. Census Bureau.

A recent study released by the Western Interstate Commission for Higher Education (WICHE) provides recent data and projections for future College/University enrollment based on the high school graduation rate and historical trends. These projections provide “a useful indicator of how the supply of high school graduates and the corresponding demand for postsecondary education are expected to change in the years to come.”³ The findings of this study, as applicable to Suffolk University’s enrollment and future needs are provided below:



³ *Knocking at the College Door: Projections of High School Graduates by State and Race/Ethnicity, 1992-2022.*

- After 14 straight years of rapid growth in high school graduate numbers, the United States will reach its peak high school graduates in the 2007-2008 academic year (3.34 million high school graduates).
- The production of high school graduates will slow moderately between 2009-2010 and 2014-2015 academic years.
- After 2007-2008, overall production of high school graduates will become much more stable for the foreseeable future than it was during the expansion period, when it was growing by leaps and bounds.
- Regions will see highly variable change. Between the peak year of 2007-2008 and 2021-2022, the Northeast’s high school graduate numbers will shrink by 13 percent. While Suffolk admits students from across the nation and internationally, the University typically draws more of its students from the Northeast.
 - Dwindling Production: Losses of 10 percent or more are expected in New Hampshire and Vermont.
 - Slowing Production: Losses between 10 and 5 percent are expected in Massachusetts and Rhode Island.

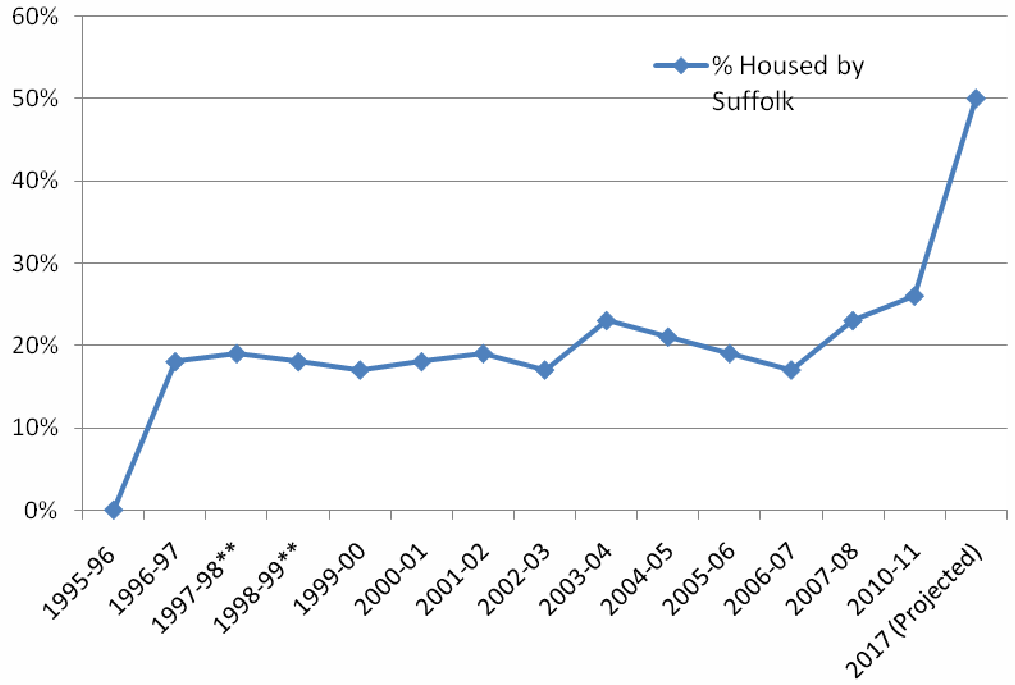
Student Residence Locations

The most popular Boston neighborhoods for college undergraduate students are: 1) Kenmore/Fenway, 2) Allston/Brighton, 3) Back Bay, 4) Mission Hill, 5) Jamaica Plain, 6) Dorchester, 7) South End, and 8) Beacon Hill/West End, and 9) North End/Downtown. The most popular neighborhoods for Suffolk undergraduates are: 1) Beacon Hill/West End, 2) North End, 3) Allston, 4) Back Bay and 5) Brighton. *Chapter 8, Student Housing Plan*, provides more detailed information on the residence locations of students living both in University-owned residence halls and in the private housing stock.

“Commuting” students are defined herein as those students who are not living in university-owned housing. These students may be living with family or independently.

Suffolk has increased the percentage of students living in university-owned residence halls since 1996-1997. As shown in Table 4-7, Suffolk has transitioned from a non-residential school to a partially residential school. In 1995-96 Suffolk University had no student residence halls and thus 100 percent of its students were considered “commuting” students. In the current academic year, the number of “commuting” students has decreased to approximately 80 percent. This number is expected to continue to decrease as Suffolk increases its supply of university-owned student housing.

Table 4-7
Percent of Students Housed in Residence Halls



Source: Suffolk University

Notes: * Full-time undergraduates (Boston)

** Enrollment approximations based on 1996-97 & 1999-00 data

*** Between Fall 1997 and Spring 2003, 131 Tremont Street (80 beds) was leased by the University

5

Planning & Urban Design Framework

Accommodating growth in dense, urban university locations poses a unique master planning challenge. On the one hand, the identification of particular areas for expansion must be explored and vetted in the necessary forums to provide feedback on the public process. Neighboring abutters and property owners must have an understanding of the future goals that academic institutions have within their shared environment and the impacts this growth will create.

On the other hand, the identification of specific properties to be acquired within the plan becomes difficult and speculative. Calibrating this balance between the identification of *likely, general areas for expansion* and the identification of *specific properties* lies at the heart of institutional master planning in an urban setting. For the Suffolk University Institutional Master Plan (IMP), striking this balance has become one of the primary objectives of the planning process and has driven the planning framework provided in this chapter of the IMP.

Without the traditional elements of a college “campus,” quadrangles, courts, and large blocks where vehicles are excluded, Suffolk University’s “campus” is the streets and squares, sidewalks, parks, and plazas, and the building facades and street-level activities of downtown Boston. Residential and academic expansion of the university creates the opportunity and the challenge to expand and enhance the network of interconnected elements of the physical public framework. The university intends to develop as a part of this master plan, a general plan of public improvements into which it will fit the specific proposals for the development of properties and accompanying development of improved and new public elements.

Institutional Master Plan Goals

The goals of Suffolk University's IMP are to:

- Formalize an ongoing effort to create a long-term strategic plan that will establish the university's physical growth needs over the next ten years;
- Establish a stronger sense of community;
- Nurture the working relationship with surrounding communities;
- Establish a trajectory for growth that builds on Suffolk's existing locations but sets forth new concentration areas for development. These areas (five in total) are referred to as '**Clusters**', which taken together form the '**Suffolk Crescent**'.
- Seek opportunities for development where no one cluster absorbs all of the University's space needs.
- Locate future uses in proximity to existing University assets without overwhelming any one cluster with a saturation of university related uses.
- Create parks, plazas, better sidewalks, and active street level uses with each residential and academic development project or support the public realm.
- Identify sites where complimentary programs can coexist and help bolster the existing context.

Suffolk University's Urban Context

"...drawing vitality from [the City] and contributing activity. Boston's streets and parks are the Suffolk open spaces, its storefronts the University's student centers, its sidewalks and subways Suffolk's circulation systems."

- Quoted from the
BRA Scoping
Determination

Suffolk University is located adjacent to the Massachusetts State House and near Government Center and Downtown Crossing. The University's classrooms, libraries, offices and residence halls are housed in 16 buildings that are either owned or leased by the University.

Suffolk's location in the urban center of Boston provides unique planning challenges and opportunities for the University:

- Universities located in urban settings are unique environments in which to plan for growth and change.
- Unlike suburban universities that may have large expanses of open space and parcels that can be land-banked for future use, urban universities are subject to a different development dynamic.
- Due to its urban location, Suffolk is occasionally presented with proposals to purchase properties surrounding their existing facilities. When this occurs, Suffolk will evaluate these proposals for consistency with this plan.

- More often than not, the planning environment is defined by difficult to predict market dynamics and a combination of timing and property opportunities.
- While the structures of many urban universities differ, what ties them together is a planning process that recognizes the challenges of an urban setting and seeks to build on the existing investments.
- In order to operate in an urban environment, urban universities and colleges must remain flexible enough to accommodate the myriad of unanticipated development opportunities that inevitably arise as they plan for the future.
- Suffolk's physical presence is currently dispersed between older sites located on Beacon Hill and newer acquisitions closer to Downtown Crossing.
- New facilities such as the David J. Sargent Hall (Law School) and the renovation of portions of the Rosalie K. Stahl Center (73 Tremont Street) have helped to raise the awareness of the university's physical presence downtown.
- Some spaces for teaching and learning are in short-term leased space that oftentimes provides inadequate facilities.
- In addition to the acquisition of new properties, the University continues to evaluate its existing spaces for renovation in order to meet current and future needs.



Existing Context / City of Boston Context

Suffolk's current presence in downtown Boston has less to do with the identification of a particular place (e.g., the quintessential, collegiate quadrangle, lawn or monument) than a network of buildings linked by the desire lines of students, faculty and staff. The school, as a whole, presents many faces to the public that diminishes any dominant sense of center. The school's bookstore is in the Ridgeway building along Cambridge Street. David Sargent Hall (the Law School) has a dramatic presence on Tremont Street. Administrative functions are increasingly being absorbed into the Stahl Center (73 Tremont Street), which not only contains the school's newly expanded library, but also lies at the approximate geographic center of the university. Given the dispersed nature of the facilities, it is unlikely that there will ever be a single center of the University. Therefore, the form of Suffolk's properties can best be understood as a collection of centers (or clusters) located in different areas but within close proximity to one another.

There are synergies of use within different clusters. The 10 West Street Residence Hall and, potentially, the Modern Theater Project as proposed in this IMP, join Suffolk's first residence hall at 150 Tremont Street. The concentration of these three

residential uses—together with new ground floor retail and cultural functions—fosters a sense of identity in the area bounded by Washington, Tremont and West Streets. The influx of students in this area brings added vitality to an environment that has seen a slow but steady increase in residential population over the last decade.

Suffolk's proposed retail and cultural uses supplement city-led initiatives such as the "Washington Street Public Realm Plan." This effort, together with the "Downtown Crossing Economic Improvement Initiative," has focused on streetscape improvements and economic strategies designed to aid in the revitalization of Boston's historic Main Street. The fundamental idea of the plan is that a properly conceived and designed public realm contributes significantly to the social and economic health of Washington Street and its environs of which Suffolk University is now a part. The city views the revitalization of Washington Street as a critical component to the economic resurgence of Downtown Crossing where people work, shop, enjoy cultural events and live. Suffolk's investments in historic preservation, public safety, and public infrastructure investments help to bolster these goals. Suffolk will design its specific public realm improvements in partnership with the existing city-led initiatives, and will make financial contributions to these and other plans for the enhancement of the civic environment in the neighborhoods around the University's development projects.

Similarly, the school's historic core (Donahue, Archer, Fenton, and Sawyer) form academic synergies along Derne Street, Temple Street and Ashburton Place. The addition of the 20 Somerset Street academic project with the new home of NESAD, will establish a new community benefit in this cluster. The building's ground floor, public gallery will be a cultural amenity and help to activate what is currently the desolate space of Roemer Plaza. Through its location and design, the gallery will forge a stronger relationship with the neighborhood. The redesign of what is currently a marginal, underutilized space into one that beautifies the open space network and strengthens the positive influence of the university is a core objective of this Institutional Master Plan.

The West End, another area identified in the cluster concept of the plan, has seen a great deal of institutional growth with the continued expansion of Massachusetts General Hospital. As mentioned elsewhere, monumental structures such as the Hurley-Lindemann Complex and the Government Center Parking Garage dominate this cluster. While the future of these facilities is unknown at this time, there is renewed development activity elsewhere in the area. In the last five years, Cambridge Street has seen waves of construction, both public and private, that is transforming former lost or underutilized spaces. New infill housing—particularly in the Bulfinch Triangle area—, office and retail projects have helped to mend the gap between the street edge and the urban-renewal era structures that dominated much of the landscape. In addition, the city has invested in aesthetic improvements to the Cambridge Street public realm with a landscaped median and improved

sidewalk—befitting a gateway boulevard connecting City Hall Plaza with the Charles River.

Current and Future Institutional Needs

The University has identified the following institutional needs in order to meet the objectives of the University, as stated in *Chapter 2, Mission & Objectives*, and with strong consideration of the unique challenges present when conducting master planning in an urban environment, as illustrated above. With these constraints and objectives, the University has identified a set of programmatic needs that are required to continue to provide world-class educational and life experiences for its students.

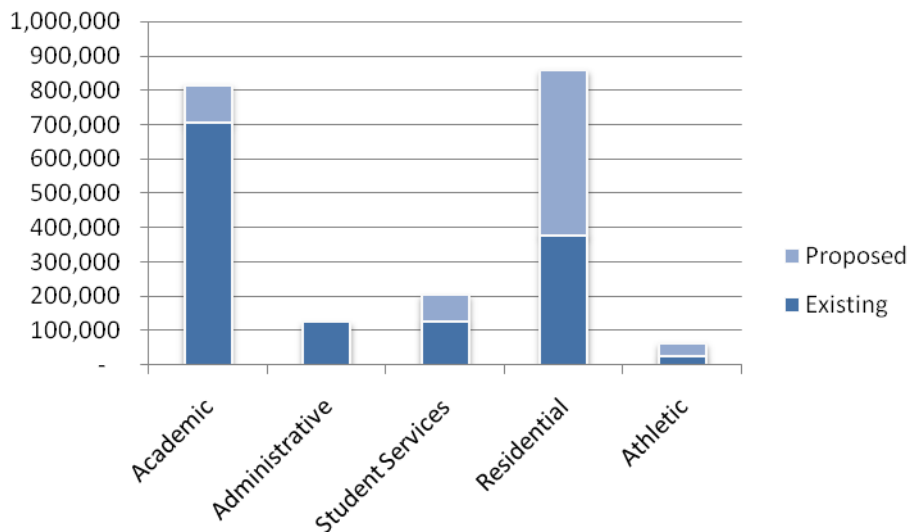
During the year-long planning process, Suffolk and its master planning firm of Chan Krieger Sieniewicz identified a series of short-term and long-term requirements necessary to enhance the University's ability to provide a quality education and experience for its student body. These institutional needs and approximate space requirements are illustrated in Figure 5-1, listed in Tables 5-1 and 5-2 and summarized below.

The IMP program was directly derived from the Goals and Objectives of the University described in *Chapter 2, Mission & Objectives*. The Program includes university-owned housing, student activities functions, space for a relocated New England School of Art and Design (currently in leased space), an athletic facility, clinical programs for the Law School, and additional academic space. In addition to developing space to meet these needs, the University also plans to continue to consolidate its leased space into University-owned properties, such as 73 Tremont Street, as space becomes available.

**Table 5-1
Future Development Program**

Type of Facility	Square Feet
New Facilities	
800 Undergraduate Beds to reach one-half of the long-term goal of housing 50 percent of undergraduates	240,000
Student Center to support the needs and enhance the experience of full-time & commuting students	77,000
Athletic Facility gymnasium with 500 seats, fitness center, locker rooms, aerobics studios	40,000
Law School "clinical programs" to be relocated from existing building and expanded	10,000
800 Additional Undergraduate Beds to reach 50 percent long-term goal	240,000
100 Graduate Beds	30,000
Academic Space	40,000
Sub-Total New Facilities	677,000
Replacement Facilities	
NESAD Relocation currently in leased and inadequate facilities	55,000-70,000
Sub-Total Replacement Facilities	55,000-70,000

**Table 5-2
Gross Floor Area within IMP by Subuse (SF)**



Source: Suffolk University

Notes: This table does not include a reduction of space by 40,000 SF for NESAD because it changes from leased space to owned space. Other 'existing facilities renewals' as portrayed in Figure 5-1 are also not included.



Academic

Academic space needs for Suffolk total approximately 105,000 to 120,000 SF allocated as follows:

- 55,000-70,000 SF to for the relocation of the New England School of Art and Design, which is currently housed in leased and inadequate facilities on Arlington Street.
- 10,000 SF for the relocation of the Law School's 'clinical programs' to new space outside the Law School.
- 40,000 SF for other additional academic space, including classrooms and laboratories.



Student Services

Student Service functions to support the needs and enhance the experience of full-time and commuting students, including programming and meeting space, student service administrative space, student-focused organization space, the dining program, and additional service and retail space total approximately 77,000 SF.



Athletic

Athletics needs including courts, fitness space, lockers/locker rooms, meeting rooms, faculty/coaching offices, and additional support space total upward of 40,000 SF. The University needs a regulation basketball court that complies with the NCAA standards. The Ridgeway basketball court is not in conformance with NCAA standards.



Housing

Suffolk has a long-term goal to provide University housing for 50 percent of its full time undergraduate students and to begin development of graduate student housing:

- In the short-term, provide 800 additional undergraduate student beds (240,000 SF). The beds added at 10 West Street are included in the 800 beds. The 800 beds would take the University halfway to adding the 1,600 beds necessary to provide University housing for 50 percent of undergraduates.
- In the long-term, provide another 800 undergraduate student beds to reach the goal of housing 50 percent of undergraduates in University-owned residence halls.

- Provide 100 graduate student residences.



Parking

At this time, Suffolk forecasts that it has no need or plans for additional parking as it discourages its students and employees from using personal automobiles.

Planning Framework

The vision of the IMP framework represents a trajectory located along Tremont Street that extends from the existing core of Suffolk’s properties in the direction of Downtown Crossing. This framework is best described as the Suffolk Crescent.

Suffolk University, together with a BRA-appointed Task Force, engaged in a yearlong, intensive process to arrive at an overall facilities framework for this urban university location. The planning framework presented in this IMP is a result of an internal analysis of the University’s needs and objectives for its future in the City of Boston and as a world-class University, balanced with the needs of the City and the communities in which the University is located. The IMP serves as a road map for planning the future of Suffolk University’s facilities. Projects proposed under this roadmap are presented in *Chapter 6, Proposed Future Projects*.

The IMP for Suffolk University builds on the existing resources that include the University’s historic core located on the edges of Beacon Hill. At the same time, the plan recognizes that new projects such as the 10 West Street Residence Hall and the Modern Theatre are moving the physical center of the University away from the more residential areas of Beacon Hill. These properties, located to the south and east of the historic core of Suffolk’s original properties, are where some new opportunities for development lie.

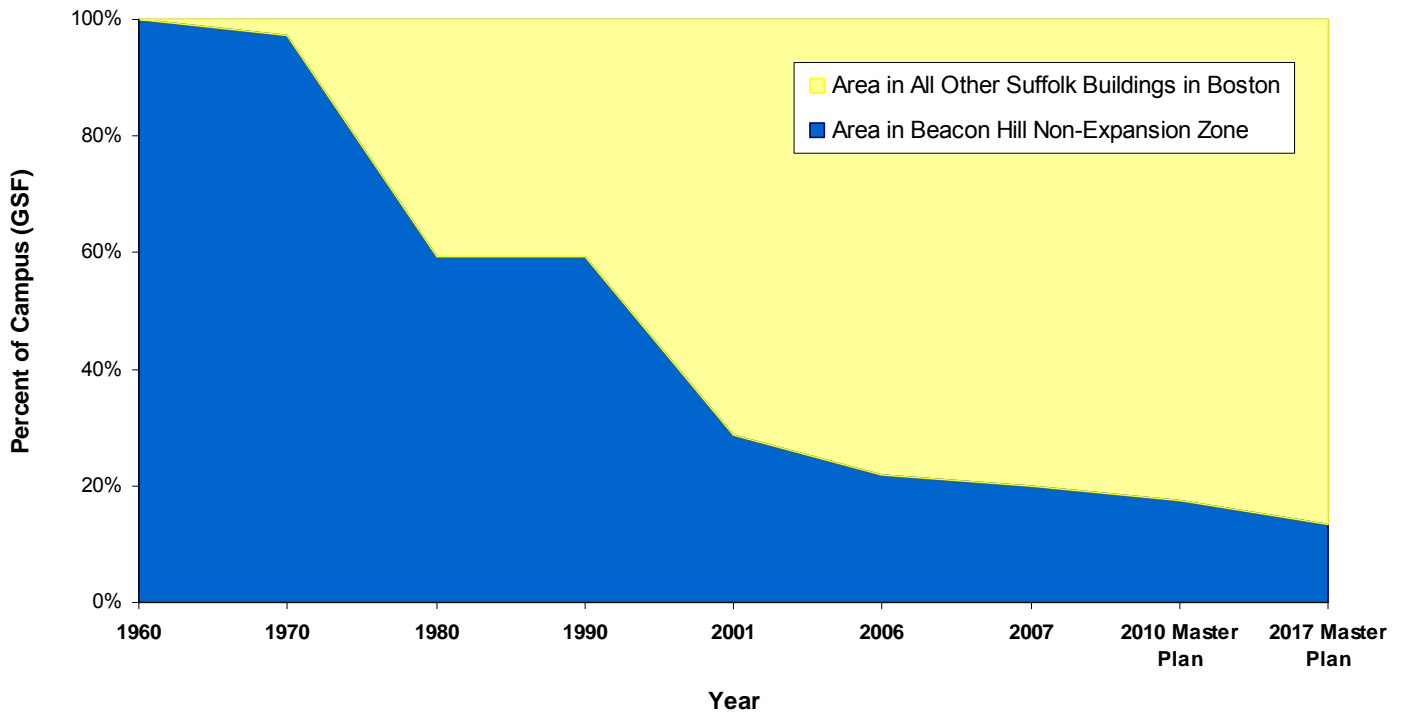
University Trajectory

Figure 5-2 shows that the majority of projects that Suffolk University developed in the last decade are located away from the residential portion of Beacon Hill. While the 10 Somerset Street Residence Hall and the new proposal for NESAD at 20 Somerset Street are near Beacon Hill, other recent projects have begun to move the focus of the school to the south and east of the school’s historic core. For example, three residence hall projects: 150 Tremont Street, 10 West Street, and the proposed Modern Theater are all located in Downtown Crossing. In addition, both the Law School and 73 Tremont Street have a prominent presence along Tremont Street. These five projects, together with the likelihood of Clusters 2 and 3 attracting new development for Suffolk, suggests a trajectory that aligns south along Tremont Street. This alignment forms the spine of the “Suffolk Crescent” concept.

Suffolk’s growth over the last 40 years has largely occurred away from residential areas of Beacon Hill.

As shown in Table 5-3 below, the University's presence in residential Beacon Hill has declined over time. Since 2000, Suffolk sold two buildings in residential Beacon Hill and relocated their uses to 73 Tremont Street. The University's growth over the past forty years as a percentage of total area has occurred away from the Beacon Hill Non-Expansion Area. Today, approximately 20 percent of the building area (GSF) of the University is located in residential Beacon Hill. These include the five existing buildings: Archer, Fenton, Donahue, Archer, and Ridgeway.

Table 5-3
Percent of Suffolk Facilities in Beacon Hill Non-Expansion Area



While many of the primary academic and administrative buildings for the university are situated within Cluster 5, future growth is likely to be directed away for this area. Development prospects in the four clusters identified above signal new synergies for the school in other locations. Over time, the center of gravity for the school will continue to move away from the residential area of Beacon Hill along Tremont Street.

Of the areas identified below as potential areas to absorb Suffolk University's future growth, the majority are to the south and east of the school's historic center on Beacon Hill. Suffolk's newest project, the 10 West Street Residence Hall and the Proposed Modern Theater project are near Suffolk's first residence hall on Washington Street. These three projects have added to the residential density of downtown and their ground floor uses will help to nurture the street life. Taken together, they represent the largest concentration of Suffolk students who chose to live in university-supervised environment and are located at the furthest point away

from Beacon Hill. Suffolk's second Proposed Project, at 20 Somerset Street, is located away from the residential areas, in the Upper Beacon Hill Government Center Area. Suffolk University is already generally more distributed and dispersed within Boston than its nearby institutional neighbors such as Massachusetts General Hospital (MGH), Emerson College, and Tufts-New England Medical Center (NEMC), as shown on the Figure 5-3, Other Institutions in the Study Area. The University plans intend to continue a dispersed pattern of development throughout the Suffolk Crescent, although focused primarily in Clusters 2 and 3 in the next ten years.

Guiding Principles for Growth

The following Guiding Principles for Growth, which will establish Suffolk University as An Educational Institution of Distinction, form the foundation for developing the new and renovated facilities to meet the University's needs.

- Nationally recognized by education professionals as an excellent school
- Provides first-rate education at a reasonable cost for students of all ages and backgrounds
- Prepares students to live in a diverse global society, appreciative of the richness among cultures
- Strongly focused on teaching undergraduates while preparing them for diverse careers that includes leading & serving the communities in which they live and work
- Home to a wide variety of innovative learning experiences fostering life-long learners
- An active community with many opportunities for personal development in an environment of social diversity
- A supportive environment for motivated, capable students from various backgrounds and cultures
- An active participant in the life of its host city and a good neighbor
- An integral part of the City of Boston, supporting and enhancing the public realm



Growth Areas

There are five potential areas for growth (identified in this Master Plan as "clusters") for the university. These areas have been selected based on their location relative to existing facilities as well as their potential to harness synergies with the existing fabric of downtown. Relative to the areas for potential growth, the University will adhere to the following principles for guiding development:

- University needs will be dispersed throughout all clusters and not concentrated in a single cluster

- A major focus will be on renovating and upgrading the current building stock in order to make the most efficient use of existing assets
- To the extent feasible, Student Services will be consolidated to provide for concentrated administration of services

Future Development Areas (“Clusters”)

As discussed above, the major elements of Suffolk’s planning framework in this IMP are the Clusters, which together define the Suffolk Crescent. The five clusters—or areas identified for locating facilities to meet future University needs—are shown in Figure 5-4 and described in detail in the following sections. Close up images of the Cluster areas are provided in Figures 5-4a through 5-4e; these include existing uses, building footprints, sidewalks and roadways; estimates of the residential population within the clusters; and proposed future uses by Suffolk.



Overview of the Cluster Concept

As described earlier, as an urban university, Suffolk has a unique planning challenge because it does not own land surrounding the University in which to prepare a traditional master plan. Instead, Suffolk and its planning consultants have identified general areas of the downtown in which the University could feasibly anticipate locating a new facility in the next ten to fifteen years. These general areas were identified by looking at the following criteria:

1. Proximity to existing Suffolk University facilities;
2. Relationship to downtown areas that would benefit from the synergies associated with university programs;
3. Location of buildings or sites that are currently for sale or lease and would benefit from new development;
4. Sites recommended to the planning team by the City of Boston and the IMP Task Force;
5. Proximity to future development initiatives contemplated by the Boston Redevelopment Authority.

While these clusters are defined only in general terms, they are grounded in an analysis of the capacity of sites within the cluster to accommodate particular space needs identified in the master plan. In addition, the cluster concept allows an approximate scale for the areas that has the ability to distribute particular university functions in a manner that does not overwhelm any specific area.

Taken together, the five clusters also suggest a trajectory away from the residential areas of Beacon Hill as Clusters 1, 2 and 3 are south and east of the historic origins of the university along Temple Street. The Cluster (Cluster 4) identified around the

Hurley-Lindemann complex is the least viable development opportunity and an unlikely development plan in the foreseeable future. The relationship of the clusters together follow a southern path along Tremont Street that take the form of a “crescent” – the preferred pattern and metaphor for the University’s planning goals.

Just how much institutional development one particular cluster can and should accommodate is difficult to determine and virtually impossible to quantify in any empirical way. One area might benefit from a greater residential population while another might be more appropriate for developing additional academic space. Some areas have the capacity to absorb a wide combination of new uses, each of which brings with it inherent challenges and opportunities based on relationships to other existing land development patterns. The criteria used to evaluate a particular use in a particular location will be judged on the intrinsic merits of what that particular use can bring to the area, existing uses and an assessment of the impact of the future use on existing uses related to quality of life.

Cluster 1: Temple Place/West Street

Generally bounded by Washington and Tremont streets, Cluster 1 also includes Temple Place and West Street. Formerly a collection of underutilized properties and surface parking lots on the fringes of Chinatown, this area experienced a significant wave of investment in the last decade. Properties surrounding Cluster 1 are now home to a wide range of vital and dynamic uses, including large-scale, high-end residential projects that have helped to bolster a core downtown housing constituency. For example, the Ritz-Carlton Towers (2001) and Archstone Buildings (2006), just to the south of Cluster 1, have added over 800 condominiums to the 350 units located in Tremont on the Common. This concentration of residential uses has fueled additional interest in the few remaining undeveloped sites, including the development of the Hayward Place residential project on one of the last remaining surface parking lots in Downtown Crossing.

An influx of housing for college students, as well as residents, has also assisted in the area’s rapid transformation. With a significant presence in the neighborhood, Emerson College has unveiled ambitious plans to revitalize existing buildings along Washington Street such as the Paramount Theater. Suffolk University’s first residence hall in the area, at 150 Tremont Street was joined in January by the 10 West Street Residence Hall and will soon be joined by the future conversion of the Modern Theatre, as presented in *Chapter 6*. The historic façade of the Modern Theatre structure and its ground floor cultural use will remain and will be complimented by Suffolk University student housing in a modestly-scaled residential building above. These Suffolk University projects all lie within the area labeled as Cluster 1. An estimate of the population residing within Cluster 1 is provided below and on Figure 5-4a.

Residential Population in Cluster 1

All Residents	+2,794
Suffolk University Students	1,155

Source: Chan Krieger Sienewicz

Notes: Residential population based on 2000 US Census Block data as noted in corresponding Figure. Estimates for recent and planned residential projects are based on an average of 1.5 persons per unit.

A burgeoning housing market begets a wealth of additional amenities that residents and students demand: new food services, shopping opportunities and entertainment venues. These uses have all emerged to transform this lower end of Washington Street, which itself is a focus of renewed interest. The Washington Street Public Realm Plan is a strategy established to aid in the revitalization of Boston's historic main street, concentrating on Washington Street between Court Street at Government Center and Kneeland Street in Chinatown. The Plan, issued by Mayor Thomas M. Menino in June 1996, focused on improvements by the City that could most effectively strengthen the marketability of the district and attract additional economic investment. The fundamental idea of the plan posited that a properly conceived and designed public realm contributes significantly to the social and economic health of Washington Street and its environs. Washington Street continues to be the center of a vibrant neighborhood, building towards a 24-hour area where people work, shop, enjoy cultural events, and live.

Future Suffolk University Uses

Cluster 1 includes the Downtown Crossing Non-Expansion Area in recognition of the existing and planned development in the area for both Suffolk University and Emerson College. As a result, this IMP anticipates no further Suffolk development in the area beyond the Modern Theatre project proposed *Chapter 6*.

Cluster 2: Bromfield/Tremont Streets

Cluster 2 is bounded by two major downtown arterials—Tremont and Washington Streets. Bromfield Street is the approximate center of this cluster, which is located north of Cluster 1 and marks the nexus of Downtown Crossing, the city's busiest pedestrian zone. From the intersection of Washington and Summer Streets, there are over 130,000 downtown employees within a ten-minute walk and 228,000 employees within a 20-minute walk. The area boasts over 450 retail stores and 100 restaurants. Over 100,000 people patronize Washington Street on a daily basis. Suffolk University's Sargent Law School and 73 Tremont Street are two of the more visible University buildings located in this cluster. Prominent landmarks and an estimate of the residential population within this cluster are provided in Figure 5-4b.

Residential Population in Cluster 2

All Residents	+1,149
Suffolk University Students	0

Source: Chan Krieger Sienewicz

Notes: Residential population based on 2000 US Census Blocks data as noted in corresponding Figure. Estimates for recent and planned residential projects are based on an average of 1.5 persons per unit.

Cluster 2 contains a wealth of smaller-scale, architecturally significant buildings representative of the traditional building fabric of the early 1900's. Buildings range in height from two to ten stories. Most of these structures have considerable detail in their individual facades and collectively form an ensemble that clearly defines the street. While much of this building fabric is historic in character and scale, new development is poised to add significant growth and alter the development dynamics in the area. A 31-story mixed-use, high-rise complex (45 Province) is currently under construction within Cluster 2 and will bring 150 new units of housing to the area. In addition, the Filene's Redevelopment currently underway includes the preservation of and renovations to the existing eight-story Filene's Building at the corner of Washington and Summer Streets and the nine-story building at the corner of Hawley and Franklin Streets. A new mixed-use tower will add an additional one million square feet of hotel, retail, office and residential space to the development. Virtually untouched by new development for decades, Cluster 2 is quickly becoming an architectural collage of the old and the new.

Future Suffolk University Uses

In the midst of these large-scale transformations, there are urban design opportunities that exist by focusing on the infill of currently underutilized sites. A number of parcels in this cluster contain small-scale buildings in marginal condition. New developments should have greater density; maintain the consistent building street-wall; and foster stronger connections between the Boston Common and Downtown Crossing through active ground floor uses and improvements to the public realm of the street. This is very much a place in transition. It is likely to remain so given the next wave of reinvestment that will occur because of new construction. One Franklin (the Filene's Building Redevelopment) and 45 Province are poised to inject new life and a different building scale into the "Heart of Boston."

In light of the relationship of Cluster 2 to Suffolk's primary administrative building (73 Tremont Street), this area is ideal for additional student services and other academic programs, such as the Law School Clinical Program. Numerous attractive buildings exist that would lend themselves to renovation and reuse for Suffolk's programs. This area could also absorb some of the student housing needs for the university. Additional residential development would have the added benefit of bringing more 24-hour life to the district.

New university growth in this area should be seen as a bridge between the recent residential projects to the south of Washington Street and the classroom and administrative spaces for the school to the north. The location of Cluster 2 for athletics is unlikely, unless a site large enough to accommodate a new gymnasium is found. The space requirements for a project at this scale would require major modifications to existing buildings or selective demolition of some building fabric. The broad mix of scales and the wide range of architectural massing here offers unique urban design opportunities for infill development.

Cluster 3: Court Street Area

Cluster 3 is located to the north of Cluster 2 and situated within the remarkable confluence of Government Center and the Financial District. In addition to benefiting from the dynamics associated with this concentration of uses, Cluster 3 profits from its location equally situated to all four major subway lines (red, blue, orange and green). One of the results of this central location has been a historically strong occupancy rate for nearby office tenants that are literally in the heart of the city.

As with many areas in downtown Boston, the Cluster 3 area boasts an eclectic mix of historic and modern buildings. The Omni Parker House, the Granary and King’s Chapel Burial Grounds, the Old State House and Old City Hall are just a few of the iconic landmarks that are connected together along the Freedom Trail. There are also some modern landmarks within this historic mix of Boston’s past. Both revered and reviled, Boston’s City Hall sits within the center of the cluster. City Hall’s enormous plaza is defined by the John F. Kennedy Federal Building, Center Plaza, and two of the tallest buildings in Boston—One Boston Place and One Beacon Street— which tower over this urban fabric. Prominent landmarks and an estimate of the residential population within this cluster are provided in Figure 5-4c.

Residential Population in Cluster 3

All Residents	+1,916
Suffolk University Students	345

Source: Chan Krieger Sienewicz

Notes: Residential population based on 2000 US Census Blocks data as noted in corresponding Figure. Estimates for recent and planned residential projects are based on an average of 1.5 persons per unit.

An architectural combination juxtaposing the contemporary and colonial, Cluster 3 contains some venerable structures and well-known monuments like Old City Hall and King’s Chapel. Other buildings are significant for their cultural value like the Sears Block, the Boston Public Schools Building or the Ames Building on Court Street. Some buildings in this area are not as beloved. Fifty-five (55) Court Street, for example, is a nondescript building with high vacancy rates. Some buildings in the area are challenging to imagine for university use due to their scale or form. For example, 1-2-3 Center Plaza (one of the largest properties facing City Hall Plaza) has

great exposure and street presence; however, the long, curved building footprint does not lend itself well to many uses other than office space.

Future Suffolk University Uses

While this Cluster has few underutilized or available properties for new construction, it does contain a wealth of large-scale, existing buildings that are well suited to adaptation, renovation and reuse into College or University Uses. Cluster 3 could accommodate the University's student housing needs, as well as other student services and academic functions. A large-scale building could potentially accommodate the University's athletic needs. Many of these buildings have changed their functions over the years as market forces dictate. Institutions become restaurants and offices, offices convert into residential opportunities. These dynamics demonstrate a truism in planning that, over time, uses change, but building forms endure.

Cluster 4: New Chardon Street/Staniford Street

Significant development opportunities and challenges lie ahead for the area that has been identified in this plan as Cluster 4. Cluster 4 is loosely defined as the area west of City Hall Plaza and north of Cambridge Street leading in the direction of Haymarket Square. Unlike other downtown clusters, this area is a product of 1960's Urban Renewal. There are few remaining traces of the City's finely grained past. In place of the idiosyncratic city fabric of old Boston, large-scale structures like the Massachusetts State Service Center and the One Congress Street Garage (formerly Government Center Garage) forge super blocks that dominate their surroundings.

The Service Center was constructed between 1968 and 1970. Paul Rudolph was the coordinating architect. The two buildings that comprise the development (Hurley Employment Security Building and the Lindemann Mental Health building) house various state agencies. The Suffolk County Courthouse sits on the northeast corner of the block where a 23-story tower for Health, Education and Welfare—also designed by Rudolph—was originally planned but never constructed.

Although the Hurley-Lindemann complex has been recommended as a possible location for future development, there are a number of questions surrounding the viability of the site as a near-term option for Suffolk. The last three decades have witnessed a great deal of deferred maintenance in the complex that renders the reuse of the structure unlikely. The existing floor plates were established for office use and conversion of the facility to another use would be difficult. The time-frame of acquiring the buildings and the costs of acquisition are simply unknown. Reuse of the site requires further study, including consideration of any plans for the redevelopment of City Hall and Government Center.

Another monumental structure that looms over the landscape in Cluster 4 is the One Congress Street Garage that was recently purchased for a large sum of money; expectations for a substantial financial return on investment are high. These factors combine to create a development atmosphere where years of feasibility and permitting lie ahead, and a great deal of uncertainty regarding the landowner's time-frame remains ambiguous. Redevelopment costs on this site are simply unknown today. Prominent landmarks and an estimate of the residential population within this cluster are provided in Figure 5-4d.

Residential Population in Cluster 4

All Residents	+5,552
Suffolk University Students	0

Source: Chan Krieger Sienewicz

Notes: Residential population based on 2000 US Census Block data as noted in corresponding Figure. Estimates for recent and planned residential projects are based on an average of 1.5 persons per unit.

Cambridge Street, one of the main thoroughfares leading into the downtown from Cambridge, has seen dramatic changes in the last five years. The center, landscaped median to the street has helped to calm traffic and create a more picturesque landscape for the seam between the West End and Beacon Hill. There is now a stronger sense of procession leading to City Hall Plaza from the new and impressive Charles/MGH MBTA station. The identity of Cambridge Street is improving, and filling the gap between the West End and Beacon Hill.

Public investments along Cambridge Street have spurred private investment on the properties that face the street. There has been new infill development at the Holiday Inn and Charles River Plaza complex. Retail and office spaces have been grafted onto existing buildings and new canopies and entrances have been constructed. Some office towers, like the Saltonstall Building, have been modified with new residential units surrounding the base of the building. Bowdoin Place now complements the color and texture of Beacon Hill. These developments are positive improvements to the area and are attempts to repair some of the damage caused by urban renewal era plans.

Future Suffolk University Uses

Despite these significant challenges, the urban design benefits of considering new opportunities in Cluster 4 are enticing. Certain core planning principles should underscore any consideration for the revitalization of this area and seek ways to integrate more effectively the fabric into its surroundings. For example, reintroducing streets and passages will help erode the super blocks and lining these streets with active ground floor uses will foster connectivity. Due to the vast scale of the structures in this area and the current ownership of the buildings, Cluster 4 will be studied in light of the long-range opportunities in the area. That is the potential use of this Cluster 4 is beyond the 10-year term of this IMP.

Cluster 5: Existing Buildings

Cluster 5 represents the historic core of Suffolk University, and is situated on the upper slopes of Beacon Hill. It is the academic center of the university and the location where the school established its first classroom building. Cluster 5 contains Suffolk's primary classroom buildings: Ridgeway, Donahue, Archer, Fenton and Sawyer buildings. The new academic building containing NESAD will also be located here.

However, academic buildings are far from the most significant use in the area. Situated in the shadow of the State House, this area is dominated by a concentration of government employees. In addition to the State House, the County Courthouse and McCormack State Office Building, there are numerous retail and service outlets that cater to the office, government/institutional and residential population.

In addition to a government presence, large office towers visually dominate the landscape. There are major office tenants at One Beacon Street and the Saltonstall Building. Bowdoin Place, a recent infill project, has added 113 units of new housing to the northern boundary on Cambridge Street. Bowdoin Street itself marks a transition between the historic building fabric of Beacon Hill and the institutional character of Government Center. Building uses transition on this street as well as the character and scale of its architecture. The main open spaces are the State House Park, the Garden of Peace, Roemer Plaza and Pemberton Square. Although the relationship between these open spaces is tenuous at best, there is little sense of well-considered landscape network.

Prominent landmarks and an estimate of the residential population within this cluster are provided in Figure 5-4e.

Residential Population in Cluster 5

All Residents	+4,708
Suffolk University Students	345

Source: Chan Krieger Sienewicz

Notes: Residential population based on 2000 US Census Block data as noted in corresponding Figure. Estimates for recent and planned residential projects are based on an average of 1.5 persons per unit.

Future Suffolk University Uses

While many of the primary academic and administrative buildings for the university are situated within Cluster 5, future growth is likely to be directed away from this area. Development prospects in the four clusters identified above signal new synergies for the school in other locations. Over time, the center of gravity will continue to move away from residential area of Beacon Hill toward Tremont Street.

Cluster 5 future institutional expansion includes academic and administrative space. NESAD, as an academic use, is a good project for the area. It will allow Suffolk University to remove some classroom space in the Fenton Building, which is closer to the residential population of Beacon Hill, and eliminate leased space from the school's portfolio at the current art school location across the Boston Common. The athletic program identified in this IMP requires a large floor plate and is therefore unlikely to be located within this cluster.

Process for Future Projects in Clusters

The Clusters are planning areas; as such, they are Suffolk's best way of informing the Boston community as to what Suffolk seeks to build and in what general locations. This IMP cannot provide approval for any uses located in the Clusters. Keep in mind, every new project not included in this IMP will be subject to the BRA's Article 80 review process including the filing of a Project Notification Form (PNF), subsequent documents as appropriate, and opportunity for public review. In addition to the required process, Suffolk commits to maintaining open communication with its current and potential future neighbors.

When a new project rises to the surface, the University will meet with the neighborhood and inform the residents of the University's plans. The University will set up a process with the neighborhoods in advance of future projects rising to the forefront. This may include a study group of neighborhood representatives who meet with the University to discuss possible future projects. Suffolk will participate in the normal review process with the BRA, the Task Force, and the general public regarding any future projects.

The Institutional Needs described above in this chapter are the University's goals for the ten years of this IMP. Beyond this timeframe, the University has indicated in Task Force meetings its intention to provide additional student housing once the University has reached the goal of 50 percent of students in university-owned housing. Additionally, the next IMP might include provisions for graduate housing, faculty/staff housing, and/or a facility for the Law School's Clinical Programs, which are to be relocated from an existing Suffolk property. While Suffolk anticipates that growth during this IMP will most likely occur in Clusters 2 and 3, Cluster 4 may be able to accommodate future needs in the long-term as properties become available. Suffolk is unable to anticipate future development partners.

Design Framework

As requested in the BRA Scoping Determination, this section contains a framework for understanding the University's approach to designing its buildings and public spaces; preserving and respecting existing City public spaces; and providing strong and well-designed connections between University properties.



Urban Design Objectives

Suffolk's urban design will contribute to the active, livable, and human-scaled fabric of the City of Boston.

As Suffolk implements this IMP, it will do so in a manner that is consistent with the broad urban design and development principles that have shaped the City's downtown character today. Independent of the design of any particular building, the overarching principle of Suffolk's design framework is to contribute to the active, livable, and human-scaled urban fabric. Driven primarily by its urban location, Suffolk's building and streetscape design principles include the following:

- Presence in multiple facilities, sometimes shared with non-education users;
- Not necessarily physically connected or adjacent, but connected by the shared urban pedestrian network;
- Vertically organized facilities that adapt university uses to spaces available and typical in an urban core, and more traditionally used for office and residential uses;
- Tendency toward contextual architecture for renovated and new structures, in part because conversions of existing buildings make up a large part of the urban university's inventory, and in part as an expression of integration with the context of the City;
- Active and enlivening use of ground-floor spaces for formal and informal university activities, including events, exhibitions and programs, and storefront displays and presentations; and
- Activation of public plazas, sidewalks, and other areas in front of Suffolk buildings through ground-floor uses and improvements to the public realm, such as Roemer Plaza, as described below.
- Improvement of existing and creation of new parks and plazas, wider sidewalks, and street-level spaces inside buildings that promote academic, cultural, and retail activity in and beyond the sites for development projects.

The Urban Design Submission Requirements, requested in the BRA Scoping Determination will be applied on a project-by-project basis. Suffolk will provide all dimensions, design details, and urban character analysis during the Article 80B review process for each proposed project, including detailed graphics. As such, these requirements will be provided in the forthcoming DPIR for the Modern Theatre, and at a later date in the PNF or DPIR for the 20 Somerset Street Project, as appropriate.



Public Realm Objectives

Suffolk's area is one of the richest urban public areas in the United States. Suffolk recognizes its obligation to engage more effectively with street level activities and the public realm of the City. Boston's city streets and sidewalks are the conduits that tie the University's identity together. While the area surrounding the school has a number of major open spaces: City Hall Plaza, the Boston Common and Pemberton Square to name a few, Suffolk does not lay claim to any of them (see Figure 5-5). The Boston Common—as the City's primary central park—is not considered to be the University's quadrangle and is certainly not the school's playground. Like its name, the Common is an asset that belongs to the entire City of Boston, including Suffolk's students. The Freedom Trail links major historic sites throughout the area, and Boston's sidewalks link the area together. Athletics and playing fields for the school are dispersed throughout the downtown.

The strongest opportunity for Suffolk University to contribute to the creation of new public spaces downtown is in the redesign of Roemer Plaza. The revitalization of this red-brick plaza will occur with the demolition of the existing 20 Somerset Street building and the construction of the new proposed academic building. The plaza will be redesigned, renovated and maintained to encourage long-term use as a public space. The McCormack Building currently has an entrance from Roemer Plaza, although it has been closed for security reasons.

With the redevelopment of Roemer Plaza, Suffolk University hopes to accomplish the following objectives:

- Improve public access to the plaza so as to be beneficial to the Commonwealth, the City, the neighborhood, and Suffolk University;
- Enhance the visual quality of the space through new planting, surface materials, lighting, visual screens, and forms;
- Enhance connectivity between the plaza with the McCormack Building, Somerset Street, and Ashburton Place;
- Provide programs, related to the NESAD art program on the ground floor of the new building to help enliven the space;
- Provide for an opportunity to recognize the history of the MDC building and its associations;

- Increase the public use and activity on Roemer Plaza as a continued manifestation of the open space and recreational mission of the MDC;
- Minimize negative impacts on the parking garage below the plaza; and
- Minimize negative impacts on the community.

One of the most important (and challenging) of these public realm objectives is to provide handicapped access to the plaza and provide for a more gracious transition between the elevation of Ashburton Place (at the Sawyer Building) and the elevation of the plaza at the entrance to 20 Somerset Street. The grade change between these two levels is more than 10 feet. A complementary objective is to utilize this grade change to create topographic transitions that can provide seating where one can feel comfortable in the sun or shade. In this way, the redesign of Roemer Plaza strives to create a place of stasis as opposed to movement, and will discourage congregation around the Garden of Peace to the north of 20 Somerset Street.

In the future, the activation of Roemer Plaza will occur through ground floor uses in the proposed academic building. A prominent art gallery of over 2,000 SF fronts the open space and is accessible directly off the building's lobby. Through its location and design, the gallery will serve to forge a stronger relationship with the community in which it sits and highlight the program of the building as a shared cultural, community benefit. The redesign of what is currently a marginal, underutilized space into one that beautifies the public space and strengthens the positive influence of NESAD and Suffolk University on the surrounding community is fundamental to the Master Plan.



Pedestrian Circulation Objectives

The pedestrian realm of Suffolk is indistinguishable from that of the City of Boston. However, by foot and transit is the most common method for Suffolk students to travel to/from the university, and foot travel is the only practical method to travel between University buildings. Given the current and anticipated locations of Suffolk facilities, there are common paths typically traversed by Suffolk users. These include Temple, Bowdoin, Somerset, and Beacon Streets, and Ashburton Place in Beacon Hill and Park, Tremont, Winter, and West Streets, and Temple Place due to the newer facilities in or near Downtown Crossing. More discussion on the existing pedestrian conditions and circulation goals are provided in *Chapter 9, Transportation and Parking Management*.

Suffolk will continue to focus pedestrian activity on City streets, which it views as a strong mutual benefit.

Suffolk views the shared pedestrian environment as one of the stronger mutual benefits of its urban location and will continue to focus pedestrian activity on City streets. As has been stated elsewhere, pedestrian activity contributes to the activity, safety and interest of the downtown and to the university experience. Pedestrian circulation is interrelated with the public realm discussion provided above, and

many of the same principles apply to this aspect of urban design—to encourage an active, engaging, and walkable pedestrian environment.

The University and its Neighboring Communities

As described in detail in *Chapter 2, Mission & Objectives*, *Chapter 3, Existing Properties*, and above, Suffolk is a classic urban University without a campus structure. Its buildings are interspersed throughout the community. The University recognizes that its properties impact the surrounding neighborhoods, both negatively and positively. The relationship of Suffolk and its host neighborhoods is discussed below.

Neighborhood Benefits

Boston's institutions of higher learning play an essential role in the intellectual, cultural, and economic life of the City of Boston. Together with health care institutions, colleges and universities account for nearly one of every five jobs in Boston. Young adults, attracted to internationally renowned educational institutions, make Boston a vibrant and exciting place to live. Many students remain in the area after graduation, assuring businesses a young and well-educated work force.

There are numerous benefits provided by a University located in an urban environment, including:

- **Shared Uses and Synergies:** The University has established and maintains positive linkages with surrounding businesses, public administration, and legal communities. The community also benefits from Suffolk's central location through community involvement programs that aim to create a mutually beneficial environment in the area. These programs include SOULS, Jobs for Youth, and Neighborhood Beautification, among others. Additionally, the University makes its facilities available for community use, including:
 - Community meetings;
 - Hill House baseball and softball league clinics in the University's athletic facilities.
- **Ground Floor Uses:** In recent new buildings and renovation projects, Suffolk has included ground floor uses that are open to the public or at a minimum provide an interesting street level experience for pedestrians. At 73 Tremont Street, ground floor uses include a bank, a Welcome Center for the University and a TV studio whose activity is visible through storefront windows. At 10 West Street, Suffolk has provided nearly the entire street frontage on both West and Washington Streets as publicly accessible, ground floor retail. At 150 Tremont,

the University has responded to community requests by planning to expand the space currently occupied by the convenience store to a more vibrant, retail-friendly place and by improving the aesthetics of the University dining facility. Each of these ground floor uses help to create an active street life that promotes pedestrian traffic and draws pedestrians past and into Suffolk buildings (where applicable).

- **Student Spending:** Students within the community create a diverse and culturally rich environment. They also stimulate small, local, service-oriented businesses, such as coffee shops, restaurants, office suppliers, dry cleaners, and a wide variety of other personal services and retailers.
- **Improving Building Stock:** Few entities have the capability or reasons to take a building in poor condition and invest in its restoration, renovation, or redevelopment for new uses. Suffolk University took on this challenge with 150 Tremont Street, 10 West Street and the Modern Theatre building. All three projects provided Suffolk University with the opportunity to address its needs while also improving the local area by activating formerly dilapidated and unused sites. The investment by the University increases the value of the site and its neighboring buildings, improves conditions for pedestrians both in safety and in aesthetics, and removes an underused and sometimes unsightly parcel from the City's building stock.
- **Job Creation:** As Suffolk has grown, it has increased the number of employees by 43 percent from 800 employees in 1996 to 1,400 employees in 2006. These include both staff and faculty positions. In 2006, the University provided an additional 200 outsourced jobs to work in facilities, the bookstore and food service, for a grand total of 1,600 jobs. These jobs provide a significant source income that adds to the economic vitality of the City of Boston.
- **Faculty/Staff Housing:** Approximately 25 percent of Suffolk's faculty and staff live in the City of Boston. This is a benefit for the employees themselves, contributes to the economic and financial base of the City, and helps in the stabilization of neighborhoods.



Neighborhood Impacts

Suffolk recognizes that students have additional direct impacts on Boston's neighborhoods. The University has heard the concerns of its neighbors. A primary concern is that students living in market housing occupy units that could otherwise be used by neighborhood families. By doubling and tripling the number of students in these apartments, owners receive much higher rent for the units than working families can pay. This artificial inflation of housing prices affects the city's institutions as well. Some schools have reported trouble attracting faculty and staff,

and the city's prestigious hospitals have reported difficulty attracting medical personnel because of the high price of housing.

In March 2008, the City of Boston approved an ordinance to limit the number of students permitted to live in a single housing unit to a maximum of four students. Although this legislation is new and untested, the intent is to address overcrowding of students in residential neighborhoods, the monetary impacts caused by students who are capable or willing to pay above market rates for housing, and potential behavioral impacts of a concentration of students.

A second concern from the neighborhoods includes the level of pedestrian traffic through residential streets. Suffolk agrees that students will often take the most direct course between two points—between University property, residences, and transit stations. As a result, students will be traveling on Temple Street, Derne Street, Beacon Street, and other residential streets in the adjacent neighborhoods. Suffolk's specific response to this challenge is to move Suffolk facilities towards the areas referred to in Clusters 2, 3 and 4 and subsequently decrease the need for Suffolk students to traverse residential streets.

Moving the NESAD building to 20 Somerset Street will reduce the number of students traveling through Beacon Hill and the Boston Common between Arlington Street and the main Suffolk buildings. Furthermore, a result of the 20 Somerset Street project will be to lessen significantly student use of the Fenton Building by converting from classrooms to faculty offices. Finally, the provision of additional university-owned student beds will remove students from the residential neighborhoods of Beacon Hill.

A third and related impact to the first two listed above is behavior. Suffolk strongly discourages any improper behavior from its students and encourages residents to inform them of any problems. Suffolk has prepared a permanent student behavior policy and instituted an Office of Neighborhood Response to address these impacts. These are discussed in more detail in *Chapter 8, Student Housing Plan*.

Protections for Nearby Residential Areas

Suffolk University is committed to work with its neighbors to determine a plan for growth that does not adversely impact the surrounding context. The University will continue to work with the local neighborhood associations to improve the dialogue and create planning and development initiatives that strengthen a cooperative partnership with the larger community and not only minimize adverse community impacts. The University - and indeed many city-dwellers - recognizes the important benefits that the school can bring to strengthen potential community benefits. Suffolk University remains committed to on-going discussion with affected parties and arriving at solutions that can benefit both the neighborhoods and the school.

While the concept of marking a boundary between the adjoining neighborhood and the University may inhibit future growth options for the school, the university sees it as a necessary technique to establish a certain amount of understanding with the community about the likely locations for particular uses. Suffolk has established three non-expansion areas with adjacent neighborhoods and expanded upon one pre-existing non-expansion area. These areas are described below and shown in Figure 5-6.

Existing Beacon Hill Non-Expansion Area

The Beacon Hill Non-Expansion Area was established over eight years ago as a result of discussions between Suffolk University, Beacon Hill residents and the Beacon Hill Civil Association (“BHCA”). In July 2000, Suffolk, Beacon Hill residents and the BHCA entered into an agreement that committed them to better communication and improved relationships among the parties, and specifically to the establishment of the Beacon Hill Non-Expansion Area. The Beacon Hill Non-Expansion Area is generally bounded by Charles Street, Cambridge Street, Bowdoin Street, Derne Street, the State House and Beacon Street but it excludes, by agreement, the property at 138 Cambridge Street (now occupied by the Shangri-La Restaurant) See Figure 5-6.

Because of such undertaking and commitment, Suffolk’s building growth has been directed to Tremont Street, Somerset Street and the Downtown area, and away from the residential areas of Beacon Hill. Such commitment continues with the projects identified in this plan as discussed above under University Trajectory and shown in Figure 5-2.

2008 Proposed Beacon Hill Non-Expansion Area

As part of the IMP process, the Suffolk University and Beacon Hill Civic Association (BHCA) have agreed to establish a new Beacon Hill non-expansion area, which is bounded by the following streets:

- Cambridge Street to Tremont Street
- Tremont Street to Park Street
- Park Street to Beacon Street
- Beacon Street to Embankment Road
- Embankment Road to David G. Mugar Way
- David G. Mugar Way to Cambridge Street

The boundaries shall run down the centerline of the roadways. Restriction of use is limited on the following buildings: 1, 2 and 3 Center Plaza, One Beacon, and 73 Tremont Street.

The non-expansion area and other issues with respect to Suffolk's continued use of buildings within the area and non-use of other buildings within the area, is described in an agreement, the general terms and conditions of which are attached in Appendix D.

Upper Beacon Hill Non-Expansion Area

As part of the IMP process, Suffolk University and the Upper Beacon Hill Civic Association have agreed to establish a limited Non-Expansion Area in Upper Beacon Hill. The university has agreed not to build any further "residential buildings or any single-purpose student center and/or gymnasium in the new non expansion zone." This Non-Expansion Area includes all parcels located in the block bounded by Ashburton Place, Somerset Street, Beacon Street, and Bowdoin Street (see Figure 5-6). This discussion originated around the 20 Somerset Street Proposed Future Project.

Downtown Crossing Non-Expansion Area

In recognition of the number of students residing in Emerson College and Suffolk University residence halls in Downtown Crossing, Suffolk University has established a non-expansion area in the Downtown Crossing neighborhood for all University uses for the 10-year duration of this IMP. In Downtown Crossing, the University has committed to limiting residential growth around the 10 West Street and Modern Theater Projects as that area will eventually be home to three Suffolk University residence halls. With the completion of the Modern Theatre and Emerson's Paramount Center, this city block, which is also home to the Millennium Towers Residences and three additional condominium buildings, will contain approximately 1,150 student beds. Recognizing the density of this block and combined with the adjacent Piano Row area containing approximately 1,153 additional beds in Emerson residence halls, the University felt that it was appropriate to limit further Suffolk University growth in this area.

While the neighboring residential condominium associations welcomed the 10 West Street Residence Hall and encouraged the University to explore the redevelopment of the Modern Theatre to include a residence hall, they along with the University felt that at this time the area could and should not absorb the balance of the University's additional housing needs. The Downtown Crossing Non-Expansion Area is bounded by Tremont Street, Boylston Street, Washington Street, and Winter Street. The area includes both sides of Boylston Street, Washington Street and Winter Street (see Figure 5-6).

This non-expansion area was proposed by residents of the Millennium Ritz Carlton Residences, and three additional residential condominium associations which will share a city block with Suffolk University and Emerson College residence halls. With the completion of the Modern Theatre and Emerson's Paramount Center, this city

block will contain approximately 1,144 student beds. Due to the density of this block and the adjacent Piano Row area containing approximately 1,153 additional beds in Emerson residence halls, the University agreed that it was appropriate to limit further growth in the area.



Other Protection Efforts

In Boston, Suffolk University is an institutional leader in establishing non-expansion zones. While the concept of marking a boundary between the adjoining neighborhood and the University may inhibit future growth options for the school, the university sees it as a necessary technique to arrive at a plan that all parties can agree to and to establish a certain amount of understanding about the likely locations for particular uses. Within the school itself, Suffolk University's Offices of Neighborhood Response, and Government and Community Affairs were created with the goal of improving town-gown relationships and establishing a direct line of communication between the school and adjoining residential areas.

Suffolk has the unique opportunity to learn from the experiences of other Boston area colleges and universities, which have responded to the impacts created by large numbers of students living in their surrounding neighborhoods by significantly expanding their university-supervised housing options over the last decade.

As part of this IMP, Suffolk is committed to building the University-owned housing for its students now, to avoid the student behavioral impacts that have been encountered in neighborhoods surrounding these other institutions. While each University has a unique situation, Suffolk has been able to make some commitments in its Student Behavior and other impacts as outlined below:

Impacts Encountered at Other Area Schools

Non-University owned housing (e.g. overpopulation in apartments)

Reduced amount of property available in rental market for non-students and/or inflated rents

Residence hall proposals that overwhelm the neighborhood

Neighborhood concern for future student housing proposals

Suffolk's Approach to Avoid Negative Impacts

Provide University-owned housing for 50 percent of Suffolk undergraduates to reduce number of students living in neighborhoods.

Provide University-owned housing for 50 percent of Suffolk undergraduates to reduce number of students in the rental market.

Dispersing the students in appropriately sized University-owned properties and in different neighborhoods, so that one neighborhood does not contain all the student residences.

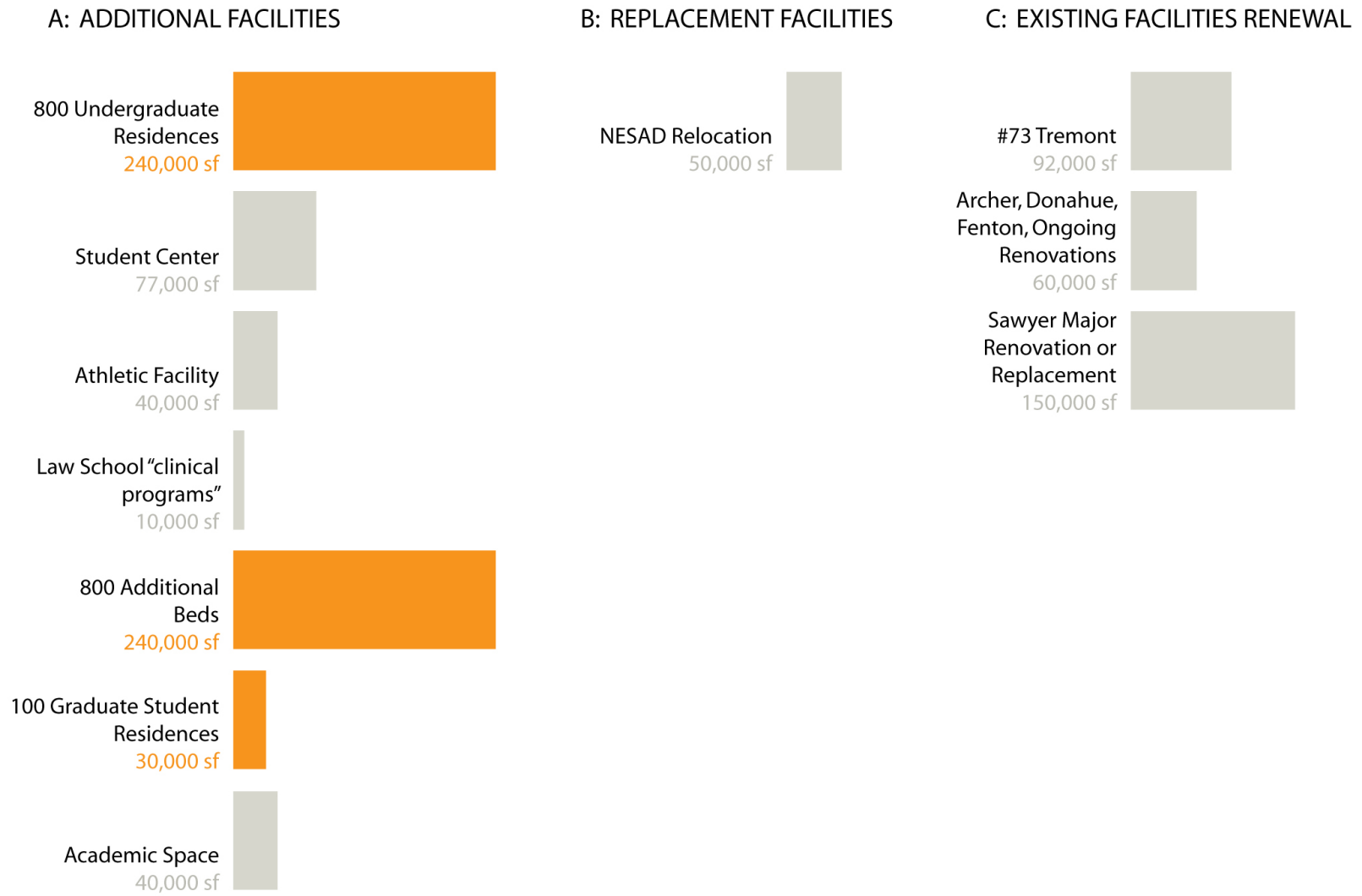
Beginning with the 10 West Street Residence Hall project, Suffolk has established a review process for future projects. The neighborhood is a key stakeholder in this process. The process, which is constantly being refined, includes the early notification of the neighborhood representatives.

Student behavior issues related to students living in unsupervised market housing.

Suffolk University has developed a comprehensive Student Behavior Plan to deal with student behavior. This is discussed in detail in *Chapter 8, Student Housing Plan*.

The University will be required to consider its impact on a particular neighborhood as it evaluates new projects. Projects for which a specific site has not been identified in this IMP will require an amendment to the IMP for the BRA to approve the use and density of development. The same kind of analysis provided for the Modern Theatre and 20 Somerset Street will be required for new projects designed to accommodate the institutional needs identified in this IMP but for which no site could be identified. The BRA's Article 80 review will require analysis of the potential impacts of the proposed use on the area around the identified site. The analysis will assess existing conditions, project future conditions with the project, and identify potential impacts and measures to mitigate any negative impacts.

In addition to the information provided this section, specific comments regarding neighborhood impacts have been addressed in the *Response to Comments*.



Source: Chan Krieger Sieniewicz

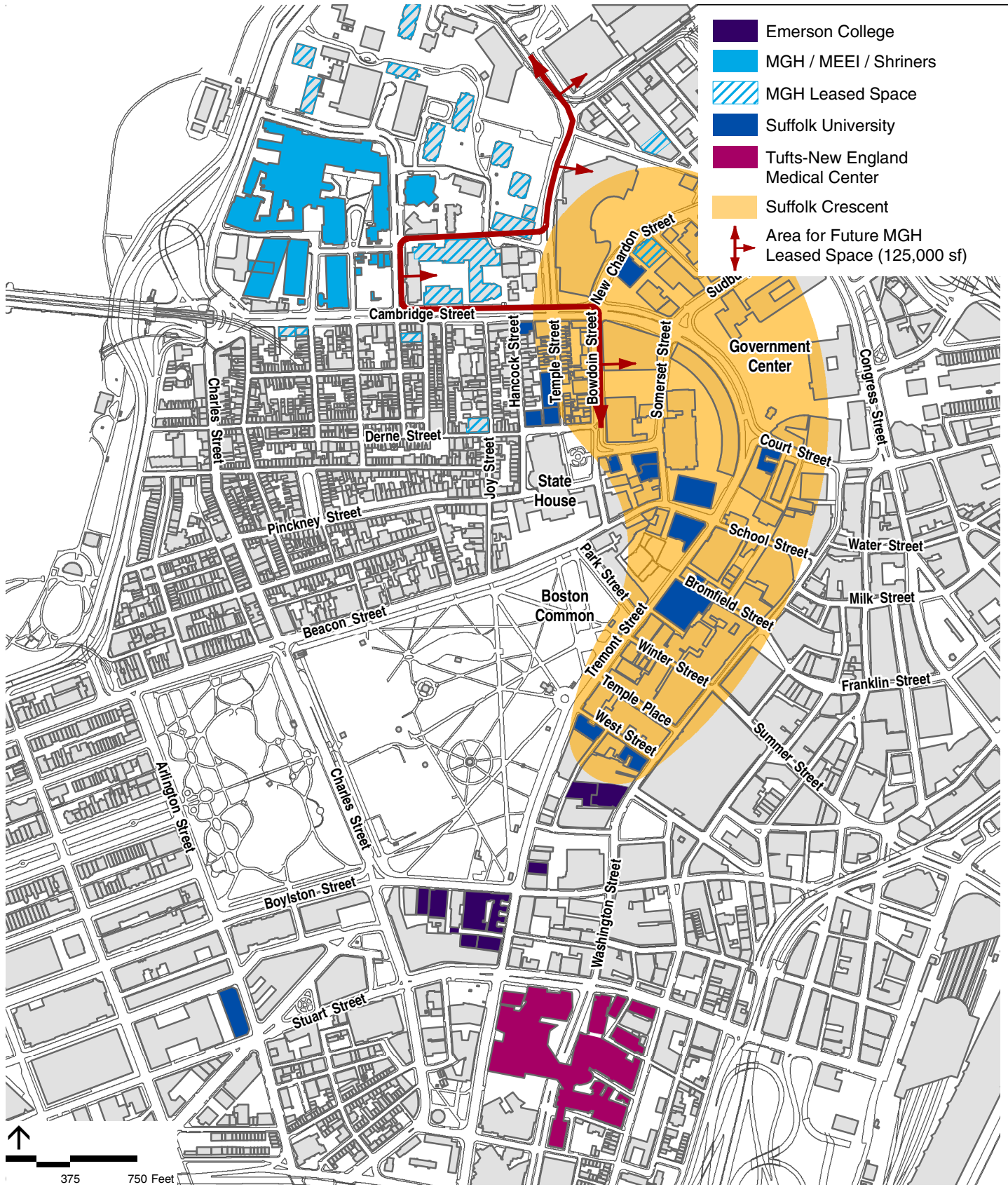
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Figure 5-1
Institutional Program Needs



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Figure 5-2
Suffolk Moving Away from
Residential Beacon Hill
Institutional Master Plan
Suffolk University
Boston, Massachusetts

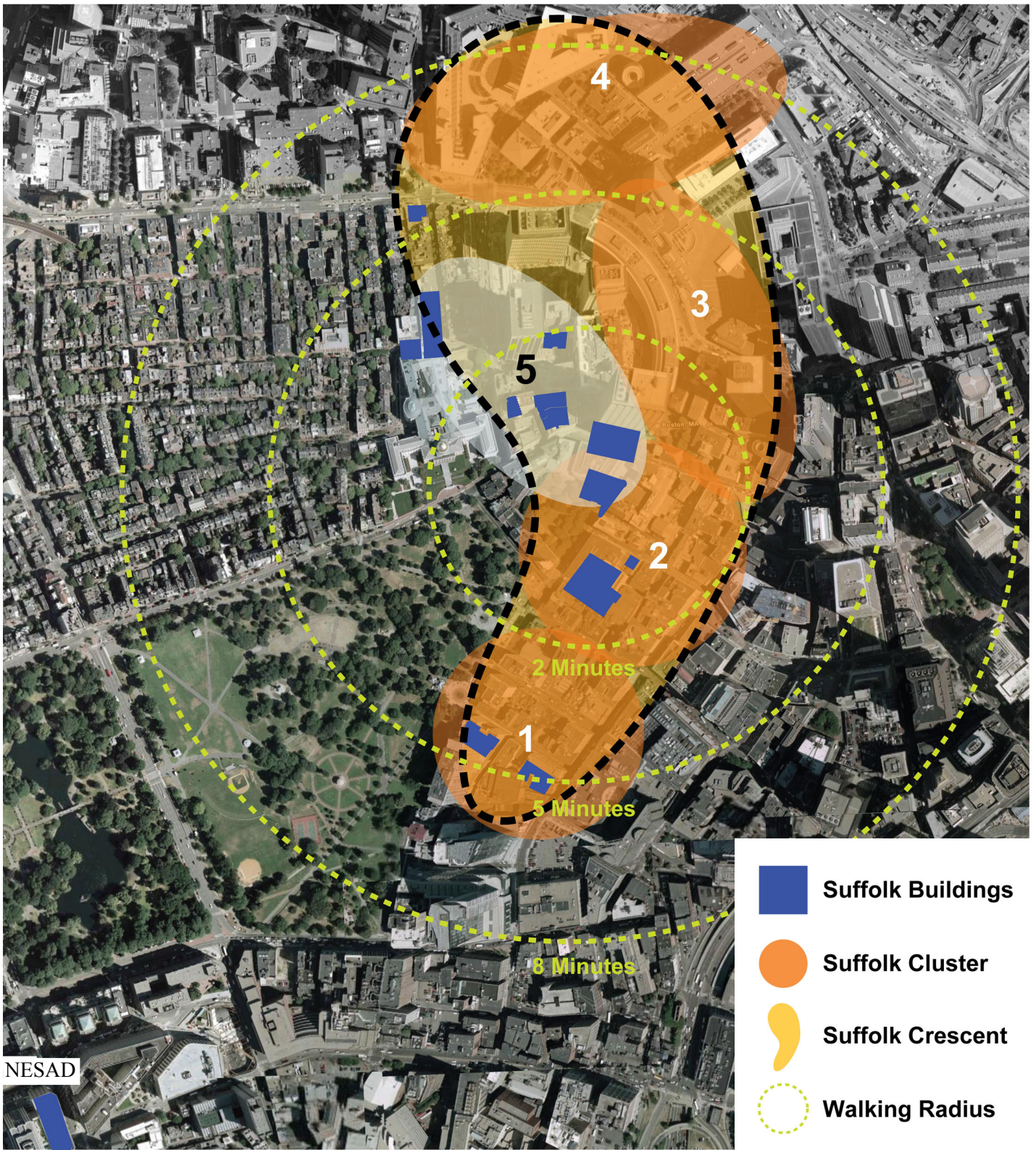


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Other Institutions in the Study Area

Figure 5-3

Institutional Master Plan
Suffolk University
Boston, Massachusetts

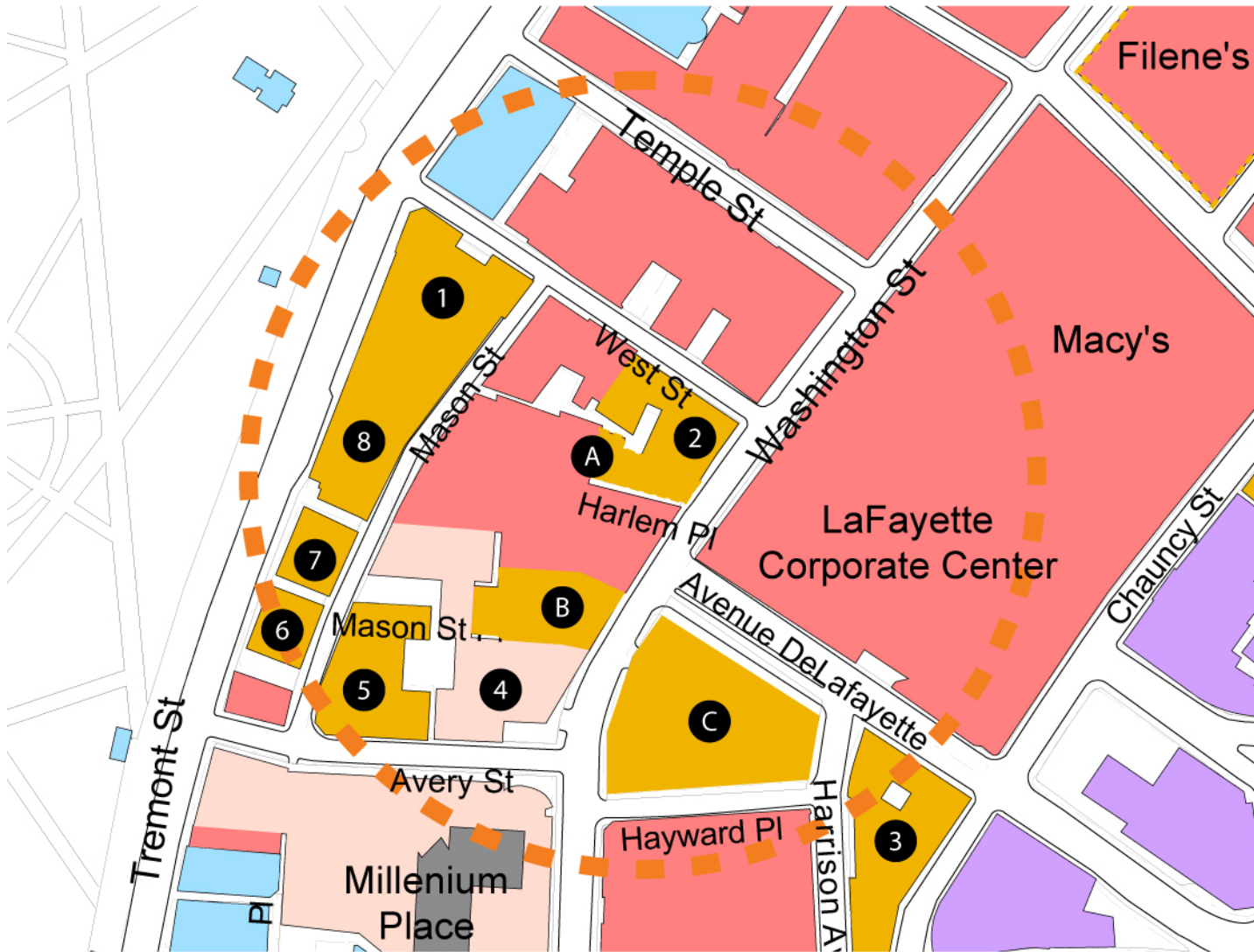


Source: Chan Krieger Sieniewicz

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Expansion Areas and the Suffolk Crescent

Figure 5-4



	Residential Population *	Students in Dormitories
1 150 Tremont St		420
2 10 West St		274
3 105 Chauncy St	NA	
4 Ritz-Carlton Towers	551	
5 Mason Place	194	
6 Grandview	105	
7 Parkside West	141	
8 Tremont on the Common	525	
Planned:		
A Modern Theatre		199
B Paramount Theatre		262
C Hayward Place	416	
Total	1932+	1155

The numbers above conform to numbered areas or buildings on the map at left. This chart is based on BRA data and makes some assumptions about the number of residents living in or near the depicted cluster.

- Principal Land Use
- Institutional
 - Industrial
 - Commercial
 - Mixed Use
 - Apartments/Condos
 - 2-Family Residential
 - 1-Family Residential

* Residential Population Estimate based on average of 1.5 persons per unit.

NA - Not Available

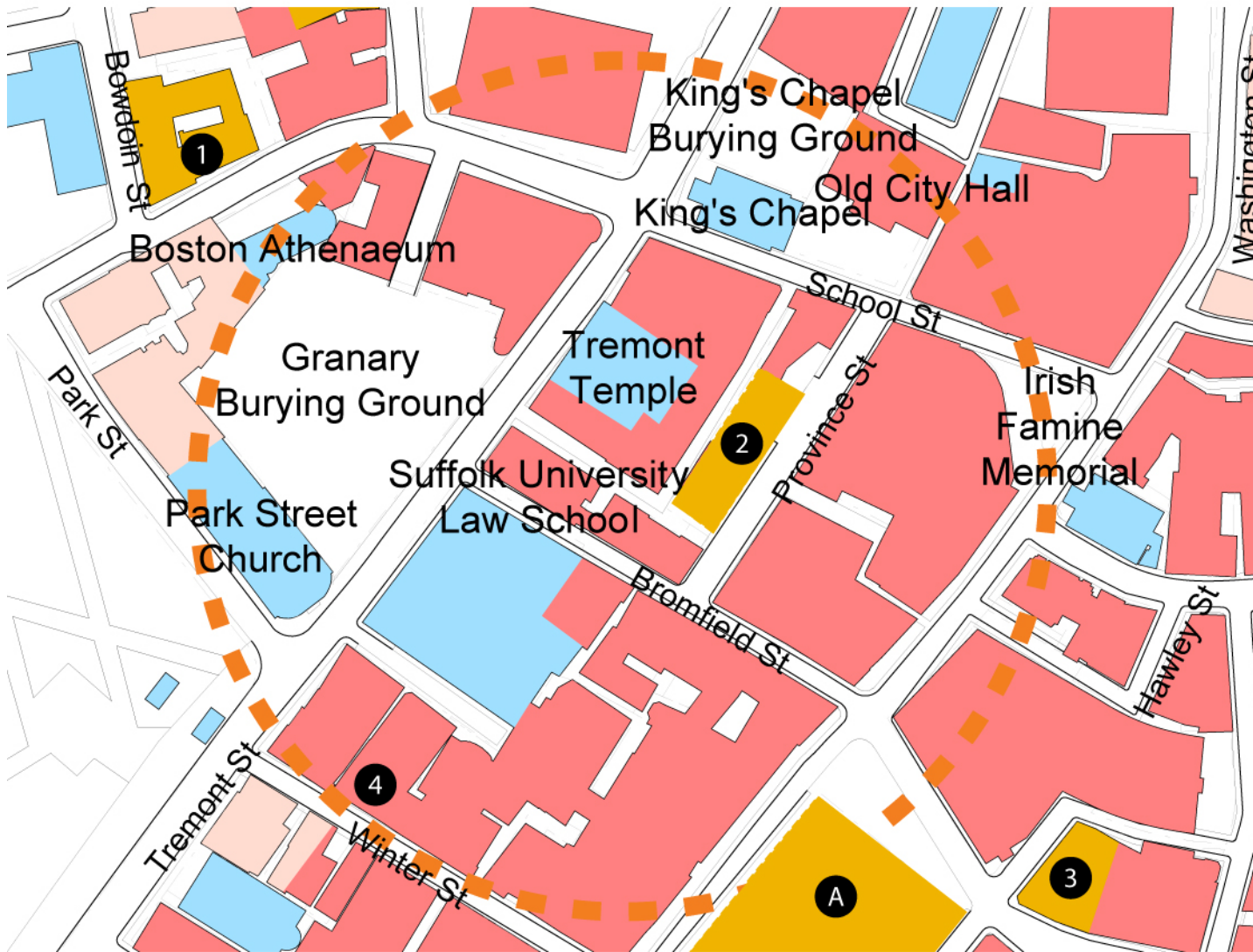
Source: Chan Krieger Sienewicz

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Figure 5-4a
Cluster 1 - Close Up

Possible Future Uses:

- No further development beyond the Modern Theatre is included in the Institutional Master Plan.



	Residential Population *	Students in Dormitories
1 21 Beacon St	NA	
2 45 Province	248	
3 50 Franklin St	NA	
4 43 Winter	11	
<u>Planned:</u>		
A 1 Franklin Place	240	
Total	499+	0

The numbers above conform to numbered areas or buildings on the map at left. This chart is based on BRA data and makes some assumptions about the number of residents living in or near the depicted cluster.

- Principal Land Use
- Institutional
 - Industrial
 - Commercial
 - Mixed Use
 - Apartments/Condos
 - 2-Family Residential
 - 1-Family Residential

* Residential Population Estimate based on average of 1.5 persons per unit.

NA - Not Available

Source: Chan Krieger Sienewicz

Vanasse Hangen Brustlin, Inc.

Figure 5-4b
Cluster 2 - Close Up

Institutional Master Plan
Suffolk University
Boston, Massachusetts

Possible Future Uses:

- Student Housing
- Athletics
- Student Services
- Law School Clinical Program



	Residential Population *	Students in Dormitories
1 Beacon Hill Neighborhood	543**	
2 Union St	NA	
3 92 State St	NA	
4 45 Province	248	
5 21 Beacon St	155	
6 10 Somerset St		345
Total	946	345

The numbers above conform to numbered areas or buildings on the map at left. This chart is based on BRA data and makes some assumptions about the number of residents living in or near the depicted cluster.



* Residential Population Estimate based on average of 1.5 persons per unit.
 **10% of the total Beacon Hill population.

NA - Not Available

Source: Chan Krieger Sienewicz

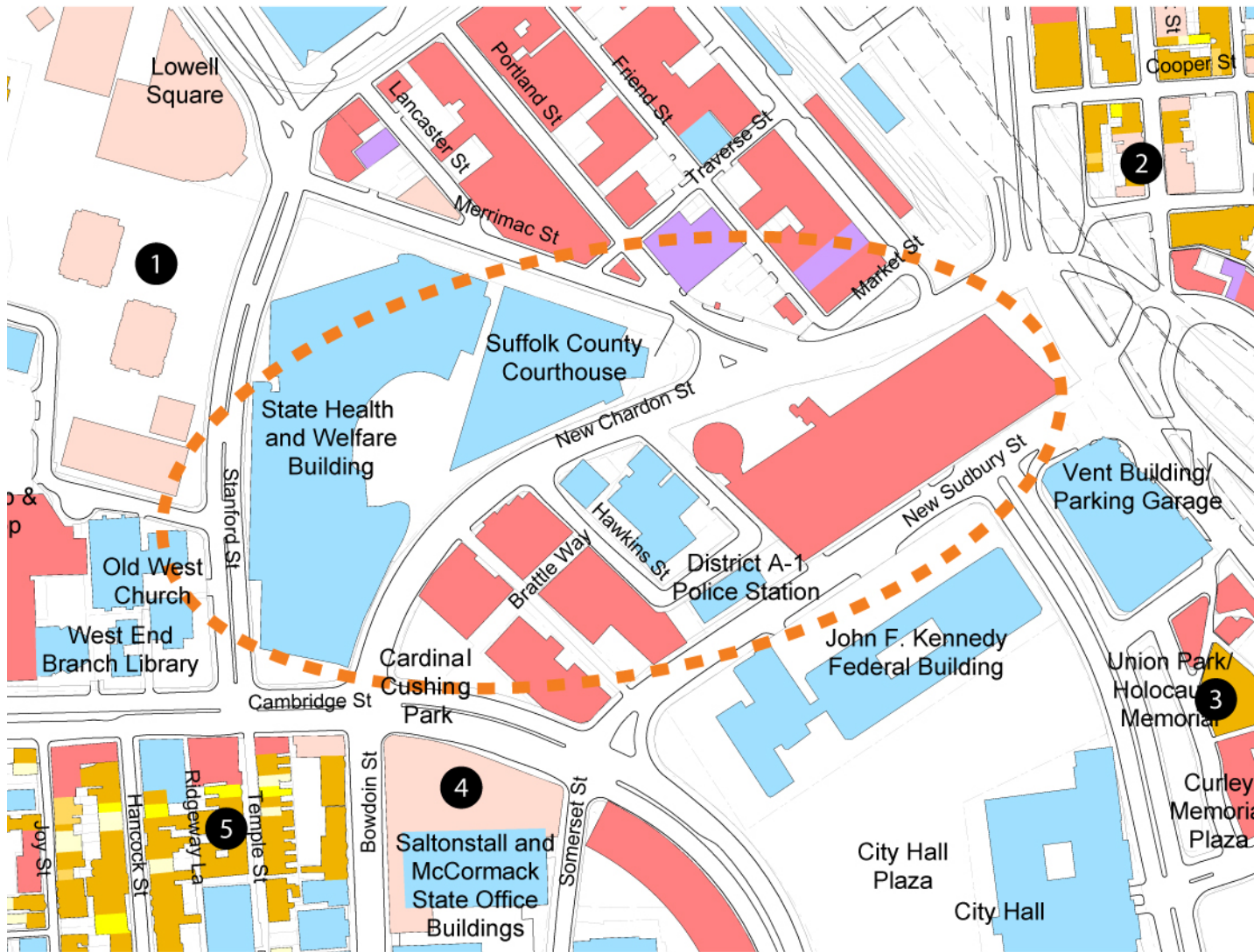
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Figure 5-4c
 Cluster 3 - Close Up

Institutional Master Plan
 Suffolk University
 Boston, Massachusetts

Possible Future Uses:

- Student Housing
- Athletics
- Student Services
- Law School Clinical Program



	Residential Population *	Students in Dormitories
1 West End Neighborhood	543**	
2 North End Neighborhood	320**	
3 Union Park	NA	
4 Bowdoin Place	113	
5 Beacon Hill Neighborhood	543**	
Total	1767	0

The numbers above conform to numbered areas or buildings on the map at left. This chart is based on BRA data and makes some assumptions about the number of residents living in or near the depicted cluster.

- Principal Land Use
- Institutional
 - Industrial
 - Commercial
 - Mixed Use
 - Apartments/Condos
 - 2-Family Residential
 - 1-Family Residential

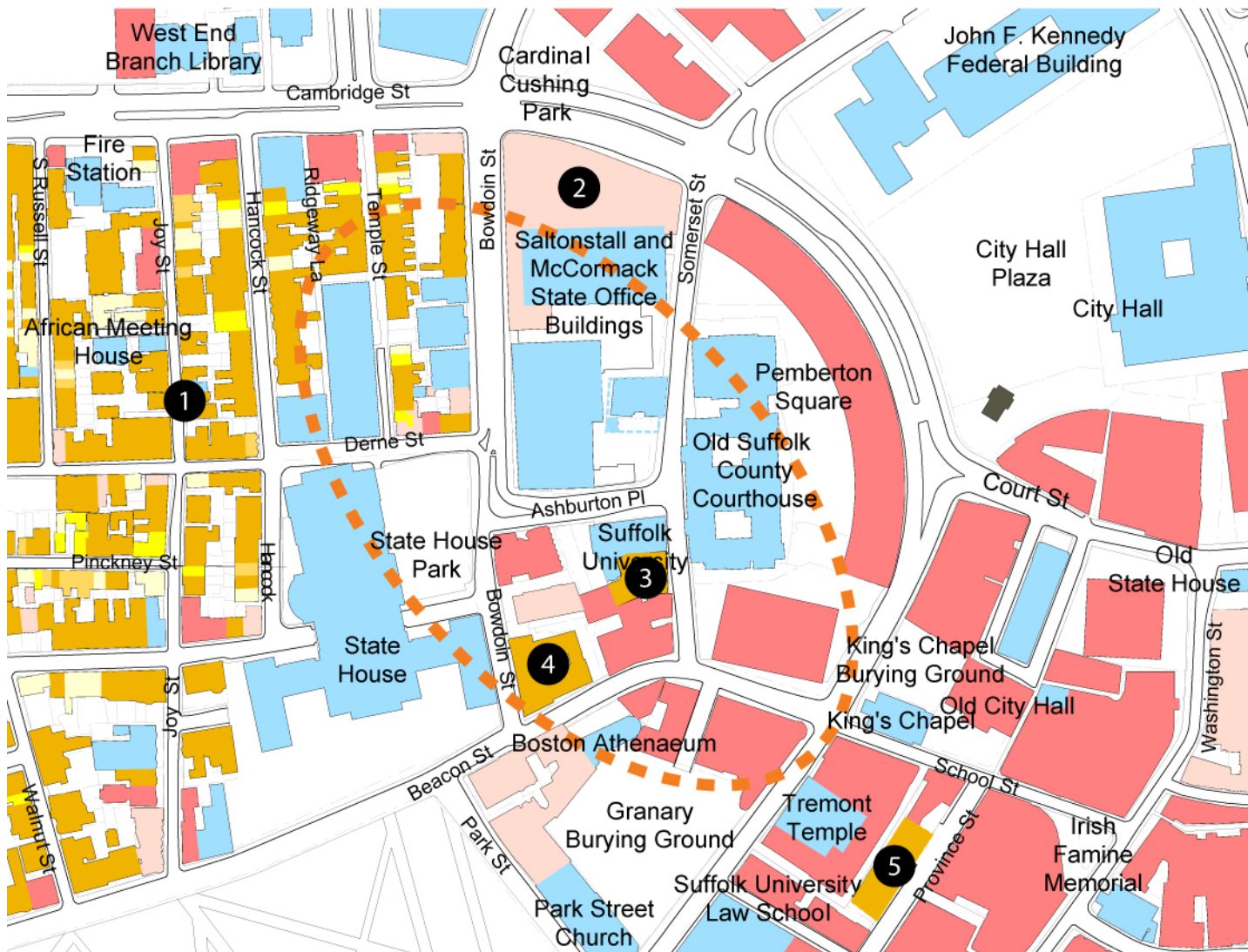
* Residential Population Estimate based on average of 1.5 persons per unit.
 **10% of the total Beacon Hill population.
 10% of the total West End population.
 5% of the total North End population.
 NA - Not Available
 Source: Chan Krieger Sienewicz

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Figure 5-4d
 Cluster 4 - Close Up

Possible Future Uses:

- Long range beyond 10-year term of Institutional Master Plan



	Residential Population *	Students in Dormitories
1 Beacon Hill Neighborhood	1,087**	
2 Bowdoin Place	113	
3 10 Somerset		345
4 21 Beacon St	155	
5 45 Province	248	
Total	1,603	345

The numbers above conform to numbered areas or buildings on the map at left. This chart is based on BRA data and makes some assumptions about the number of residents living in or near the depicted cluster.



* Residential Population Estimate based on average of 1.5 persons per unit.
 **20% of the total Beacon Hill population.

NA - Not Available

Source: Chan Krieger Sienewicz

Vanasse Hangen Brustlin, Inc.

Figure 5-4e
 Cluster 5 - Close Up

Possible Future Uses:

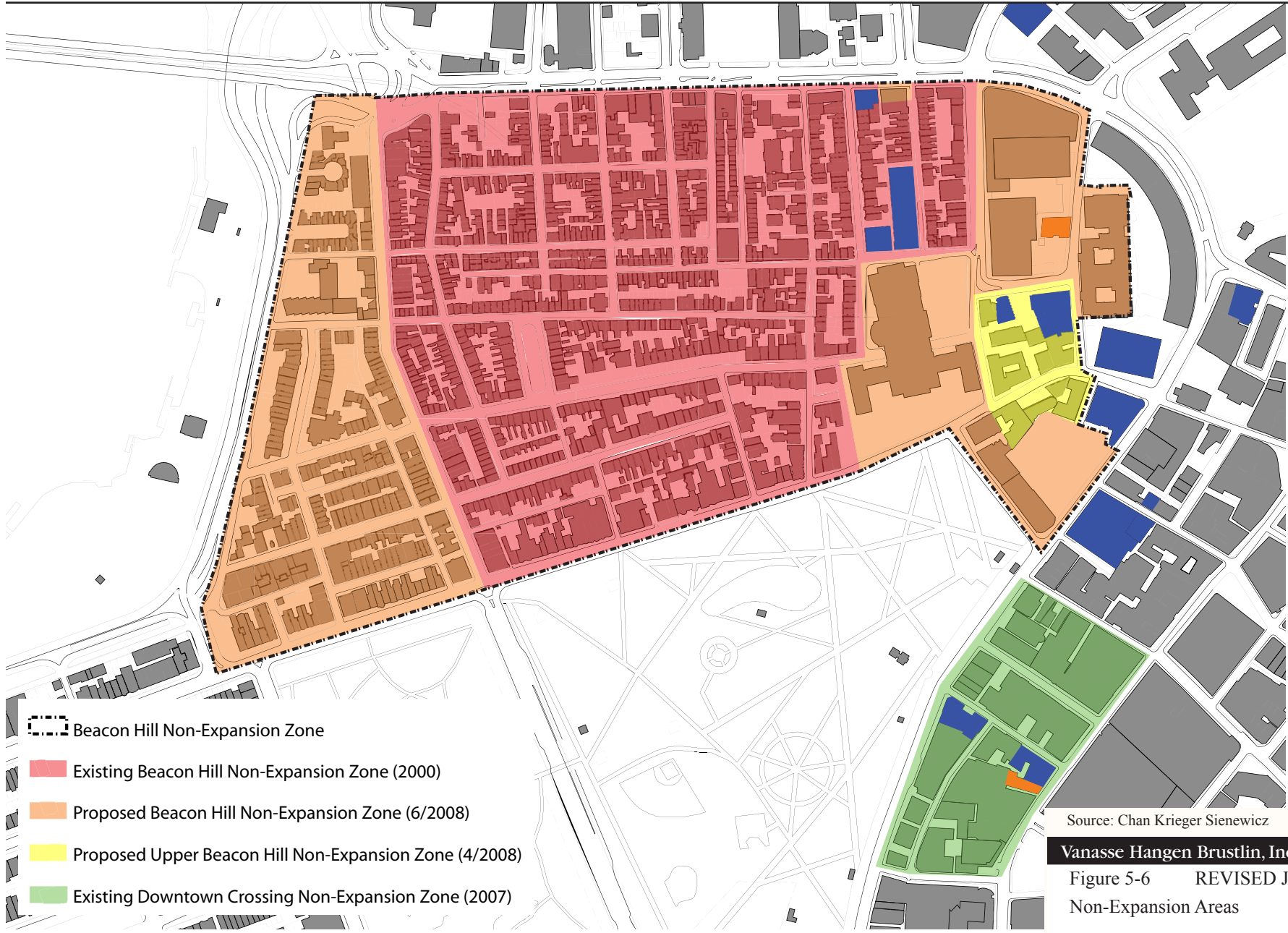
- Academic uses in 20 Somerset Street.
- Academic and student service uses in existing buildings will continue.



Vanasse Hangen Brustlin, Inc.

Figure 5-5
Public Realm

Institutional Master Plan
Suffolk University
Boston, Massachusetts



Source: Chan Krieger Sienewicz

Vanasse Hangen Brustlin, Inc.

Figure 5-6 REVISED June 24, 2008
Non-Expansion Areas

Institutional Master Plan
Suffolk University
Boston, Massachusetts

6

Proposed Future Projects

This chapter describes the proposed development plan Suffolk University intends to undertake during the term of the Institutional Master Plan (IMP). The program includes identified proposed institutional projects; program needs for which the University currently has no site; and changes of use in existing University owned or leased buildings.

Proposed Future Institutional Projects

Pursuant to Article 80, Section 80D-3, Suffolk University is proposing two future institutional projects within the IMP:

- (1) the Modern Theatre cultural and residential project and
- (2) the 20 Somerset Street academic building project.

These projects are described below and summarized in Table 6-1. Suffolk submitted a Project Notification Form (PNF) for the Modern Theatre concurrently with the IMPNF in January 2008 and will submit a DPIR concurrently with this IMP.¹ Suffolk will submit a PNF for 20 Somerset Street at a later date.

Both projects are subject to Institutional Master Plan Review under Article 80. Section 80D-11 provides that any use or structure that has received a Certification of Consistency pursuant to Section 80D-10 from the Director of the BRA and, if applicable, has also received a Certification of Compliance under Large Project Review (Section 80B), is in compliance with the use, dimensional, parking and loading requirements of the underlying zoning, notwithstanding any provision of the underlying zoning to the contrary and without the requirement of further Zoning Relief.



¹ The DPIR will be submitted within two weeks of the filing of the IMP.

**Table 6-1
Proposed Future Institutional Projects**

	Modern Theatre	20 Somerset Street
Cluster	1	5
Site location	523-525 Washington Street (# 16 on Figure 3-2)	20 Somerset Street (# 5 on Figure 3-2)
Site Area/Lot Size	4,850 SF	13,500 SF
Existing building footprint (approx.)	4,650 SF	6,800 SF
Current Use	Vacant (formerly theater)	Vacant (formerly government office)
Future Uses¹	College or University Use:	College or University Use:
Principal Subuses	<i>Student Housing and Cultural</i>	<i>Classroom, Office, Studio, Laboratory, Workshop, Library, and Gallery</i>
Proposed Gross Floor Area²	Not to exceed 60,000 SF	Not to exceed 112,000 SF
Zoning Gross Floor Area³	52,000 SF	108,000 SF
(Area to be Demolished)	<i>(27,500 SF)</i>	<i>(68,000 SF)</i>
Floor Area Ratio	10.8	8.0
Proposed Building Height⁴	12 stories (1 below grade) 129± feet	10 stories (3 below grade) ⁵ 122.5 ¹ feet (from Roemer Plaza) 132.25 ¹ feet (from Somerset Street)
Applicable Urban Renewal Plans, land disposition agreements, or the like?	BRA Designated Developer Agreement	DCAM Designated Developer Agreement
Location of Parking to be provided in connection with proposed project	No parking will be provided.	No parking will be provided.
Current Zoning	Midtown Cultural District Subdistrict 4	Government Center / Markets District Subdistrict 5
Total Project Cost Estimate	\$42 million	To be determined
Estimated Development Impact Payments	TBD	To be determined
Approximate Timetable for Development (month, year of construction start and completion)	Construction Start: Fall 2008 Construction Completion: Summer 2010	Construction Start: To be determined Construction Completion: To be determined

NOTES:

1. Current building heights are provided here. The proposed building height will be no higher than the existing penthouse, see Figure 6-11.
2. The proposed GSF includes area below grade.
3. Zoning GFA is the area used for calculating the FAR as defined in the City of Boston Zoning Code. It excludes certain mechanical areas and other ancillary spaces.
4. The proposed building height includes mechanical penthouses.
5. Height limitation prevents net new shadow on the Garden of Peace.

■

Modern Theatre

This project is the subject of a DPIR which will be submitted within two weeks of the submission of this IMP.² Suffolk University proposes a redevelopment project that would achieve the BRA's goals of creating a vibrant multi-use center with a performing arts component at the project site. The proposed new development will include a new student residential facility to serve Suffolk students and a cultural center that includes a theater and gallery space.

Rationale for the Proposed Project

As requested during the 10 West Street Student Residence Hall Large Project Review process, the University agreed to investigate the feasibility of renovating the Modern Theatre which will complete the renovation of the last remaining Historic Washington Street Theater.

The Modern Theatre, a designated Boston landmark in the historic Washington Street Theatre District, has been vacant for a number of years and is now in a state of extreme disrepair (see Figure 6-1, Existing Building). Previous attempts to restore the building had failed and it is perceived that only an institution such as Suffolk will be able to succeed. The last attempt to restore the theater use was made in the late 1970s. The building was owned by the same concern from the early 1980s, after the performing arts center failed, to when it was purchased by the BRA. Currently, the building has been vacant for nearly 20 years and is in a state of severe neglect and disrepair. After carefully considering this project, in October 2007, Suffolk University was selected as the "tentative redeveloper" as a result of a BRA real estate disposition process.

While the restoration offered by this Project is clearly a "win" for the Downtown Crossing neighborhood, the Project is also a "win" for Suffolk. The impetus for the Modern Theatre Project is the renovation of the theater itself and this project could not occur on any other site.

Project Program

The proposed program for the project site fits well with Suffolk University's 10 West Street Residence Hall (10 West Street) and the two projects will be connected at the residential components. The concept for the proposed project reflects a coordinated

▼

² Significant DPIR-level information was submitted in the PNF filed with the BRA on January 11, 2008. Until the DPIR is submitted (anticipated within two weeks of the IMP), the PNF can be used as a reference for the Modern Theatre project.

approach to development of the two sites. The two projects will include cultural, restaurant, and retail uses on the ground floor with entrances on Washington Street. The new student residence occupies the upper floors, with a single entrance on West Street. The program detailed below, including student residences and a performing arts component, is necessary to address needs of both the community and the tentative developer (Suffolk). The neighborhood is supportive of the program.

The Modern Theatre project will include historic restoration of the exterior and the construction of a new twelve-story addition set back from the existing Washington Street elevation (see Figure 6-2, Proposed Elevation and Figure 6-3, Proposed Section). The building program includes (see also Figures 6-4, Ground Floor Plan and Figure 6-5, Typical Upper Floor Plan):

- ±3,000 SF, ±200-seat studio theater, which is accessible through an entrance on Washington Street.
- ±1,000 SF art gallery and pre-function space, accessible through an entrance on Washington Street.
- 180-200 bed student residence interconnected with the 10 West Street Residence Hall and accessible only through a main entrance at 10 West Street.
- Supporting student residential uses, such as lounges.

Suffolk University recently completed construction of 10 West Street, adjacent to the Modern Theatre. The design concept for the Modern Theatre takes advantage of those buildings' adjacencies. Complimentary functions are planned. The 10 West Street building will have restaurant and retail spaces on the ground floor. The restaurant and retail space will be adjacent to and complement the cultural space provided on the ground floor of the Modern Theatre. See Figure 6-6 for a depiction of the integrated floor plan of the buildings.

The upper floors of all three buildings will provide an integrated student residence. A common ground floor lobby with a staffed security desk will be located at the 10 West Street entrance lobby. Internal circulation is provided between the buildings so that they share access and common amenities. In addition to providing a better living arrangement for students, this will enable efficient use of the small building footprint on the Modern Theatre project site.

The proposed height is necessary to achieve optimum functionality for Suffolk's residence hall. The height and scale has been discussed with the Suffolk University Task Force and the Downtown Crossing Task Force Subcommittee. This building scale is in keeping with the existing streetscape, as shown in Figure 6-7, Modern Theatre Washington Street Elevation.

Cultural Programming

Suffolk will continue to work with the BRA and other City staff to ensure that the proposed cultural programming is compatible with and supportive of the City's goals for Downtown Crossing.

The University intends to use the cultural spaces for its own performances and exhibits. It will also explore time-share arrangements with non-profit organizations and rentals for individual events.

Uses and Impacts

Student residences will be the most intense use of the Modern Theatre project, as this is a 24-hour per day, 7-day per week use. Staff, including security and residential advisors (RA) will supplement the approximately 200 students using the Modern Theatre residences. Some additional staff will be required to supplement the staff already operating at the 10 West Street Residence Hall. While these approximately 200 additional students will certainly increase the pedestrian environment in this area of downtown crossing, the University believes they will have a marginal effect on an already busy area. As an example, although 10 West Street has been opened for nearly three months at 60 percent capacity, residents had not indicated any adverse affects from the increased users in the area.

Project Benefits

The proposed redevelopment project will produce numerous benefits for neighbors and Boston residents. Many of these benefits expand on those provided through the development of 10 West Street and complement those provided through neighboring developments by other academic and cultural institutions. They reflect a response by the University to the goals and objectives of the City of Boston and requests by the Suffolk University Community Task Force.

Key benefits include the following project features, amenities and impacts:

- Revitalization of the Midtown Cultural District and lower Washington Street, through activities associated with the studio theater and gallery space;
- Support of the Mayor's Downtown Crossing Initiative, an economic development program to enliven the downtown shopping district; by adding activity and up to 200 residents to the area;
- Preservation of the exterior façade of an historic Boston landmark which is part of the Washington Street Theater District and which is listed on the National Register of Historic Places;
- Restoration of the last of three theaters referenced in the 1996 Boston Historic Theater Charrette, conducted by the Boston Preservation Alliance and the City of Boston;

- Access to new cultural facilities by the local community and non-profits;
- Streetscape improvements, including sidewalk repairs and lighting along Washington Street frontage; and
- 120 construction and 20 permanent jobs.

Currently, the C. Walsh Theatre, at 55 Temple Street, is Suffolk University's premiere performance space. Enhancements made during a 2006-2007 renovation of the theatre included new seating; lighting; improved infrastructure for sound, light, and media use; and increased accessibility. Throughout its history, the C. Walsh Theatre has hosted notable speakers and a variety of arts performances. The proposed theater in the Modern Theatre will complement the C. Walsh Theatre and together they will support Suffolk's Theater Department and the non-academic Performing Arts Program. These two theaters are not duplicative or interchangeable. The C. Walsh Theatre is better suited to larger productions and events while the new studio theater can accommodate smaller production needs.



20 Somerset Street

The second proposed future project of the IMP is 20 Somerset Street. The site has been the subject of discussion and review by the University and the Task Force as part of the University's planning process. Suffolk proposes to occupy the building with academic classrooms and offices, with the primary purpose serving to relocate the New England School of Art and Design (NESAD) to this property. The project contains no residential, student services, or athletics. The neighborhood made clear to Suffolk and the City in 2006 that residential use of this property was not acceptable. During this process the neighborhood also indicated that academics would be an appropriate use for the site. A legal opinion from the Massachusetts Division of Capital Asset Management (DCAM) confirms that the agency has the authority to sell the building for an academic use; this letter is included in Appendix C.

The use of 20 Somerset Street for Suffolk's arts program and other academic uses allows for a less intensive use than other University uses, such as a residence hall, gymnasium, or student center. A residential facility would operate 24 hours per day and 7 days per week. An athletic facility would draw large events and generate spectator traffic with its accompanying impacts. The new building at 20 Somerset Street, by containing academic uses, will provide a less student-intensive building than an otherwise residentially programmed facility. Academic buildings are used on a scheduled basis with the concentration of use occurring during regular business hours, and specifically between 10:00AM and 2:00PM. This use pattern provides a lower intensity impact on surrounding residential communities because the most significant hours of usage are offset from the hours of usage in the residential areas. This allows each use to occupy adjacent areas with less impact between uses, thereby sharing space in an economical and sustainable manner.

About NESAD

NESAD was founded in 1923 as New England School of Art. In 1996, it merged with Suffolk University, thus becoming New England School of Art & Design at Suffolk University. NESAD has a long and successful history of educating artists and designers for professional employment in Graphic Design, Interior Design and the Fine Arts. Since its inclusion into Suffolk University, NESAD has become an integral part of Suffolk's College of Arts and Sciences and continues its impressive record of preparing students for professional careers in art and design. In addition, the school has a small but vigorous Continuing Education division that allows people to take individual courses without matriculating into one of the degree programs.

The school has 15 staff members, 19 full-time faculty members and approximately 300 students. NESAD's current enrollment is listed below in Table 6-2. Fifty percent of undergraduate classes are taken at 75 Arlington Street and 50 percent are taken at other academic facilities located in the Beacon Hill/Government Center area. Currently, 43 percent of undergraduate students enrolled in NESAD live outside Boston; 20 percent live in Suffolk residence halls; 5 percent live in Back Bay; 5 percent live in Beacon Hill; and 26 percent live in other Boston neighborhoods.

Table 6-2
NESAD Enrollment

Program	Enrollment (FTE)¹	Total Headcount	Part Time Headcount	Full Time Headcount
Undergraduate	204 ¹	226	41	185
Graduate	81	118	69	49
Continuing Education	28	81	78	3
Total	314	425	188	237

Source: Suffolk University, April 2008

Rationale for the Proposed Project

Ongoing goals of facilities planning at Suffolk University are to consolidate leased space into University owned properties and to integrate various uses and programs in the Suffolk Crescent. Relocation of NESAD is a significant focus of these goals. In addition to its location away from the core of the University in leased space, the 75 Arlington Street facility fails to meet the needs of the art program because of substandard art studios and classrooms which are located in the basement.

The 20 Somerset Street site is a good location for additional University academic uses because of synergies with other facilities in the area. A new academic facility, providing classrooms, studios, laboratories, and faculty offices, is an ideal use at this

location. Full-time art students are also enrolled in classes at the Sawyer, Donahue, Archer, and other Suffolk academic buildings.

Presently, it is necessary for art students traveling between 75 Arlington Street and other Suffolk academic buildings to walk through Beacon Hill, the Public Garden and Boston Common. By moving the art school closer to other academic buildings, there will be a decrease in student pedestrian travel through Beacon Hill and across the Boston Common. Because students will access 20 Somerset Street directly from nearby academic buildings, they will no longer need to cross Beacon Hill in order to travel between NESAD and other classroom buildings (see comparison of pedestrian paths depicted in Figure 6-8).

The decision to relocate NESAD to 20 Somerset Street is based on two major considerations:

- NESAD's current home at 75 Arlington Street is leased space that is remotely located from other Suffolk facilities. Suffolk continues to strive to consolidate its leased properties, as stated in its 2001 IMP.
- The 75 Arlington Street facility is inadequate to meet the needs of NESAD and can not feasibly be improved to meet the program's needs. A building suitable for meeting NESAD's needs can be accommodated on the 20 Somerset Street site.

NESAD's current space at 75 Arlington Street expires in 2010 and the university has strived to move this program closer to its other academic facilities for many years. Students who attend NESAD take general elective courses at other Suffolk buildings, and the location of the school currently in the Back Bay is not only inadequate to house NESAD but it also—because of its location across the Boston Common and Garden—increases student traffic up and over the Beacon Hill neighborhoods.

In the fall of 2005, prompted by the release of the College of Arts and Science's Strategic Plan, NESAD convened its own Strategic Planning Committee. Given the University's recent Centennial celebration, and the art and design department's impending ten-year anniversary as part of Suffolk, it seemed appropriate to examine NESAD's achievements and to chart a course for its future. Since 2006, NESAD has addressed a number of important topics for its curriculum: mission and image, curriculum and assessment, faculty, staff and finances. There has always been one subject that has affected, and at times, dominated nearly every discussion of the program: facilities.

Studio art courses require specialized facilities. The existing NESAD studio spaces range in their condition: some are adequate and most are not. In numerous incidences, the studio spaces are barely serviceable. Many of the curriculum goals set by NESAD cannot be attained unless they plan ambitiously and creatively for the next ten years and beyond. At the moment, NESAD's curriculum is driven less by any individual initiative or program than by sheer space limitations. In order to offer

the best education it can, compete with a widening circle of art programs, attract a diverse and intellectually curious student body and a highly qualified professional faculty, NESAD must ensure that the future facilities are not merely adequate for current needs but allow it to build an excellent, forward-looking department.

NESAD has been in Boston for 85 years; it has contributed significantly to the cultural, artistic and business communities of the area. Its students, faculty and staff have proven to be good neighbors in a number of locations and would welcome the participation of the community in their programs, activities and events. The presence of NESAD will significantly enhance Roemer Plaza, Somerset Street, and the surrounding neighborhoods.

Existing Conditions

The existing 20 Somerset Street building was built in 1930 and formerly housed the Metropolitan District Commission headquarters. Figure 6-9 shows a photo of the existing building and Figure 6-10 shows the current building footprint. The parcel contains 13,500 SF and is located near the corner of Somerset Street and Ashburton Place. Abutting uses include the McCormack Building, Roemer Plaza, the Garden of Peace, the Suffolk County Courthouse, and the John Adams Courthouse. Suffolk's Sawyer Building is across Ashburton Place. Vacant since April 2004, the building contains 68,000 SF in ten floors with 6,800 SF footprints. Suffolk University was selected by the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM) as the developer of the property following a public competitive process.

Based on structural analyses of the facility performed by independent consultants, the University has been advised that the existing structure is not suitable for reuse for the following reasons:³

- Inadequate structural lateral bracing to satisfy current building codes, including wind bracing and earthquake codes;
- Brick veneer pulling away from masonry support. This most likely would require a full masonry recladding rather than preservation of existing masonry; and
- Floor-to-floor heights are inadequate to accommodate academic uses, including classrooms, art studios or laboratory uses, and modern building systems (as illustrated in Figure 6-11).

For these reasons, the University has proposed to demolish the existing building and construct a new state-of-the-art academic structure on the site. The University has committed to a building no higher than the current penthouse of the existing



³ These include reports by Structures North Consulting Engineers, Inc. for Historic Boston Incorporated (2002) and Simpson Gumperts & Heger for Levin Trusts (2002).

building (see also Figure 6-11) and to incorporate a design respectful as a backdrop to the Garden of Peace. Street elevations of the 20 Somerset Street and its neighbors are provided in Figure 6-12.

Building Program

The design concept for the Proposed Future Project at 20 Somerset Street is still being contemplated. The 20 Somerset Street academic project shall be no higher than the top of the existing structure's mechanical penthouse (see Figure 6-11). The height of the 20 Somerset Street academic project shall not exceed 132.25 feet from the average grade at Somerset Street (measured according to the Code) and 122.5 feet from the average grade at Roemer Plaza and shall not exceed 10 stories, 7 above the Roemer Plaza grade and 3 below (as shown on Figure 6-11a).

As shown in Figure 6-11a, the cornice height on the north edge remains the same as the existing structure and is lower than the south cornice. An angled roofline from the north edge to the mechanical penthouse provides additional light and space for studios. The new building will add no net new shadow to the Garden of Peace. The north edge of the new building wall will remain in the location of the existing building wall and will not move any closer to the Garden of Peace. In an effort to ensure that the design is compatible with the Garden of Peace, Suffolk University has been and will continue to meet with the Garden of Peace to review the design.

The gross floor area of the 20 Somerset Street academic project shall not exceed 112,000 SF within such 10 levels, which consists of seven levels above the Roemer Plaza grade of approximately 10,200 SF each, and three levels below grade of approximately 12,000 to 13,500 SF each. Suffolk's proposal has been designed to be consistent with the dimensional requirements of the underlying zoning district. Figure 6-14 shows a proposed site concept plan and Figure 6-15 shows a conceptual view of the building looking south towards the building and the Garden of Peace from Bowdoin Place.

The proposed project will be limited to academic uses, such as classrooms (850 seats), offices, studios, and laboratories, and publicly accessible gallery and exhibit spaces. There will be no student housing or athletic facilities and the building will not include a student center. The primary use proposed for 20 Somerset Street is to house NESAD, which is currently located in leased space at 75 Arlington Street on the opposite side of the Boston Common and Public Garden from other University facilities. The new NESAD space will include studios, classrooms, administrative and support space, and gallery and exhibit spaces.

The 20 Somerset Street academic project shall be subject to the Article 80 Development Review and Approval Requirements of the Code, including the provisions of Section 80B, Large Project Review. The Large Project Review process shall be conducted in accordance with Section 80B-5 of the Code, Boston

Redevelopment Authority Procedures for Large Project Review, and shall require the filing of a Project Notification Form (“PNF”) which shall be subject to a Scoping Determination and a Draft Project Impact Report, if required. Furthermore, the filing of a PNF for the 20 Somerset Street academic project shall be in conformity with the use and dimensional specifications set forth in Table 6-1 of the IMP, including, but not limited to, the specified uses, the height from Roemer Plaza and Somerset Street, the building set back from the Garden of Peace, the gross floor area limitations, the cornice placement and the limitation on shadows of the Garden of Peace, all as set forth herein.

The NESAD relocation accommodates existing students already enrolled at Suffolk.

The relocation of NESAD will facilitate its fuller integration with the rest of the Suffolk community. Students from NESAD will have easier access to courses in other Suffolk buildings and non-NESAD students will have greater access to the art program’s resources. NESAD is part of the College of Arts and Sciences (CAS) offering undergraduate and graduate degrees and continuing education courses in Graphic Design, Interior Design, and Fine Arts.

A preliminary concept for potential distribution of the recommended program within the building is suggested in the section diagram shown in Figure 6-16. In addition to housing NESAD, the Proposed Future Project at 20 Somerset Street will contain ten general use classrooms. The general use classrooms will be used by all programs of the College of Arts and Sciences (CAS). The general use classrooms at 20 Somerset Street will allow Suffolk University to lower the classroom load in other academic buildings located in the Temple/Derne Street area (see Figure 6-13).

Building Name	Number of Classrooms
Archer	5
Donahue	15
Ridgeway	3
Fenton	7
Total	30

The University Registrar has modeled the effect that adding these ten additional classrooms to the school’s inventory will have on the presence of students attending classes in other Suffolk buildings. These numbers were determined by using the most current data (2007). In order to run the utilization model, the scheduling in the other buildings was fixed to remain the same and the student enrollment was calculated using the projected enrollment of a 5,000 FTE student body. Classrooms in the Temple/Derne/Cambridge Street area are housed as indicated at left.

As a consequence of a new academic building at 20 Somerset Street, Suffolk University will no longer utilize the existing Fenton Building for classroom purposes. All seven Fenton Building classrooms will be eliminated and used to provide badly-needed space for faculty offices and other non-classroom uses. Suffolk has had to reduce much-needed office and administrative spaces elsewhere and the Fenton Building is an ideal location for replacement of these lost uses. Elimination of classroom use in the Fenton Building will result in the following for the Temple/Derne Street area:

1. The volume of Suffolk students in the Temple/Derne Street area will decrease by between 600 to 1,200 students per day (with an average of 786 students per day);

2. Class meetings in the residential Beacon Hill area will decrease by 167 meetings (from 495), a 34 percent decrease; and
3. Weekly class meeting hours in residential Beacon Hill will decrease by 364 hours (from 1,185), a 31 percent decrease.

Suffolk feels that this type of tangible reduction of students and classroom hours on residential Beacon Hill represents precisely the type of movement requested by many Beacon Hill residents. The 20 Somerset Street academic building allows us to continue to shift more and more student life away from residential Beacon Hill. Classrooms removed from the Fenton Building will be not be re-used for student-intensive spaces.

Options for Reducing Impact on Temple Street and Nearby Streets

In addition to removal of the classrooms from the Fenton Building; Suffolk will give priority registration to the general use classes offered at 20 Somerset Street. These classrooms will have the most up-to-date technology and equipment and will help to alleviate the student presence in buildings where classrooms and other student intensive spaces will be removed. The new classrooms located at 20 Somerset Street will allow for the reduction of the number of classrooms in the Temple/Derne/Cambridge Street area from 30 to 23 classrooms.

Cultural Programming

The new building at 20 Somerset Street will contain an art gallery and lecture space on the first floor. This gallery will display the work of students in the NESAD program, Suffolk faculty, and at times other exhibitions from invited guests. This space will be at the same elevation as the redesigned Roemer Plaza. These spaces are intended to be open to the community unless in use by a specific Suffolk University event or scheduled class. Suffolk University intends to work with the community to find cultural events that can create positive interactions with the public at large.

Because the exact design of the 20 Somerset building is in a preliminary stage, the exact size and characteristics of the Gallery space have yet to be finalized. However, it is anticipated that the gallery will be open during building hours and that specific exhibitions and events in the gallery will most likely conclude by 9:00PM. The Gallery's management and operation will be further explored as the design of the building progresses.

The University currently manages exhibit spaces and cultural programming, including the Collection of African American Literature, the C. Walsh Theater, the Gallery at Sargent Hall, Gallery 28 (NESAD), and the Lowell Lecture Series. Gallery 28 is described below. Each program is also discussed in more detail under Cultural Contributions in *Chapter 13, Community Benefits*.

Gallery 28, NESAD's existing student gallery, showcases the talents of current students, faculty, alumni and outside artists. Exhibits include group and solo exhibitions, focusing on diverse themes and subject matters. Artworks range from traditional to contemporary and encompass a wide variety of media, materials and methods. Student work is exhibited annually from March through May. Exhibits rotate every 4-6 weeks.

Project Space

The project space is a venue for artists to present experimental works, concepts and ideas in development. The exhibits shown here often expand and compliment the themes of the work presented in the main gallery and also included a wide variety of media, materials and techniques. Exhibits in The Project Space rotate with the main gallery schedule.

White Box

The White Box is a flexible space for fine arts majors' exhibitions, installations and experimental work. It also functions as an auxiliary exhibition area for the main gallery. Prior installations have included painting, sculpture and video. Majors can reserve the space for two-week periods.

Uses and Impacts

20 Somerset will contain a mixture of 10 general use classrooms and a television/film studio in the lower level of the building. The resulting uses will be a range of studios, classrooms, offices, a fine arts resource room, workshops, and a gallery (Figures 6-17 and 6-18 depict the proposed ground floor uses and typical upper floor layout). The building is intended to serve Suffolk University students, faculty, and provide a cultural use opportunity for the community. It is anticipated that the new academic building at 20 Somerset Street will maintain hours of use similar to those at other Suffolk academic buildings, generally from 7:00AM to 11:00PM. However, peak demand for academic buildings generally occurs between the hours of 10:00AM and 4:00PM for students and faculty. The ground floor cultural uses share the same schedule as the academic uses. However, it is anticipated that any gallery-related events will be held between the hours of 4:00PM and 9:00PM. The building will provide a more generous sidewalk on Somerset St and will renovate Roemer Plaza, creating better circulation and a place of congregation. Relocating classrooms from the Fenton Building into 20 Somerset will help to diminish student circulation around that facility on Beacon Hill and replace those uses with less-intensive academic space.



⁴ From <http://www.suffolk.edu/nesad/13692.htm>.
⁵ From <http://www.suffolk.edu/nesad/13692.htm>.

Project Benefits

Suffolk proposes an academic use for this site in direct response to community input.

The proposed project will provide the University with badly needed academic space and provide public benefits in the relocation of classroom uses from residential Beacon Hill and improvement to the City's public realm. The use of the site for an academic building is in response to the concerns expressed by members of the Task Force and the Beacon Hill community that institutional needs such as athletics, student housing, and student center would be inappropriate in this location. The proposed use reflects a response by the University to goals and objectives of the City of Boston and the desires of the Task Force to provide an institutional use on the site that minimizes impacts to the Beacon Hill community.

Key benefits include the following project features, amenities and impacts:

- Return an active use to a vacant property;
- Enhance the pedestrian environment with improvements to Roemer Plaza;
- Introduce a new publicly-accessible cultural use to the area;
- Provide state-of-the-art facilities for art and design and other academic uses;
- Consolidate University uses;
- Maintain the existing building setback from the Garden of Peace;
- Maintain building hours similar to other academic buildings; and
- Create opportunities for less intensive academic use of Temple/Derne Street facilities.

Classroom Improvements and Relocation

The 20 Somerset Street building will include a number of general-use classrooms for the College of Arts and Sciences, in addition to the primary classrooms and studio spaces for NESAD. The inclusion of general-use classrooms in the new facility will allow for the elimination of classrooms in the Fenton building and the renovation of existing, cramped classrooms in the Archer, Sawyer, and Donahue buildings. Many of these classrooms are in poor condition. Out-dated layouts are made worse by old-fashioned "tablet" style desks and cramped conditions that do not allow for flexible learning environments or seminar style discussions. Recent classroom renovations in the Sawyer Building have allowed for more flexible layouts for teaching and learning with the inclusion of modern, multi-media technology. See Figure 6-19 for a depiction of the classroom modernization.

Public Realm Improvements

As discussed in detail in Chapter 5, the proposed 20 Somerset Street project includes a substantial renovation to Roemer Plaza. This upgrade of public space is a benefit both for the University and the general public and will be enjoyed by all.

Alternatives Analysis of 20 Somerset

Suffolk and its master planning consultant, Chan Krieger Sieniewicz, explored a number of alternative possible uses to academic space for the 20 Somerset Street building. Alternative uses explored through the Master Plan process include athletic facility, residence hall and student center. Through this process, Suffolk determined that academic use, and specifically an art school, is the preferred use for the site

Athletic Facility

As shown on Figure 6-20, the site is simply not large enough to accommodate an athletic facility. The minimum dimension for a NCAA regulation size court with seating for 500 people is approximately 100' x 100' or 10,000 SF. The typical building floor plate for a project at 20 Somerset Street will be 10,200 SF with approximately 115 feet of frontage on Somerset Street. These site dimensions do not provide an adequate amount of room for the necessary circulation space, especially for a high-intensity use such as a gymnasium. Placing the gym underground would simply replicate the problem that exists with the current gymnasium at the Ridgeway Building and potentially adversely impact the parking structures on either side of the site. In addition, an athletic facility was deemed unsuitable for this location because of the increase in pedestrian traffic created during large sporting events.

Residence Hall

Residential uses have been deemed unsuitable for the 20 Somerset Street site by the neighborhood. In addition, concerns were raised about the previously proposed height of the building that was required for Suffolk to reach its goal for the share of undergraduate students living in University housing. The Garden of Peace, located to the north of the site, and other abutters have expressed strong objections to increases in height or density on the site as it would cast further shadows on the memorial. A 31-story student center and residence hall for 800 students and a 23-story residence hall for 550 students on this site were both rejected in light of community concerns.

Student Center

The University and the Task Force concluded that a student service uses are unsuitable for the 20 Somerset Street. Although it is large enough to house the 77,000 SF needed for student services. Concerns were raised about the effect that this type of use would have on the surroundings. Student centers are largely places of congregation for the university and magnets for student activity. They also house many mundane, administrative functions that operate during typical business hours. A student center would also provide a place to linger in-between classes for commuter students, which constitute a large share of the student population.

Collectively, the University and the Task Force have determined that student service uses are not beneficial to the site.

Additional Proposed Institutional Projects

Based on the institutional needs described in *Chapter 5, Planning & Urban Design Framework*, Suffolk University intends to propose several additional institutional projects during the life of the IMP. These additional projects are intended to meet the institutional needs not addressed by the Modern Theatre and 20 Somerset Street proposed institutional projects. These additional projects are described in Table 6-3. *Chapter 5* also describes the areas where Suffolk intends to develop projects to accommodate its additional program needs and the guidelines for identifying specific sites for particular uses. When Suffolk is able to identify and proceed with developing a suitable site to accommodate any of these additional elements of its IMP program, it will file an amendment to its IMP for each proposed project to incorporate it in the plan.

Space needs for four major program areas are described in Table 6-3 and below. They are based on discussions with the respective faculty and staff in those program areas and estimated square footage required to serve the identified program needs. As shown in Table 6-3 and as described, Clusters 2 and 3 are the areas most likely to accommodate Suffolk's needs during the timeframe of this IMP. The following sections describe the future projects or program elements for which no sites have been identified at this time. As noted in the BRA Scoping Determination, this IMP does not grant approval for these proposed institutional uses; they will be subject to IMP Amendment(s).

**Table 6-3
Proposed Additional Future Projects**

	Law School Clinical Programs	Student Services	Athletics	Housing¹
Site location	Clusters 2 and 3	Clusters 2, 3, 4, and 5 ²	Clusters 2, 3, and 4	Clusters 2, 3, and 4
Approximate building footprint	Not available	Not available	Not available	Not available
Current Use	Not available	Not available	Not available	Not available
Future Uses Principal Subuses	College or University Use: <i>Office, Meeting Rooms</i>	College or University Use: <i>Office, Meeting Rooms, Dining Facilities, Retail</i>	College or University Use: <i>Athletic Facilities</i>	College or University Use: <i>Student Housing</i>
Approximate Proposed Gross Floor Area	10,000 SF	77,000 SF	40,000 SF	Undergraduate Students -- 480,000 SF (1,600 beds ¹) Graduate Students -- 30,000 SF (100 beds)
Location of Parking to be provided in connection with proposed project	None	None	None	None

NOTES:

1. Student housing would be provided in buildings that provide an opportunity to be redeveloped as student housing. The housing program includes 274 beds at 10 West Street and up to 200 beds in the Modern Theatre, leaving about 1,125 undergraduate beds to be developed in additional future institutional projects, to meet the goal of housing 50 percent of full-time undergraduate students during the term of this IMP. These Projects do not reflect the University's long-term goal of housing 70 percent of its full-time undergraduate students.
2. Student services in Cluster 5 would likely be dispersed in more than one building. 73 Tremont Street is the only location in the cluster that would house a unified student center.

Student Services

The University would like to develop approximately 77,000 SF of space to accommodate student services. This space is intended to enhance the experience of full-time and commuting students by allowing for the expansion of existing services and the provision of new services for students. The elements of the program and their approximate needs are listed below and shown in Figure 6-21:

- programming and meeting space (33,000 SF);
- student service administrative space (16,000 SF);
- space for student-focused organizations (8,000 SF);
- dining (12,000 SF); and
- additional service and retail space (8,000 SF).

New or relocated student services could be located in Clusters 2, 3, or 5. Suffolk has two options for meeting these space needs: 1) developing a facility to house a Student Center or 2) developing smaller spaces in various locations to house different elements of the needed program.

The full 77,000 SF of needed space for student services does not necessarily need to be located in one building but could be dispersed in multiple buildings within one of the clusters or in several buildings in more than one cluster. This second approach is a distributive model for providing student services that may be necessary if a suitable location for a full Student Center cannot be acquired. Acquiring a single location to accommodate 77,000 SF of space that is centrally located for students and compatible with surrounding uses may be difficult. The University may find it easier to develop smaller pieces of the program in locations that fit the needs of the particular program element and which can be accommodated within available properties.

Athletics

Suffolk's current Athletic Center in the Ridgeway Building on Cambridge Street is woefully inadequate for a University of Suffolk's size. The underground gymnasium is not NCAA regulation size and there is a constant demand for uses at the building that exceed its current capacity.

The University plans to develop approximately 40,000 SF for its athletic and fitness programs as shown in Figure 6-22. One major component of the program is a NCAA regulation basketball court that can seat 500 spectators. The elements of the program and their approximate needs include:

- fitness space/aerobics, gymnasium, and dance studios (24,000 SF);
- locker rooms (7,000 SF);
- meeting rooms (2,000 SF);
- faculty/coaching offices (5,000 SF); and
- support space (2,000 SF).

This program could be located in Cluster 2 or 3 and when a site is identified, athletic uses can be removed from the Ridgeway Building, which could then be occupied by other University uses.



Student Housing

The University plans to develop an additional 1,600 undergraduate student beds in University owned housing. Based on a projected undergraduate FTE enrollment of 5,000, the addition of these beds to the existing University housing supply would result in 50 percent of full time undergraduate students living in University housing.

Suffolk has a short-term goal of developing 800 beds which would take it halfway to its goal of housing 50 percent of its undergraduate students. The Modern Theatre project combined with the University's newest residence hall at 10 West Street will provide Suffolk with up to 474 of the short-term goal of 800 additional beds. This leaves at least an additional 326 beds to be developed under the proposed IMP to reach the initial goal of 800 beds with an additional 800 beds to be developed under the proposed IMP to reach the long-term goal of 1,600 new student beds. The University would like to develop these additional 326 beds in one or two residence halls as any size smaller is inefficient to operate.

In addition to expanding undergraduate housing, Suffolk plans to add approximately 100 graduate student residences. It is estimated that this would require approximately 30,000 SF of space.



Law School Clinical Programs

Suffolk has a need for an additional 10,000 SF of space for its Law School clinical programs, which have outgrown their space in the Law School building. The programs will be relocated to new space in another building located near the Law School. The clinical space needs represent new program growth for the Law School. While the services associated with clinical programs (e.g., legal services to low-

income Boston residents) exist in some form today, the program requires a storefront and its own identity to be most effective. When appropriate space becomes available, the Law School will develop the Law School Clinical Program in a space that may be independent of the Law School itself. The space in the Law School vacated by the Program will be backfilled with additional or expanding Law School uses.



Consolidation of Leased Spaces

As sub-leases by various tenants in 73 Tremont Street end, over the next few years, leased space that Suffolk has in other facilities will be consolidated into 73 Tremont Street. As various tenants move out, approximately 100,000 SF will be available between 2009 and 2014. This is the equivalent of four floors of the building and will allow leased spaces in 40 Court Street, 20 Ashburton Place, and One Bowdoin Court to be consolidated in 73 Tremont Street (see Figures 6-23 and 6-24). It will also accommodate the creation of new swing space and a one-floor library expansion. The consolidations represent approximately 40,000 SF of uses that will ultimately be transferred from leased to permanent space. Currently occupying 73 Tremont Street under a master lease, Suffolk has been renovating and occupying space in this building since its acquisition and will continue to do so as space becomes available.



Building Improvements

The University strives to provide state-of-the-art teaching facilities and to that end is continually renovating, modernizing, and updating its existing properties. Suffolk proposes no changes of use in any of its existing properties. Any changes within existing buildings will be done so as to not alter the zoning use classification of that building, College and Institutional Uses, as defined by the City of Boston Zoning Code. Therefore, the following proposed actions will not require additional zoning approval.

73 Tremont

As described previously under Consolidation of Leased Spaces, as various tenants move out of 73 Tremont Street, approximately 100,000 SF will become available. Between 2009 and 2014 Suffolk anticipates building out the space to accommodate this consolidation of leased spaces; a one-floor library expansion; creating new swing space; and continuation of the current building sub-uses: academic, student services, and administrative.

Ridgeway Building

During the course of this IMP, Suffolk hopes to secure a new site for new and improved athletic facilities for the University. As described in *Chapter 5, Planning & Urban Design Framework*, new sites of approximately 40,000 SF for this use might be located in Cluster 2 or 3. Ridgeway currently houses academic and athletic uses and the Suffolk bookstore.



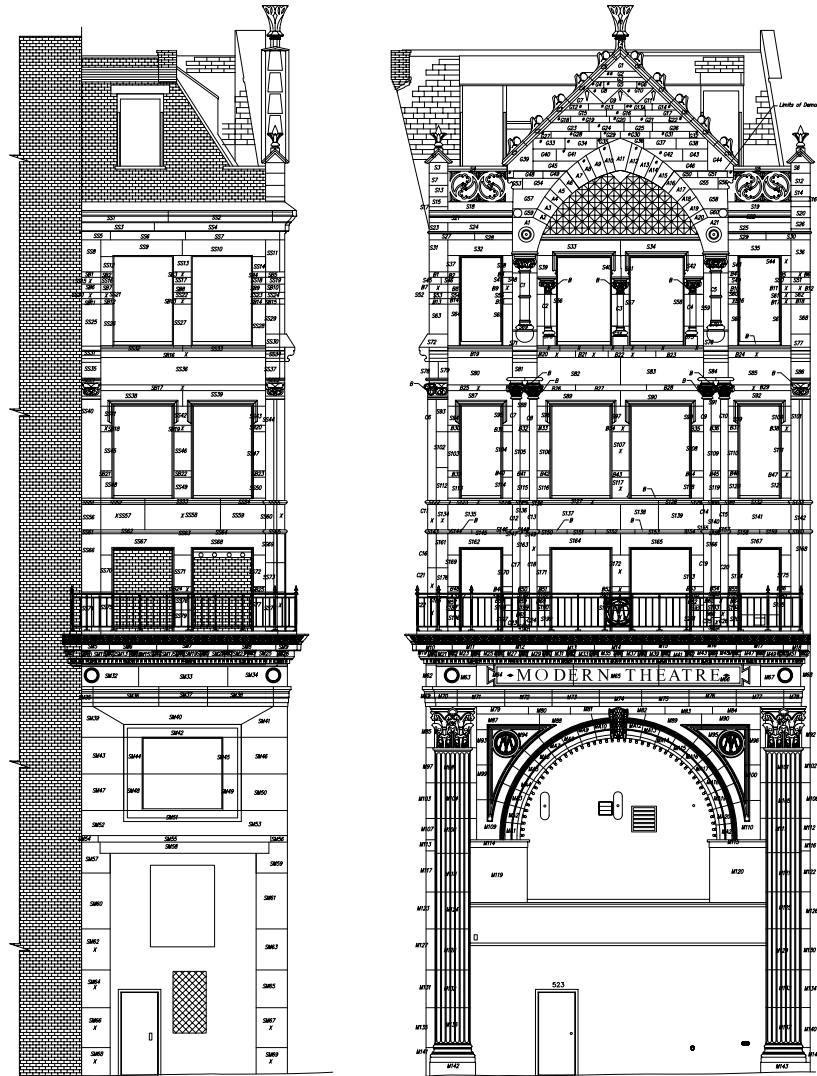
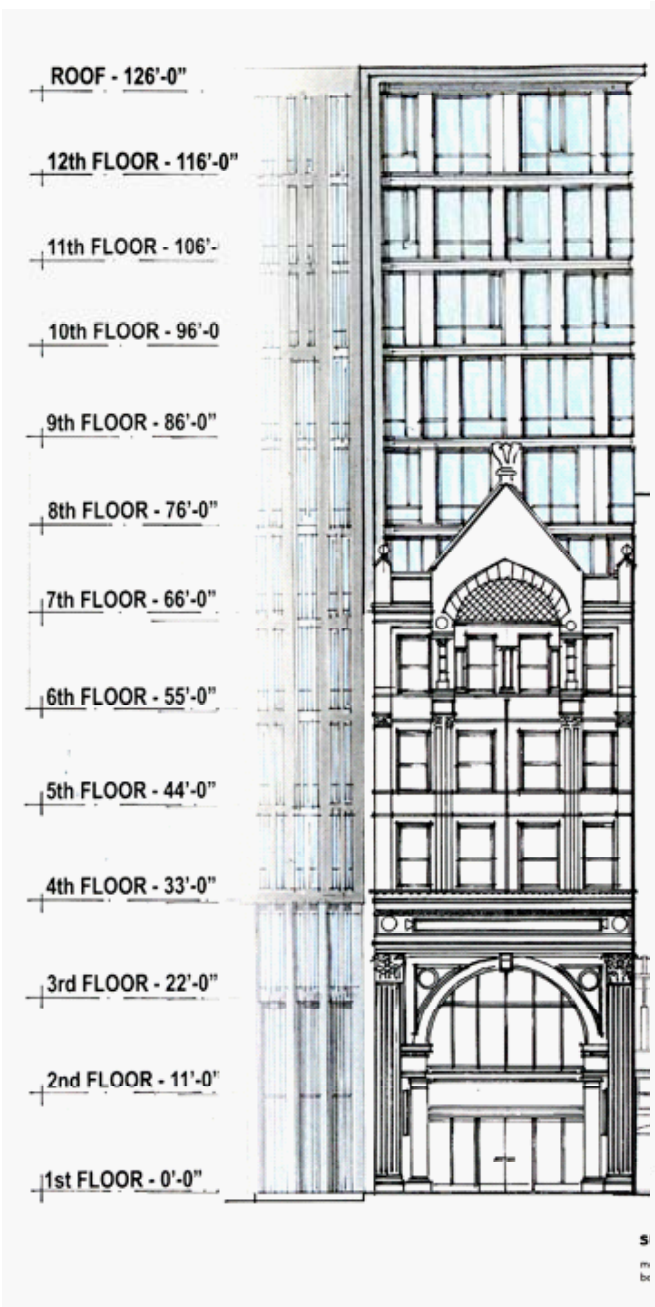
Source: CBT/Childs Bertman Tseckares

Vanasse Hangen Brustlin, Inc.

Figure 6-1

Modern Theatre - Existing Building

Institutional Master Plan
Suffolk University
Boston, Massachusetts



Proposed Restoration Plan

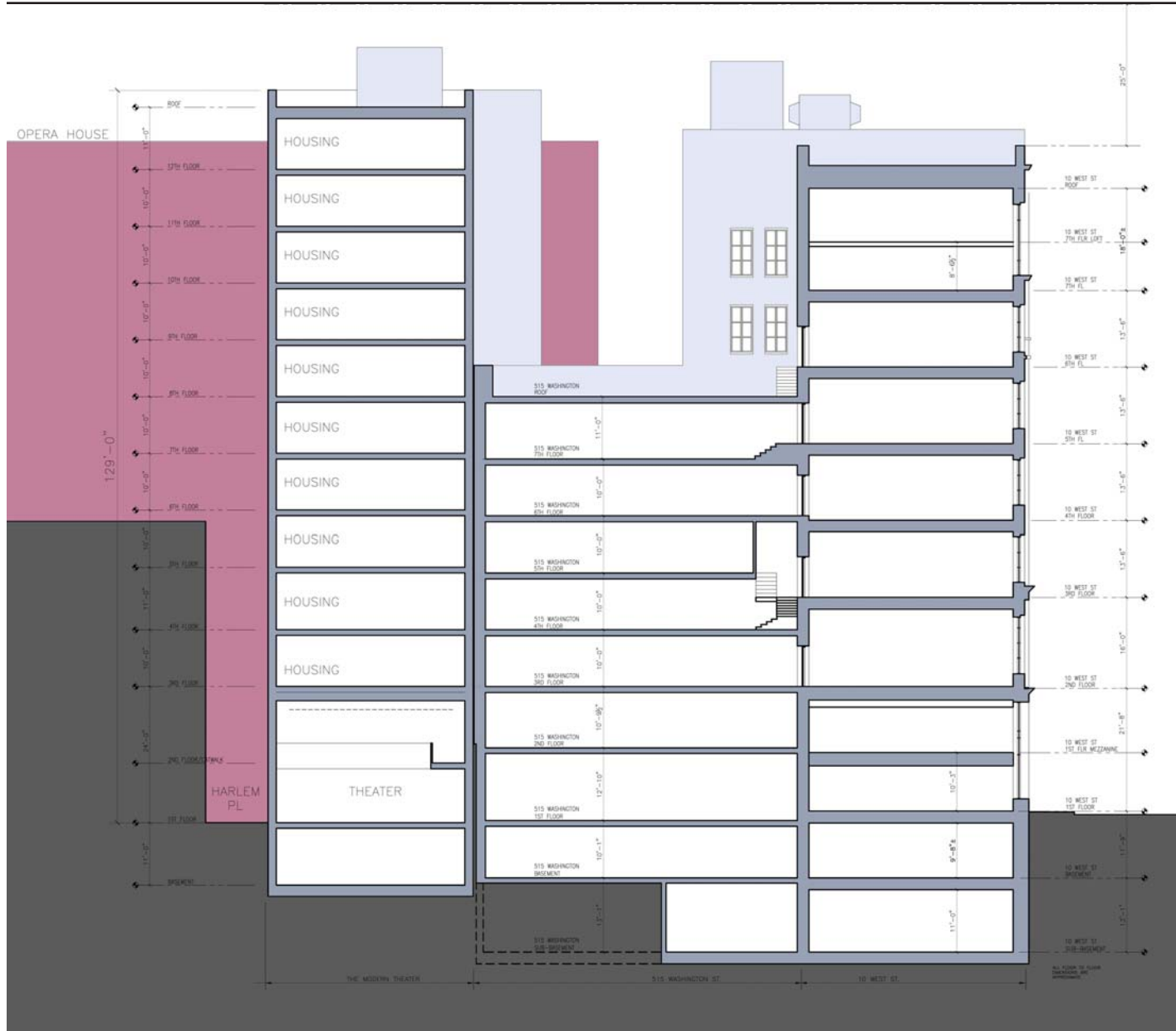
Source: CBT/Childs Bertman Tsekares

Vanasse Hangen Brustlin, Inc.

Figure 6-2

Modern Theatre - Proposed Elevation

Institutional Master Plan
Suffolk University
Boston, Massachusetts



Source: CBT/Childs Bertman Tseckares

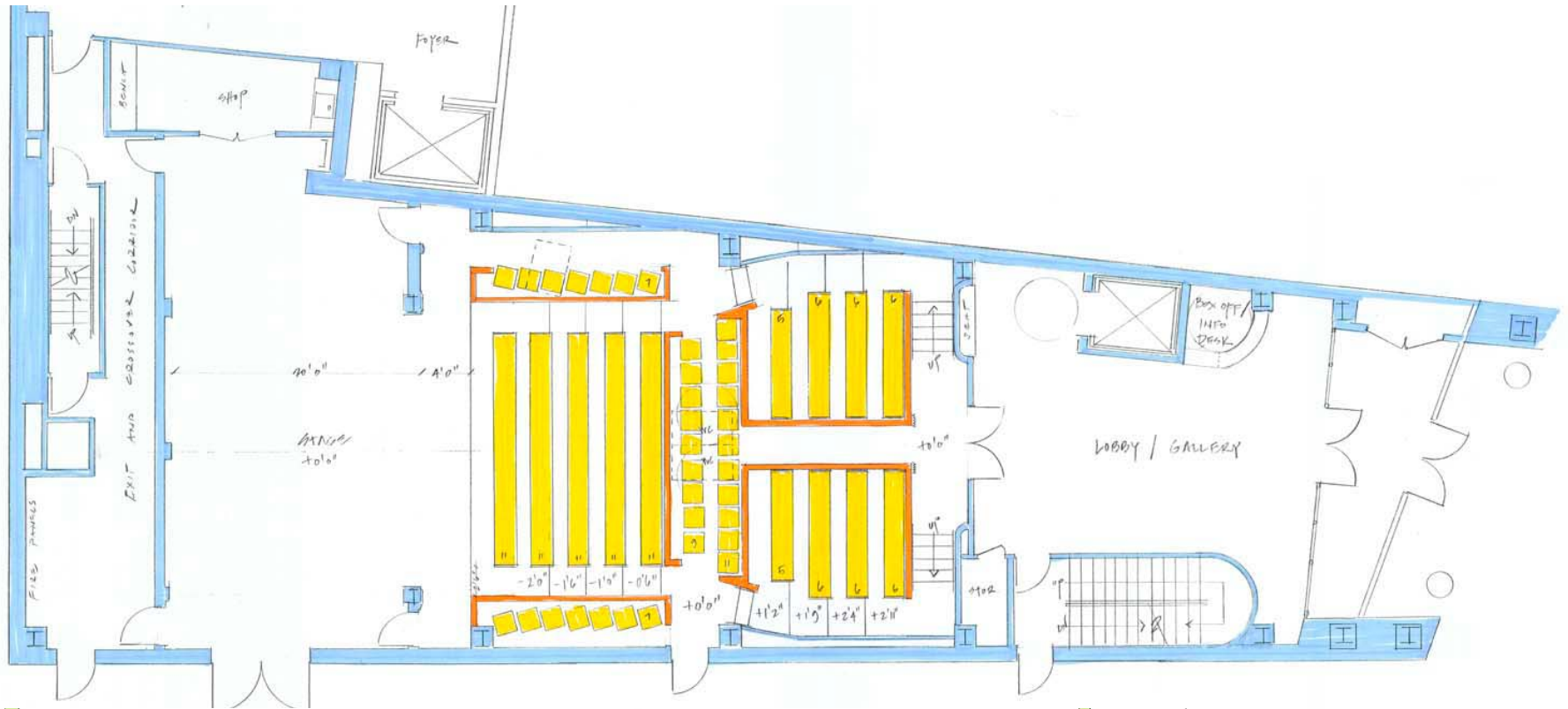
Vanasse Hangen Brustlin, Inc.

Figure 6-3

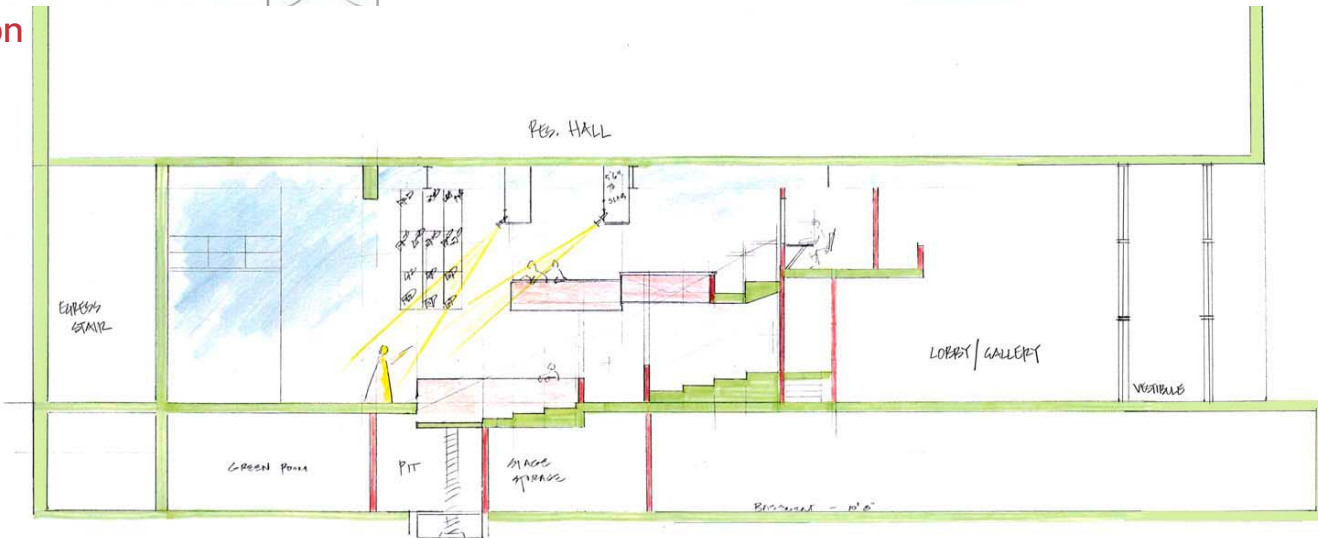
Modern Theatre - Building Section

Institutional Master Plan
Suffolk University
Boston, Massachusetts

Plan



Section



Source: CBT/Childs Bertman Tseckares

Vanasse Hangen Brustlin, Inc.

Figure 6-4
Modern Theatre -
Theater Ground Floor Plan and Section
Institutional Master Plan
Suffolk University
Boston, Massachusetts



Source: CBT/Childs Bertman Tseckares

Vanasse Hangen Brustlin, Inc.

Figure 6-5
Modern Theatre -
Typical Upper Floor Plan (residential)
Institutional Master Plan
Suffolk University
Boston, Massachusetts



USE KEY

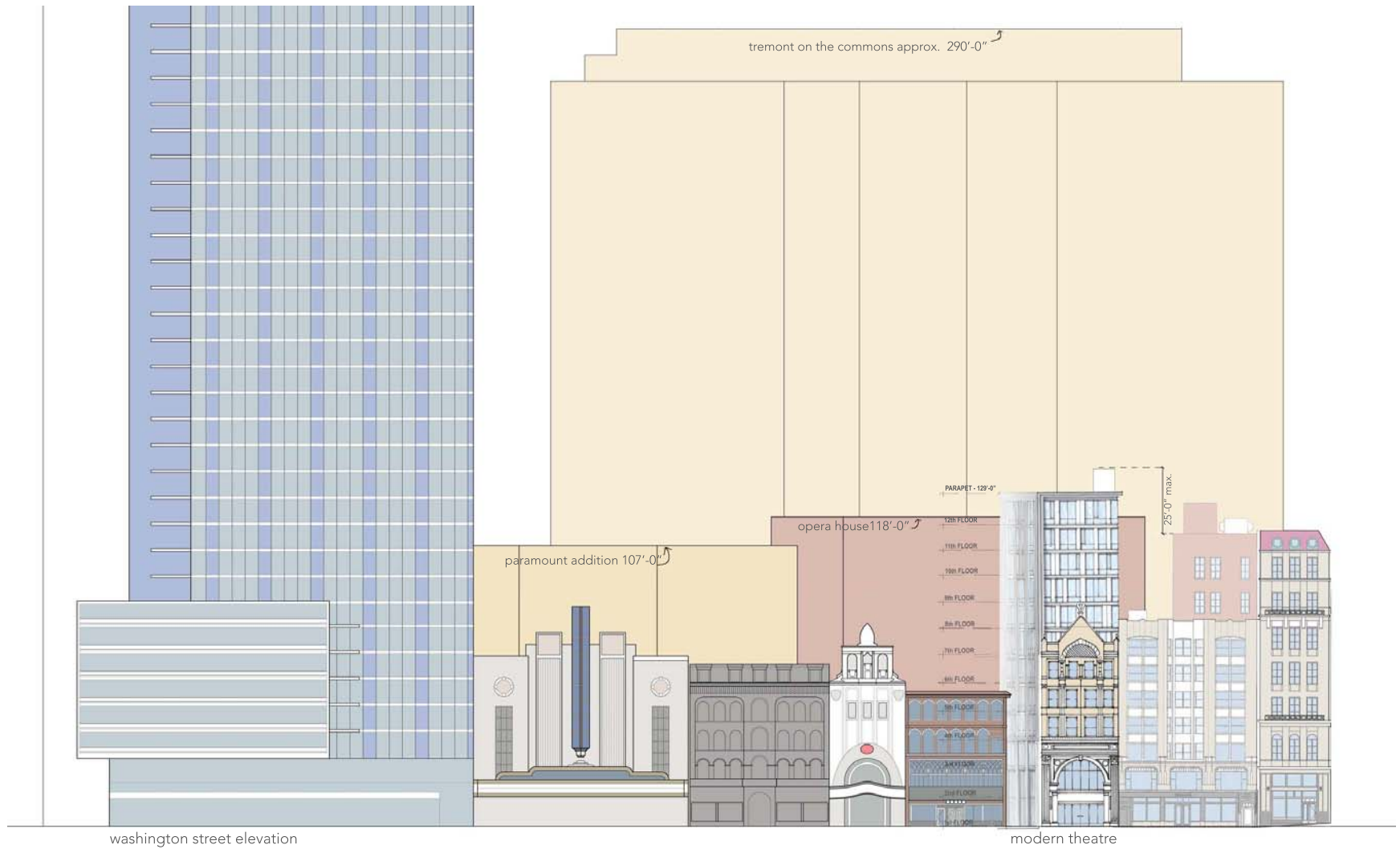
- Retail
- Institutional / Lobby
- Cultural / Theater & Gallery
- Circulation

Source: CBT/Childs Bertman Tseckares

Vanasse Hangen Brustlin, Inc.

Figure 6-6

Modern Theatre -
Integrated Ground Floor Plan
Institutional Master Plan
Suffolk University
Boston, Massachusetts

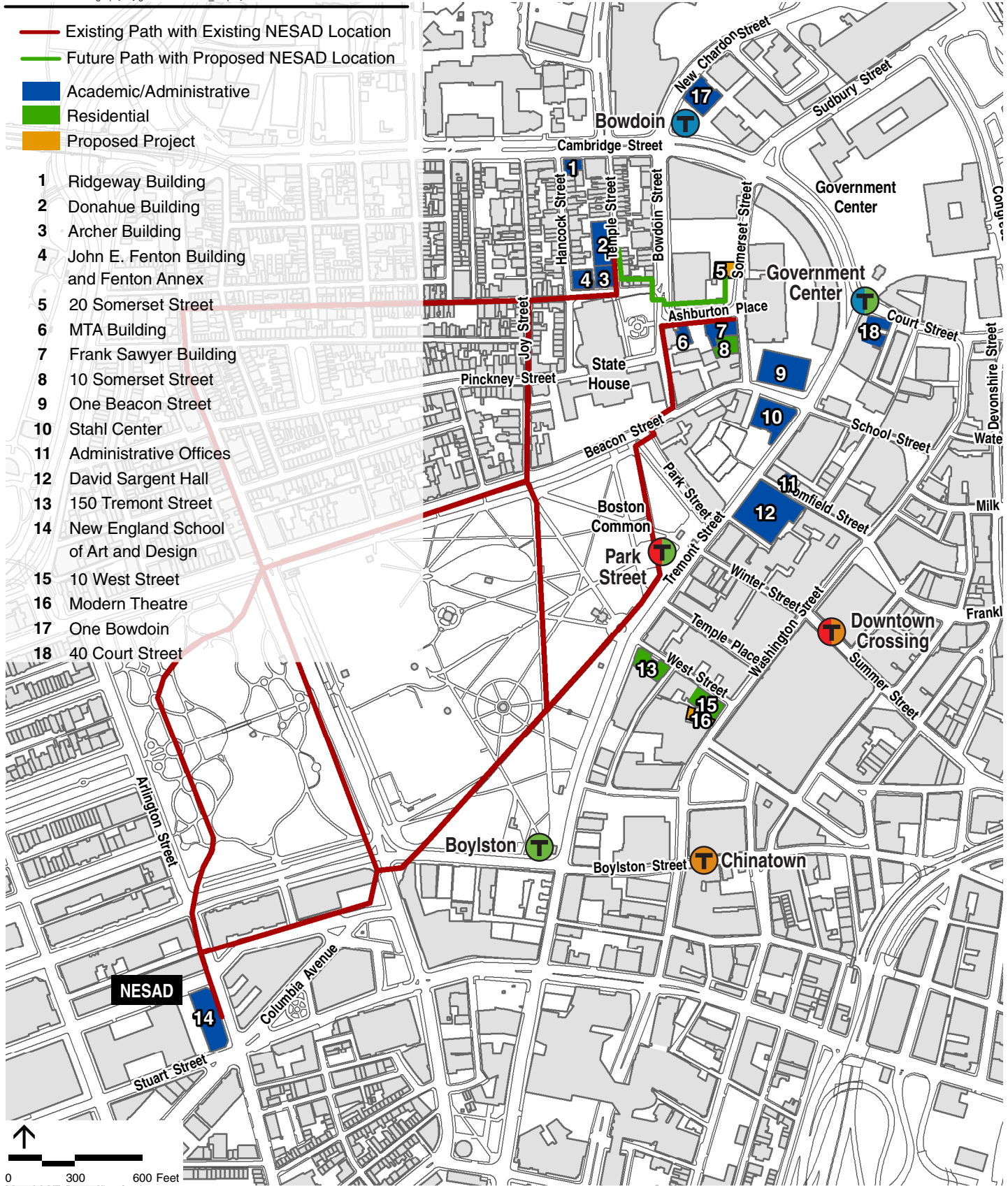


Source: CBT/Childs Bertman Tseckares

Vanasse Hangen Brustlin, Inc.

Figure 6-7

Modern Theatre -
Washington Street Elevation
Institutional Master Plan
Suffolk University
Boston, Massachusetts



Vanasse Hangen Brustlin, Inc.

Pedestrian Paths Between NESAD and Other Academic Buildings

Figure 6-8



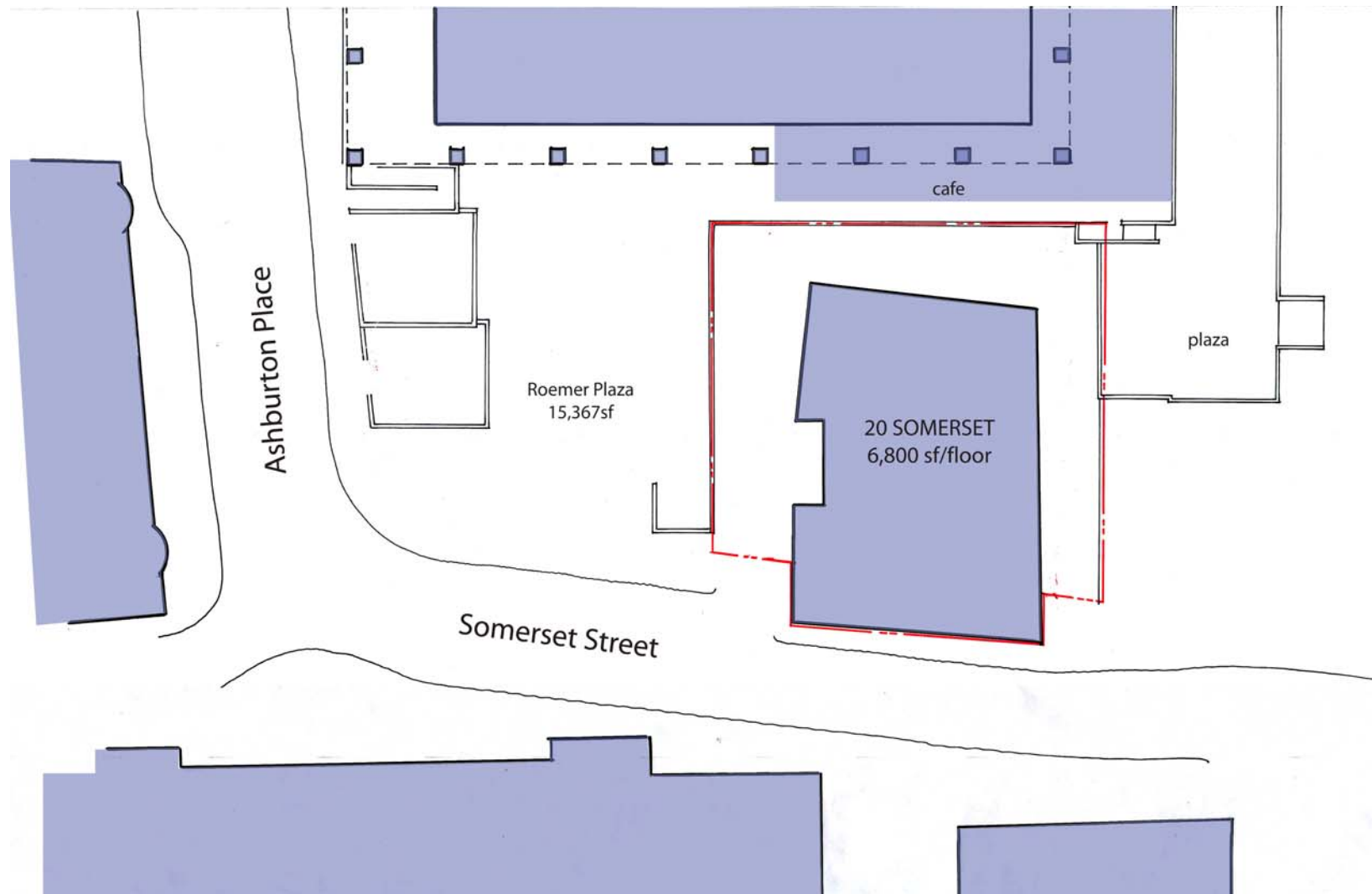
Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-9

20 Somerset Street - Existing Building

Institutional Master Plan
Suffolk University
Boston, Massachusetts



Source: Chan Krieger Sieniewicz

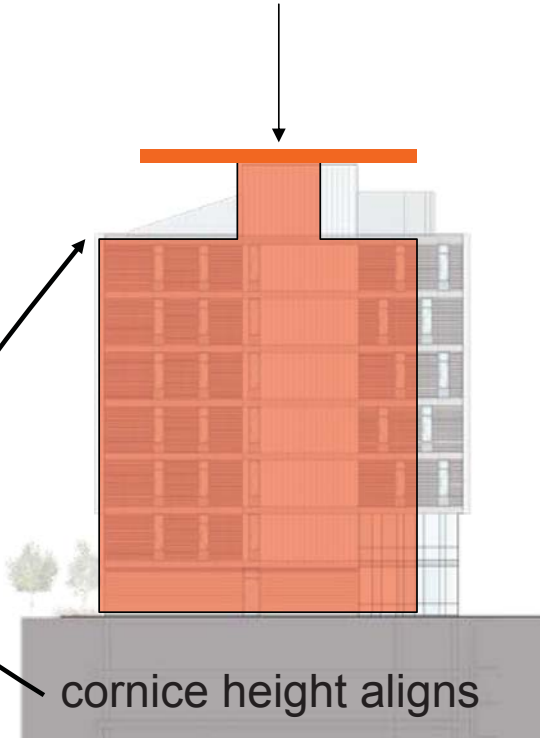
Vanasse Hangen Brustlin, Inc.

Figure 6-10
20 Somerset Street -
Site Area and Existing Footprint
Institutional Master Plan
Suffolk University
Boston, Massachusetts



Top of existing
Elevator override

New Penthouse on
building does not
exceed this height

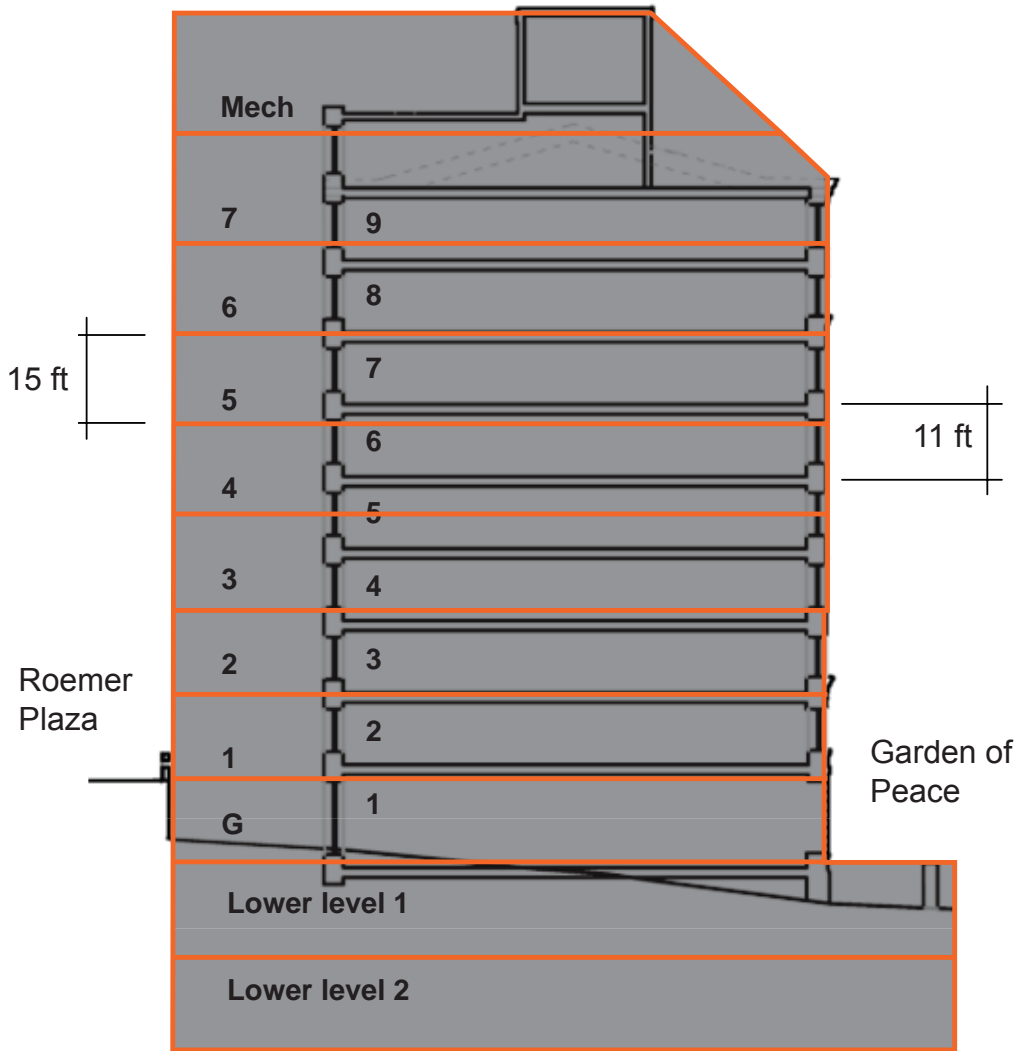


Source: Chan Krieger Sieniowicz

Vanasse Hangen Brustlin, Inc.

Figure 6-11 REVISED June 24, 2008
20 Somerset Street - Height Commitment

Institutional Master Plan
Suffolk University
Boston, Massachusetts

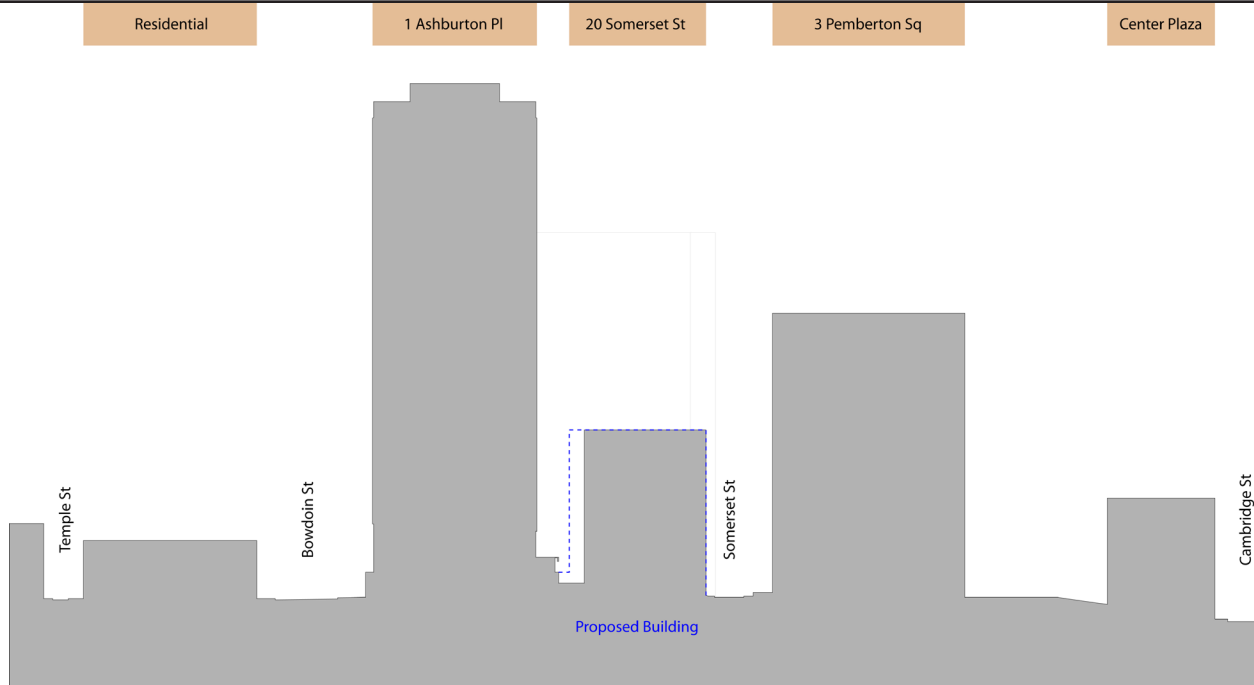


Source: Chan Krieger Sieniowicz

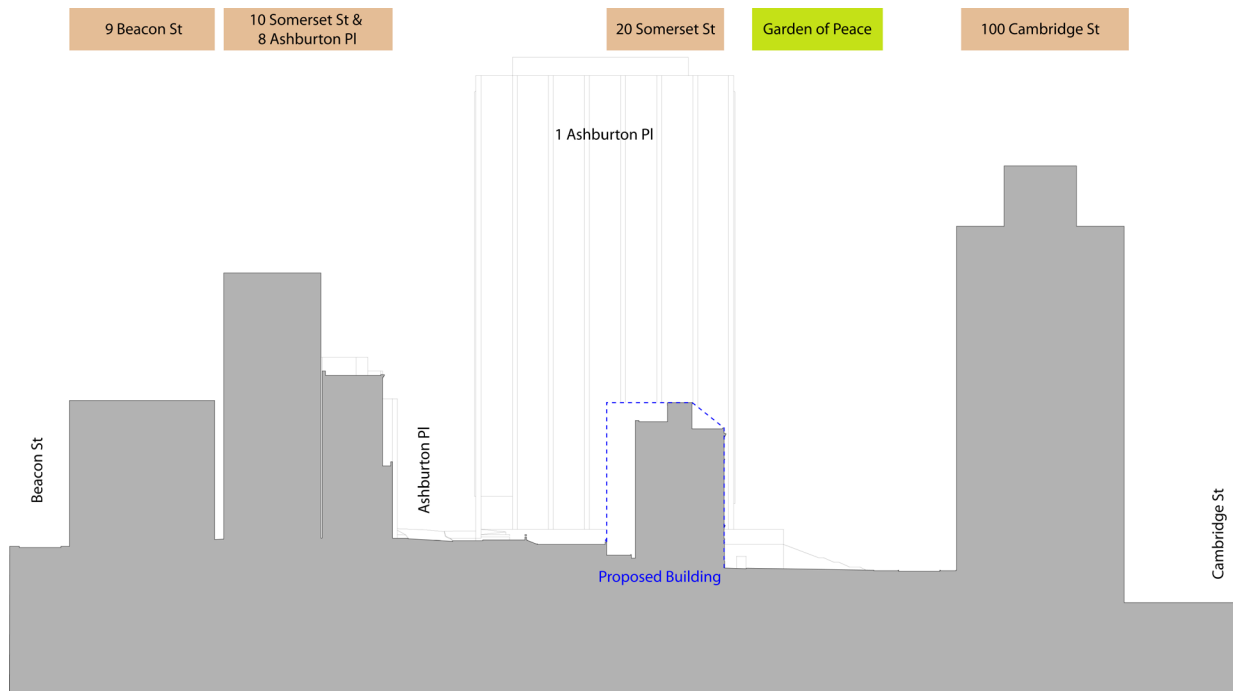
Vanasse Hangen Brustlin, Inc.

Figure 6-11a REVISED June 24, 2008
20 Somerset Street - Zoning Envelope

Institutional Master Plan
Suffolk University
Boston, Massachusetts



Street Section East to West



Street Section North to South

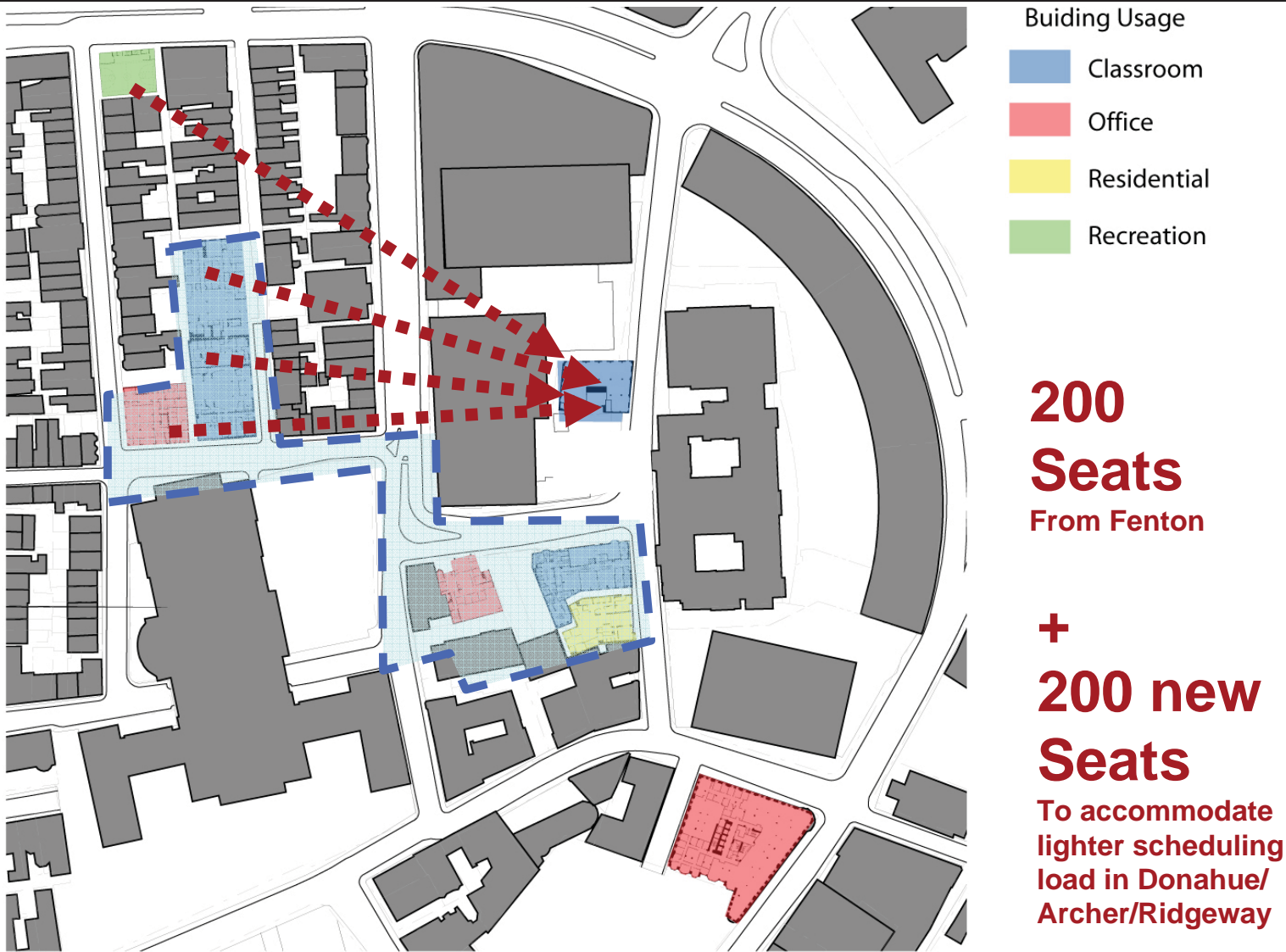
Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-12

20 Somerset Street - Street Sections

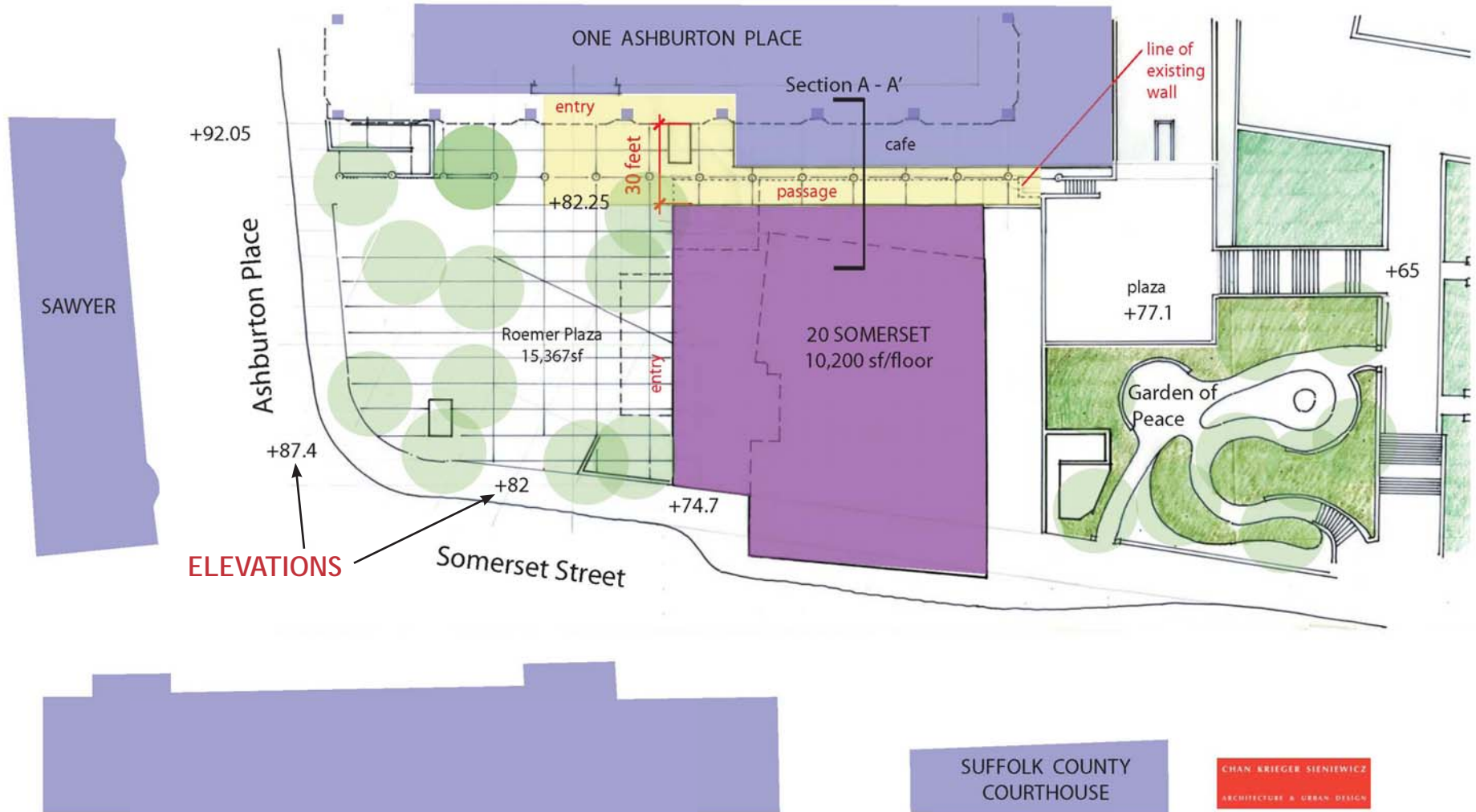
Institutional Master Plan
Suffolk University
Boston, Massachusetts



Source: Chan Krieger Sieniowicz

Vanasse Hangen Brustlin, Inc.

Figure 6-13 REVISED June 24, 2008
Classroom Relocation from Fenton Street



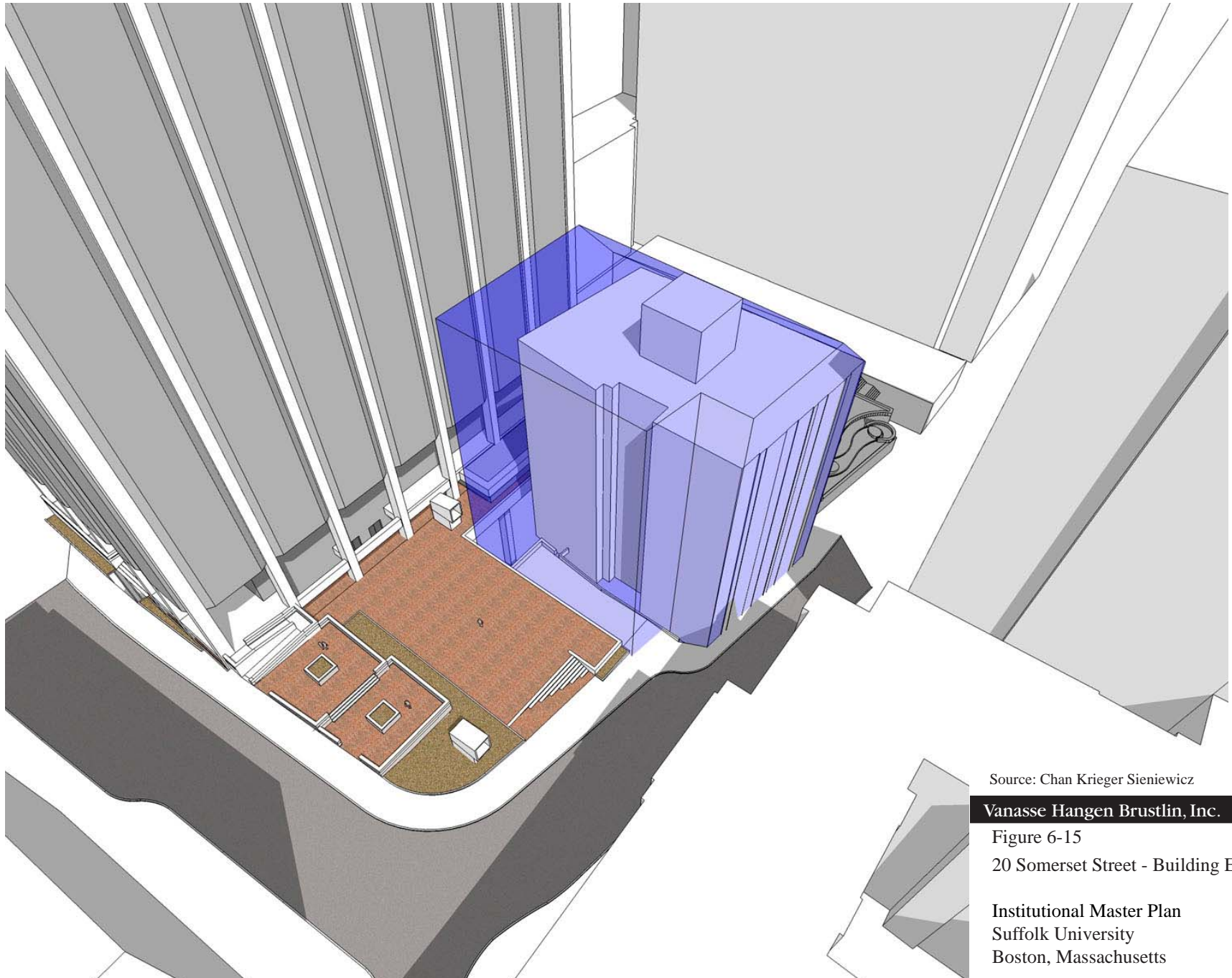
Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-14

20 Somerset Street - Concept Plan

Institutional Master Plan
Suffolk University
Boston, Massachusetts



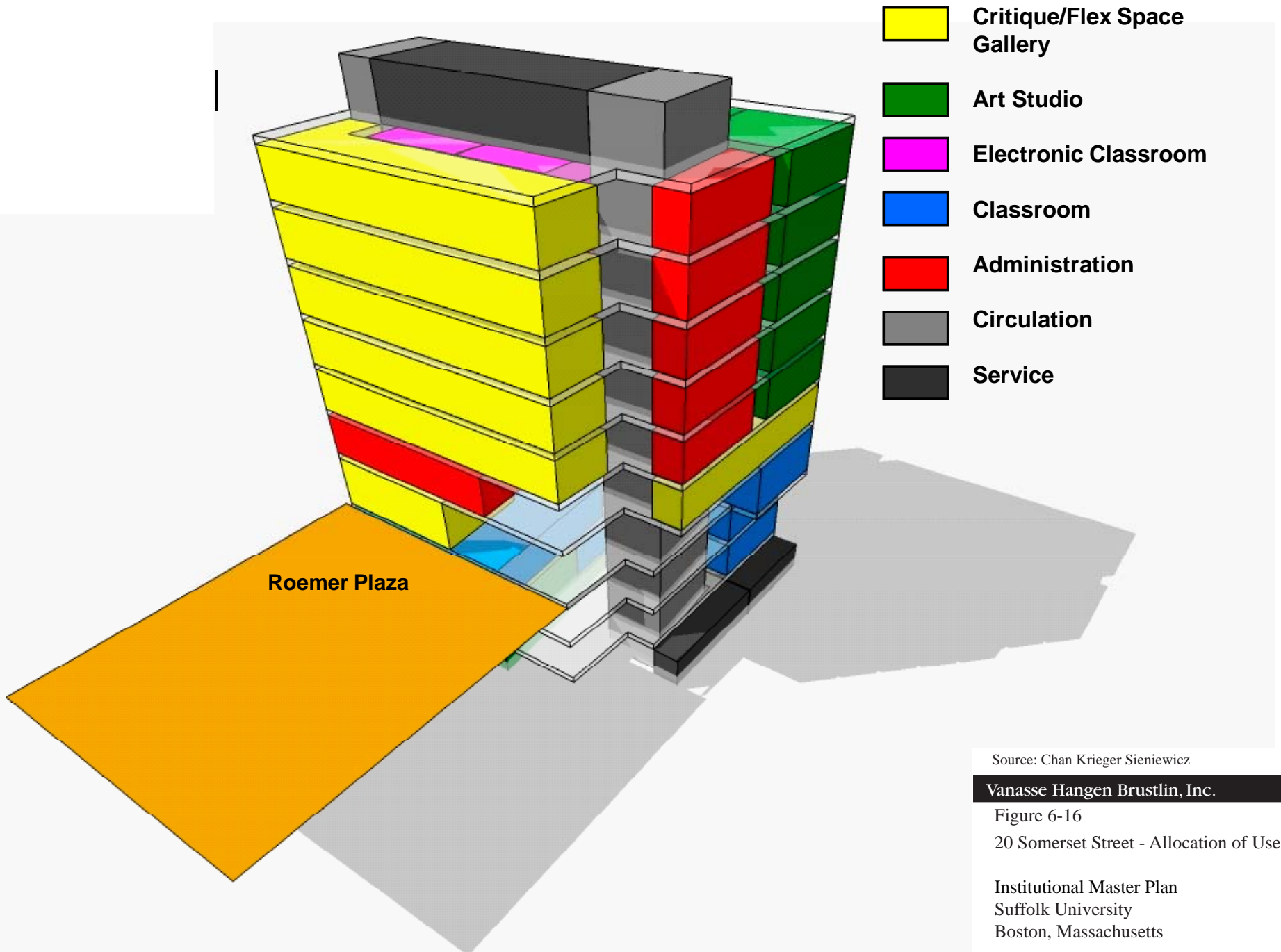
Source: Chan Krieger Sieniewicz

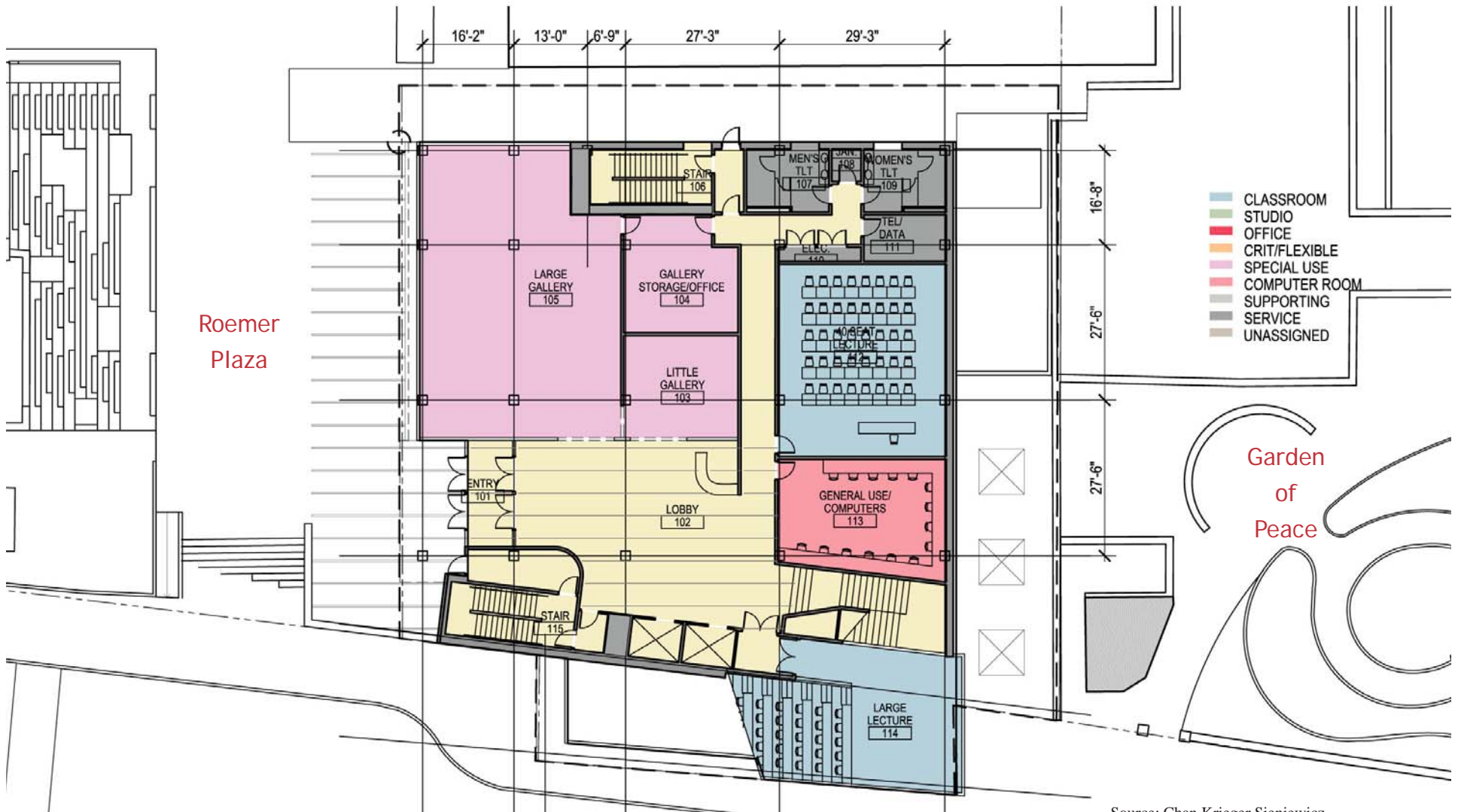
Vanasse Hangen Brustlin, Inc.

Figure 6-15

20 Somerset Street - Building Envelope

Institutional Master Plan
Suffolk University
Boston, Massachusetts





Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-17

20 Somerset Street - Ground Floor Plan

Institutional Master Plan
Suffolk University
Boston, Massachusetts



Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-18

20 Somerset Street - Typical Upper Floor

Institutional Master Plan
 Suffolk University
 Boston, Massachusetts



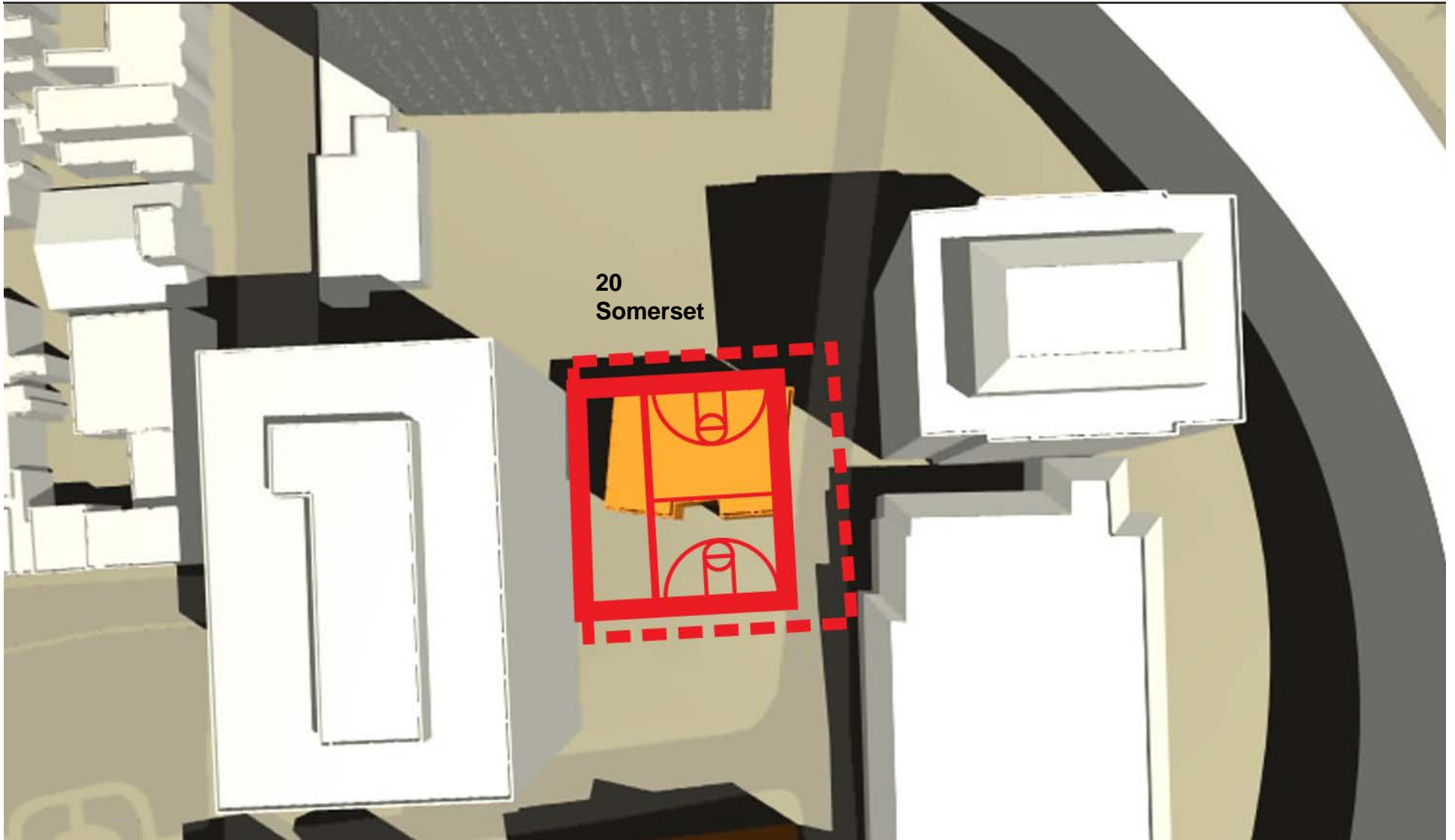
BEFORE

AFTER

Vanasse Hangen Brustlin, Inc.

Figure 6-19
Modernizing Classrooms

Institutional Master Plan
Suffolk University
Boston, Massachusetts



Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-20

20 Somerset Street -

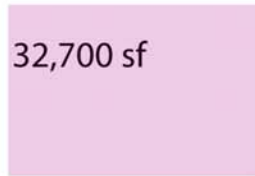
Athletic Facility Alternative

Institutional Master Plan

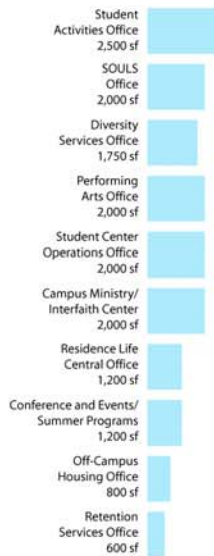
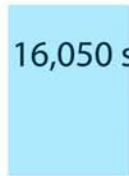
Suffolk University

Boston, Massachusetts

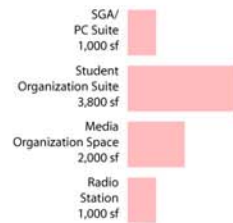
PROGRAMMING + MEETING SPACE



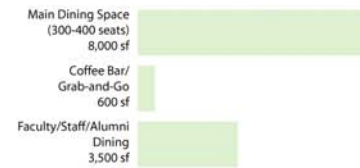
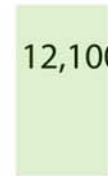
STUDENT SERVICE ADMIN. SPACE



STUDENT-FOCUSED ORGANIZATION SPACE



DINING PROGRAM



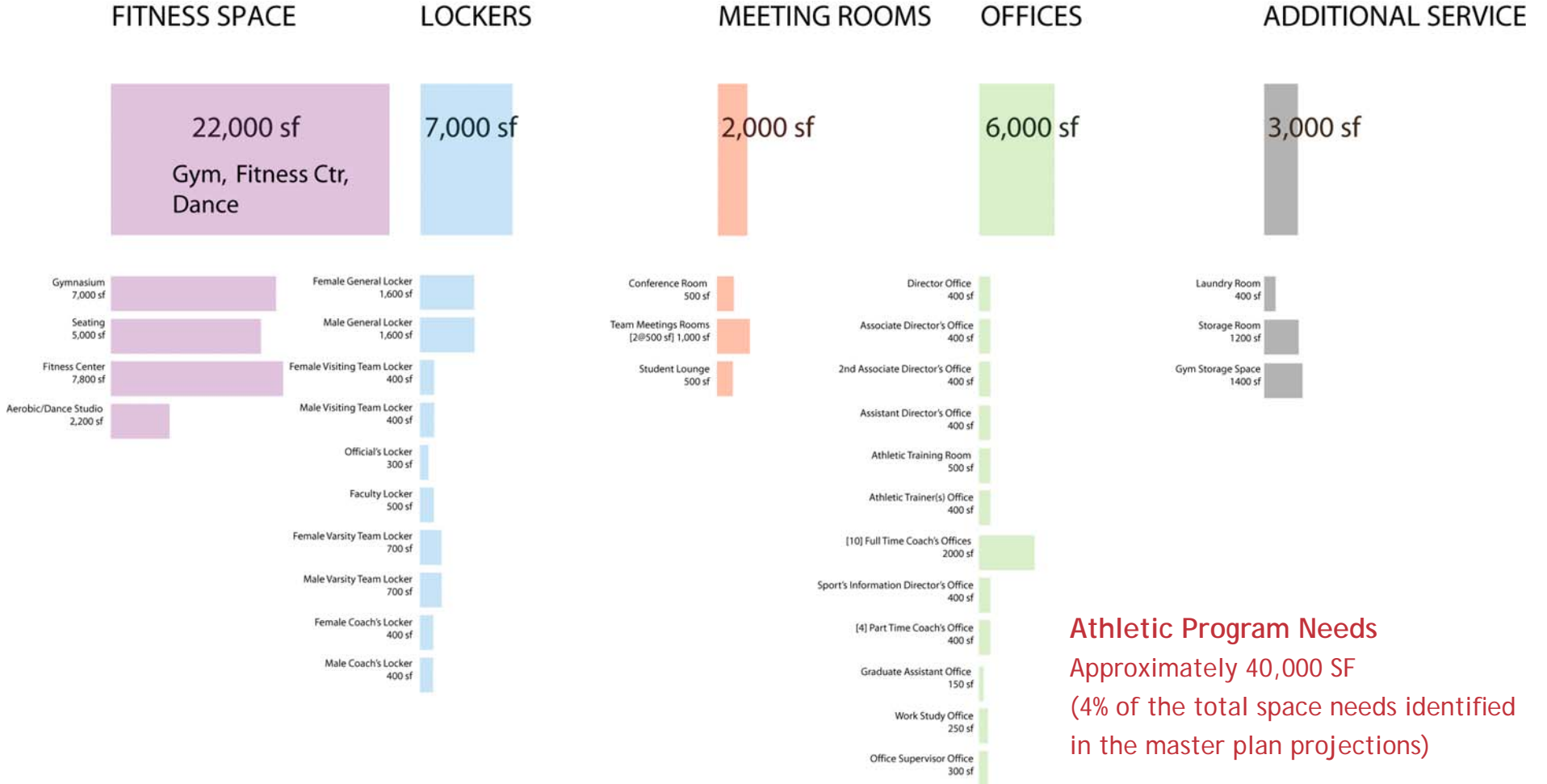
ADDITIONAL SERVICE/ RETAIL SPACE



Student Center Program Needs
 Approximately 77,000 SF
 (8% of the total space needs identified in the master plan projections)

Source: Chan Krieger Sieniewicz
Vanasse Hangen Brustlin, Inc.

Figure 6-21
 Student Services Program Needs



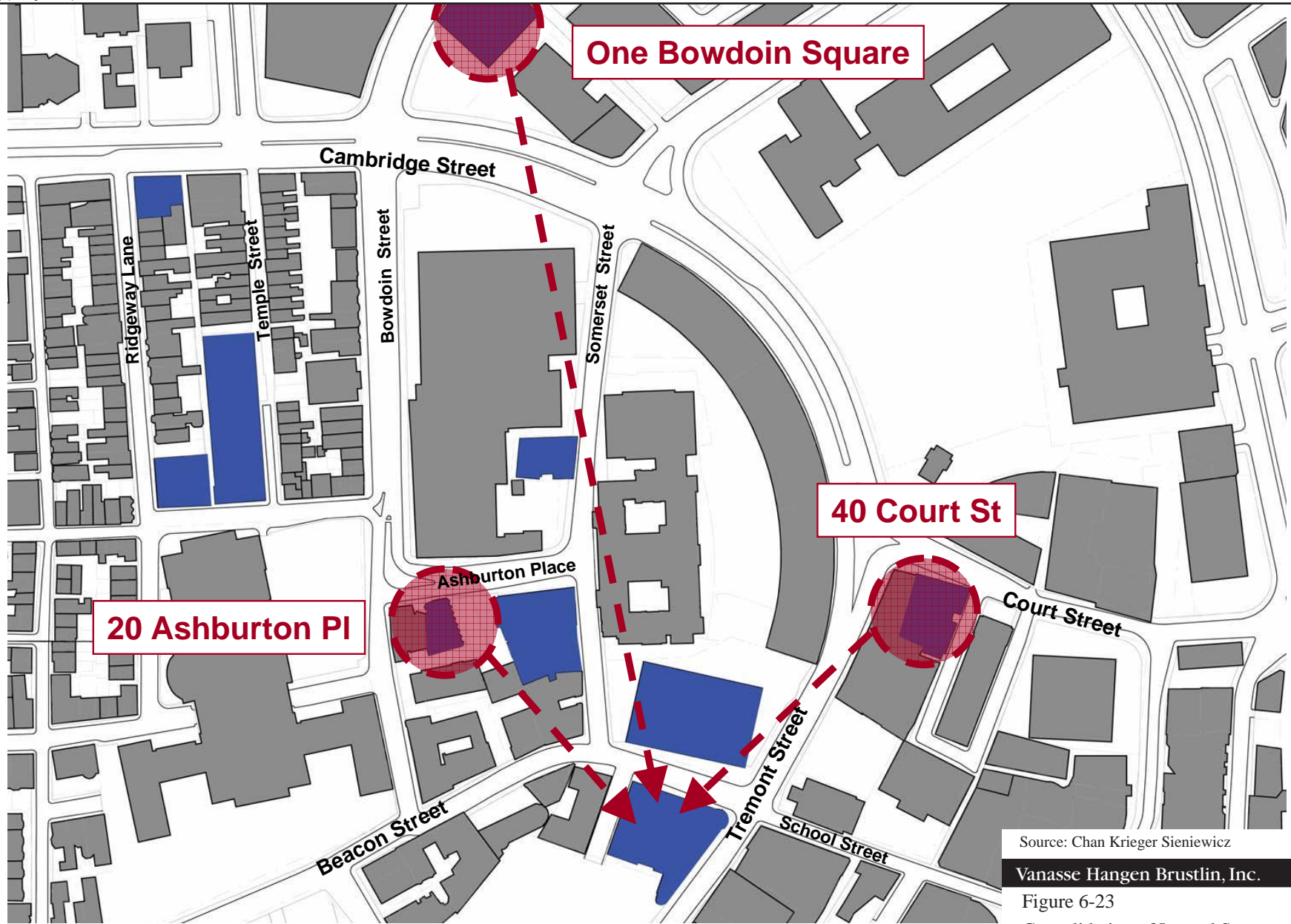
Athletic Program Needs
 Approximately 40,000 SF
 (4% of the total space needs identified in the master plan projections)

NEED: NCAA regulation basketball court with a minimum of 6 feet surrounding sideline and 300-500 rollout bench seating area (30 feet high)

Source: Chan Krieger Sieniewicz
Vanasse Hangen Brustlin, Inc.

Figure 6-22
 Athletic Program Needs

Institutional Master Plan
 Suffolk University
 Boston, Massachusetts

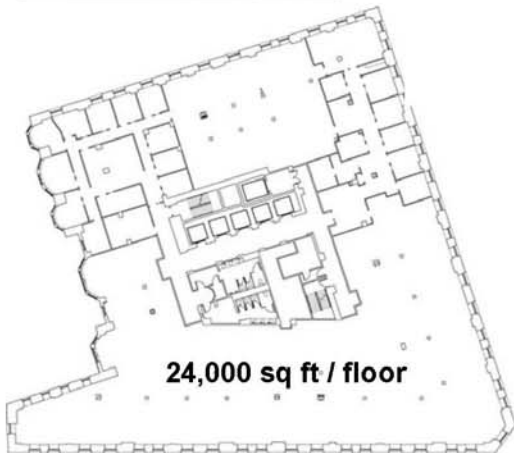


Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-23
Consolidation of Leased Spaces
to 73 Tremont Street
Institutional Master Plan
Suffolk University
Boston, Massachusetts

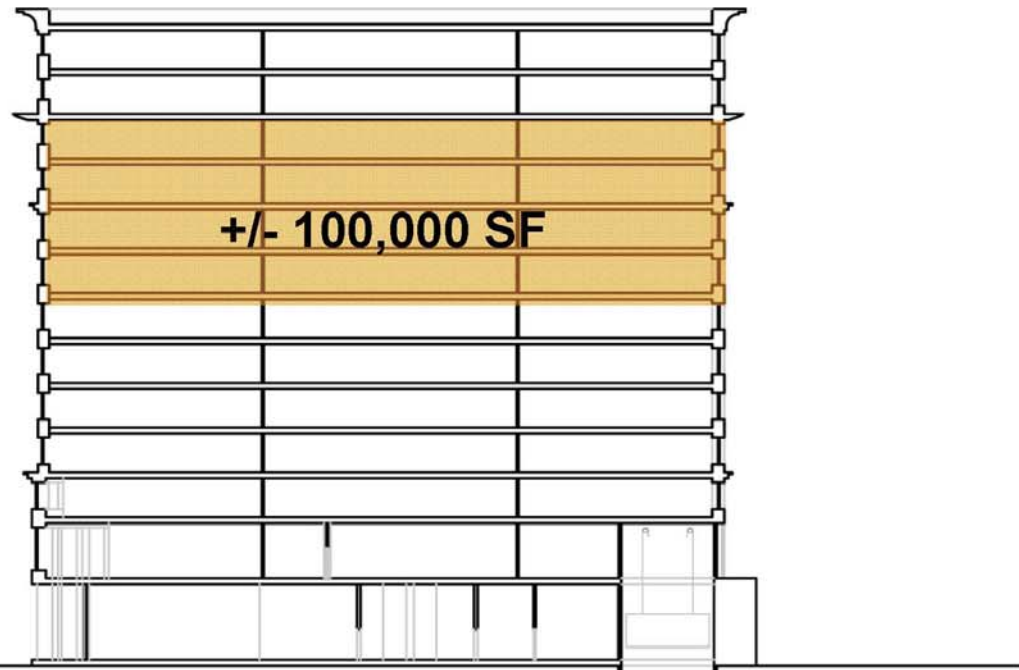
Post 2009-2014
100,000 SF



Library Expansion **1 floor**

Swing Space **1 floor**

Consolidation of other spaces **2 floors**



Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-24
Consolidation of Leased Spaces
at 73 Tremont Street
Institutional Master Plan
Suffolk University
Boston, Massachusetts

7

Zoning and Permitting

Introduction

This chapter outlines the zoning use and dimensional regulations currently applicable to Suffolk's leased and owned facilities. This chapter summarizes the projects and project concepts for which Suffolk will seek zoning approval under the Institutional Master Plan (IMP) provisions of the Boston Zoning Code, along with an overview of the various zoning and non-zoning reviews and approvals that Suffolk will require in connection with its future development projects.

As described in *Chapter 6, Proposed Future Projects*, Suffolk will seek approval from the Boston Redevelopment Authority (BRA) and Boston Zoning Commission for the following Proposed Future Projects pursuant to Article 80:

- A new residence hall and theater/gallery, at the site of the Modern Theater, consisting of approximately 180-200 student beds which will be connected to the residence hall at 10 West Street, and a theater and associated support space on the ground floor, with a building height of 129± feet, and
- A new academic building containing a new home for the New England School of Art and Design (NESAD), other general use classrooms, and a gallery at 20 Somerset Street.

In addition, the University will seek longer term approval for the development concepts described under Institutional Needs in *Chapter 5, Planning & Urban Design Framework* and in Table 6-2. The University's goal is to create new and renovate existing facilities, within the Clusters identified in *Chapter 5*, to be used for College and University uses such as academic, residential, student services, athletic, and administrative. The proposed buildings to be added to the IMP Area Zoning Overlay are shown in Figures 7-1a (Washington Street) and 7-1b (Somerset Street), IMP Area Zoning.¹



¹ The 10 West Street Residence Hall is shown on Figure 7-1a because it was not reflected on the current BRA Zoning Map available on the city's webpage. However, zoning approval for that project was provided in summer 2007.

Current Zoning

ZONING DISTRICTS OF SUFFOLK PROPERTIES:

Government Center/Markets District
Pemberton Square Protection Area

Boston Proper
H-2-65
L-2-65
B-8

Midtown Cultural District
*Ladder Blocks and Washington
Street Theater Protection Area
Boston Common and Public Garden
Protection Area*

As noted previously, Suffolk's current leased and owned facilities are located throughout downtown Boston, but primarily located in the Government Center/Markets District zoning area.

In the Government Center/Markets District, Suffolk University owns or leases seven properties all located in the Pemberton Square Protection Area: One Bowdoin Square, One Beacon Street, 73 Tremont Street, Sawyer, Miller and the MTA building. Two buildings—the Sawyer and the Miller—are included in the Institutional Master Plan Area as identified on Map 1H of the Boston Zoning Code.

Five Suffolk owned or leased properties are located within the Boston Proper area (Map 1 of the Code). Four of these properties located in Beacon Hill have been previously identified as within the Institutional Master Plan Area. Fenton, Donahue and Archer are within the H-2-65 Zoning District while Ridgeway is within the L-2-65 Zoning District and within the Institutional Master Plan Area as identified on Map 1H of the Boston Zoning Code. The fifth property, 40 Court Street, is a recently initiated short-term lease and is located within the B-8 Zoning District (Retail Business and Offices).

Four Suffolk owned or leased properties are located within the Midtown Cultural District (Map 1A of the Code). These include Sargent Hall, 45 Bromfield Street, and 10 West Street, which are all in the Ladder Blocks and Washington Street Theater Protection Area and within the IMP area Map 1H. Sargent Hall is split between two districts, the Ladder Blocks and Washington Street Theater Protection Area and the Boston Common and Public Garden Protection Area and within the Institutional Master Plan Area as identified on Map 1H of the Boston Zoning Code. The fourth property, the residence Hall at 150 Tremont Street, is entirely within the Boston Common and Public Garden Protection Area, within an identified Housing Priority Area and within the Institutional Master Plan Area as identified on Map 1H of the Boston Zoning Code.

College or university uses are either conditional or forbidden uses within the above-referenced zoning subdistricts. However, the Zoning Code allows the continuation of preexisting conditional and nonconforming uses within such districts pursuant to Articles 4, 8, and 9 of the Code. Extensions of such uses within existing buildings or sites would be subject to approval under the underlying zoning through the Board of Appeal and if such uses and sites are set forth within the IMP, then subject to BRA review under Article 80, Section 80D of the Code. Since all of Suffolk's existing uses have been included in the IMP since 2001, any change in such uses requires only BRA approval through the Article 80, Section 80D process. In the Government Center/Market's District, the underlying Code requires that the ground floor uses fronting on certain streets such as Tremont and Court Street be limited to certain

defined and described uses, which are generally retail and commercial—pedestrian-oriented uses.

Institutional Master Plan Area Zoning

BRA and Zoning Commission approval of the IMP will reaffirm existing Suffolk University IMP uses and dimension of its buildings, as well as establish two new additional IMP overlay areas as the Modern Theatre site at 523-535 Washington Street in the Midtown Cultural District and the 20 Somerset Street site within the Government Center/Pemberton Square Projection Area. The IMP allows for the continuation of the existing uses and dimensions for Suffolk’s properties, as well as establishing an IMP overlay area out of the Modern Theatre and the 20 Somerset Street sites. All of the uses and sites set forth in the IMP will be subject to IMP review requirements.

Areas described as Clusters in *Chapter 5, Planning & Urban Design Framework*, shall not be include in the IMP overlay area, and no IMP zoning shall be in effect for such cluster areas unless such specific sites are designated herein. The designation or the reference to clusters in *Chapter 5* shall not modify, change, alter, or override the existing zoning of such areas of the City of Boston and no projects other than the two projects described as Proposed Future Projects in *Chapter 6, Proposed Future Projects* and herein, will be granted zoning rights or other approvals within such areas as a result of the approval of the IMP. Furthermore, no such approval should be construed for any project within such areas unless such project is subject to full review and approval through the relevant Article 80 process with community and public review.



Modern Theatre Uses and Dimensions

As described in *Chapter 6*, Suffolk University proposes a redevelopment project that would achieve the BRA’s goals of creating a vibrant multi-use center with a performing arts component. The proposed new development would be a student residential facility and cultural center for Suffolk University. The University was encouraged by many commenters during the 10 West Street Large Project Review process, to investigate the feasibility of the Modern Theatre project that would include ground floor cultural uses and retention of key aspects of the Washington Street historic façade.

The Project would include restoration of the exterior of the Modern Theatre and construction of a new twelve-story addition. Ground floor uses would include a theater and art gallery/display area. Upper floor uses would include residential space for undergraduate students attending Suffolk University.

The Modern Theatre parcel is located at 523-525 Washington Street, within the Midtown Cultural District (Subdistrict 4). The Modern Theatre building is a designated Boston landmark and is also located in the historic Washington Street Theatre District. The maximum zoning height is set at 125 feet and the maximum FAR is set at 8.0. The Modern Theatre may also be allowed an increase in FAR pursuant to Section 38-8 of the Boston Zoning Code. Suffolk’s proposal will conform to the dimensional requirements of the approved IMP, as shown previously in Table 6-1. Pursuant to Article 80B of the Code, the University has submitted a Draft Project Impact Report (DPIR) for further and more detailed review of the Modern Theatre project.

Other Permits

To complete the Modern Theatre project, regulatory reviews and approvals are anticipated as outlined in Table 7-1.

**Table 7-1
Anticipated Permits and Public Approvals for the Modern Theatre Project**

AGENCY	APPROVAL
<i>City of Boston</i>	
Boston Redevelopment Authority	Article 80D IMP Project Approval; Article 80B Large Project Review; Developer Designation; Article 37
Boston Zoning Commission	Article 80D IMP Project Approval
Boston Civic Design Commission	Schematic Design review
Boston Water and Sewer Commission	Water and sewer connection permits
Boston Landmarks Commission	Historic resource review
Boston Transportation Department	Transportation Access Plan Agreement; Construction Management Plan
Inspectional Services	Foundation Permit; Building Permit; Occupancy Permit
Boston Air Pollution Control Commission	Compliance with Construction Noise Restrictions
Public Improvement Commission	Street opening/occupancy permit review
Licensing Board	Dormitory License
<i>Commonwealth of Massachusetts</i>	
Massachusetts Historical Commission	State Register review
Executive Office of Environmental Affairs	MEPA review (if state funding used)

The Modern Theatre restoration/new construction work will need to be reviewed and approved by the Boston Landmarks Commission (BLC) as this building is a local landmark. The proposed work will first need to have an advisory (non-binding) review before all of the members of the BLC, followed by the filing of an official

application that is then reviewed at a separate meeting by the Design Review Committee of the BLC. The BLC meets the second and fourth Tuesdays of every month. Suffolk University will send a formal letter to BLC asking for advisory review two weeks prior to the desired meeting date.

A project notification form will also be submitted to the Massachusetts Historical Commission per Massachusetts General Laws Chapter 9, sections 26-27C (950 CMR 71.00). If Massachusetts Health and Educational Facilities (HEFA) funding is used for the Modern Theatre project, it will be subject to Massachusetts Environmental Policy Act (MEPA) review; however, the complete funding arrangement has not yet been finalized.



20 Somerset Street Uses and Dimensions

As described in *Chapter 6*, Suffolk proposes relocating the NESAD to the 20 Somerset Street site as the second proposed institutional project in the IMP. The design concept for the Proposed Future Project at 20 Somerset Street is still being contemplated. The 20 Somerset Street academic project shall be no higher than the top of the existing structure's mechanical penthouse (see Figure 6-11). The height of the 20 Somerset Street academic project shall not exceed 132.25 feet from the average grade at Somerset Street (measured according to the Code) and 122.5 feet from the average grade at Roemer Plaza and shall not exceed 10 stories, 7 above the Roemer Plaza grade and 3 below (as shown on Figure 6-11a).

The gross floor area of the 20 Somerset Street academic project shall not exceed 112,000 SF within such 10 levels, which consists of seven levels above the Roemer Plaza grade of approximately 10,200 SF each, and three levels below grade of approximately 12,000 to 13,500 SF each. The Proposed Future Project will include academic classrooms, including relocation of the NESAD. These anticipated principal uses include College and University uses such as: classroom, studio space, office, and academic laboratory.

The 20 Somerset Street parcel is located in downtown Boston, near other University buildings including the Sawyer, the Miller, the MTA Building, 73 Tremont Street, and One Beacon. The site is within the Government Center/Markets District and the Pemberton Square Protection Area (Subdistrict 5). The maximum zoning height is set at 125 feet and the maximum FAR is set at 8.0. Suffolk's proposal will conform to the dimensional requirements of the approved IMP, as shown previously in Table 6-1.

The 20 Somerset Street academic project shall be subject to the Article 80 Development Review and Approval Requirements of the Code, including the provisions of Section 80B, Large Project Review. The Large Project Review process shall be conducted in accordance with Section 80B-5 of the Code, Boston

Redevelopment Authority Procedures for Large Project Review, and shall require the filing of a Project Notification Form (“PNF”) which shall be subject to a Scoping Determination and a Draft Project Impact Report, if required. Furthermore, the filing of a PNF for the 20 Somerset Street academic project shall be in conformity with the use and dimensional specifications set forth in Table 6-1 of the IMP, including, but not limited to, the specified uses, the height from Roemer Plaza and Somerset Street, the building set back from the Garden of Peace, the gross floor area limitations, the cornice placement and the limitation on shadows of the Garden of Peace, all as set forth herein.

Other Review Required

Suffolk will file an Article 85 (Demolition Delay) application for the 20 Somerset Street Project as part of the required Article 80 review process. Additionally, Suffolk will submit a project description with the Massachusetts Historical Commission per Massachusetts General Laws Chapter 9, Sections 26-27C (950 CMR 71.00).



Other Future Institutional Projects

In *Chapter 5*, the University identified the five Clusters where future Suffolk institutional projects may occur in new or renovated buildings. For the next ten years, Suffolk University will concentrate its need for facilities in these five areas, consistent with the Article 80 Institutional Master Planning process, the recommendations of the Task Force, and a future process to be determined with neighborhood groups when Suffolk is aware of potential development opportunities in their cluster.

Aside from the two projects mentioned above, no future uses in these clusters are approved under this IMP. These future institutional projects will be subject to Task Force review, IMP Amendments through Article 80B, and individual project review through Article 80D (where applicable). Specific approvals and permits required for future institutional projects will be identified on a project by project basis, as proposals come forward.

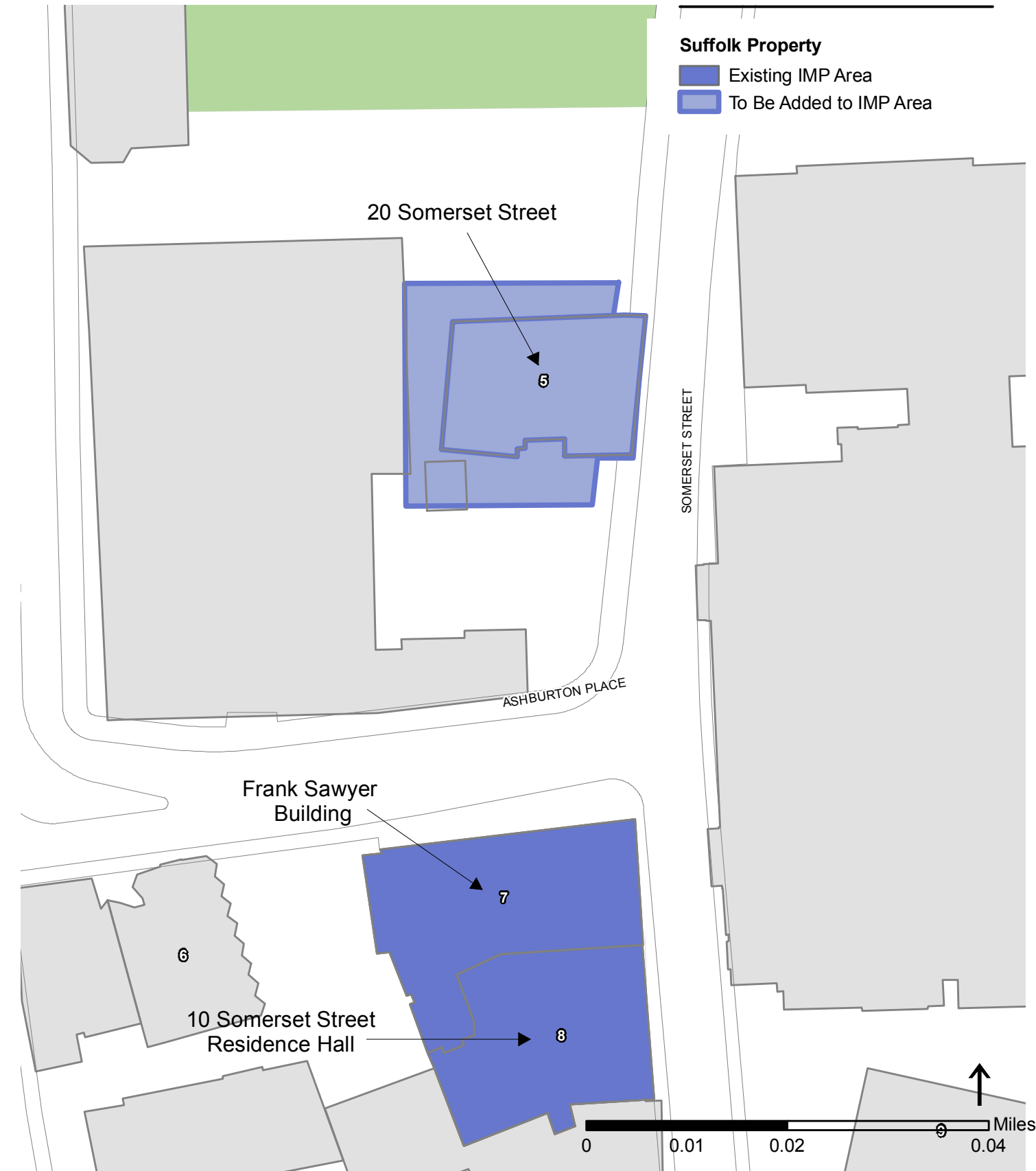


Vanasse Hangen Brustlin, Inc.

IMP Area Zoning Map
Washington Street Area
Institutional Master Plan
Suffolk University
Boston, Massachusetts

Figure 7-1a

REVISED June 24, 2008



Vanasse Hangen Brustlin, Inc.

IMP Area Zoning Map
Somerset Street Area
Institutional Master Plan
Suffolk University
Boston, Massachusetts

Figure 7-1b

REVISED June 24, 2008

8

Student Housing Plan

Suffolk's Student Housing Plan addresses both the needs of the University and its impact on the surrounding neighborhoods. This Chapter includes the following components related to the University: student housing goals; existing student housing; student residence locations; housing policies and plans; and the student behavior plan. It also addressed the University's plans to mitigate any potential impact from its students on the rental housing market. In addition, this Chapter includes a summary of existing and planned area-wide student housing counts and general locations.

The Mayor of Boston issued a policy directive to local universities and colleges that they provide housing for 50 percent of their student population. The primary motivation for this directive was to reduce the number of students living in the City's neighborhoods to relieve impacts on the availability and cost of housing to city residents. Starting in 1996 Suffolk opened its first student residence building and since that time has made the transition to providing more university-owned housing consistent with City and BRA policy.

Impacts from students living in private housing in abutting neighborhoods have been an important concern of the University. Higher education institutions across the City are responding to the Mayor's directive to increase the percentage of students living in university-owned residential facilities. The recent completion of the 10 West Street Residence Hall and the proposed addition of the residential units at the Modern Theatre will further the University's ability to meet this challenge.

At the same time, the University believes that students within the community create a diverse and culturally rich environment. Students stimulate small local service-oriented business, such as coffee shops, office suppliers, restaurants, and a wide variety of other services. Students also create a more secure environment. By occupying the public realm for longer time periods of the day than the typical office worker or resident, students add to the 'eyes on the street.'

In support of Mayor Menino's policy of increasing University-owned housing, one of Suffolk's top priorities is increasing its housing for undergraduates. The University

has found a greater interest from its student body in living in student residence halls. During the 2006-2007 academic year, approximately 90 percent of the incoming freshman class requested to live in a Suffolk residence hall. Therefore, providing additional student housing is essential for Suffolk to satisfy the current demand. Students are interested in university-owned housing because it provides a more integrated college experience and can be more affordable than living in similarly appointed market units.

Housing Goals

Suffolk has reevaluated its housing needs since the 2002 IMP. In the early 2000 housing report, *Leading the Way (FY2001-FY2003)*, the Mayor of Boston requested that colleges and universities begin to produce housing for their undergraduate students, with a goal of housing 50 percent of their students. Because of this charge by the Mayor and the changing interests of students, Suffolk established a new policy on student housing which is consistent with the Mayor's policy and is focused on the provision of additional student housing.

Housing Goals:

10-Year Goal

- 1) Provide housing for 50% of undergraduate students.

10- to 20-Year Goal

- 2) Provide additional undergraduate housing.
- 3) Explore provision of graduate and faculty/staff housing.

The University will first pursue the goal of providing University housing for at least half of its students. Once that occurs, the University will investigate and prioritize additional undergraduate housing, housing for graduate students, and faculty/staff housing. In 2006, approximately 25 percent of its faculty and staff lived in the City and providing housing for them is not a need for the University within the timeframe of this IMP. However, the University may explore the concept of providing faculty/staff housing in the future.

Within the ten-year term of this IMP, the University is committed to a goal of providing approximately 50 percent of its undergraduate students with University-owned housing. As part of this goal, the University will make every effort to locate the additional residence halls needed to meet this goal. However, for an urban university such as Suffolk, the ultimate acquisition of property for housing—and other uses—is dependent on market opportunities as they arise. Typically, urban universities do not already own the properties needed to allow them to plan for the future locations of specific buildings and uses as is typical for non-urban universities.

Clearly, Boston's institutions play a major role in the housing market, just as they do in the city's cultural life and economic vitality. Because of their permanence and historic ties with Boston, the institutions and the City must work together to address common housing concerns. Increasing the number of university resident halls is the

most direct way to move students out of neighborhood housing and into supervised settings.¹

Existing Student Housing

Suffolk University agrees with the generally held view that students who do not live in university-owned housing can have a bigger impact on the surrounding community than those who live in supervised environments such as university-owned residence halls. The benefits of university-owned housing for students are substantial as they gain from the amenities provided and the safety of living in a supervised environment. The abutting neighborhoods benefit from having the vitality and economic activity brought by students living nearby without having to lose precious residential space. As Suffolk strives to provide more University housing, it will seek to disperse housing to prevent an undue negative impact on any one particular area.

As of January 2008, Suffolk provides **1,039 student beds** in University-owned residence halls for undergraduates.

All Suffolk housing is in **dormitory style** buildings.

Suffolk currently provides housing for **undergraduate students** only.

In 1996, Suffolk University began to house its students in University-owned residence halls and to identify locations for future facilities. Suffolk University opened its first residence hall at 150 Tremont Street in August 1996 with 420 beds. The Nathan R. Miller residence hall at 10 Somerset Street opened in August 2003 and houses a total of 345 students. The opening of the 10 West Street residence hall in January 2008 added another 274 beds. University-owned housing is not offered to graduate students. To be eligible for University-owned housing, students must be enrolled in a full-time undergraduate program. Housing priority is given to freshmen and sophomores.

The relationship between university-owned housing and undergraduate enrollment since the 1995-1996 academic year and projected through the 2017-2018 academic year is shown in Table 8-1. In the 1995-1996 academic year, Suffolk University had no housing for its 2,138 full-time undergraduate students. By the 2006-2007 academic year, Suffolk University provided 765 beds for undergraduate students in University residence halls. This represented 17 percent of full-time undergraduate student enrollment. With the opening of the 10 West Street residence hall in January 2008, Suffolk University provides University-owned housing for 1,039 students or about 22 percent of its 2007-2008 full-time undergraduate enrollment. With the addition of approximately 200 student beds at the Modern Theatre in 2010, the University will be more than halfway to the goal of providing housing for 50 percent of its undergraduates.



¹ Text adapted from "A New Housing Partnership: Boston and Its Institutions", Boston Redevelopment Authority Research Department Report #593, March 2004, Prepared by Geoff Lewis and INSIGHT: February 2006, Boston Redevelopment Authority Research Department.

Table 8-1
Relationship of Enrollment Targets and Student Housing Goals

Date	Enrollment ¹	University-owned Undergraduate Beds	Percent Housed	Residence Halls
1995-96	2,138	0	0%	none
1996-97	2,358	420	18%	150 Tremont (420)
1997-98 ²	2,535	500	20%	131 Tremont (80) ³
1998-99 ²	2,712	500	18%	
1999-00	2,889	500	17%	
2000-01	2,696	500	19%	
2001-02	2,664	500	19%	
2002-03	2,961	500	17%	
2003-04	3,267	765	23%	10 Somerset (345)
2004-05	3,614	765	21%	
2005-06	3,971	765	19%	
2006-07	4,387	765	17%	
2007-08	4,720	1,039	22%	10 West (274)
2010-11 ⁴	4,750	1,239	26%	Modern Theater (200)
2011-18 ⁴	4,750	2,375	50%	Need 1,136 more beds

Source: Chan Krieger Sieniewicz and Suffolk University

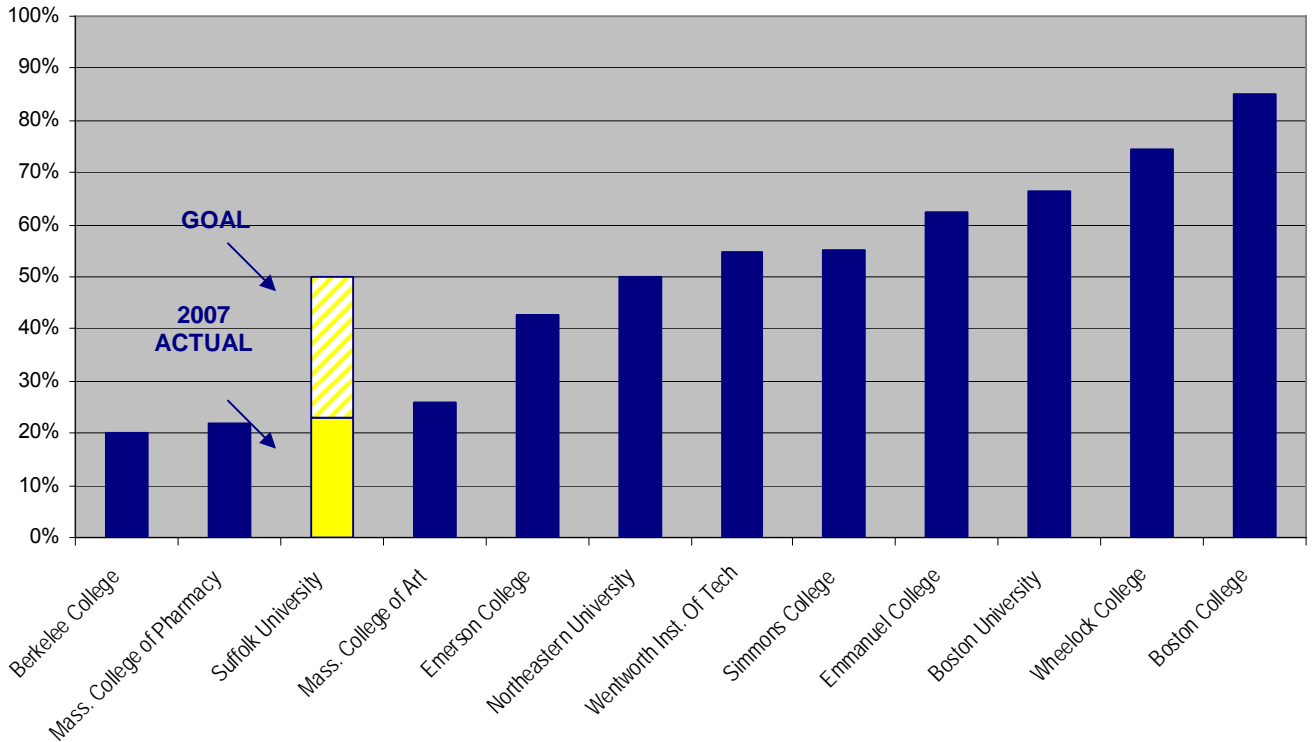
NOTES:

1. Full-time undergraduates (Boston)
2. Enrollments for these years are estimates based on 1996-97 and 1999-2000 enrollment.
3. Between fall 1997 and spring 2003, 131 Tremont (80 beds) was leased by the University.
4. Full time undergraduates were projected based on projected FTE enrollment.

To meet the City of Boston’s challenge to local universities to house approximately 50 percent of full-time undergraduate students in University-owned housing, Suffolk must build residence halls with another 1,136 beds to accommodate 50 percent of full-time undergraduate students at a stabilized enrollment of 5,000 FTE.

Table 8-2 shows how Suffolk compares with other local Universities in meeting the goal of providing housing for 50 percent of their undergraduate student population. As this chart shows, The University currently houses a relatively small proportion of its students in University-owned facilities compared to peer institutions.

**Table 8-2
Comparison of Percent of Full-Time Undergraduate
Students in University Housing (2007)**



Source: Boston Redevelopment Authority Research Department, *Insight*, 06-2.
Supplemented by data collected by Chan Krieger Sieniewicz and Vanasse Hangen Brustlin, Inc.



Residence Locations of Students (not University owned)

Figures 8-1 and 8-2 illustrate the locations of the undergraduate and graduate student population, respectively.² Suffolk does not track whether students live with family or independently.

Off-Campus Housing Assistance

Open year-round, the University Off-Campus Housing Office (OCHO) provides a variety of free resources and listings for students. Services include a roommate request listing, and advice and counseling to students regarding the housing process.



² Note on Figures 8-1 and 8-2, portions of Beacon Hill are also located in Zip Code 02108, which is identified as Boston. As noted in the source information this residential data was collected for the City of Boston University Accountability Ordinance. Passed into law in 2004, the University Accountability Ordinance requires Boston colleges and universities to compile information for their off campus students by zip code and forward it to the City Clerk's office as well as the Mayor's office.

Student Housing Policies

The Office for Residence Life & Summer Programs oversees all university-owned housing operation and is “responsible for establishing and maintaining a positive living/learning environment for students who live in university housing.” Each incoming student living in University housing receives a copy of “The Guide to Residence Life” prior to their arrival to the University. This handbook provides general information on the University’s housing program and procedures, safety and emergency precautions, and the detailed Residential Life Policies to which they must abide as residents of University housing. Additional information is available at www.suffolk.edu/reslife.



Criteria and Procedure for Student Housing

A housing lottery is held in March/April of each year to assign housing for the upcoming academic year. To be eligible for university-owned housing, students must be full-time, undergraduate students. Due to the limited number of residence hall spaces available, no student is guaranteed housing.

First-year students are accepted for housing on a first-come, first-served basis until the number of beds reserved for new students has been reached. A percentage of the student beds are reserved for returning students; these are also distributed on a first-come, first-served basis in the spring of the preceding academic year. Once the housing spaces are occupied, a waiting list is created. Students that are studying abroad in the fall semester may also request to be placed on a waiting list for university-owned housing upon their return.



Student Vehicle Ownership Policy

University students are discouraged from bringing cars to the City due to the lack of available University-owned parking facilities for students and the expense of public parking in downtown Boston. The University has worked cooperatively with the Boston Transportation Department to ensure that no University-owned residents of the University’s residence halls are eligible to receive resident parking stickers in the City of Boston while residing University-owned. This same policy will pertain to all new student residence halls.



Residence Life Policies

Resident Assistants (RAs) live in each Suffolk residence hall. The primary function of the Resident Assistant is to develop and maintain a positive living and learning

community which encourages academic achievement and personal and intellectual development, promotes individual rights and responsibilities, and fosters individual differences. The RA is an integral member of the Residence Life team.

The RA is responsible for a living area housing 30-46 students. At 150 Tremont, RAs live in single rooms, one RA per floor, and are responsible for the residents of their floor. In the Nathan R. Miller Residence Hall, RAs live in single rooms, one RA on every other floor, and are responsible for the residents on two floors.

The following policies are described in detail in "The Guide to Residence Life."

- All University housing is alcohol free.
 - Alcohol is not permitted in any university housing area, regardless of age.
 - Intoxication is prohibited, regardless of age.

- All University housing is drug free.
 - Possession or use of illegal drugs within University housing is prohibited.
 - Manufacture, distribution, or sale of illegal drugs within University housing is prohibited.
 - Manufacture, distribution, or sale of drug paraphernalia is prohibited.
 - Being under the influence of any illegal drug is prohibited.

The University also details a set of Fire Safety and Community Safety regulations designed to protect the University housing residences, the residents and businesses surrounding University housing, and the general public walking nearby. The University prohibits certain products, appliances or constructed elements within the residence hall room that may be fire hazards.



Security and Public Safety

All University residence hall access and security is maintained by the University Police and Security Officers; card access is required for entry into all residences halls. Security is present at University residence halls 24 hours a day, 7 days a week.

The University Police are licensed by the Commonwealth and granted the same powers of arrest as a city or town police officer. Security officers are authorized by the University to enforce the rules and regulations of the University and to assist police officers.

Student Behavior

While Suffolk University continues to work on providing more university-owned housing for students, the University recognizes that it must do its part to work with neighbors in ensuring that the presence of any students residing in privately owned housing is positive. To that end, the University takes the behavior of its students seriously. Expectations for students are clearly spelled out in the “Guide to Residential Life,” which applies to all students living in university-owned housing and the “Student Handbook,” which applies to all students.

The University’s “Off-Campus” Student Behavior Plan is a detailed description of the University’s policies and sanctions regarding unacceptable student behavior, and is a response to the general community discontent with the inconsiderate behaviors associated with some University students. The plan was developed with input from the Boston Police, Boston Police Department Captain Evans (who designed Operation Student Shield for the college student housing areas in Allston and Brighton), and community members from the area neighborhoods.

Through the “Off-Campus” Student Behavior plan, the University aims to teach its students that they are not only members of the University community but also members of their greater neighborhoods, and that, as such, they are obligated to behave as responsible citizens.

Behavior violations, including but not limited to inappropriate conduct, disruptive party hosting and/or attendance, noise disturbances, and the illegal consumption or possession of alcohol and/or drugs are handled jointly by the University and the Boston Police.

The University’s current program and the Student Behavior Plan incorporates several education, administrative, and police initiatives. The plan includes the following:



Education Measures

Orientation

Each year at Orientation, all students are given a presentation on the University’s policy and expectations for behavior. This presentation includes members of the Beacon Hill and North End Communities, Boston Police and appropriate University officials.

SU 101

The SU 101 program for incoming freshman incorporates a student behavior component in its curriculum. Students are given a presentation on University expectations for behavior in the community as well as a list of minimum sanctions for violation.

Good Neighbor Video

Students attending Orientation and SU 101 will be shown a video produced with the aide of neighborhood residents, Suffolk students and Boston Police that further explains expectations and consequences related to incidents occurring off University property. The video is broadcast to each Suffolk student via email web cast, University closed circuit TV and the University Website.



Administration and Prevention

University Police and Security

The University employs 27 full-time police officers, 29 full-time security officers, and one technical support specialist. That is a ratio of approximately one security staff member to every 13 full time undergraduates living in University housing. All University Police Officers are licensed under Massachusetts General Law, Chapter 22, Section 63 by the State Police granting them the same powers of arrest as a city or town police officer while on the property owned, used, or occupied by the University. All University Police Officers must attend 16 weeks of training at the State Special Police Officer Academy at the Massachusetts State Police Academy, and are licensed as special state police officers. In addition, every year police officers receive an additional 40 hours of in-service training.

Boston Police Details

Suffolk hires Boston Police details to patrol the North Slope of Beacon Hill and the North End Neighborhood for the hours of 11:45pm to 3:45 am on Thursday, Friday and Saturday nights during the academic year. The Boston Police officers assigned to this detail are accompanied by a University administrator whom rides in the BPD car during these hours.

Additional, Boston Police details are hired by Suffolk University to patrol the Downtown Crossing Area and lower ladder blocks from 11:45 to 3:45 on Thursday, Friday and Saturday year round.

The total cost of hiring the BPD details for this program during the 2007-2008 academic year is approximately \$100,000.

Office of Neighborhood Response

The Suffolk University Office of Neighborhood Response serves as the repository for all reports of incidents occurring off University property. The Office is staffed with a University administrator responsible for accompanying the BPD detail officers during the walk/ride-arounds in the Beacon Hill and North End neighborhoods between the hours of 11:45pm to 3:45am on Thursday, Friday and Saturday nights during the academic year. The Office works with Boston Police to document and report any incidents occurring off University property to the Dean of Students. The University's ability to generate administrative reports regarding incidents occurring off University property through the Office of Neighborhood Response ensures timely and appropriate administrative and disciplinary follow up.

Incidents involving students from other educational institutions in the area are reported by the office to the appropriate institution for follow up.

Neighborhood Response Hotline – The Office of Neighborhood Response has established a 24/7 Community Hotline, 617-549-7503, and email address hotline@suffolk.edu for reporting incidents.

Beacon Hill/North End Problem Properties Task Force

Since its inception in January 2007, the University's Offices of Government and Community Affairs and Neighborhood Response have been working closely with and as a member of the Beacon Hill/North End Problem Properties Task Force on a multi-pronged effort to preserve the quality of life in these neighborhoods. This effort has included addressing issues such as trash complaints, housing conditions and student behavior issues.

Community Building

Additionally, Suffolk University has also been actively involved in community building efforts such as Boston Shines, Beacon Hill Holiday decorating and a coordinated outreach operation on move-in day in an effort to establish closer ties between the institutions, students living in private market housing and the residents of Beacon Hill and the North End.



Enhanced Enforcement

Minimum Sanctions for Misconduct/ Parental Notification

Incidents of student misbehavior are subject to minimum sanctions for violation. In most cases parents of students are notified and informed of the incident and any

impending disciplinary proceedings. In incidents of multiple violations at a particular “off-campus” address, the University will address a formal letter to the student’s landlord. Subsequently, the University resident hall occupants will be notified that their presence at the residence in question may result in sanctions in the future.



Future Plans

Suffolk continues to evaluate its policies and programming and will continue to work with the community to ensure that the presence of any students within the community is positive.

Area-Wide Student Residence Locations

As reported from the research department of the Boston Redevelopment Authority (BRA) and shown in Table 8-1, academic institutions in Boston increased university-owned student housing between 2000 and 2006 by a net total of nearly 7,000 beds. During this period, the enrollment in Boston’s colleges and universities increased slightly but remained relatively stable. Based on assumptions used in the BRA’s housing report, *Leading the Way II* (FY2004-FY2007), the provision of the new student beds listed in Table 8-1 potentially returned about 1,750 units to the local rental housing market.³

Table 8-3 prepared by the Office of City Councilor Michael Ross for a recent presentation on the newly adopted City Ordinance relating to unrelated tenants, reports the percentage of undergraduate, full-time students living in Boston neighborhoods. According to Councilor Ross’ presentation, the “optimal” ratio of students to non-student residents in a neighborhood is approximately 10 percent. To no surprise, the neighborhoods that exceed this 10 percent “optimal” ratio include Fenway, Kenmore, Mission Hill, and Brighton. Back Bay/West End, Financial District, and Allston are at or near the “optimal” ratio. These neighborhoods are defined by zip code and the data was originally reported in the December 2006 Insights produced by the BRA Research Department.



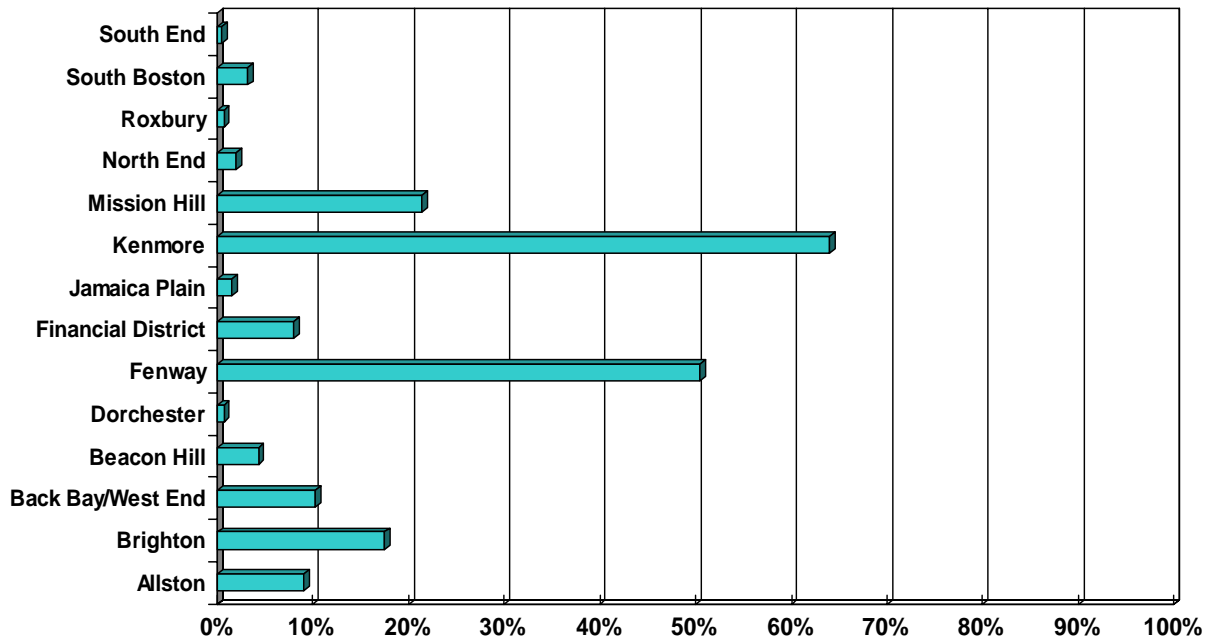
³ The report assumes four students per apartment.

Table 8-3
Additional University-owned Student Housing Built in Boston 2000-2006

Institution	Undergraduate	Graduate	Total
Boston University	1,018	220	1,238
Northeastern University	2,418	-	2,418
Wentworth Institute of Technology	819	-	819
Harvard University	-	360	360
Suffolk University	368	-	368
Massachusetts College of Art	250	-	250
Massachusetts College of Pharmacy	280	-	280
Emmanuel College	225	-	225
Boston College	332	-	332
Emerson College	586	-	586
TOTAL	6,296	580	6,876

Source: Boston Redevelopment Authority, Research Department, December 2007

Table 8-4
Residence Location of Students in Boston Neighborhoods



Source: Office of City Councilor Michael Ross, February 2008

Area-Wide student housing existing within Suffolk's study area and planned for the area in the future is included in the residential housing counts in Figures 5-4a through 5-4e.

Impacts of Student Housing Demand on Surrounding Neighborhoods

The presence of large numbers of college students has special consequences in a city like Boston with a competitive real estate market. In dense neighborhoods with a limited supply of rental housing, the strong demand created by students drives up rental costs for all residents, especially when several students share an apartment and costs. Increasing the number of University-owned residence halls is the most direct way to get students out of the neighborhood housing and into supervised settings.⁴

Housing a larger percentage of their student population in university-owned/operated units creates an opportunity for universities to diminish the pressure on the local housing market that might otherwise cater to students. Beacon Hill, compared to other established neighborhoods, has comparatively few residence halls. The effect of this is that almost all of the students who live there reside in market units. The Downtown Crossing neighborhood has seen an increase in student housing over the past few years as both Emerson College and Suffolk University have increased their student housing in this area.

The increase in the number of students living in the Downtown Crossing area has not negatively impacted the strength of the downtown housing market. On the contrary, even as these universities seek to find viable reuses of existing buildings or locate new sites on which to build student housing, residential projects continue to attract interest and major developers to the area. Table 8-4 identifies some of the recent residential projects in the Downtown Crossing area (see also Figure 5-4 presented earlier).

Table 8-5
Recent and Planned Residential Projects in Downtown Crossing

Project	Year	Number of Units
Ritz-Carlton Towers	2001	309
453 Washington	2001	40
Archstone	2006	506
42 Chauncy	2007	40
45 Province	2009	145
Residences at Kensington Place	2010+	364
Hayward Place	2010+	225
Filenes Redevelopment	2010+	166

Source: Chan Krieger Sieniewicz



⁴ Insight: Boston Redevelopment Authority Research Department, February 2006.

Of the large number of local colleges and universities with undergraduate dormitory space, Suffolk University ranks near the bottom of the scale with less than 20 percent of the undergraduate student population living in University housing.⁵ Many local universities such as Northeastern and Boston University have greatly expanded their University-owned residential facilities in recent years. The effect of this transformation has been enormous. The addition of new residence halls have helped to alter their environments as students move into supervised settings and the surrounding neighborhood residential fabric becomes available for neighborhood housing opportunities. In addition, the construction of the residence halls helps to reinforce a sense of place, enhance student retention and bring more “eyes on the street” to their local environments.

Mitigation Plan for Student Housing Impact

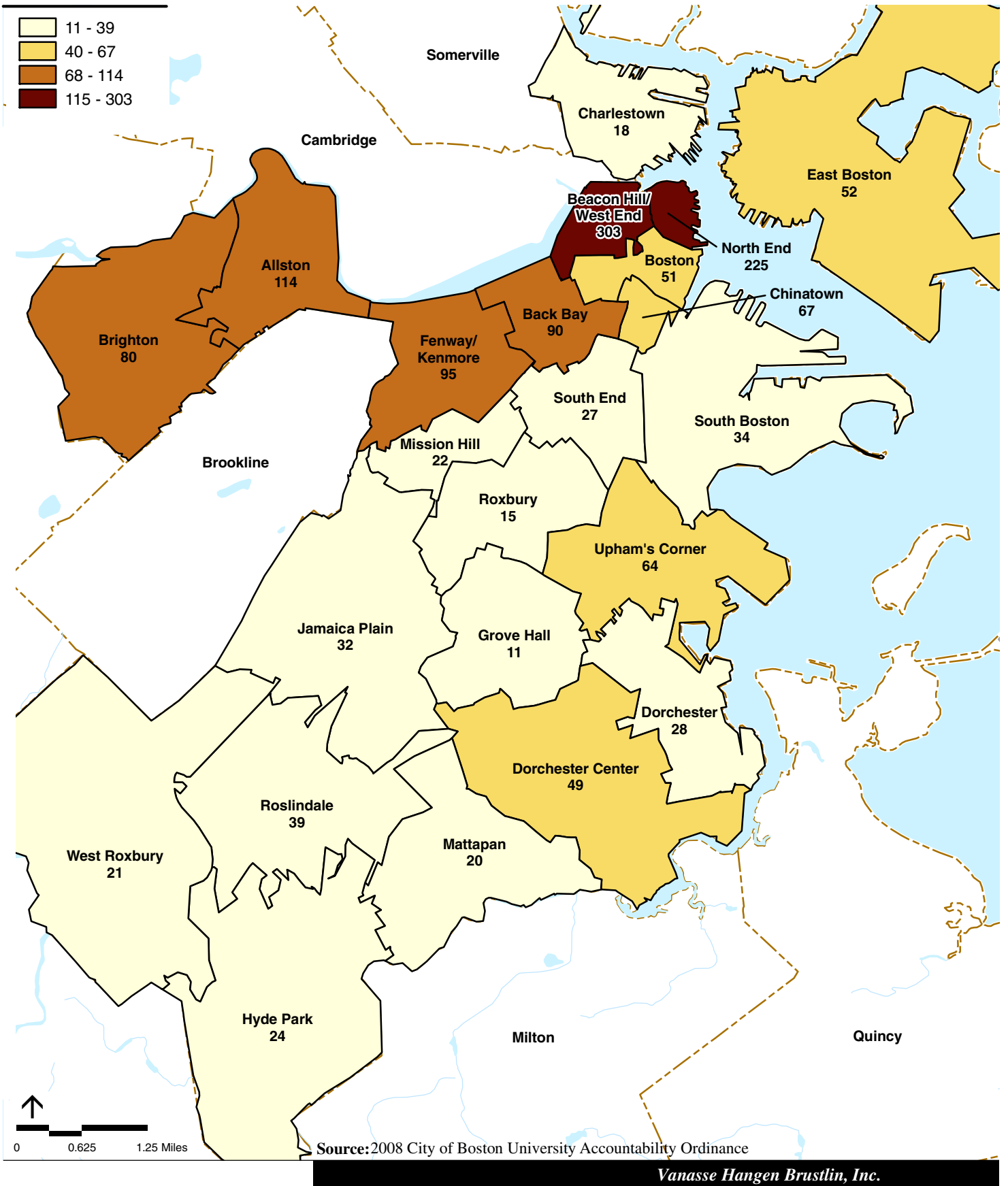
In Boston, Suffolk University is an institutional leader in establishing non-expansion zones. While the concept of marking a boundary between the adjoining neighborhood and the University may inhibit future growth options for the school, the university sees it as a necessary technique to arrive at a plan that all parties can agree to and to establish a certain amount of understanding about the likely locations for particular uses. Within the school itself, Suffolk University’s Offices of Neighborhood Response and Government and Community Affairs were created with the goal of improving town-gown relationships and to establish a direct line of communication between the school and adjoining residential areas.

Suffolk has the unique opportunity to learn from the experiences of Boston’s other colleges and universities, which have responded to the impacts created by large numbers of students living in their surrounding neighborhoods by significantly expanding their university-supervised housing options over the last decade.

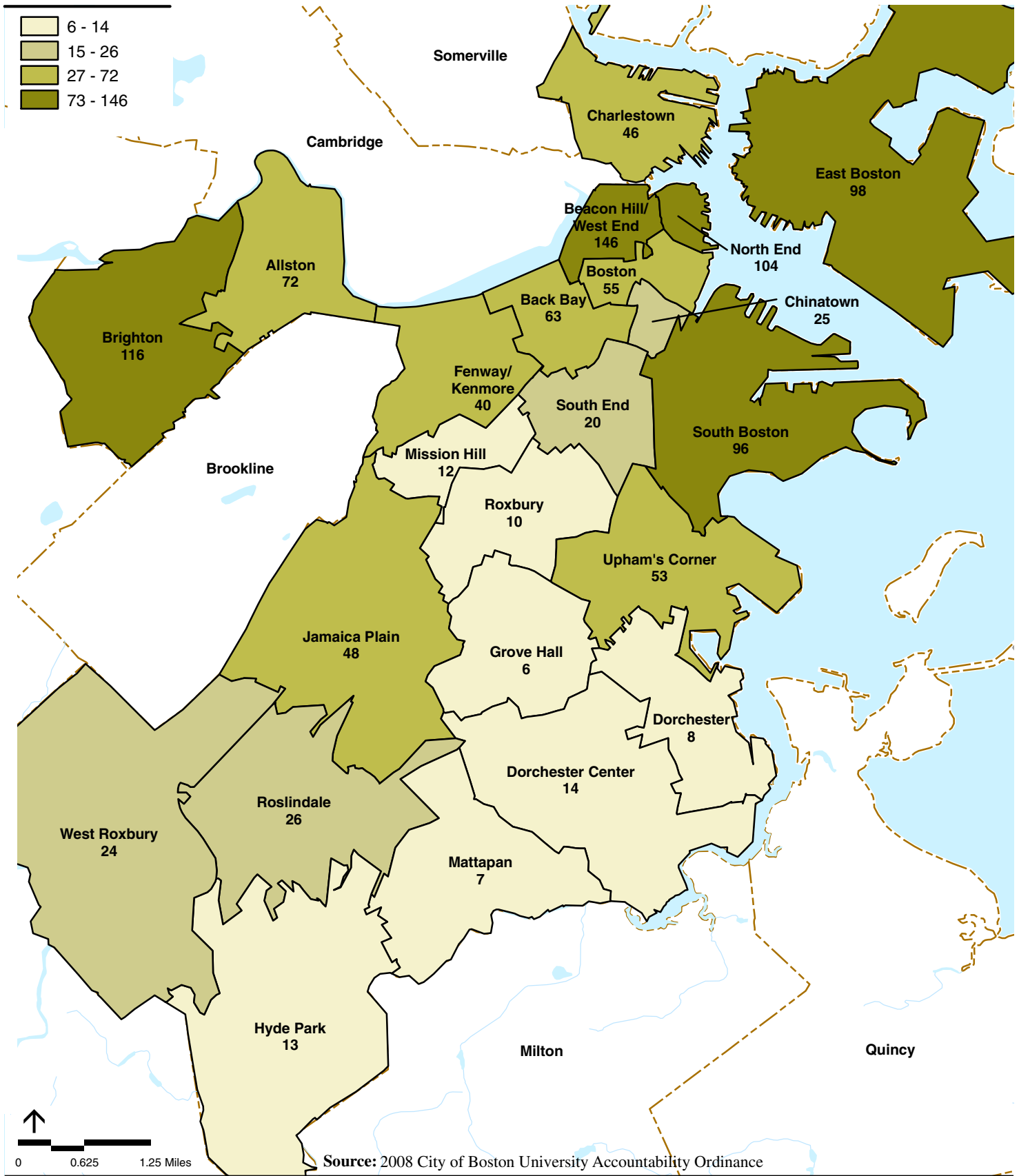
As part of this IMP, Suffolk is committed to building the University-owned housing for its students now, to avoid the student behavioral impacts that have been encountered in neighborhoods surrounding these other institutions. While each University has a unique situation, Suffolk has been able to make some commitments in its Student Behavior and other impacts; methods for achieving this was provided in *Chapter 5, Planning & Urban Design Framework*, under the heading Neighborhood Impacts.



⁵ Insight: Boston Redevelopment Authority Research Department, January 2000.



Off-Campus Undergraduate Suffolk Student Boston Residence Locations Figure 8-1



Source: 2008 City of Boston University Accountability Ordinance

Vanasse Hangen Brustlin, Inc.

Off-Campus Graduate Suffolk Student
Boston Residence Locations

Figure 8-2

Institutional Master Plan
Suffolk University
Boston, Massachusetts

Transportation and Parking Management

Introduction

Suffolk University is served by all means of typical urban transportation: rapid transit, automobile, bus, bicycle, and walking. Stations for all four Massachusetts Bay Transportation Authority (MBTA) rapid transit lines and a Silver Line stop are all within easy walking distance of the University's buildings. Suffolk University is also well served by several bus lines. Figure 9-1 depicts public transportation serving the Suffolk. Cambridge Street, Beacon Street, and Tremont Street serve as the major roadways near the University.

Existing Transportation Conditions

This section describes existing transportation conditions in the area. This review discusses mode share, access to transit, parking supply, parking policies, transportation demand management measures, and pedestrian/bicycle safety.

Mode Share

The University has significantly fewer students, faculty, and staff driving alone than other area peer institutions as shown in Table 9-1. The University's 2004 Rideshare Program Base Report,¹ filed with the Massachusetts Department of Environmental Protection (DEP), showed that only about 8 percent of Suffolk users drive alone at least once a week. Based on DEP Rideshare information, Emerson College, which is located nearby, had a slightly higher drive alone rate at about 9 percent. The Massachusetts Institute of Technology, Boston University, and Harvard's Allston-Brighton campus have at least 34 percent of faculty, staff, and students driving alone. The University's low drive alone rate is due to the extensive transit network serving it, limited University parking (including no parking for students except special needs students), and the cost of public parking in the area.

¹ Suffolk is currently updating its Rideshare Program Base Report.

**Table 9-1
Drive-Alone Percentages at Area Institutions**

Institution	Percent Drive Alone
Massachusetts Institute of Technology	36%
Boston University Charles River campus	35%
Harvard Allston-Cambridge campus	34%
Emerson College	9%
Suffolk University	8%

Source: 2004 DEP Rideshare Reports (Howard-Stein/Hudson, November 1, 2006)

As shown in Table 9-2, no more than 10 percent of either the students or faculty/staff drive alone to the University. Approximately 69 percent of students and 80 percent of faculty and staff use transit as their primary means of transportation. Almost one-quarter of students walk, bicycle or carpool.

**Table 9-2
Suffolk University Travel Mode Shares**

Mode	Student	Faculty/Staff
Drive Alone	7%	10%
Transit	69%	80%
Walk/Carpool/Bicycle	22%	10%
No Response	2%	0%
Total	100%	100%

Source: Howard-Stein/Hudson (November 1, 2006)



Public Transportation

The University is located within easy walking distance of all four rapid transit lines and the Silver Line. Table 9-3 summarizes the location of rapid transit stations that serve the University. The three MBTA subway stations closest to University buildings provide access to all four rapid transit lines:

- **Downtown Crossing** at Washington Street/Summer Street/Winter Street – Orange and Red Lines.
- **Park Street** at Tremont Street/Winter Street/Park Street – Red and Green Lines.
- **Government Center** at Cambridge Street/Tremont Street/Court Street – Blue and Green Lines.

In addition, the Silver line stops on Washington Street, Temple Place (Downtown Crossing), and Tremont Street.

**Table 9-3
Rapid Transit Service Near Suffolk University**

Line	Stations	Start Time/ End Time	Frequency/Headways (in min.)	
			Peak	Off-Peak
Red	Park Street Downtown Crossing Charles/MGH	5:15a/ 1:04a	6 – 9	11 – 13
Green	Park Street Government Center	5:01a/ 12:46a	5 – 11	8 – 10
Orange	Downtown Crossing State	5:16a/ 12:26a	5	8 – 13
Blue	State Government Center Bowdoin	5:13a/ 12:51a	4	9 – 11
Silver	Temple Place	5:15a/ 12:54a	4	8

Source: http://www.mbta.com/schedules_and_maps/subway/

Commuter rail service at North Station and South Station is only a few stops away by rapid transit. North side Commuter Rail service from Fitchburg, Lowell, Haverhill, Newburyport, and Rockport is available at North Station (approximately 0.5 mile from the University, and accessible via the Orange and Green Lines). South side Commuter Rail service is available at South Station to Worcester, Needham, Forge Park-I-495, Providence, Stoughton, Middleborough, and Plymouth. South Station is only two stops away via the Red Line from Park Street.

Both MBTA express bus service and private carriers stop close to the University. The University is close to several MBTA bus routes with stops available at Haymarket station and on Park and Tremont Streets. Table 9-4 summarizes the MBTA routes and frequency of bus service available in the area.

In addition to MBTA buses, Peter Pan Bus Lines provides daily service from other major east coast cities at a State House stop near Suffolk. The Coach Co. provides weekday bus service between downtown Boston and nine cities and towns located throughout northeastern Massachusetts and New Hampshire.

**Table 9-4
MBTA Bus Service Near Suffolk University**

Bus Route	Origin – Destination	Rush-hour Headway (min.)
#4	North Station – World Trade Center	16
#6	BMIP – Haymarket	35
#7	City Point – Otis & Summer Streets via Summer Street and South Station	8
#43	Ruggles Station – Park & Tremont Streets	11 ¹
#55	Queensbury Street – Park & Tremont Street	25 ¹
#92	Assembly Square – Downtown	12
#93	Sullivan Square – Downtown	10 ¹
#111	Woodlawn – Haymarket	10 or less
#325/#326	Elm Street/West Medford – Haymarket Station	15
#352	Burlington – Downtown	20 ¹
#354/#355	Mishawum Station/Woburn Express – Boston	12
#424/#450	Eastern Ave./Essex St. – Haymarket or Salem	30
#426/#428	Lynn/Oaklandvale – Haymarket Station	15-30 ¹
#441/#442	Marblehead – Haymarket	20-30
#455/459	Salem – Haymarket	60

Source: http://www.mbt.com/schedules_and_maps/bus/

Notes: 1 Varies during peak hour; headway shown is average of morning and evening peak hour.



University Parking Supply and Policies

The University provides a limited supply of parking for faculty and staff. Seventy four (74) parking spaces are provided in the underground garage at the Suffolk University Law School at 120 Tremont Street. Fifty-five spaces are available at 73 Tremont Street. With the exception of several spaces in the Law School garage for students with special needs, the University does not provide parking for students. The University charges market rates for faculty and staff parking.

Within a half-mile of the University, eighteen lots and garages with public parking are available. The Boston Common Garage, providing 1,300 spaces, is approximately one-quarter mile from the main portion of the University. The names and locations of parking facilities and the number of public spaces provided are illustrated Figure 9-2 and listed Table 9-5.

Daytime public parking fees range from approximately \$20 to \$34 per day. Evening students can take advantage of special parking rates during off-peak hours at two garages:

- **Cambridge Street Garage** – \$5.00 after 3:00 PM with Suffolk ID card (must be out by 11:00 PM)

- ▶ **Center Plaza Garage**, opposite City Hall Plaza – \$6.00 after 3:30 PM with University-stamped parking ticket (must be out by 6:00 AM)

The Boston Common Garage offers a flat evening rate of \$10 (in after 4:00 PM, out before 10:00 AM).

Table 9-5
Study Area Parking Facilities

Map No.¹	Parking Facility	Number of Public Spaces
1	Boston Common	1,300
2	Cambridge Street	953
3	Center Plaza	575
4	One Beacon Street	150
5	101 Arch Street	15
6	TD BankNorth Garden	1,249
7	Devonshire Towers	140
8	1 Congress Street Garage	1,865
9	Lafayette Corporate Center	900
10	Parcel 7 Haymarket	320
11	Pi Alley	620
12	Province Street (under construction)	147
13	33 Arch Street	850
14	Central Parking lot (Beacon Street)	26
15	Central Parking lot (Ashburton Place)	38
16	100 Cambridge Street	99
17	Longfellow Place	565
18	West Street	13
Total		10,000

Source: VHB

Notes: 1 See Figure 9-2

Much of the on-street parking located around Suffolk’s facilities is designated for specific users: commercial loading zones, General Court, Boston Municipal Court probation officers, State Police, resident vehicles, cab stands, and handicapped parking. General public parking is available in about 140 metered spaces on Bowdoin Street, Cambridge Street, Staniford Street, New Chardon Street, and Park Street.



Existing Transportation Demand Management (TDM) Measures in Place

The University provides a wide range of transportation demand management services as described in the following sections.

Ride Sharing and Ride Matching

Employees at 73 Tremont Street are eligible to use ridesharing services provided by A Better City Transportation Management Association (ABC TMA). The remainder of University students and employees are eligible to use the *MassRIDES* ride-matching services, free of charge.

Preferential Carpool Parking

There are two designated parking spaces for carpool vehicles in the garage at 73 Tremont Street.

Transit Passes

The University sells MBTA monthly passes to students and employees at the Suffolk University Bookstore on Cambridge Street and at the Law School Bookstore on Tremont Street on the last three days and the first day of each month.

The MBTA Semester Pass is available to all students. The pre-paid Semester Pass provides an 11 percent discount for four months of transit passes for any MBTA service. Since the University began offering the Semester Pass to the entire University, the number of participants in the program has increased from 225 in 2002 to 773 in 2006.

A pre-tax payroll deduction program for MBTA monthly passes is offered through *WageWorks* to all University employees. The first \$65 of transit pass cost is tax free. Employees using public transportation other than MBTA service are eligible to be reimbursed for up to \$65 per month in transit expenses on a pre-tax basis. This program covers employees using vanpools, ferries, and private buses.

Transit Information and Schedules

The Suffolk University website (<http://www.suffolk.edu/campuslife/3130.html>) contains a page on commuting. It includes public transit information with a link to the MBTA website that provides schedules, maps, and an option to customize specific trips.

Bicycle Incentives

The University encourages bicycle use by providing bicycle storage at the following locations:

- next to the Donahue Building;

- across from the Sawyer Building on Ashburton Place at the McCormack Building;
- at 73 Tremont Street;
- in the underground garage at the Law School;
- at 150 Tremont Street and 10 Somerset Street residence halls (indoor bicycle storage);
- in the underground garage at 10 St. James Avenue, the building next door to the New England School of Art and Design on Arlington Street; and
- 10 West Street which will also serve residents of the Modern Theatre building.

Figure 9-3 illustrates the location of bicycle racks available to the University community.

Compressed Work Week

The University permits all employees to work a compressed workweek (a four-day week versus a typical five-day week) between Memorial Day and Labor Day. Approximately 90 percent of employees take advantage of this option.

Pedestrian and Bicycle Environment

As indicated above, a significant portion of Suffolk's faculty, staff and student population arrives at work by foot or bicycle. Once at Suffolk, this mode of travel is the primary means by which users travel between Suffolk's facilities. In addition to Suffolk users, the State House, government buildings, office buildings, institutions, residential buildings and transit stations generate high levels of pedestrian activity.

Because Suffolk University buildings are located in several locations, the University does not have a traditional, identifiable campus. Pedestrian accommodations are provided on public sidewalks that serve the general population of residents, workers, and visitors. There are no campus walkways or traditional, defined bike paths that serve only the University community. Bicyclists must share the public roadways with motorists.

Pedestrian Volumes

Pedestrian conditions throughout the area are adequate, given the topography and the historic nature of the neighborhoods. Evaluating the pedestrian environment and the quality of the pedestrian experience involves the following criteria:

- the condition of sidewalks;
- the width of crosswalks and size of storage areas for pedestrians waiting to cross at corners; and

- ▶ the effective width of sidewalks, clear of obstructions, to accommodate pedestrians walking along a street.

In general, sidewalks are somewhat narrow along residential streets and are wider on streets with few or no residences. Sidewalk widths vary from two feet, ten inches on the south side of Derne Street to over twelve feet on Ashburton Place and upper Bowdoin Street.

Modern Theatre Trip Generation

Since University parking is not available to students, it is expected that the amount of transit trips would actually decline, since students living in the Modern Theatre residence hall are likely to walk to reach other University buildings.

Pedestrian trip generation for the Modern Theatre residence hall was developed based on a pedestrian count at the 150 Tremont Street residence hall. A pedestrian count was performed during a typical class day² from 7:00 AM to 6:00 PM. The numbers of pedestrians entering and exiting the building were recorded. The exiting pedestrians were tracked for a short distance to determine the general direction to their destination.

Table 9-6 summarizes the result of the pedestrian count at 150 Tremont Street. For the day, about 41 percent of students traveled across the Boston Common (in a generally westerly fashion) while about 40 percent traveled to the north along Tremont Street. About 17 percent traveled south on Tremont Street and only 2 percent traveled east on West Street. The peak hour of activity occurred from 4:30 to 5:30 PM, likely coinciding with the end of classes and the beginning of a dinner peak.³ In the peak hour, the directional distribution shifted with more students heading south on Tremont Street and fewer crossing the Common. It is expected that the arrival pattern of students mirrors that of the departure pattern (i.e., from the directions indicated in the table header). These patterns are illustrated in Figure 9-4.

The 150 Tremont Street residence hall contains approximately 420 students. The Modern Theatre residence hall will house up to 200 students. Future pedestrian activity for the project was projected assuming that the arrival and departure pattern for students living in the Modern Theatre would be the same as for those living in 150 Tremont Street.

2 April 11, 2007

3 The first floor of the 150 Tremont Street residence hall contains a Suffolk University dining hall.

**Table 9-6
Observed Pedestrian Activity at 150 Tremont Street Residence Hall**

	Entering	Exiting				
		Total	Tremont Street (south)	Across Boston Common	Tremont Street (north)	Washington Street
Total Day Volume ¹	662	729	121	302	295	11
<i>Percent by Direction</i>	--	--	17%	41%	40%	2%
Peak Hour Volume ²	121	75	17	24	32	2
<i>Percent by direction</i>	--	--	23%	32%	43%	3%

1 All pedestrians observed from 7:00 AM to 6:00 PM

2 4:30 PM – 5:30 PM

The expected pedestrian activity is summarized in Table 9-7. The evening peak hour (4:30 to 5:30) pedestrian trip generation for the Modern Theatre residence hall is expected to be about 63 trips. This is expected to include about 38 entering trips and 25 exiting trips. All but a few of those trips are expected to travel between the 10 West Street entrance and Tremont Street.

**Table 9-7
Expected Pedestrian Activity at Modern Theatre Residence Hall¹**

	Entering	Exiting				
		Total	Tremont Street (south)	Across Boston Common	Tremont Street (north)	Washington Street
Total Day Volume ²	315	347	58	144	140	5
<i>Percent by Direction</i>	--	--	17%	41%	41%	2%
Peak Hour Volume ³	38	25	6	8	10	1
<i>Percent by direction</i>	--	--	24%	32%	42%	2%

1 Based on observed pedestrian patterns at 150 Tremont Street

2 All pedestrians observed from 7:00 AM to 6:00 PM

3 4:30 PM – 5:30 PM

20 Somerset Pedestrian Volumes

As discussed in *Chapter 6, Proposed Future Projects*, moving the art school closer to other academic buildings, will decrease student pedestrian travel through Beacon Hill and across the Boston Common. Because students will access 20 Somerset Street directly from nearby academic buildings, they will no longer need to cross Beacon Hill in order to travel between NESAD and other classroom buildings (as shown in Figure 6-5).

A pedestrian volume study at 20 Somerset Street has not been conducted at this time because the plans for the building are still conceptual. However, one will be prepared for the Article 80 review of the Project.

Pedestrian Circulation Guidelines

In recognition of the importance of the pedestrian environment to the effective operation of the University, the University has established the following guidelines for development of its facilities and pedestrian circulation:

- maintain a walkable area between University buildings;
- provide safe and clear paths of travel between University facilities;
- maintain the shared public/private pedestrian environment;
- seek ways to provide connections between University buildings that enhance mobility for students with special needs, where possible; and
- participate with the City of Boston and others on maintaining sidewalks and other pedestrian facilities.

Bicycle Transportation

As described under TDM Measures Already in Place, the University encourages cycling by providing bicycle racks and indoor storage for bikes in the residence halls. The University will provide safe and secure bicycle storage in all new residence halls and other buildings as appropriate. Bicycle rack locations are shown in Figure 9-3. Bicycle racks are provided by Suffolk (or the property owner, if a leased property) in nine Suffolk facilities. These facilities are located throughout the spine

At the Modern Theatre Project, the bicycle storage is located on the first floor and in the basement of the building, and accommodates 35 bicycles, or more, if required. For the 20 Somerset Street Project, bicycle parking is already located at Ashburton Place and 10 Somerset Street. Suffolk will provide additional bicycle parking if necessary.

Student Automobile Ownership, Use, and Parking

On-street parking is in high demand around the University. Parking around the Suffolk is designated as commercial loading zones, General Court, Boston Municipal Court probation officers, State Police, resident vehicles, cab stands, handicapped-person vehicles, and metered spaces. Observations⁴ of on-street parking in the study area indicate that these spaces are fully occupied during daytime hours. There are 140 metered spaces located on Bowdoin, Cambridge, Staniford, New Chardon, and Park Streets. With limited exceptions for short-term visitor parking, on-street parking on residential Beacon Hill is reserved for residents with Resident Parking stickers.

⁴ Conducted by Howard/Stein-Hudson in 2006.

Suffolk University does not provide parking for students and discourages students who reside in University housing from bringing vehicles to the City. Public parking is expensive and the City Resident Parking program makes it difficult for students to obtain resident parking permits because it requires students to provide:

- A valid Massachusetts automobile registration showing their vehicle is registered and principally garaged in their name, from their current Boston address; and
- Proof of residency, bearing their name and Boston address. The proof of residency must be one of the following, postmarked or signed within the past 30 days.
 - A signed lease, or Notarized rental agreement
 - Gas, Electric or Telephone Bill
 - Cable Television Bill
 - Monthly Bank Statement
 - Credit Card Bill

The University communicates this through the summer orientation program, student handbooks, and the University's website. The University touts multiple trip destinations and attractions within easy walking distance. It also advertises that driving in the City is a challenge and that available parking is scarce and expensive. In summary, the University has been – and will continue to – stress that lack of automobile transportation does not hamper mobility for Suffolk University students or its employees.

Suffolk currently does not require students living in private housing to report their car ownership. Students living in Boston, and not permanent residents of the City, would find it quite difficult and prohibitively expensive to bring automobiles to the City during the term and for summer programs. If automobiles are not registered in the appropriate neighborhood, finding parking would be nearly impossible. Suffolk recognizes that a student who is a Boston resident and registers an automobile in a neighborhood would be able to bring and park an automobile in the City. As described above, very few students use an automobile daily—or even weekly. Suffolk believes that the rare need for an automobile, the limited on-street, long-term parking, the cost of public parking, the ready availability of good public transportation, and the wide variety of destinations within walking distance of Suffolk are important factors that dissuade students from bringing a car to Boston.

Move-In/Move-Out Traffic Management Procedures

The University carefully controls the student move-in process into University residence halls. The University procedures have been successful in minimizing traffic and parking impacts during move-in periods at its existing residence halls. It will use the same general process at any new residence hall that is currently employed.

The existing move-in plan includes:

- **staggered move-in** – This is a key feature of the move-in plan, since it helps minimize traffic in the residence hall area. The University schedules students to move in over a three-day period during Labor Day weekend. The University assigns each student a specific move-in date and time. The student is turned away if he or she arrives early. The University sends maps of the area to incoming students, describing and illustrating move-in procedures and showing the location of nearby parking where people accompanying the students (such as parents or guardians) can park after unloading so they can visit with the students.
- **police detail** – The University engages a police detail to manage traffic during the three-day move-in period.
- **systematic unloading** – Drivers are required to form a queue near the residence hall and are summoned, one at a time, from the queue to drive up to the residence hall to unload the student's belongings. The University presently leases parking near 10 Somerset Street for temporary peak unloading. The University will explore similar lease opportunities for any new residence halls.
- **unloading assistance** – The University student assistants help students load their belongings into large, laundry-type hampers. Assistants then roll these hampers from the unloading area to the building's elevators.

These procedures have worked well at both 150 Tremont Street and 10 Somerset Street. Move-out periods do not require the same level of logistical support and assistance because final exams are often staggered and there is a generous grace period given to students to vacate the residence halls.

Loading and Service

General loading areas are described in Table 3-1. Most deliveries to the University requiring a large truck are completed between 5:30 AM and 8:00 AM. On-street loading areas already designated by the City of Boston are sufficient for the University's needs at most facilities. A loading area for 73 Tremont Street exists behind the building, accessed via an alley off Beacon Street. Two spaces in the Law School's parking garage are designated for short-term delivery vehicle parking as well.



Modern Theatre

There will be a first floor connection between the Modern Theatre, 515 Washington Street and 10 West Street to allow loading and service to be handled jointly for these three buildings and to not use the Modern's front door. Trash and recycling from the residence hall floors will be collected in the trash rooms located on each upper floor, brought by elevator to the first floor, and taken directly to the large trash room in the 515 Washington Street building. All trash and recycling from 10 West Street and Modern Theatre residents will go out the 515 Washington Street door to Washington Street for periodic pickup. Any trash generated by the cultural uses in the basement and on the first floor could be added to this storage/pickup scheme.

Residence hall deliveries are expected to be limited and will be received thru the front door of 10 West Street (on West Street) by the Suffolk Police security checkpoint. Deliveries to the cultural space will be through the entrance to the Modern Theatre on Washington Street.

Drop-off/Pick-up

Drop-off/pick-up for the Modern Theatre residence hall will occur at the 10 West Street building entrance. Drop-off and pick-up for the cultural space in the Modern Theatre will occur on Washington Street at the Theatre entrance. As described earlier, very little vehicular traffic will be generated by the proposed project because of its use for student housing and University cultural space. In the event that other users will be occupying the cultural space or gallery, it is anticipated that they will come from the community either by foot, bicycle or transit.

Construction Management

The University will submit a Construction Management Plan (CMP) to the Boston Transportation Department (BTD) for review and approval prior to issuance of the Building Permit for any project. Construction management and scheduling will minimize impacts on the surrounding environment. The CMP will define truck routes that will help minimize impact of trucks on neighborhood streets. It will address any sidewalk and street occupancy requirements necessary for demolition, construction, or making utility connections. It will also address construction worker commuting and parking, protection of existing utilities, and control of noise and dust.



Construction Hours, Staging and Pedestrian Safety

Typical construction hours will be from 7:00 AM to 4:00 PM, Monday through Friday. Weekend or off-hours activity are expected to occur infrequently and would take place as may be necessary to meet permitting restrictions to minimize impact on vehicular and pedestrian traffic during delivery of construction materials and equipment. No truck idling, construction activity or staging after 9:00 PM and before 7:00 AM will be permitted.

The staging plan for each project will be designed to isolate demolition and construction activity while providing safe access for pedestrians and automobiles during normal day-to-day activities and emergencies. A dumpster for construction debris will be available as needed. Proper signage will direct all pedestrians safely away from the construction jobsite and activities.



Construction Worker Access

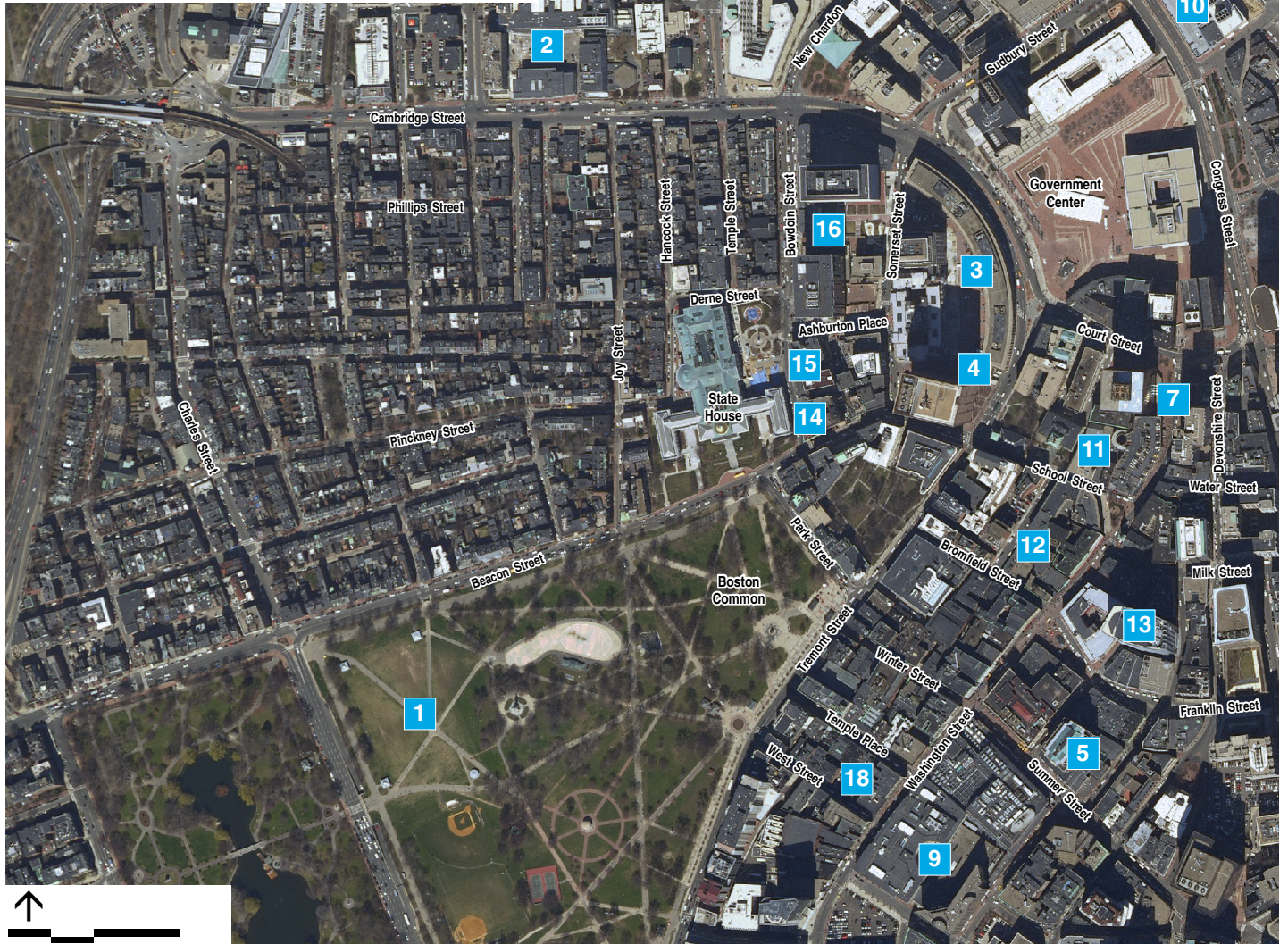
The number of workers required during construction will vary by project. Because the workforce will arrive before peak traffic periods, these trips will not impact traffic conditions. Additionally, jobsite personnel will be encouraged to utilize public transportation. No personal vehicles will be allowed to park at the site. Terms and conditions related to workforce parking and public transportation use will be written into each subcontract.



Truck Routes and Volumes

Truck traffic will vary throughout the construction period, depending on the activity. Specific truck routes will be identified for each project and described to the Boston Transportation Department. Construction contracts will include clauses restricting truck travel to those routes meeting BTD requirements.

Parking Facility	Number of Public Spaces
1 Boston Common	1,300
2 Cambridge Street	953
3 Center Plaza	575
4 One Beacon Street	150
5 101 Arch Street	15
6 TD BankNorth Garden	1,249
7 Devonshire Towers	140
8 One Congress Street	1,865
9 Lafayette Corporate Center	900
10 Parcel 7 Haymarket	320
11 Pi Alley	620
12 Province Street (Under Construction)	147
13 33 Arch Street	850
14 Central Parking lot (Beacon Street)	26
15 Central Parking lot (Ashburton Place)	38
16 100 Cambridge Street	99
17 Longfellow Place	565
18 West Street Lot	13

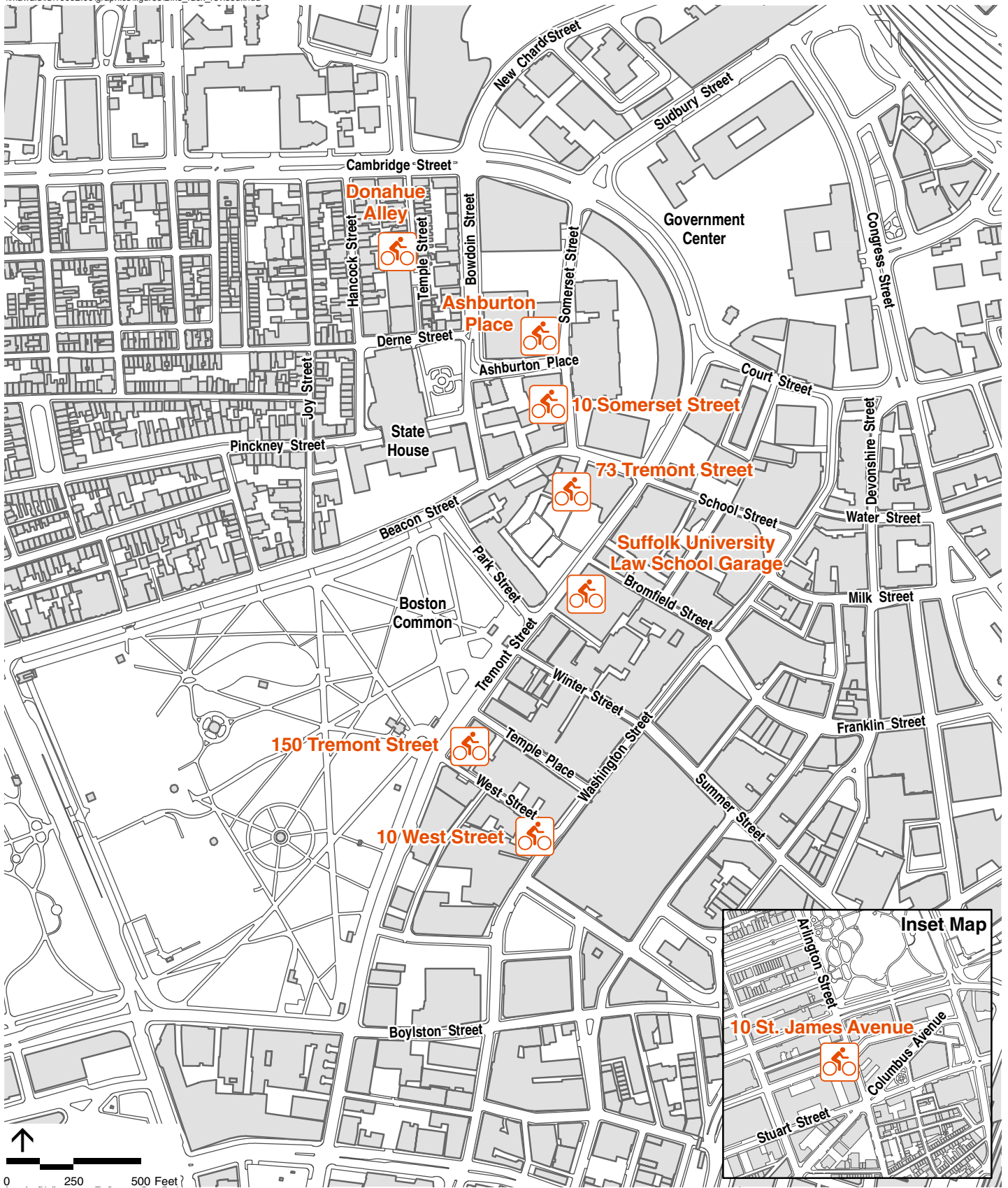


Source: HSH

Vanasse Hangen Brustlin, Inc.

Off-Street Parking

Figure 9-2

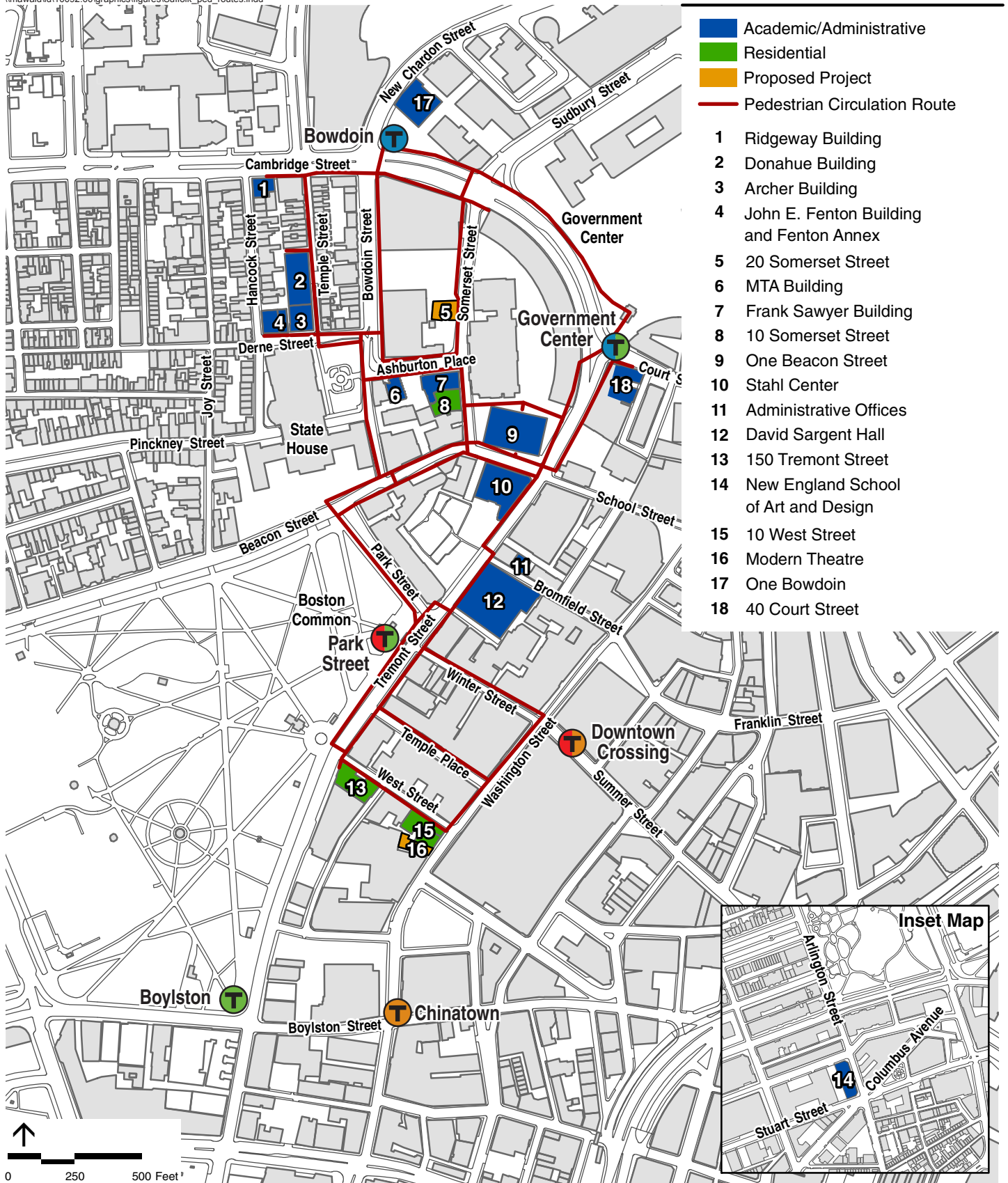


Vanasse Hangen Brustlin, Inc.

Bicycle Rack Locations

Figure 9-3

Institutional Master Plan
Suffolk University IMPNF
Boston, Massachusetts



Vanasse Hangen Brustlin, Inc.

Pedestrian Circulation Routes

Figure 9-4

Institutional Master Plan
 Suffolk University
 Boston, Massachusetts

10

Environmental Sustainability

Introduction

Sustainability has become a focus of Suffolk University's operations and construction programs. With great pleasure, Suffolk was recently named a recipient of the City of Boston Green Business Award 2008. Suffolk is taking several steps to increase its efficiency and reduce the University's environmental impact. For new construction and major renovation projects, Suffolk will meet or exceed the City of Boston's Article 37, while seeking LEED® Silver certification. At Suffolk, groups are in place to explore and support ways to incorporate sustainability into the University's activities; these include a Sustainability Committee and Green Teams within departments. These groups research, develop, and implement sustainable practices. Some of the key goals of these groups are:

- Engage in green building practices
- Reduce carbon emissions
- Develop alternative energy sources
- Explore and encourage waste reduction strategies

Existing Sustainability Measures

Since the 2001 IMP, the University has implemented numerous new sustainability initiatives as described below. In January 2007, Suffolk University Facilities Planning & Management convened a Sustainability Committee that meets periodically and serves as an advisory group regarding operation initiatives, research, education, and outreach in the area of sustainability. The Committee is working to:

- Develop sustainability principles
- Explore opportunities to enhance best management practices for facilities operations; design/construction; and procurement
- Provide leadership in determining feasibility of ideas
- Encourage inclusion of sustainability topics in learning opportunities

- Lend guidance and raise awareness among University community members



Steps Suffolk has Taken to Become More Sustainable:

- Hired Ameresco to work with the University to develop a **University-wide Energy Management Program**.
- Commenced University-wide **lighting and water retrofits** to increase efficiency and reduce consumption.
- Adopted the **Green Sweep Cleaning Program** in conjunction with One Source.
- Worked with Dining Services to **ban the use of Styrofoam**, replacing it with more sustainable materials.
- Established a **Sustainability Page** on the Facilities Management and Planning website to inform students, faculty and staff on ongoing sustainability initiatives and self-action.
- Hosted events to educate the community, such as **Focus the Nation Global Warming Teach-In** featuring Bill McKibben in January 2008 and an Environmental Fair in April 2008 (concurrent with Earth Day).
- Initiatives to focus attention on how everyone can be sustainable, such as:
 - Suffolk and Sodexo launched the **"Mug Club" Program**, providing a 15 cent discount on fountain beverages at Suffolk Sodexo Cafes (started in January 2008) and a 10 percent discount on the purchase of travel mugs at the University Bookstore (in January only).
 - **"Bring Your Own Bag" Program** at the bookstore and enter for a chance to win a \$25 gift certificate.
- The University has also instituted a **Green Leadership Recognition Program** in its Residence Halls, which encourages residents to nominate Resident Assistants who demonstrate environmental leadership. Nominations are accepted each month and one Resident Assistant wins a gift certificate to the University Bookstore.
- Through a student service learning project and building a relationship with the EPA, Suffolk has become a partner of the **Greater Boston Breathes Better (GB3)** coalition that seeks to improve air quality. Suffolk will be hosting the next working group meeting this summer.

■

Recycling

Suffolk diverts 35% of waste produced from the waste stream through recycling efforts. (FY08)

In recent years, the University has shown its commitment to the environment through increased recycling. The Office of Facilities Planning and Management formed a Recycling Task Force to engage key stakeholders, establish priorities, and monitor progress. The expanded Recycling Program, initiated in fall 2006, includes:

- Raised recycling rate from less than 5 percent (FY06) to 16 percent (FY07) to 35 percent (FY08) of waste diverted from the waste stream, and continue to work toward decreasing trash and increasing recycling;
- Outdoor recycling receptacles at six University properties for glass, metal, plastic, and paper recycling;
- Appropriate trash and recycling bins at each desk;
- Recycling accommodations in common areas and event spaces;
- Residence Hall recycling program that provides recycling receptacles at the end of each floor in 10 Somerset Street and in the Trash/Recycling room on each floor of 150 Tremont and 10 West;
- Cardboard recycling in collaboration with food service vendors, bookstores, and janitorial staff; and
- An organics recycling program in the kitchen at the Law School Café.

The University also has a detailed outreach and education program including training for Resident Assistants, a recycling webpage, Dateline TV monitors, University publications, posters, and class presentations. America Recycles Day in November and Earth Day in April are prime educational opportunities used by the University.

In 2007, the program expanded to include an incentive program whereby anyone seen recycling received a coupon for \$1.00 off at the University dining facilities. The University ran the incentive program to coincide with Recycle Mania, a national 10-week waste reduction and recycling competition that ran through April 7, 2007. In the University's first year of participation in Recycle Mania the University placed in the top 50 percent of the competition. A 2008 Recycle Mania competitor, Suffolk is on track to beat its 2007 performance and meet the goal of recycling one-third of the University's waste stream.

The University also participated in a Dorm Clean Out with the non-profit Dump and Run. Residents of 150 Tremont Street and 10 Somerset Street were able to drop off items in the lobbies of those buildings Monday April 30, 2007 through Saturday May 5, 2007. Proceeds from the sale of these items went to charity. Not only is this initiative environmentally friendly, but it also makes the move-out process easier on students, parents, and the community. Suffolk is expanding the program for 2008 by setting up the collection points ten days earlier. The program will involve 10 West Street in addition to the other two residence halls.

In September 2007, the University held a competition between the two residence halls to see which one has the highest per capita recycling rate and the lowest per capita trash rate. The winning dormitory, Miller Hall, won an ice cream party.

Suffolk recently conducted an online survey regarding recycling. Close to 1,500 faculty, staff, and students took the time to answer the questions about their recycling familiarity and practices; 800 people also provided specific recommendations for program improvements. The results from the survey will be used to inform future outreach and educational efforts.

During New Student Orientation, Suffolk will promote its recycling and sustainability programs and help incoming students learn how to recycle and get involved. Through these early efforts, the University hopes to facilitate the adoption of environmentally-friendly living among students, which will result in increased recycling, decreased trash, and other activities that reduce students' carbon footprints.

Recycling Outside of University-owned Residences

Suffolk is expanding its outreach and educational efforts to raise recycling awareness among students living in private housing. The University plans to help educate students during Move-In about the City of Boston Recycling Program, including the program's developments in the Beacon Hill neighborhood. We will distribute information to students as they move in and host informational tables during the beginning of the semester.



Reducing Energy Consumption

The University has a commitment to incorporating significant elements of green or sustainable design in each of its new projects and throughout the University facilities in its ongoing repair and upgrading programs. Sustainable design includes a strong commitment to energy conservation measures.

Since the early 1990's Suffolk's new and renovated buildings have been developed to meet or exceed the energy code requirements. As a result of this steady progress, roughly 50 percent of the University's active space now meets or exceeds the Massachusetts Commercial Energy Code, which provides for the adoption of technologies like occupancy sensors. These renovations have included the installation of central automated control systems for precise application of heating and ventilation in the Fenton, Archer, and Donahue buildings. In addition, all facilities are equipped with full metering of electricity and water to permit monitoring and future auditing of conservation programs.

Suffolk University's Facility Management staff practices an aggressive maintenance regimen to prolong HVAC equipment life and ensure that the systems operate efficiently.

As the phased upgrade of lighting infrastructure continues with periodic renovations throughout its properties, Suffolk is evaluating the potential benefits of a lighting monitoring and control system.



Utilities

Suffolk University relies upon connections to public services to meet its water, energy and waste needs. The University complies with DEP storm water regulations, and laboratories in the Archer building are equipped with a chip tank for laboratory waste under a low flow permit.



Transportation

As discussed in *Chapter 9, Transportation & Parking Management*, Suffolk has minimal transportation impacts on the surrounding community. The number of people who drive alone to Suffolk University is relatively modest due to its excellent transit access and the fact that the University provides virtually no parking. The University will soon release a new Rideshare report, which will present current data regarding commuting practices of employees and students.

In support of alternatives to vehicular commuting, Suffolk offers incentives and programs to students and staff who arrive at Suffolk by some means other than single-occupancy vehicles. For all university employees, a payroll deduction program for MBTA monthly passes is offered. The MBTA Semester Pass is available to all students (an 11 percent discount); bicycle racks and storage are provided at or close to all Suffolk buildings; carpool and vanpool matching is available to the entire Suffolk community through MassRIDES; preferential parking is available to carpoolers at the 73 Tremont Street garage; and a compressed, four-day work week is available to many Suffolk employees in summer months, cutting down the number of commuter days. 73 Tremont Street—home to many of Suffolk's faculty and staff—was just named a winner of the Bike Friendly Business Award by the City of Boston. Shower facilities are provided at 73 Tremont Street. In the spring of 2008, Suffolk launched a partnership with Zipcar so that faculty, staff, and students (21+) will have access to a discounted membership.

Potential Future Sustainability Programs and Plans

- The University will be moving forward with several energy conservation measures to reduce the carbon footprint of the University.
- Suffolk is working with Dining Services to explore additional green dining options.
- The University is committed to incorporating sustainability principles into future projects, including seeking LEED® Silver Certification.
- All Future Suffolk projects will meet or exceed Article 37, as applicable.

Article 37 Compliance and Green Buildings

The University has been working with CBT Architects on the recently completed 10 West Street Residence Hall and the currently proposed Modern Theatre Project in efforts to engage in an environmentally responsible construction process which in turn yields a built environment that reduces environmental impact in an ongoing way. The University is pursuing LEED Silver Certification for the LEED Green Building Rating System™ for the 10 West Street Residence Hall, within the LEED for Commercial Interiors framework laid out by the U.S. Green Buildings Council.

The University's Green Building Commitment, which includes meeting or exceeding the City of Boston's Article 37 (Green Building) requirement, will continue for all Future Institutional Projects.

Solid Waste

As discussed in detail above, the University has in place a sophisticated recycling program that includes a lively outreach and education component. The University has achieved commendable reductions in solid waste going to landfills due to the increased recycling of various products since the initiation of the recycling commitments in 1996. It bears repeating that, since the inception of its recycling program in 2001, Suffolk has increased the amount of waste diverted from the waste stream by 30 percent.

11

Historic Resources and Preservation Plan

This chapter discusses the historic status of the properties that are owned or leased by Suffolk University and those in proximity to these buildings. The IMP submitted by the University includes a Preservation Plan.

Purpose and Scope of the Plan

This Preservation Plan forms the historic preservation section of the Suffolk University Institutional Master Plan (IMP), which is being reviewed by the Boston Redevelopment Authority (BRA), The Suffolk University Community Task Force (Task Force), and members of the public. The Preservation Plan has been prepared in order to define and memorialize Suffolk University's commitment to reuse of historic properties, both those they currently own and those they may acquire in the future. For these reasons the Preservation Plan is incorporated into the Institutional Master Plan.

Preservation Planning Goals and Objectives

Suffolk University's slightly over 100-year history of physical and academic development in Boston reveals an ongoing pattern of adaptive reuse and new purpose built construction. The anticipated "Suffolk Crescent"¹ in downtown Boston will likely continue this pattern. Suffolk University's preservation planning goal is to ensure that consideration of preservation principles and regulatory requirements is incorporated in decisions regarding future development actions of the University. Suffolk University will maintain and adaptively reuse the historic properties they currently own and those they acquire, where feasible. When adaptive reuse is not prudent or feasible, new construction will be sensitively designed to fit into its urban, historic, context.

▼
1 See Chapter 5, *Planning & Urban Design Framework* in the IMP which describes this concept.

The objectives are to:

- Identify and update information on the historic properties owned by Suffolk University
- Identify and acknowledge the importance of historic properties within the Suffolk Crescent, where future development may occur, both those the University may acquire and those in close proximity to proposed projects
- Develop and implement a decision-making framework for considering preservation principles and carrying out regulatory requirements for future projects
- Continue to follow a preventative maintenance plan for buildings, those currently owned by Suffolk University and those that will be acquired in the future, which meet code and energy requirements



Preservation Planning Issues and Methodology

Suffolk University's ownership of a number of historic properties and its setting within Boston's historic downtown core presents preservation planning issues different from some other colleges or university campuses. Suffolk University's buildings are part of the iconic historic Boston core, and the University's future actions can play an important role in maintaining and improving it.

Preservation Planning Issues

Preservation planning issues which Suffolk University will encounter as they carry out their projects include:

- Restoration of the Modern Theatre façade and incorporation of a new building behind it
- Renovation of 10 West Street for student housing and retail
- Renovation of currently-owned and future existing buildings that require upgrading for new desired uses
- Possible construction of new buildings in Clusters 2 and 3 that may replace an existing building and which need to respect its historic surroundings
- Removal of existing building at 20 Somerset Street for a new academic building

Preservation Planning Methodology

Vanasse Hangen Brustlin, Inc. and Suffolk University prepared this Preservation Plan in 2008 to supplement the proposed actions described in the Institutional Master

Plan. The Preservation Plan memorializes Suffolk University's commitment to preservation principles, which include consideration of reuse and rehabilitation of significant historic properties and respectful design for new buildings in close proximity to historic buildings and areas.

In conjunction with this Plan, VHB updated photographs and information on condition and integrity of the buildings currently owned, including the Modern Theatre and 10 West Street, by Suffolk University for which an inventory form had been previously prepared. Forms for eight (8) properties were updated and four (4) new inventory forms were prepared for the University's more recently constructed buildings. VHB prepared a brief historic context of Suffolk University's physical development in Boston, a context which relied heavily on previous narratives.

Working with Suffolk University, VHB outlined the preservation goal and objectives and recommended actions contained in this plan.

Suffolk University History and Development



History and Development from 1906 to the Present

Founded to overcome barriers of income and discrimination, Suffolk University has a proud history of enabling its students to become honored members of the academic community, the business world, the professions of accounting, public services, health, law and the judiciary.² In 1906, Gleason L. Archer founded Archer's Evening Law School to make knowledge of the law available to those denied access to a legal education by virtue of social class, religion, or income. Archer's actions were consonant with a national trend to offer evening classes to men of all background and incomes. Archer had come to Boston from rural Maine to study law, aided in this pursuit by a benefactor who only asked for this generous gesture to be continued. Archer subsequently sought to provide an opportunity for other working students to study law. The response was enthusiastic, eventually prompting him to initiate other programs.

In 1906, Archer established his evening law school in a mid-19th century residence in Roxbury which served as both his home and initial classroom. Within a year, Archer's following had grown so large he was forced to move the school to his law office on Tremont Street. Between 1909 and 1914, classes of the newly renamed Suffolk Law School (it was briefly known as Suffolk School of Law prior to that) were held at Tremont Temple Baptist Church, where special celebrations of the university are still held. In 1914, faced with the continued growth of the Law School, Archer purchased a building at 45 Mount Vernon Street. For six years, this former residence



² This narrative is derived from David D. Robbins, PhD, *The Campus History Series: Suffolk University and the 2005 Institutional Master Plan amendment*, Epsilon Associates,

served as the flourishing law school's home. Four years later, in 1918, the school was overcrowded again and Archer and two close friends purchased land at 20 Derne Street for their first purpose-built structure for the Law School. The Archer Building, named for the school's founder, initially housed the Law School and more than a decade later also housed the College of Arts and Sciences and College of Business Administration, after two stories were added to the building in 1937. An auditorium was built nearby on Temple Street in 1921. Through 1924, the venue doubled as a cinema during the day and a law lecture hall at night. The space was converted to a university lecture hall and theatre in 1987 and re-named the C. Walsh Theatre and Ann Walsh Foyer in honor of its benefactors. It has been renovated to better accommodate current theatre technology.

The College of Arts and Sciences, founded in 1934, was one of the first institutions of higher education in New England at which a student could earn a Bachelor of Arts degree entirely through evening study. There are now seventeen academic departments in the College of Arts and Sciences offering over fifty programs of specialized study including the New England School of Art and Design ("NESAD").

The Frank Sawyer School of Management was established to serve part-time undergraduate students in business in 1937. It expanded to include a graduate study in business in 1948 and public administration in 1973. The Sawyer Business School offers eight undergraduate majors including a major in entrepreneurship and 16 graduate programs including New England's first Executive MBA Program. In the fall of 1999, the Sawyer School initiated Suffolk's first online degree program – the Suffolk Online eMBA. This program furthers the University's commitment to providing access to education for all.

Suffolk University expanded again in 1966, when it built the Frank J. Donahue Building at 41 Temple Street for the Law School. The Archer Building was renovated at that time to serve the College of Arts and Sciences and the School of Business Management. In 1972, The John E. Fenton Building at 32 Derne Street was purchased to expand the Arts and Sciences programs. An annex to this building at 28 Derne Street was added in 1986 for student activities and organizations' offices.

In the mid-1980s the University Trustees set a broad agenda of facilities expansion and improvements including a sports facility, expansion of the Law School facilities, broadening of the Arts and Sciences curricula, and a student dormitory. In 1999 Suffolk moved the Law School to its new facility at 120 Tremont Street. David J. Sargent Hall is a seven-story building housing Suffolk University Law School's classrooms, meeting rooms, computer laboratories, moot courtrooms, faculty offices, cafeteria, a ground floor bookstore and a public gallery. The John Joseph Moakley Law Library occupies the upper three floors of the Law School building and consists of approximately 100,000 square feet with a seating capacity of 880.

The New England School of Art and Design at 75 Arlington Street was incorporated into the University in 1996. This action enhanced the College of Arts and Sciences

curricula and addressed the Trustees' third objective by allowing it to offer degree programs in Fine Arts, Interior Design and Graphic Design.

In 1996 the University opened its first residence hall at 150 Tremont Street, which houses 420 students enrolled in the University. The addition of residential capacity has been particularly successful for the University and the City of Boston. Dormitory rooms continue to be in high demand among the University's students and the development of University housing remains a priority of the University, the Mayor, and the BRA. In 2003, the University built the 19-story Nathan R. Miller Residence Hall at 10 Somerset Street. In January 2008, Suffolk opened the 10 West Street Residence Hall for 274 undergraduates.

A master lease for the Rosalie K. Stahl Building at 73 Tremont Street has allowed the University to place many of its administrative offices and the Mildred K. Sawyer Library here. The University will gradually renovate and occupy the entirety of this 13-story building. Suffolk University was selected by the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM) as the developer of the property at 20 Somerset Street following a public competitive process. The site will be converted to academic use for the relocated New England School of Art and Design.

The Boston Redevelopment Authority awarded Suffolk University developer designation for the Modern Theatre, at 523-527 Washington Street for additional student residences, a theater, and gallery.

Guided by this Institutional Master Plan and accompanying Preservation Plan, Suffolk University will continue to update its curriculum and adjust its buildings to fulfill its commitment to respond to the changing needs of its students, educational markets, and to new developments in various fields of study.

Suffolk University Properties



Properties

Suffolk University owns a variety of buildings in Downtown Boston. Due to its location in Boston's historic core, many of the buildings that they own or those in close proximity have been previously listed in the State Register of Historic Places or are in the Inventory of Historic and Archaeological Assets of the Commonwealth. The clusters that Suffolk University is considering for its expansion also include properties either listed in the State Register of Historic Places or in the Inventory.

The State Register of Historic Places was established in 1982 as a comprehensive listing of the buildings, objects, structures, and sites that have received local, state or

national designations based on their historical or archaeological significance. The Inventory of Historic and Archaeological Assets of the Commonwealth (Inventory) includes all buildings, structures, sites, and objects that have been recorded on inventory forms in the Commonwealth, not all of which have received an official designation or formal evaluation of their significance.

Table 11-1 lists all buildings currently owned by Suffolk University and indicates whether they are included in the Inventory or the State Register of Historic Places. Any building listed in the State Register of Historic Places is automatically included in the Inventory. Aside from 73 Tremont Street, the University has no plans or ability to physically alter the exterior of any leased properties; therefore, these leased buildings are not included below. Tables 11-2 and 11-3 list the properties in the vicinity of Suffolk University's buildings that have been listed in the State Register of Historic Places. Figure 11-1 shows the location of all properties listed in the State Register of Historic Places and the location of Suffolk University's properties. It should be noted that most buildings in downtown Boston have been previously inventoried as a result of inventory efforts in 1979-1980. Inventoried properties are not shown on the figure or included in Table 11-2.

**Table 11-1
Historic Status of Existing University Facilities**

No. ¹	Building Name Address	Function	Historic Status	Date of Construction ²	Tenure
1.	Ridgeway Building 148 Cambridge Street	Academic, Student Services, Athletic	Not inventoried/within Beacon Hill NRHD	1991	Own
2.	Frank J. Donahue Building 41 Temple Street	Academic, Administrative, Student Services	Within Beacon Hill HD (no individual MHC #)	1966	Own
3.	Gleason & Hiram Archer Building 20 Derne Street	Academic	Within Beacon Hill HD (MHC BOS.14588)	1920s	Own
4.	John E. Fenton Building and Fenton Annex 32 Derne Street	Academic	Within Beacon Hill HD (no individual MHC #)	1913	Own
5.	20 Somerset Street³ 20 Somerset Street	Academic	Inventoried MHC #BOS.1980 (Determined eligible for National Register of Historic Places)	1932	Under agreement to purchase
7.	Frank Sawyer Building 8 Ashburton Place	Academic, Administrative, Student Services	Inventoried (MHC# BOS.1979) 12-14 Somerset Street	1913	Own
8.	Nathan R. Miller Residence Hall 10 Somerset Street	Residential	Not inventoried	2003	Own
10.	Rosalie K. Stahl Center 73 Tremont Street	Academic, Administrative, Student Service	Within Park Street National Register Historic District/ Inventoried MHC #2068	1895 (1995)	Master Lease
12.	David J. Sargent Hall 120 Tremont Street	Academic, Administrative, Student Services	Not inventoried	1999	Own
13.	Residence Hall 150 Tremont Street	Residential	Within West Street NR District (MHC# BOS.2299)	1903 (1995±)	Own
15.	Residence Hall 10 West Street (515 Washington Street)	Residential	Within the Washington Street Theatre District	1912/1917 (2007)	Own
16.	Modern Theatre³ 523-527 Washington Street	Theater/Student Service	Local Landmark; within the Washington Street Theatre District	1876-1913	Developer Designation by BRA

1. Properties under short-term lease agreements are not included in this table because Suffolk is not permitted to make physical alterations to these buildings.

2. Parentheses under the Date of Construction column indicate the date of significant renovations to these properties.

3. Properties that are not yet owned by the University but are Proposed Institutional Projects within this IMP.

Table 11-2
Historic Districts Adjacent or Proximate to Suffolk University Buildings

Beacon Hill Historic District

Beacon Hill includes a local historic district, National Register district, and National Historic Landmark district. The area also contains a number of individually listed properties that are within the boundaries of all or some of these districts.

Boston Common and Public Garden Historic District (National Register district)

The district also includes a Local Landmark and National Historic Landmark.

Park Street Historic District (National Register district)

Bounded by Tremont, Park, and Beacon Streets

Sears Crescent and Sears Block (National Register district)

36-68 and 70-72 Cornhill

Newspaper Row (National Register District)

322-328 Washington Street, 5-23 Milk Street, 11 Hawley Street

Temple Place Historic District (National Register district)

11-55 and 26-58 Temple Place

West Street Historic District (National Register district)

West and Tremont Streets

Washington Street Theatre Historic District (National Register district)

511-599 Washington Street

Tremont Street Block between Avery and Boylston Streets (National Register district)

174-175 and 176 Tremont Street (demolished); 177, 178-179, 180-182 Tremont Street

Commercial Palace Historic District (Determined Eligible for National Register of Historic Places)

Bounded by Bedford, Summer, Franklin, Hawley and Chauncy Streets

Table 11-3
Individual Properties Adjacent or Proximate to Suffolk University Buildings

The First Harrison Gray Otis House (National Register property, National Historic Landmark, Preservation Restriction, and Massachusetts Historic Landmark)

141 Cambridge Street

Suffolk County Courthouse Addition (Determined Eligible for National Register of Historic Places)

Pemberton Square

Old Colony Trust Company Building (Determined Eligible for National Register of Historic Places)

17 Court Street

King's Chapel Burying Ground (National Register property, Preservation Restriction)

Tremont Street (north of King's Chapel)

King's Chapel (National Register property, National Historic Landmark, Preservation Restriction, and Massachusetts Historic Landmark)

58 Tremont Street

Parker House (Determined Eligible for National Register of Historic Places)

56-72 School Street

Tremont Temple Baptist Church (Determined Eligible for National Register of Historic Places)

76-88 Tremont Street

St. Paul's Church (National Register property, National Historic Landmark)

136 Tremont Street

R. H. Stearns Building (National Register property)

140 Tremont Street

Old City Hall (National Register property, National Historic Landmark)

41-45 School Street

Wesleyan Association Building (Determined eligible for National Register of Historic Places)

32-38 Bromfield Street

20-30 Bromfield Street (Local Landmark)

20-30 Bromfield Street

Locke-Ober Restaurant (National Register property)

3-4 Winter Place

Ames Building (National Register property, Local Landmark)

1 Court Street

Old Corner Bookstore (National Register property, Massachusetts Historic Landmark, Preservation Restriction)

277-285 Washington Street

Old South Meeting House (National Register property, National Historic Landmark, Massachusetts Historic Landmark)

308 Washington Street

Filene's Department Store (National Register property (426 Washington Street only), Local Landmark)

Block bounded by Washington, Summer, Franklin, and Hawley Streets)

Old State House (National Register property, National Historic Landmark, Massachusetts Historic Landmark, Preservation Restriction)

208 State Street

Winthrop Building (National Register property)

276-278 Washington Street, 1-17 Water Street, 4-16 Spring Lane

Boston City Hall (Determined Eligible for National Register; on BLC local landmark study list)

1 City Hall Plaza

Lindemann Center (Health, Welfare and Education Service Center) (Determined Eligible for National Register)

25 Staniford Street

International Trust Company Building (National Register property, Local Landmark)

39-47 Milk Street



Adjacent Resources

A large number of districts and individual properties are listed in the State Register of Historic Places in the vicinity of Suffolk University's buildings. As noted above, the State Register of Historic Places includes all properties that have received local, state, or national designation. These properties include local and state landmarks, local historic districts, National Register of Historic Places districts and individually listed properties, National Historic Landmarks, and buildings which are protected through preservation restrictions. Figure 11-1 shows these districts and individual properties by name and indicates the boundaries of the districts. It should be noted that individually listed properties within listed districts are not included in the figure or the list.

Virtually every building in close proximity to Suffolk University buildings, except for buildings constructed after approximately 1980, has been documented on Massachusetts Historical Commission inventory forms. Documentation on these forms results in their inclusion in the Inventory of Historic and Archaeological Assets of the Commonwealth. Many inventoried buildings have only been documented; they have not been officially evaluated for their significance by local or state historic preservation agencies. In Boston, however, every inventoried building or structure has been preliminarily ranked, although these evaluations date to 1979-1980 and are typically reviewed by BLC staff during individual project reviews. Inventoried buildings that have not received any official designation are not shown on Figure 11-1.

Relevant Regulations



Introduction

Suffolk University will encounter local and state preservation laws and regulations in their proposed projects. In more rare situations, the University will need to comply with the federal laws governing historic properties should there be federal involvement with any of their projects.

Local Requirements

The City of Boston's Zoning Code contains two provisions for review of the effects of proposed projects on historic properties.

Article 85 of the Boston Zoning Code

Demolition of any building in the city of Boston requires the completion and submission of an Article 85 demolition delay application to the Boston Landmarks Commission. If the property is found to be preferably preserved by the BLC members, alternatives to demolition will need to be presented and discussed. In some cases, a 90-day demolition delay is imposed to allow more time to find alternatives to the proposed demolition. A waiver to the delay period can also be voted upon by the Commission members if they find there is no feasible alternative to demolition.

Article 80 of the Boston Zoning Code

The identification of historic properties that may be affected by a proposed project is required in a Boston Redevelopment Authority Project Notification Form when a building of 50,000 square feet is proposed. All potential impacts to historic properties are presented and considered in the BRA and other city agencies' review of the proposed project. If adverse impacts are anticipated, Suffolk University must consider all alternatives to avoid, minimize or mitigate the adverse impacts.

State Requirements

The Commonwealth of Massachusetts has two state laws which require consideration of the proposed projects' effects on historic properties.

MGL Chapter 9, Section 26-27c, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00)

Projects with state involvement, including state funding, licensing, and/or permitting are required to be reviewed by the Massachusetts Historical Commission for their effects to properties listed in the State Register of Historic Places. A Massachusetts Historical Commission Project Notification Form is the typical vehicle for describing the project and its impacts to historic properties. A requirement of this review process is that Suffolk University must consider all prudent and feasible alternatives to avoid, minimize or mitigate the adverse effects to historic properties.

MGL Chapter 30, Section 61-62H (301 CMR 11)

Projects which meet the Massachusetts Environmental Policy Act's thresholds and review triggers must be reviewed by the MEPA unit of the Executive Office of Environmental and Energy Affairs. Submission of an Environmental Notification

Form is the first step in this review and must identify properties in the Inventory of Historic and Archaeological Assets of the Commonwealth and State Register of Historic Places and the project's possible impacts to these properties. Suffolk University must consider all prudent and feasible alternatives to avoid, minimize or mitigate the adverse impacts.

Federal Requirements

While there are a number of federal laws and regulations that address preservation and compliance, the most pertinent is the National Historic Preservation Act of 1966, as amended.

Section 106 of the National Historic Preservation Act of 1966, as amended (36CFR 800)

Section 106 of the NHPA and its accompanying regulations require that Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. Federal involvement in projects that Suffolk University may propose would include federal funding, licensing and/or permitting. Although the federal agency must comply with the steps outlined in this review, in practice, Suffolk University would be responsible for their fulfillment. In the review process, alternatives to any identified adverse effects must be sought and considered. The Massachusetts Historical Commission plays a leading role in this review; if there is both state and federal involvement in a proposed project, then these reviews are conducted concurrently.

Proposed Projects



Summary of Proposed Projects

Pursuant to Article 80, Section 80D-3, Suffolk University is proposing two institutional projects within the IMP: (1) the Modern Theatre cultural and residential project and (2) the 20 Somerset Street academic building project. These projects are described in detail in Chapter 6 Proposed Development Plan. Suffolk is submitting a Project Notification Form (PNF) for the Modern Theatre concurrently with this IMP and will submit a PNF for 20 Somerset Street at a later date.

Based on the institutional needs described in Chapter 4, Suffolk University intends to propose several additional institutional projects during the life of the IMP. These additional projects are intended to meet the institutional needs described in

Chapter 4 that are not addressed by the Modern Theatre and 20 Somerset Street proposed institutional projects. Chapter 5 describes the areas where Suffolk intends to develop projects to accommodate its additional program needs and the guidelines for identifying specific sites for particular uses. When Suffolk is able to identify and proceed with developing a suitable site to accommodate any of these additional elements of its IMP program, it will file an amendment to its IMP for each proposed project to incorporate it in the plan.



Modern Theatre

Suffolk University proposes a redevelopment project for the Modern Theatre that would achieve the BRA's goals of creating a vibrant multi-use center with a performing arts component. The proposed new development will include a new student residential facility to serve Suffolk students and a cultural center that includes a theater and gallery space. The University intends to use the cultural spaces for its own performances and exhibits, and for use by non-profit arts and cultural organizations.

The Project would include restoration of the historic façade of the Modern Theatre along Washington Street and the return along Harlem Place and construction of a new 10-story residential addition. Ground floor uses would include cultural spaces comprised of a two-story theater and art gallery/display area. The completed project would be 12 stories in height. Upper floor uses would include residences for undergraduate students attending Suffolk University. Consistent with its landmark designation status and the Boston Landmarks Study Report on the Modern Theatre specified exterior features would be addressed in keeping with the Boston Landmarks Commission's requirements.



20 Somerset

The second future project of the proposed IMP is 20 Somerset Street. The site has been the subject of discussion and review by the University and the Task Force as part of the University's planning process. The site is appropriate for a relocated NESAD, which has been proposed by the University and is preferred over residential, student services, or athletics. The existing 20 Somerset Street building was built in 1930 and formerly housed the Metropolitan District Commission headquarters. The Boston Landmarks Commission's landmark study report for the building noted its primary significance for its association with this agency.

Based on structural analyses of the facility performed by independent consultants, the University has been advised that the existing structure is not suitable for reuse. The existing building will be removed and replaced with a new facility.

- The design concept for the proposed future project at 20 Somerset Street is still being contemplated. However, the proposed new facility will be no taller than the existing structure. The north edge of the new building wall will remain in the location of the existing building wall and will not move any closer to the Garden of Peace (as was initially proposed in 2006). Conceptually, the development plan allows for a building footprint of approximately 10,200 SF and a 10-story building, of which two stories would be below grade. The building area would total approximately 100,000 SF. Suffolk's proposal will conform to the dimensional requirements of the zoning district (see Figure 6-9).
- The proposed project will be limited to academic uses such as classrooms, offices, studios, and laboratories. There will be no student housing or athletic facilities and the building will not include a student center.



Growth Areas

There are five potential areas for growth (identified in this Master Plan as "clusters") for the university. These areas have been selected based on their location relative to existing facilities as well as their potential to harness synergies with the existing fabric of downtown. Relative to the areas for potential growth, the University will adhere to the following principles for guiding development:

- University needs will be dispersed throughout all clusters and not concentrated in a single cluster
- A major focus will be on renovating and upgrading the current building stock in order to make the most efficient use of existing assets
- To the extent feasible, Student Services will be consolidated to provide for concentrated administration of services

Major Elements

As discussed above, the major elements of Suffolk's IMP are the Clusters, which together define the Suffolk Crescent. The five clusters or areas identified for locating facilities to meet future University needs are shown in Figure 5-1.

Clusters 2 and 3 are the focus over the next 10 years, due to the potential for infill on underutilized areas or the conversion of larger-scale buildings for University uses. Suffolk University recognizes that historic properties exist in each of these clusters, which are shown graphically in Figure 11-2.

Non-Expansion Areas

Suffolk University has agreed to two non-expansion areas – the Beacon Hill Non-Expansion Area and the Downtown Crossing Non-Expansion Area. Both areas are described in Chapter 5 and shown graphically in Figure 5-2.

Recommendations



Summary

These recommendations describe the major actions in which Suffolk University will incorporate their preservation planning goal and objectives.

Integrate the Goals of the Institutional Master Plan with Preservation Principles and Regulatory Requirements

Suffolk University's goals for growth and excellence will be aligned to a commitment to preservation principles and fulfillment of the requirements of relevant local, state and federal preservation regulations. To this end, Suffolk University will consider preservation principles and carry out their obligations with regard to applicable preservation laws and regulations in the projects they undertake in the future.

Designate University Point of Contact for Preservation Planning and Regulatory Processes

Suffolk University will designate a staff member who is knowledgeable about preservation programs and principles and is familiar with regulations that may apply to future projects. This point of contact will work with the University decision makers and staff, government agencies, and the public to ensure a preservation-minded approach is followed in future projects. The point of contact will prepare and use a checklist to identify roles, steps and deliverables in the regulatory processes so that they are carried out efficiently and effectively.

Update and Document Properties on Appropriate Inventory Forms

A number of Suffolk University's currently-owned properties are either within National Register or local historic districts. Other properties have been documented on Massachusetts Historical Commission or Boston Landmarks Commission inventory forms, but have not been officially designated. Inventory forms for buildings currently owned by Suffolk University have been updated to document

existing conditions. Suffolk University will ensure that properties acquired in the future will be documented on Massachusetts Historical Commission inventory forms, or if previously inventoried, will update information on the condition, history, and physical integrity of the buildings on Massachusetts Historical Commission inventory form continuation sheets, which will include current photographs.

Encourage Reuse and Rehabilitation of Significant Historic Properties

Throughout Suffolk University's history, existing properties have been adapted for a variety of uses, including housing, administration, and education. When appropriate, the University has erected new purpose-built structure to serve functions that could not feasibly be accommodated in existing buildings. Suffolk University will continue its practice of reuse and rehabilitation of significant historic properties they may acquire in the future, where feasible.

Design New Construction and Infrastructure Sensitive to Historic Properties

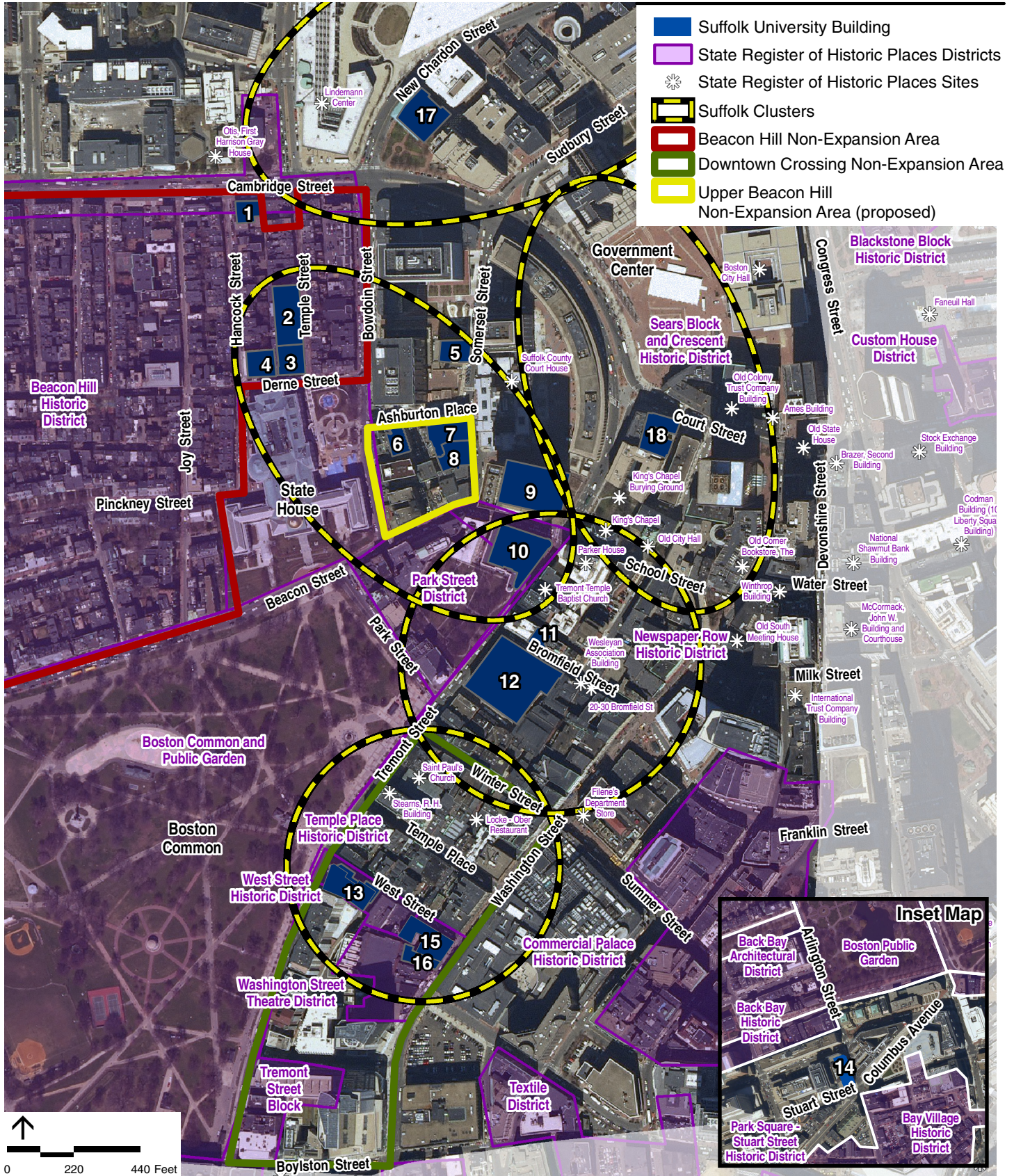
Growth and new development are expected over the next ten years and beyond, as explicitly stated in this Institutional Master Plan. When new construction is necessary, the design and size of the new structures will be respectful of the physical context of its surroundings.

Protect Significant Archaeological Resources

While unlikely in Suffolk University's densely built urban context, the possibility of extant archaeological resources in downtown Boston cannot be totally dismissed. Suffolk University will be cognizant of significant archaeological resources that may be encountered during the course of a construction project, such as underground utilities or new buildings. Suffolk University will consult the Inventory of Historic and Archaeological Assets of the Commonwealth to determine the presence of previously recorded archaeological resources in the vicinity and will work with the State Archaeologist when project sites are determined likely to contain such resources.

Periodically Update Preservation Plan

The plan will be periodically updated to recognize additional historic properties, future projects not currently envisioned, and revised systems or practices for carrying out the plan's goal and objectives.



Vanasse Hangen Brustlin, Inc.

Historic Resources within Suffolk University Clusters

Figure 11-2

Institutional Master Plan
Suffolk University
Boston, Massachusetts

12

Economic Development

Introduction

It is important to consider the positive economic impacts Suffolk has had on its surrounding communities in the past and those it will continue to provide in the future. Universities in particular are uniquely important to local economies because they offer a level of stability that other businesses cannot typically uphold. For example, while the local and state economy contracted throughout the 1970s and early parts of the 1980's and 1990's, Suffolk University and many of its peer institutions were growing and expanding. This stability can be very important to the restaurants and shops that depend on university students and visitors for business.

Economic Development Contributions of the University

Suffolk University contributes annually to the neighborhoods surrounding its properties via direct and indirect spending by students and employees, as well as induced impacts.¹ In addition, because the education industry is labor-intensive, university payroll—particularly to resident employees—contributes to the local economy, both directly to the employees and indirectly through their subsequent spending. This section describes the estimated economic benefit to the City of Boston. The data is based on a study conducted by the Beacon Hill Institute (BHI) in 2006.²

The total direct, indirect, and induced impacts in Boston from Suffolk University in FY 2006 were over \$94 million, including \$11.5 million in payroll expenditures to employees residing in Suffolk County, \$34.5 million in operating expenditures (academic supplies, utilities, technology, etc.), and \$48.2 million in spending by students for non-educational items (i.e. food). Only a small percentage of Suffolk

▼

¹ Induced impacts include those that subsequently result from the local spending facilitated by direct and indirect spending. For example, if a student spends money at a local barbershop, this is considered direct spending. Then, if the barber in turn spends his or her income at a local food stand, this spending is an induced economical impact.

² Tuerck, David and Paul Bachman, "The Impact of Suffolk University on the Boston Economy," Beacon Hill Institute at Suffolk University: August 2006.

University's students currently live in University-owned housing (less than 20%), and commuter students' spending is estimated to be lower than resident students' spending. The addition of more students to the University-owned housing in the area would significantly increase the student's contribution to the local economy, considering that student spending is the largest contribution overall to the university's local expenditures.

The Beacon Hill Institute study estimated that the University accounts for \$6,648,209 in direct spending to the neighborhood (Beacon Hill) economy. Using a standard multiplier in estimating the gross economic effect, the study estimates that the University annually contributes approximately \$16.7 million to the economy of the surrounding area.

Suffolk also offers contributions such as cultural, educational, and social events hosted directly or through institutional affiliates; these events bring additional dollars to the neighborhoods through hotel bookings, restaurants and other related expenditures. It is worthwhile to note that the BHI report could not account for some unrecorded impacts, such as the local spending by visitors to Suffolk. Calculations of such impacts would be unreliable, and were thus not included; however, there are clearly greater economic benefits than the report accounts for. Overall, Suffolk University has a significant positive impact to the local economy, based on the figures explained above and its PILOT contributions.

Employment and Workforce Development

The following section describes the demographics of Suffolk University's faculty, staff and contract workers. In addition to current employment, a projection of future employment based on the Goals and Objectives of this IMP and a summary of the University's workforce development initiatives are provided. This section conforms with the Job Training Analysis, described in Section 80D-3(8.).

Current Employment

As of 2008, the University employs approximately 1,025 full-time employees, of whom 388 are faculty and 637 are staff (see Table 12-1). Additionally, the University employs approximately 447 part-time employees, including adjunct faculty. The number of full time faculty and staff is expected to grow slightly in future years.

**Table 12-1
Suffolk University Employment**

Year	Faculty			Staff		Total (headcount)
	Full Time	Part Time	Adjunct	Full Time	Part Time	
2005-2006	334	15	437	572	51	1,409
2006-2007	355	16	422	602	50	1,445
2007-2008	388	16	386	637	45	1,472

Source: Suffolk University, 2007-2008

Of Suffolk's total employees,³ 24 percent live in the city of Boston; the remaining 76 percent live outside the city (see Table 12-2). This percentage is relatively unchanged from 2001, when 23 percent of all faculty and staff (part-time and full-time) lived in Boston.

**Table 12-2
Location of Residence of Suffolk University Faculty, Staff, and Contract Employees**

	Faculty			Staff			Contract Employees			Total		
	In Boston	Outside Boston	Total	In Boston	Outside Boston	Total	In Boston	Outside Boston	Total	In Boston	Outside Boston	Total
2006												
Full-Time	52	289	341	163	422	585	60	36	96	275	747	1,022
Part-Time	81	389	470	8	33	41	20	26	46	109	448	557
Total	133	678	811	171	455	626	80	62	142	384	1,195	1,579

Source: Suffolk University, 2006-2007



Future Employment

As described above, the University has achieved nearly all of its projected student enrollment growth. However, the University will need to expand its faculty and staff marginally as the University reaches its targeted enrollment. Specifically as the University grows its portfolio of University-owned housing, they will need to increase the residence life staff that supports these facilities. Much of the other uses proposed in this IMP involve relocations, renovations, and modernization of existing spaces, such as athletics and student services. These new spaces will generate some new jobs, but will not create an entire new workforce for these facilities, as many existing faculty/staff will transfer to these Future Projects.

Suffolk's current faculty to student ratio is 14 faculty to one student (14:1). As outlined in *Chapter 2, Mission & Objectives* Suffolk prides itself on providing a high



³ Using 2006-2007 data for location of employee residences.

quality, practical and experiential education designed to prepare graduates for careers. The University believes that one of the characteristics that distinguish it from competing institutions is its small class sizes. Suffolk will strive to maintain this learning environment and hire new faculty accordingly.

The University has proposed needing 120 temporary construction jobs for the construction of the Modern Theatre and creating 20 full-time jobs for the operation of this new facility. These positions include resident life staff, facilities maintenance staff, security, and staff for the cultural and performing arts component.



Workforce Development

The University contributes to the development of Boston's workforce by providing its students with an education, enabling its student body to obtain jobs upon graduation. The University also offers its staff tuition remission to assist them in reaching their higher education goals. The University has a relationship with many employers in the greater Boston region to assist its students in obtaining work experience through internships.

Suffolk provides opportunities for local students to achieve academic success, as discussed in *Chapter 13, Community Benefits*. These include scholarships for graduates of Boston public schools and residents of the City of Boston. Suffolk students volunteer to tutor and mentor school-age children throughout Boston. Additionally, Suffolk recently received two new grant programs to help nurture college students and young undergraduates from underrepresented communities. Please see *Chapter 13* for a detailed description of these programs.

Creative Economy

The Boston Redevelopment Authority defines the Creative Economy "as those activities which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation". According to industry sources, such activities within the creative economy would include the following industries:

- Publishing
- Software
- TV and Radio
- Design
- Music
- Film
- Toys and Games
- Advertising
- Architecture
- Performing Arts
- Crafts
- Video Games
- Fashion
- Art

While we recognize that the Creative Economy refers to more than just the traditional idea of the Arts, investments in arts and cultural facilities included in this IMP can yield substantial benefits for the creative economy of the City of Boston. Suffolk can play a unique role in the contributions to Boston's growing Creative Economy through the two Proposed Future Projects which are driven by Performing Arts and traditional Arts programming.

The Modern Theatre will complete the renovation to the Washington Street Theater District. This new studio theater will be a valuable resource both for Suffolk to grow its arts programming and offerings to students and for the community to share in the performing arts through shared use of the space and attendance at Suffolk events. The Modern Theatre includes a performing arts space and gallery; events will be open to the public and the facility will be available for use by community groups and non-profit organizations through arrangements with the University.

The relocation of the New England School of Art & Design (NESAD) to Upper Beacon Hill will bring new creative resources to this community through the teaching and display of arts, such as drawing, painting, sculpting, graphic design, among many others. The 20 Somerset Street includes a public gallery on the ground floor, which will display work of both students and outside exhibitors. Known artists will be brought to the school for instruction, display of work and lectures. However, the primary mission of the NESAD program is the cultivation of the Professional Artist. With these new facilities, Suffolk is giving this program the tools needed to achieve this mission with more success than in the past.

In addition, the University has recently invested in a TV studio at 73 Tremont Street and includes a new, larger TV studio in the 20 Somerset Street Proposed Project. These facilities—part of the Communications and Journalism School—provided added strength to these programs.

Suffolk intends to meet with the BRA to discuss other ways to enhance its contribution to the City's creative economy.

Purchasing and Business Development

Boston's institutions of higher learning play an essential role in the intellectual, cultural, and economic life of the City of Boston. Together with health care institutions, colleges and universities account for nearly one of every five jobs in Boston. Young adults, attracted to internationally renowned educational institutions, make Boston a vibrant and exciting place to live. Many students remain in the area after graduation, assuring businesses a young and well-educated work force.

Suffolk has established and maintains positive linkages with surrounding businesses, public administration, and legal communities. Students within the community create

a diverse and culturally rich environment. They also stimulate small, local, service-oriented businesses, such as coffee shops, restaurants, office suppliers, dry cleaners, and a wide variety of other personal services and retailers.

The BRA Scoping Determination rightly predicts that Suffolk can play a significant role in helping local business as a result of Suffolk's role as a major purchaser of goods and services, the mission of the Sawyer Business School, and Suffolk's increasing role locating retail and cultural spaces in its buildings. Suffolk prefers to lease its retail spaces to local businesses and makes its best effort to achieve this, such as at 10 West Street.

Suffolk intends to meet with the BRA to discuss its business development contributions in Boston.

Financial Payments to the City of Boston

Although the University is a non-profit institution that does not pay property taxes, Suffolk makes financial contributions to the community through other means described below. These various payments show the University's commitment to contributing to the economic stability of the City of Boston.



PILOT

Suffolk University currently has a Payment in Lieu of Taxes (PILOT) Agreement with the City of Boston for its residence halls at 150 Tremont Street dated March 1, 1997 and for its Law School at 120 Tremont Street dated May 12, 1997.⁴ The University will enter into a PILOT agreement for the recently completed 10 West Street Student Residence Hall, and subsequently for the Modern Theatre Project, proposed in this IMP. The University makes annual PILOT payments to help defray the costs of City services. PILOT Payments for 2007-2008 totaled \$380,000 and the University paid \$5,000 in property taxes for the convenience store located at 150 Tremont Street.



Taxes

The University's interest in 73 Tremont Street is as a lessee under a Master Lease with 73 Tremont Street Realty LLC. 73 Tremont Street is subject to real estate taxes based upon a commercial tax rate. Based upon the present real estate tax assessment for Fiscal Year 2007, the University paid a tax levy of approximately \$2,333,000 to the City.



⁴ The term of the PILOT Agreement for 120 Tremont Street runs through 2009.

In addition, the University pays taxes indirectly in its lease payments for facilities including One Bowdoin, 40 Court Street, One Beacon Street, 20 Ashburton Place, 75 Arlington Street, and 45 Bromfield Street. For projects that contain non-academic uses, such as retail on the ground floor at 150 Tremont Street and 10 West Street, the University pays taxes. The University also pays taxes on all leased commercial/retail space in University-owned buildings.



Linkage and Mitigation Payments

Suffolk has made the following linkage and mitigation payments:

Development Impact Project (DIP) Payment

The University entered into a DIP Agreement with the BRA in connection with the construction of Sargent Hall, by which the University agreed to make a total DIP payment of \$835,614 in six annual installments through the year 2003.

In addition, in connection with the construction of the Law School, the University executed a Development Impact Project (DIP) Agreement dated June 10, 1997 with the City of Boston, calling for annual DIP payments to be made to the City through 2003.

Historical Mitigation Payment

The University has contributed approximately \$400,000 towards infrastructure improvements at the Granary Burial Ground and King's Chapel as a historic mitigation payment in connection with the development of David J. Sargent Hall on Tremont Street.

13

Public Benefits Plan

Introduction

Suffolk University makes both cultural and economic contributions to improve the City of Boston. The University has established and maintained positive linkages with surrounding businesses, the public administration, and the communities. Through community involvement programs such as SOULS, Jobs for Youth, and Neighborhood Beautification, the University has created a mutually beneficial environment. Suffolk has met commitments made in earlier planning documents, and will continue to cooperate with its neighbors in extending the benefits it has to offer in compliance with previous agreements.

Existing Community Benefits

The following section describes the community benefits currently offered by Suffolk University to the community. These benefits are discussed under the following categories: Programs and Benefits; Civic Involvement; and Community Relations.



Existing Programs/Benefits

Suffolk University provides the following benefits to the Boston community:

Scholarships for Boston Residents

The University awards 42 scholarships through four scholarship programs to graduates from the City of Boston's Public Schools annually. These scholarships are described below.

Menino Scholarship – The Thomas M. Menino Scholarship was established in 2004 and is awarded annually to an academically qualified city employee who has

demonstrated the potential for advancement and leadership in city government. The scholarship covers tuition for Suffolk's Masters of Public Administration program

Nathan Miller Scholars Program – Beginning in 2005-06, this program annually awards 11 full-tuition four year scholarships to entering freshmen who are graduates of Boston Public Schools.

Balfour Scholarship Program – Beginning in 2005-06, this program awards 20 students a \$10,000 scholarship towards full time enrollment at the University. Recipients must be graduates of Boston Public High Schools.

Stewart Scholarship Program – This program annually awards 10 scholarships of \$10,000 towards full-time enrollment at the University. Recipients must be graduates of Boston Public High Schools. Awards are renewable for up to 4 years.

Downtown Crossing/Ladder District Scholarships – The University will provide residents of the Downtown Crossing/Ladder District one (1) full scholarship to Suffolk undergraduate or graduate degree programs (exclusive of Suffolk Law School) over the period from 2007 to 2012 for a total of five (5). Awards will be made subject to Suffolk University selection and admissions criteria.

Grant Programs

In 2007, the University was awarded two federal grants to help students from disadvantaged backgrounds prepare for college and, once enrolled, to engage in a way that prepares them to pursue doctoral studies.

Ronald E. McNair Post Baccalaureate Achievement Program

The program is designed for undergraduates who are either first-generation and low-income college students or from groups which are underrepresented at the doctoral level. The McNair Scholars program at Suffolk University encourages graduate studies by providing opportunities for undergraduates to define their goals, to engage in research, and to develop the skills and student/faculty mentor relationships critical to success at the doctoral level. The McNair program was established by the U.S. Department of Education and named for Astronaut and Challenger space shuttle crew member Ronald McNair. The first programs were funded in 1989.



¹ Information on grant programs obtained from <http://www.suffolk.edu/23757.html> on April 11, 2008.

Upward Bound Program

Upward Bound provides fundamental support to participants in their preparation for college entrance. The program provides opportunities for participants to succeed in their precollege performance and ultimately in their higher education pursuits. Upward Bound serves: high school students from low-income families; high school students from families in which neither parent holds a bachelor's degree; and low-income, first-generation military veterans who are preparing to enter postsecondary education. The goal of Upward Bound is to increase the rate at which participants complete secondary education and enroll in and graduate from institutions of postsecondary education.

Community Outreach Programs

The University also has a number of important community outreach programs, including:

- Battered Women's Advocacy Program
- Center for Juvenile Justice
- Education Benefits (including allowing senior citizens (age 65 and older) to enroll in courses free of charge)
- Evening Landlord-Tenant Clinic
- Family Law Program
- Intensive Civil Clinic
- Jobs for Youth
- Legal Clinics and Programs
- Pro Bono Business Consulting
- Rappaport Honors Program in Law and Public Service
- Right Question Project
- Suffolk Organization for Uplifting Lives through Service (SOULS) program (including the Bird Street Community Center, Jump-Start, Paulist Center and 100 collaborations for volunteer efforts – community service is now required in most undergraduate programs)
- Suffolk University Clinical Legal
- Technology Training
- VITA (Volunteer Income Tax Assistance)
- Voluntary Defenders Program

Service

Since 1997, Suffolk's Organization for Uplifting Lives through Service (S.O.U.L.S.)² has organized long and short-term service opportunities. S.O.U.L.S.' 4-person staff



² Information obtained from <http://www.suffolk.edu/campuslife/139.html>

and student leaders gather information from over 200 community partners, and help match them with prospective volunteers.

Projects include:

- Alternative Spring Break
- Red Cross Blood Drive
- Residence Hall (Fall) and University-wide (Spring) Service Days
- First Saturday of Service: a monthly group volunteer project, led by a S.O.U.L.S. staff member
- Bi-weekly service at local food pantries
- Connections to College: helping youth explore college life
- Mentoring at-risk preschool children with the JumpStart program

The \$4,000 S.O.U.L.S. Community Service Center Scholarship is awarded to three students each year who demonstrate commitment to volunteerism and social justice.³

Service Learning

Supporting the Growth of Service Learning

Service learning projects are integrated curriculum components, which are organized around clear learning objectives and aimed at addressing real community needs. Service learning enables students to put theory into practice, gaining vital perspective on their academic experiences while deepening their comprehension and developing their critical thinking skills. The S.O.U.L.S. Center currently supports the development, implementation, and assessment of service learning projects in more than 15 courses each semester. Service learning opportunities are offered in both the Sawyer Business School and the College of Arts and Sciences, in disciplines as diverse as Communication, Psychology, History, Environmental Studies and Philosophy.

The Director and Assistant Director of Service Learning serve as resources for faculty who are interested in incorporating service learning into their curriculum. They are available to research community partners and potential projects, serve as a liaison between community organizations and university faculty, facilitate orientations for students and faculty prior to service, and provide tools for reflection and project assessment. Service learning course projects have included:

- Tutoring ESOL students from a variety of backgrounds, including asylum-seeking refugees
- Providing nutrition education to teen parents



³ Information obtained from <http://www.suffolk.edu/campuslife/2424.html>

- Serving meals and providing support to HIV positive and AIDS patients
- Tutoring at-risk youth from Boston Public Schools
- Facilitating activities to enhance the quality of life for elderly residents in low-income housing facilities
- Serving meals to homeless individuals in the community
- Educating backyard gardeners in low-income neighborhoods about the risks of lead contamination in their soil

In 2007, the Office of Student Activities and Service Learning piloted a Service Learning Teaching Assistant (SLTA) program, to remove some of the logistical barriers.⁴ SLTAs help their assigned faculty members by establishing service-learning projects, placing students in organizations, monitoring student service hours and activities, co-facilitating reflection discussions and exercises, and conducting evaluations.

S.O.U.L.S. Community Service and Service Learning Center Program Descriptions

Jumpstart is a national non-profit organization working toward the day every child in America enters school prepared to succeed. Jumpstart brings at-risk preschool children together with caring adults in one-to-one relationships that focus on language and literacy development along with social and emotional readiness. As a national organization, Jumpstart has engaged 3,100 college students, called Corps members, and has connected with nearly 12,000 preschoolers in the 2006-2007 school year.

Jumpstart first took shape at Suffolk University in the 1999-2000 with less than 10 students involved, these lead to the formal partnership with Suffolk University in the 2002-2003 school year where Jumpstart engaged 20 students. Today, Jumpstart Boston at Suffolk University has expanded to 38 students who are serving nearly 50 children in Roxbury, East Boston and Dorchester. Jumpstart Boston at Suffolk University has taken part in innovative pilot programs including the "School Readiness for All" initiative in Roxbury. This initiative was awarded the state's prestigious 2007 Jimmy and Rosalynn Carter Partnership Award for Campus-Community Collaboration.

Connections to College is a unique partnership with Bird Street Community Center, Suffolk University. The Program exposes youth to the world of higher education through bi-weekly visit to Suffolk University. Bird Street youth participate in activities with college-aged mentors, including tours, eating in dining halls, visiting classes, and learning about the experience of college life. Last year, students from 26 high school participated in program.



⁴ Information obtained from <http://www.suffolk.edu/campuslife/2394.html>

During the summer of 2007, 20 youth will have the opportunity to participate in a six-week college preparation program. The program will consist of three weeks of college classes at Suffolk University with the participants of the program staying at Suffolk residence halls for two weeks and participating in various leadership and civic engagement workshops. For the following three weeks the youth and Suffolk students in the program will work on a community service-learning project in Boston. This project and the classes will be mapped together in order tie in the academic and community component.

The goals of the Connections to College program are to: 1) increase the likelihood that youth will pursue college after high school graduation by "demystifying" the process of college admissions and college life; 2) prepare high school youth for greater success in college by exposing them to college coursework, experiences, resources and college-aged mentors; and 3) provide an enriching summer experience for Bird Street youth, including a wage or stipend as a "work and learning" experience, and the chance to give back to the community.

Educational Outreach

Suffolk has participated in the Private Industry Council (PIC) summer jobs program for over 15 years. In 2007, the two institutions co-sponsored the Summer College Prep Institute for more than 20 rising seniors in the Boston Public Schools. Participants were introduced to the college admissions process, and developed writing, communication, and other skills.⁵

Through the Balfour Leadership and Learning Program, incoming first-generation college students complete their first two years of college through a tailored package of scholarship support, academic services, and special academic and career decision-making programs. The program targets 20 graduates from the Boston Public Schools system, especially those who have participated in GEAR UP (Gaining Early Awareness and Readiness for Undergraduate Programs) initiatives at their high schools. GEAR UP is a federally funded educational program that helps low-income students prepare for college as early as their middle school years. In 2005, over 600 high school juniors and seniors receive services from Suffolk.⁶



⁵ <http://www.suffolk.edu/22056.html>

⁶ <http://www.suffolk.edu/3034.html>

Educational Institutes

Juvenile Justice Center at Suffolk University Law School

The Juvenile Justice Center, founded in 1998 with a grant from the Justice Department, serves more than 500 youth charged in delinquency matters annually. It is now supported by Suffolk University Law School and government and private foundation grants. Its educational advocates have represented students facing suspension or expulsion and youth in need of special education services. The Center has offered training on adolescent development to MBTA Police, seminars for juvenile defenders and annual statewide conferences.

The JJC mission is to provide vigorous, high-quality representation for children in the juvenile court system, using a multi-disciplinary approach that includes supportive social services and education advocacy. This approach to delinquency defense increases positive outcomes for court-involved youth. The Center also monitors and actively advocates on state policies that affect how youth are sent to court and the consequences of their court involvement.

The Center for Women's Health and Human Rights

The Center for Women's Health and Human Rights (CWHHR) at Suffolk University is the first academic institute in the United States to focus on women's Health and human rights in the social sciences arts and humanities, and public policy. Founded in 2003, the CWHHR is committed to furthering the dignity and wellbeing of women and girls everywhere by exploring and extending the linkages between women's health and human rights.

Dedicated to research, teaching, networking and advocacy, the CWHHR collaborate with other academic and community organizations working on these goals, bring together the community of scholars and activists already working in these areas, and provide expertise to a range of institutions developing the link between health and human rights. The CWHHR offers workshops, trainings, programming, coaching, consultation, media interviews, guest lectures and expert testimony on a diverse range of topics relevant to women's health and human rights. CWHHR Associates provide these services to a wide array of organizations in the Boston area on diverse topics related to women's health and human rights including gender equity, the environment, health care policy, diversity and community development.

Community Contributions

Contributions to the Boston Parks and Recreation Department

In 2002, Suffolk University entered into an agreement with the Beacon Hill Garden Club, the Beacon Hill Civic Association, the residents of Temple Street, and the City of Boston Parks and Recreation Department to purchase Temple Street Park, a 2,500 SF parcel on Temple Street. In an effort to shield the park from future development, the Park was donated to the City of Boston Parks and Recreation Department. Temple Street Park is now owned by the City of Boston and maintained by Suffolk University. In the spring of 2006, the park was renovated with funds donated by Suffolk University, the Temple Street Association, and through a grant by the City of Boston's "Small Changes Program." Suffolk's total contribution to the Park's purchase and renovation totals \$340,000.

Contributions to City of Boston Fire Department

In 2003, Suffolk University donated \$50,000 to the Cambridge Street Firehouse for reconstruction of a concrete driveway.

Contributions to the Beacon Hill Community

Suffolk has made contributions to the Beacon Hill community, including donating annual funds to the Beacon Hill Village Retirement Community Scholarship Fund and contributing to the Beacon Bellevue Historic Book Fund.

Contributions to Downtown Crossing/Ladder District

In addition to the scholarship described above, in 2006, the University made a \$25,000 contribution for the Downtown Crossing Business Improvement Beautification Program.

Contributions to the Public Streetscape

In building its new Law School, the University funded the rebuilding of the vaulted sidewalks alongside the buildings on Tremont Street, new Street lamps on Bromfield and Tremont Streets and the installation of an enhanced traffic signalization system at Bromfield Street and Tremont Street. The University has also contributed to infrastructure improvements at the Granary Burial Ground and King's Chapel.

Cultural Contributions

The University provides a number of important cultural benefits to the community, including:

- Lowell Lecture Series
- C. Walsh Theatre

Collection of African American Literature

The Collection of African American Literature is a collaborative effort between Suffolk University, the Museum of African American History, and the National Park Service's Boston African American National Historic Site. It was founded in 1971 by Dr. Edward Clark, professor emeritus of English at Suffolk University. In the late 1960s, in the aftermath of the assassination of Dr. Martin Luther King, Jr., Professor Clark began gathering books to support Suffolk University courses which he hoped would grow into a collection that would help to promote multi-cultural harmony. The collection aims to gather the complete works of all black American writers from the earliest, in the eighteenth century, to the present, along with related works by writers of all races. A special interest of the collection is black writers associated with New England--those born here or who have studied, lived, or worked here.

By 2007, the collection had grown to over 6,000 volumes, including the works of some 1,200 African American authors. The Collection's strengths are in twentieth century fiction, poetry, literary criticism and studies with a limited amount of non-fiction in history and the social sciences. It contains no genealogical information. The Collection is housed at the Mildred F. Sawyer Library and is currently directed by Robert Bellinger, Associate Professor of History, College of Arts and Sciences, Suffolk University.

Gallery 28 (The New England School of Art & Design Gallery)

This main gallery showcases the talents of current students, faculty, alumni and outside artists. Exhibits include group and solo exhibitions, focusing on diverse themes and subject matters. Artworks range from traditional to contemporary and encompass a wide variety of media, materials and methods. Student work is exhibited annually from March through May. Exhibits rotate every 4-6 weeks.

Adams Gallery at Sargent Hall

Suffolk University's Adams Gallery presents exhibits on historical themes. The gallery's windows look out onto Tremont Street and the Freedom Trail in the historic heart of Boston, making it a natural site for exhibits of original materials or

reproductions of importance in the chronology of Boston and New England. The Adams Gallery is located in Sargent Hall and is open to the public..

Ford Hall Forum at Suffolk University

Ford Hall Forum has established a partnership with the College of Arts & Sciences, and the lecture series' administrative offices have taken up residence in the John E. Fenton Building. The original Ford Hall once stood just a block away from the Fenton Building, and the nation's oldest free public lecture series began there in 1908 as a series of Sunday-evening public meetings hosted by prominent Boston businessman George W. Coleman. The University is providing the Forum with the opportunity to "come home" not only to Beacon Hill but also into an academic environment that shares a similar spirit and history of public education and civic dialogue.

The Ford Hall Forum's mission is to foster an informed and effective citizenry and to promote freedom of speech through the public presentation of lectures, debates and discussions. Its events illuminate the key issues facing our society by bringing to its podium knowledgeable and thought-provoking speakers. These speakers are presented in person, for free, and in settings, which facilitate frank and open debate.

The Forum began in 1908 as a series of Sunday evening public meetings held at Ford Hall by George W. Coleman, a Boston businessman and then president of the Boston Baptist Social Union. The hall's name came from Christian philanthropist Daniel Sharp Ford, whose will ten years prior provided for the construction of a public building on Beacon Hill for good works. While the Ford Hall Forum was originally affiliated with the Boston Baptist Social Union, Coleman stressed that its meetings were conducted for the sole purpose of providing community service with no particular leanings towards any one group over another.

When the Forum turned fifteen years old in 1923, the Boston Herald declared, "The Ford Hall Forum guarantees the fullest and freest open public discussion of all vital questions affecting human welfare — and furnishes a common meeting ground for all the people in the interest of truth and mutual understanding, for the cultivation of community spirit. Experts in social work have more than once described the Ford Hall method as the soundest and most successful process of Americanization they have witnessed."

Since Coleman's time, the Ford Hall Forum has gone on to serve as host to public discussions with some of the most intriguing figures in our nation's modern history, including Maya Angelou, Isaac Asimov, Alan Dershowitz, W.E.B. DuBois, Stephen Jay Gould, Al Gore, Dr. Martin Luther King, Jr., Henry Kissinger, Norman Mailer, Ayn Rand, Cokie Roberts, Eleanor Roosevelt, and Malcolm X, to name just a few.



⁷ Information obtained from <http://www.fordhallforum.org/about.html> on April 11, 2008.

■

Civic Involvement

The University is also involved in civic organizations, including the, Beacon Hill Business Association, Beacon Hill Non Profit Neighbors, Midtown Park Plaza Neighborhood Association, Area A1 Advisory Committee, Downtown Crossing Association and the City Hall Plaza Trust.

Suffolk students serve as tutors and mentors to school-age children throughout Boston including students at the Mary Curley School in Jamaica Plain, the Renaissance Charter School, and the Josiah Quincy Elementary School.

Suffolk funds beautification efforts on Temple Street, Ridgeway Street, Hancock Street, and Temple Street Park.

Suffolk also offers educational opportunities for those who wish to engage in public service at the Moakley Institute for Public Service and the Center for Public Management.

Community, Non-Profit & Charitable Organizations Supported by Suffolk University (partial list)

- Beacon Hill Charitable Trust
- West End Civic Association
- Beacon Hill Business Association Charitable Trust
- Beacon Hill Business Association
- ABCD
- Urban College of Boston
- Beacon Hill Charitable Trust
- City of Boston Scholarship Fund
- Downtown Crossing/Project Place Cleaning Initiative
- Jimmy Fund-Dana Farber Cancer Institute
- Fund for Parks and Recreations
- 74 Joy Street Campaign for Community
- Thompson Island Outward Bound
- Temple Street Park
- Shamrock Foundation
- The ARC of Greater Boston
- Charles River Conservancy
- West End Children's Festival
- Brian Honan 5K Road Race
- Boston Chamber of Commerce
- Camp Harbor View Foundation
- Boston Police Relief Association

- The Boston Children's Museum
- Rodman Ride for Kids
- Read Boston

Jobs

As discussed in *Chapter 12, Economic Development*, the University employed approximately 1,022 full-time employees and approximately 557 part-time employees. The number of full time faculty and staff is expected to grow slightly in 2007. Of the 1,579 total University employees, 24 percent live in Boston; the remaining 76 percent live outside the city.

The University also contributes to the development of Boston's workforce by providing its students with an education, enabling its student body to get jobs upon graduation. To aid Boston residents in obtaining an education, the University offers several scholarships. The University also offers its staff tuition remission to assist them in obtaining their higher education goals. The University has a relationship with many employers in the greater Boston region to assist its students in obtaining work experience through internships.



Community Relations

Suffolk University is committed to being a good neighbor. Thus, the University provides police support at its residence halls, when necessary. Furthermore, the University has expanded its community relations in regards to security, student behavior and general correspondence with community groups, as discussed below.

Police and Security

The University Police are licensed by the Commonwealth and granted the same powers of arrest as a city or town police officer. Security officers are authorized by the University to enforce the rules and regulations of the University and to assist police officers.

Office of Neighborhood Response

In an effort to address neighbors concerns related to student behavior, the University established the Suffolk University Office of Neighborhood Response, a permanent office in the University which is the repository for all neighborhood incidents reported to the University. Reports and information compiled by the Office are submitted to the Office of Government & Community Affairs, the Office of Off-Campus Housing, Suffolk Police, and the Dean of Student's Office for administrative

and disciplinary follow-up. The Office of Neighborhood Response encourages residents to call 911 to report any disturbance related to student behavior. The University imposes an obligation upon all its students both resident and non-resident to demonstrate responsible citizenship in their local neighborhoods. This Office was discussed in more detail in *Chapter 8, Student Housing Plan*.

Future Community Benefits

Suffolk will continue to provide the public benefits and amenities discussed above and will expand on them as necessary through consultation with the BRA and the Task Force.

Benefits provided by Suffolk to improve the public realm are discussed in Chapter 5. That chapter discusses Suffolk's long-term principles for promoting and improving the public realm around its buildings, and specifically discusses the University's proposal for the Roemer Plaza in front of the 20 Somerset Street building..

Community Benefits and Mitigation Associated with Modern Theatre Project

The proposed redevelopment project will produce numerous benefits for neighbors, Boston residents and Suffolk University's cultural partners. Many of these expand on those provided through the development of Suffolk University's 10 West Street Student Residence Hall and complement those provided through neighboring developments by other academic and cultural institutions. They reflect a response by the University to goals and requests of the City of Boston and of the community task force for Suffolk's last Institutional Master Plan Amendment for the 10 West Street Residence Hall.

Ground Floor Cultural Uses

- The cultural component will include performance space and art display areas on the ground floor.
- The cultural spaces will complement and enhance existing performance and teaching venues at Suffolk and in the Midtown Cultural District. The proposed theater will expand potential uses for the Suffolk University theatrical community, the public who attend student productions and non-profit performing arts partners.
- The proposed gallery space will enable Suffolk University to host exhibits of work by local artists.
- Through this Project, the University will provide access to new cultural facilities by local non-profits.

Security

- Public safety enhancements through 24/7 University police presence, exterior security cameras, illumination of the sidewalk, and increased activity.

Physical Improvements

- Revitalization of the Midtown Cultural District and Lower Washington Street, through activities associated with new cultural events and of 180-200 new residents
- Support of the Mayor's Downtown Crossing Initiative, an economic development program to enliven the downtown shopping district, through addition of cultural event participants and 180-200 neighborhood residents
- Preservation of an historic Boston landmark and a building that is part of the Washington Street Theatre District, which is listed on the National Register of Historic Places
- Restoration of the historic façade of the last of three theaters referenced in the 1996 Boston Historic Theater Charrette, conducted by the Boston Preservation Alliance and the City of Boston
- Streetscape improvements, including sidewalk repairs and lighting along Washington Street frontage

Jobs

- 120 construction and 20 permanent jobs.
- Suffolk will adhere to the Boston Resident Jobs Policy. The University will require that the construction contractor and its subcontractors make good faith efforts to meet the City of Boston's goals with regards to employment. Those include composition goals of at least 50 percent Boston residents, at least 25 percent minority persons and 10 percent women. Suffolk Construction, the general contractor for the Project, is experienced with the relevant City policies and procedures.



Community Benefits and Mitigation Associated with 20 Somerset Street Project

As the program for the 20 Somerset Street Project is further defined, the University will work with the BRA, the Task Force subcommittee, and the community to design a community benefits and mitigation package to help alleviate the impacts of the Proposed Future Project.

It is likely that this package will include benefits similar to those the University has provided to Beacon Hill in the past and similar to what the University is providing to

the Downtown Crossing neighborhood for the 10 West Street Residence Hall and the Modern Theatre projects. These include, but are not limited to the following:

- Ground Floor Cultural Uses
- Security
- Appropriate lighting
- Physical Improvements to Roemer Plaza and access for the neighborhood
- Protection for the Garden of Peace (from use by students and as a pedestrian cut through)
- Temporary and permanent jobs

Management and Operation of the Gallery Space

Because the exact design of the 20 Somerset building is in a preliminary stage, the exact size and characteristics of the Gallery space have yet to be finalized. However, it is anticipated that the gallery will be open during building hours and that specific exhibitions and events in the gallery will most likely conclude by 9:00PM. The Gallery's management and operation will be further explored as the design of the building progresses.

Appendices

- Appendix A: Boston Redevelopment Authority Scoping Determination
- Appendix B: Response to Comments
- Appendix C: DCAM Legal Opinion
- Appendix D: Key Elements of Agreements with Civic Associations



**Appendix A:
Boston Redevelopment Authority
Scoping Determination
(without comment letters)**

March 21, 2008

Mr. John Nucci, Vice President of Government and Community Affairs
Suffolk University
Office of the Vice President and Treasurer
One Beacon Street, 25th floor
Boston, MA 02108

Dear Mr. Nucci:

Re: **Suffolk University Institutional Master Plan Scoping Determination and Draft Project Impact Report Scoping Determination for Proposed Modern Theatre Project**

Please find enclosed the Scoping Determinations for the proposed Suffolk University Institutional Master Plan and proposed Modern Theatre Project. The Scoping Determinations describe information required by the Boston Redevelopment Authority in response to the Institutional Master Plan Notification Form and Project Notification Form, which were submitted under Article 80D and Article 80B of the Boston Zoning Code, respectively, on January 11, 2008. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determinations or the review process, please contact me at (617) 918-4438.

Sincerely,



Gerald Autler
Senior Project Manager / Planner

cc: John Palmieri, BRA
Jim Tierney, BRA
Jansi Chandler, BRA
Kairos Shen, BRA
Jay Walsh, Mayor's Office of Neighborhood Services

BOSTON REDEVELOPMENT AUTHORITY

SCOPING DETERMINATION

FOR

SUFFOLK UNIVERSITY INSTITUTIONAL MASTER PLAN

AND

MODERN THEATRE PROJECT

PREAMBLE

Suffolk University (“Suffolk”) completed an Institutional Master Plan that was approved by the Boston Redevelopment Authority (“BRA”) Board of Directors on December 6, 2001 and by the Boston Zoning Commission on February 13, 2002 (“Approved IMP”). The Approved IMP describes Suffolk’s mission and objectives, existing uses, structures, and activities, as well as proposed development plans for its urban campus. The BRA Board and Boston Zoning Commission also approved an Amendment to the Approved IMP (“First IMP Amendment”) in 2005 and an additional Amendment in 2007 (“Second IMP Amendment”).

Suffolk is seeking approval of a new Institutional Master Plan (“Proposed IMP”) pursuant to Section 80D of the Boston Zoning Code (the “Code”). The Institutional Master Plan Notification Form (“IMP NF”) submitted to the BRA January 11, 2008, describes two Proposed Institutional Projects: (1) the Modern Theatre cultural and residential project and (2) the 20 Somerset Street academic building project (the “Proposed Future Projects”). In addition, Suffolk is seeking approval pursuant to Section 80B of the Code for the proposed Modern Theatre cultural and residential project, details of which are set forth in a Project Notification Form (“PNF”) also filed with the BRA on January 11, 2008.

The BRA will review the proposed IMP and Proposed Future Projects pursuant to Section 80D of the Code (Institutional Master Plan Review) and will also review the Modern Theatre Project pursuant to Section 80B (Large Project Review). These two review processes will be conducted in parallel but have somewhat different purposes and requirements.

Suffolk is required to prepare and submit to the BRA two documents for review: the Proposed IMP pursuant to Section 80D and a Draft Project Impact Report (“DPIR”) pursuant to Section 80B. The former must set forth in sufficient detail the characteristics and planning framework of the institution to allow the BRA to make a determination about the merits of the Proposed IMP. The latter must detail the specific urban design, transportation, environmental, and other impacts of the Modern Theatre Project and must propose measures to mitigate, limit, or

minimize such impacts. The proposed IMP and DPIP shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.

Based on review of the IMPNF, the PNF, and comments from city and state public agencies, elected officials, the Suffolk University Task Force, and the public, the BRA hereby issues its written Scoping Determination ("Scope") pursuant to Section 80D-5.3 and Section 80B-5.3 of the Code. Suffolk is requested to respond to the specific elements outlined in this Scope. Comments from public agencies, elected officials, Task Force members and the general public, found in Appendix 1, 2, 3, and 4, respectively, are incorporated as a part of this Scope. Written comments constitute an integral part of the Scope and should be responded to in the IMP, DPIP, or in another appropriate manner over the course of the review process.

To facilitate the preparation and review of the two documents referenced above, the Scope contains two discrete sections, one setting forth the submission requirements for the Proposed IMP, and another setting forth the submission requirements for the DPIP. When appropriate, information requested in one section may be provided in the submission that responds to the other section, i.e. certain information may be more suitably provided in the context of the IMP even if it is requested in the Scope for the DPIP, or vice versa.

At other points during the public review of the IMP, the BRA and other City agencies may require additional information to assist in the review of the Proposed IMP and/or Proposed Project.

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

- The City of Boston views its academic institutions as important economic and cultural assets and as valuable partners in a wide range of public policy priorities. However, while the benefits of Boston's academic institutions are felt across the city and even regionally, nationally, and globally, the negative impacts are generally limited to the immediate neighborhood. This dictates that both the BRA and academic institutions work to carefully balance the goals of vibrant institutions and healthy neighborhoods.
- As stated in Section 80D-1 of the Boston Zoning Code, "the purpose of Institutional Master Plan Review is to provide for the well-planned development of Institutional Uses in order to enhance their public service and economic development role in the surrounding neighborhoods." An Institutional Master Plan has a dual purpose of meeting the needs of the institution and relating the campus to its context in a positive way. The proposed IMP and Proposed Future Projects must therefore be described within the context of a planning framework that builds towards a new master plan to guide future growth.
- The BRA recognizes that Suffolk does not have a traditional campus and that planning for expansion in a constrained urban context is necessarily a different exercise than in the case of a university with more extensive property holdings. Nevertheless, these constraints do not preclude the formulation of a clear definition of Suffolk's physical needs, goals, aspirations, and vision based on stated institutional mission and goals.
- The IMPNF sets forth a planning framework that is the product of roughly a year of discussions with the BRA, the Task Force, and the community at large, and that addresses many of the comments submitted by community members in 2006 regarding the need for comprehensive planning to create a context for individual development proposals. Suffolk

has made a commendable effort to articulate a vision of its long-term growth in spite of limited property holdings with which to implement that vision. Nevertheless, the “cluster” concepts outlined in the IMPNF and to be further described in the IMP constitute purely conceptual—albeit useful—guides for future growth. No projects other than the two projects designated Proposed Future Projects will be granted zoning rights or other approval as a result of approval of the Proposed IMP, nor should any such approval be construed. Any projects proposed in the future, regardless of their consistency with the concepts laid out in this IMP, will require full review and approval through the relevant Article 80 process(es).

- Furthermore, Suffolk is the latest in a series of Boston’s academic institutions to undergo a transformation from a primarily commuter-serving school to a full-fledged residential campus. This type of transformation changes the character of the surrounding neighborhoods and can accentuate the impacts referenced above. A number of questions in the Scope address this issue directly. More generally, Suffolk should use the IMP process to learn from both the successes and failures of other institutions in Boston in managing this transition, and to incorporate these lessons into its own planning and ongoing operations.
- Many of the submission requirements described below are already addressed in the IMPNF and PNF documents. Suffolk should consult with relevant city staff to assess the adequacy of the information already presented. Even in those cases where the information is deemed adequate to meet the requirements of Article 80B and Article 80D, it should be provided in the final IMP and DPIR filings in order to create a comprehensive project proposal.

SUBMISSION REQUIREMENTS
FOR THE
SUFFOLK UNIVERSITY IMP

The Scope requests information required by the BRA for its review of the Proposed Institutional Master Plan in connection with the following:

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

The Proposed IMP (henceforth the "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. Thirty-five (35) copies of the full report should be submitted to the BRA, in addition to an electronic version in .pdf format. An additional thirty-five (35) copies of the document should 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 Proposed IMP should include the following elements.

1. 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. In particular, the IMP should address the following Suffolk's competitive context and an explanation of the relationship between, on the one hand, Suffolk's competitive strategy and trajectory as an institution, and on the other hand its physical needs. The Planning and Urban Design Framework section requests a more detailed description of future facilities needs.
- **Major Programs and Initiatives.** Describe any major academic programs or initiatives that will drive academic and physical planning in the future. Included in the description should be current and future trends that are impacting Suffolk and shaping program objectives.
- **Enrollment Rationale.** The IMP should explain the rationale behind Suffolk's intentions to increase its enrollment given the competitive strategy outlined above. The explanation should address the concept of "right-sizing" the university and clarify the rationale behind intentions to further increase the student population.
- **Ongoing Transformation to a Comprehensive Residential Campus.** Describe Suffolk's ongoing transformation to a comprehensive urban residential campus in light of the competitive context and strategy above, in particular the need for housing and student services as a strategy to support recruitment, retention, and academic success. Given that residential campuses have a greater presence in and impact on the neighborhoods that surround them, the IMP should also describe Suffolk's plans to avoid and mitigate these impacts, particularly in light of the experiences of other local colleges and universities that have undergone a similar transformation.

2. EXISTING PROPERTY AND USES

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

- **Owned and Leased Properties.** Provide an inventory of land, buildings, and other properties occupied by Suffolk's institutional uses as of the date of submission of the IMP, with the following information in tabular and map form 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, including area below grade, and floor area devoted to each use.
 - Building height in feet and number of floors, including floors below grade and mechanical penthouses.
 - Age of structures.
 - Condition of structures.
 - A description of off-street loading, trash storage, and parking areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.
 - Tenure (owned or leased by Suffolk).
 - Proposed action (rehabilitation, disposition, demolition, replacement, change of use, or other) during the term of the IMP.
 - Indication of temporary swing space facilities, where applicable.
 - Existing building linkage payments.

3. CAMPUS DEMOGRAPHICS

- **Student Population.** The IMP should provide an explanation of past trends and future projections of the size and other characteristics of Suffolk's student body. These data should be referenced as appropriate in other sections, e.g. the Student Housing Plan should make clear the relationship between student population and student housing goals, including targets for percentage of students housed. The IMP should include the following:
 - An explanation of past growth trends and an explanation of Suffolk's target student enrollments for five years and 10 years in the future.
 - Further clarification on the demographics of the student population. Include a breakdown of the student population in the various programs provided by Suffolk in Downtown Boston (e.g. NESAD) and a clarification of full-time equivalent ("FTE") figures vs. numbers of individuals.
- **Management of Student Enrollment Targets.** Provide a description of procedures used to manage enrollment consistent with the projections and targets described above.
- **Student Residence Locations.** Present data on the residence locations of students living in Suffolk-owned dormitories as well as in other Boston-based housing, with a breakdown by level (undergraduate class, graduate students), Boston neighborhood and, to the degree possible, a distinction between students living in off-campus housing with parents or other

relatives as opposed to independently. This information may be integrated with the Student Housing Plan, described below, if desired.

- **Current Employment.** Provide information on Suffolk's employee population, disaggregated by faculty/staff, full-time/part-time, Boston residents/non-residents.
- **Future Employment.** Describe projected future employment needs, both University-wide and, to the extent possible, new jobs that will be generated by the Proposed Future Projects. The BRA looks forward to working with Suffolk to support the City's employment and workforce development goals. This IMP provides an opportunity for further discussion of measures to enhance educational opportunities for Boston residents and prepare Boston residents and students for employment.

4. PLANNING AND URBAN DESIGN FRAMEWORK

While an urban university with dispersed buildings is clearly different from a contiguous campus, the guidelines should address the urban qualities of the campus and Suffolk's place within the broader urban context. Suffolk uses the city as its campus, drawing vitality from it and contributing activity. Boston's streets and parks are the Suffolk open spaces, its storefronts the university's student centers, its sidewalks and subways Suffolk's circulation system.

This proposed IMP represents Suffolk's ongoing master planning for future development, which is the result of a yearlong process with the Task Force and the BRA. The IMP should present an explanation of the planning framework that guides facilities and development decisions. This section should discuss, at a minimum, the following:

- **Existing Context.** Describe Suffolk's current presence, as well as potential future presence in light of the cluster concept, in the broader context of adjacent land uses and surrounding neighborhoods. Reference any City policies or plans that shape the planning context for these areas (e.g. the Downtown Crossing Economic Improvement Initiative) as well as other major developments, including other Institutional Master Plans (e.g. Massachusetts General Hospital, Emerson College).
- **Facilities Needs.** Describe Suffolk's future facilities needs and goals for the term of this IMP and beyond, with reference to the requirements stated in the "Needs of the Institution" item in Section 80D-3 of the Boston Zoning Code.
- **Campus Vision and Identity.** Discuss the needs and challenges of an urban campus comprising scattered, rather than contiguous, facilities and the way that this reality shapes Suffolk's vision of its future campus. Describe Suffolk's vision of its desired physical identity and, in general terms, strategies for achieving that identity. The discussion should include a vision for Suffolk's relationship with key public spaces that tie together elements of the university's campus, most notably Boston Common but also other key activity centers and destinations. The IMP should include a diagram showing the location of major activity centers and destinations, including both campus buildings and other major activity centers (e.g. residential clusters of off-campus student rentals and entertainment districts) in the adjacent areas and the major pedestrian routes connecting them.
- **Future Development Areas ("Clusters").** In the IMPNF, Suffolk has presented five development areas or "clusters" which may offer opportunities for the University to build facilities. The IMP should discuss the cluster concept in more detail, particularly the relationship with University's objectives as described above. In addition, the IMP should:

- Provide an overview of the cluster concept, including an explanation of how the areas were selected.
 - Describe each cluster in as much detail as possible, including existing conditions.
 - Attempt to quantify the existing residential population(s) within the clusters, including the number of Suffolk students living in each one.
 - Describe the types of expansion to be considered in each cluster and the factors driving the conceptual use scenario within each cluster (e.g. desired adjacencies of uses, scale of development opportunities, relationship to existing and proposed facilities, etc.). Identify in as much detail as possible the potential uses that may or may not be located in each cluster and quantify these uses, including likely maximum intensity of each use in terms of square footage, number of students, or other measures, as appropriate.
 - Describe in more detail the urban design conditions and opportunities within each cluster and the ways in which future Suffolk development could respond to those opportunities.
 - Describe how the University intends to respond to opportunities in the clusters in the future, including the following:
 - Likely implementation strategy/ies within each cluster (i.e. reuse of existing buildings, redevelopment of individual parcels, or large-scale redevelopment).
 - Best current information about timeframes, possible development partners, etc.
- **Changes in Use.** The IMP should describe any proposed or anticipated changes of use in Suffolk's existing properties, including but not limited to 73 Tremont Street and the Archer, Fenton, Sawyer, Ridgeway, and Donahue buildings as a result of the Proposed Projects and/or any future buildout of the cluster concept. The IMP should include conceptual space allocation or floor plans for specific buildings with proposed or anticipated changes of use over the term of the IMP. The IMP should also quantify the effects of those proposed relocations in terms of square footage devoted to specific uses before and after relocations and in terms of anticipated hours of each use and intensity of use by students, faculty, staff, and visitors, as well as the potential impact of these uses on the surrounding area.
 - **Urban Design Principles.** The IMP should include a more thorough statement of the principles for the design of the potential future development, indicating intentions for the mix of activities in each project, its general size, its height, its relation to the street, and its inclusion or relationship to open space.
 - **Pedestrian Circulation Guidelines and Objectives.** Provide a statement of guidelines and objectives for pedestrian circulation among Suffolk facilities and between these facilities and other key destinations, taking into account existing conditions, existing distribution of campus functions, potential future configuration of campus functions, potential future extension of Suffolk functions into surrounding areas, and key components of the public realm (e.g. Boston Common).
 - **Public Realm.** Discuss the existing public realm conditions (i.e. parks, plazas, streetscapes) in the vicinity of Suffolk facilities (regardless of ownership) and Suffolk's contribution to the surrounding urban fabric, both in terms of building design and activation of the streetscape. Discuss key urban design and public realm goals and objectives proposed by Suffolk for the campus area generally and in particular for Roemer Plaza, which would be redesigned as part of the 20 Somerset Street project. Address the integration of Roemer Plaza and any activities with the overall pedestrian and public realm of the area

while ensuring that student traffic is focused on the Plaza and away from the Garden of Peace.

- **Reduction of Impact to Neighboring Areas.** Suffolk should explore ways in which the University can reduce its impact on nearby residential areas. The University should discuss its plan for avoiding adverse impacts to neighborhoods, using other Universities as example (e.g. Northeastern, Boston University, Boston College). Suffolk should respond to comments regarding neighborhood impacts on residential neighborhoods surrounding Suffolk's campus buildings, neighborhoods to include Downtown Crossing, West End, North End, and Beacon Hill, as appropriate, including the comments by the BHCA to reduce impact on Temple Street and nearby streets.
- **Urban Design Submission Requirements.** In addition to the text, drawings, photographs, models and other graphics necessary to respond to the issues listed above, the IMP shall include the following materials in printed and duplicable digital format revised as required during the review process for later reference:
 - A comprehensive Institutional Master Plan Area map, clearly indicating bounds and all site locations and approximate building footprints;
 - Gross floor area within Institutional Master Plan Area;
 - Gross floor area eliminated from existing buildings through demolition of existing facilities;
 - Floor area ratios of building sites and in total;
 - Building heights within plan area;
 - Parking areas or facilities, both existing and to be modified or provided in connection with Proposed Future Projects;
 - A series of neighborhood plans at a scale of 1"=100' showing existing and proposed building heights, building uses, pedestrian circulation, and vehicular circulation of cars, service vehicles, and buses, shuttles, or ambulances; the area to be included in the plans shall extend not less than 1,500 feet in all directions from the Proposed Future Project site except as specifically agreed upon otherwise by the BRA;
 - Diagrammatic sections through the neighborhood cutting north-south and east-west at the scale and distance indicated above;
 - True-scale three-dimensional graphic representations of the area indicated above either as aerial perspective or isometric views showing all buildings, streets, parks, and natural features; and
 - A study model at a scale of 1":40' showing the proposal in the context of other buildings extending 500 feet in all directions from the project site or as determined by the BRA.

5. PROPOSED FUTURE PROJECTS

- **Article 80D Requirements.** Pursuant to Article 80D, the IMP should provide the following information for each Proposed Future Project:
 - Site location and approximate building footprint.
 - Uses (specifying the principal subuses 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 Future 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 project, with the estimated month and year of construction start and construction completion for each.
- **Rationale for Proposed Future Projects.** Discuss the rationale for the program and location of the Proposed Future Projects in light of earlier discussions on mission, facilities needs, and campus planning objectives. Discuss the rationale for the scale of the proposed building.
 - **Uses and Impacts.** For each Proposed Future Project, discuss the anticipated hours of each use, intensity of use by students, faculty, staff, and visitors, and the potential impact of these uses on pedestrian and student activity in the area around the site and more generally in the neighborhoods surrounding the Proposed Future Projects.
 - **Modern Theatre Ground Floor Cultural Use.** Suffolk should continue to work with BRA and other City staff to ensure that the proposed cultural use for the ground floor of the Modern Theatre is compatible with and supportive of the City of Boston's goals for Downtown Crossing. The IMP should describe Suffolk's plans to make the space available to local non-profit arts groups or other members of the public, e.g. percentage of time available for such use, anticipated peak and off-peak seasons and times for use by Suffolk, terms and conditions of such use.
 - **20 Somerset Street Ground Floor Cultural Use.** The IMP should describe any plans or concepts for publicly accessible ground floor cultural uses at 20 Somerset Street, e.g. content of exhibits, structure of management, potential for using such spaces to create a destination that would enliven Somerset Street, etc. The IMP should describe the management of Suffolk's existing art galleries and their programs for collaborating with professional artists and the public at large.

6. STUDENT HOUSING PLAN

Article 80D mandates that institutions submit a Student Housing Plan as part of the IMP. The IMP should address both the requirements set forth in Article 80D, which are reproduced below, and the additional requirements set forth in this section.

- **Article 80 Student Housing Plan Requirements.** Pursuant to Article 80D, the IMP should address the following:
 - The number of full-time undergraduate and graduate students living in housing facilities owned or operated by the Institution, including a breakdown by type of degree of program (undergraduate or graduate) and type of housing facility (dormitory, apartment, or cooperative housing facility).

- The number of housing units owned or operated by the Institution, by type of housing facility (dormitory, apartment or cooperative housing facility).
 - Any housing requirements or restrictions the Institution places on its students (e.g. eligibility for University-owned housing, requirement to live on campus).
 - The process by which the Institution directs its students to housing facilities.
 - The Institution's short-term and long-term plans for housing its undergraduate and graduate students in University-owned housing.
 - Impacts of the Institution's student housing demand on housing supply and rental market rates in the surrounding neighborhoods, including those neighborhoods adjacent to the Institution's campus and other neighborhoods where the Institution's students are concentrated.
 - A plan for mitigating the impacts of the Institution's student housing demand on surrounding neighborhoods
- **Area-Wide Student Housing Counts.** The IMP should provide a count of the total number of student housing beds existing or planned in the downtown Boston area regardless of institution. Specifically identify any expected increase in non-University-owned student housing in any neighborhoods.
 - **Relationship Between Enrollment Targets and Student Housing Goals.** The IMP should forecast the percentage and absolute number of undergraduates anticipated to be housed vs. living in off-campus rental housing over the term of the IMP and beyond, based on enrollment projections and goals for building University-run housing.
 - **Impact on Neighborhoods.** A description of Suffolk's plans to mitigate the impact of student demand for rental housing stemming from the University's transition from a commuter to a residential institution.
 - **Student Behavior.** The IMP should describe Suffolk's current and future plan for addressing student behavior issues and avoiding adverse impacts stemming from student behavior.
 - **Other Comments.** Suffolk should respond to all other comments related to student housing included in the Appendixes.

7. TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN

In addition to the submissions detailed in this Scope, Suffolk should continue to work closely with the Boston Transportation Department ("BTD") to outline an appropriate scope for studying and mitigating any transportation impact of the proposed IMP and/or Proposed Future Project. In addition to the information requested below, the IMP should also address the transportation-related issues set forth in the comment letters from BTD and the Boston Environment Department.

- **Existing Conditions.** Provide a description of Suffolk's existing transportation and parking characteristics, including data on mode share for employees and students, parking spaces owned and operated by Suffolk, and policies regarding student and employee parking, and existing transportation demand management ("TDM") measures in place. Describe key pedestrian and bicycle safety problems in the vicinity of the campus that might increase the number of Suffolk employees and students willing to use alternatives to the automobile.
- **Pedestrian Circulation.** Suffolk's downtown location means that pedestrian traffic—whether students and employees moving between Suffolk facilities or walking to and from

MBTA stations—is a key component of the overall transportation system that serves the University. This is, on the whole, a desirable situation that helps to enliven the urban core and contributes to Suffolk’s admirable mode share statistics. Nevertheless, high volumes of pedestrian traffic may be more appropriate in some locations than in others. The IMP should describe and quantify the existing and anticipated pedestrian volumes to, from, and between existing and proposed Suffolk facilities, with particular attention to the areas that may be less suited to accommodate those volumes and that may otherwise be impacted, e.g. Temple Street and the Garden of Peace. This analysis should take into account any major changes in the nature or volume of pedestrian traffic that would be caused by buildout of one or more of the conceptual planning clusters.

- **Bicycle Transportation.** The IMP should discuss the adequacy of Suffolk’s existing bicycle storage facilities and the facilities to be included in the Proposed Future Projects or elsewhere on campus, and propose any additional feasible measures to increase the appeal of bicycle transportation.
- **Student Auto Ownership, Use, and Parking.** Describe Suffolk’s current policies with regard to student ownership and use of automobiles, including the eligibility of students living in dormitories to obtain resident parking permits and any measures to enforce existing regulations. Describe the methods employed by the University to limit ownership and storage of automobiles by residential students. Provide any available data on car ownership and parking on the part of undergraduate students living outside of Suffolk dormitories.
- **Move-In/Move-Out Traffic Management Procedures.** Describe Suffolk’s current procedures for managing traffic and parking impact generated by students moving into and out of dormitories, and any proposed changes to those procedures. This information may be consolidated with the Move-In/Move-Out Plan required as part of the DPIR.

8. ENVIRONMENTAL SUSTAINABILITY

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. Suffolk’s campus expansion provides exciting opportunities for innovation and excellence not only in individual buildings, but across the campus as a whole. Suffolk will be expected to work with the BRA, the City of Boston Environment Department, and other entities as determined by the BRA to set and meet ambitious environmental sustainability goals in both the IMP and in the design of the Proposed Future Projects. The IMP should present as much information as possible on the topics below. Additional topics related to sustainability are included in the DPIR Scope for the Modern Theatre Project.

- **Sustainability Meeting.** Suffolk will be expected to help organize one or more meetings on campus sustainability and green buildings to discuss and shape its plans with the BRA and other key public agencies and organizations, with particular focus on the topics below, which should also be addressed in the IMP.
- **Existing Sustainability Measures.** Document and describe 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.
- **Potential Future Sustainability Programs and Plans.** Discuss additional sustainability initiatives that could be adopted in conjunction with this IMP or in the future.

- **Article 37 Compliance and Green Buildings.** It is expected that both Proposed Future Projects will be subject to Article 37 of the Boston Zoning Code. All new campus buildings and renovations, regardless of legal requirements, should achieve a superior level of performance in the areas of materials and resources, energy, water management, indoor environmental quality, and other standard performance areas of high-performance or “green” buildings. Projects that meet the criteria for Article 37 of the Boston Zoning Code will be subject to the provisions contained therein, and the BRA encourages Suffolk to seek LEED certification whenever feasible.
- **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. The IMP should describe future efforts and commitments in this area.
- **Performance Standards and Indicators.** Over the long term, Suffolk should commit not only to broad sustainability principles, but also to specific performance standards and a system of indicators and metrics to track performance. The IMP should present such a system for ongoing review and implementation parallel to implementation of the development plan outlined in the IMP.
- **Other Comments.** The IMP should respond to all other comments related to environmental protection and sustainability included in the Appendixes, with particular reference to comments submitted by BTB and the Boston Environment Department.

9. HISTORIC RESOURCES

- **Preservation Survey and Plan.** The IMP should include a preservation survey and plan, as generally understood by the Boston Landmarks Commission (“BLC”).
- **Ongoing Consultation with BLC and MHC.** Suffolk should continue to consult with the BLC and the Massachusetts Historical Commission (“MHC”) regarding appropriate treatment of the affected properties, i.e. 20 Somerset Street and the Modern Theatre. Suffolk must work closely with BLC on issues related to the Article 85 process for the existing 20 Somerset Street building.

10. ECONOMIC DEVELOPMENT

The City of Boston views its academic institutions as tremendous assets and as valuable partners in economic development. Suffolk’s expanded presence in Boston, and the specific nature of its academic resources and Proposed Future Projects, offers opportunities for collaboration on key economic development goals. These include the following:

- **Workforce Development.** The BRA looks forward to working with Suffolk to support the City’s employment and workforce development goals. This IMP provides an opportunity for further discussion of measures to enhance educational opportunities for Boston residents and prepare Boston residents and students for employment. The IMP should provide the information described in the “Job Training Analysis” component of Section 80D-3 of the Boston Zoning Code.
- **Creative Economy.** Suffolk’s planned investments in arts and cultural facilities could yield a number of important benefits for Boston’s creative economy. The BRA will coordinate with Suffolk over the course of development of the IMP in order to explore ways to leverage those investments to create employment in creative industries and ancillary businesses.

- **Business Development.** Suffolk's role as a major purchaser of goods and services, the mission of the Sawyer Business School, and Suffolk's increasing role in operating downtown retail and cultural spaces suggests that Suffolk could play an active role in helping local businesses access opportunities and in marshalling its own academic resources for this purpose in a way that is consistent with the overall mission of the University. Suffolk should coordinate with the BRA to explore ways that the University can assist with business development.

11. PUBLIC BENEFITS PLAN

- **Existing Community Benefits.** The IMP should discuss all the community benefits currently provided by Suffolk.
- **Future Community Benefits.** The BRA looks forward to working with Suffolk, the Suffolk Task Force, and Suffolk's neighbors to explore appropriate community benefits to be associated with the next IMP. Of particular interest are potential benefits related to the following:
 - Education.
 - Workforce development.
 - Improvements to the public realm in the vicinity of the Suffolk campus, in particular Boston Common, which is the subject of a Special Committee of the Boston City Council, Downtown Crossing and the Ladder Blocks, and other key areas of the public realm that are also key components of the pedestrian circulation infrastructure that both serves and is impacted by Suffolk.
 - Economic development.
- **Community Benefits and Mitigation Associated With the Modern Theatre Project.** Suffolk will be expected to work with the BRA, the Task Force subcommittee on the Modern Theatre Project, and the community at large to develop and implement a community benefits and mitigation plan that would be implemented in association with the Modern Theatre, if approved. The following ideas, which were suggested by the Task Force subcommittee during the 10 West Street process, will form the basis for future discussion:
 - Ground floor cultural uses.
 - Improved security through lighting, cameras, and the presence of building security personnel and Suffolk police.
 - Cultural and continuing education programs.
 - Physical improvements to the vicinity of the building.
 - Active support for neighborhood clean-up efforts.
 - Student volunteer programs.
- **Community Benefits and Mitigation Associated With 20 Somerset Street.** Suffolk will be expected to work with the BRA, the Task Force subcommittee on 20 Somerset Street, and the community at large to develop and implement a community benefits and mitigation plan that would be implemented in association with this project, if approved.

12. OTHER

- **PILOT Payments.** Describe Suffolk's current Payment-In-Lieu-Of-Taxes (PILOT) program and proposed future payments. Suffolk should initiate a meeting with the Assessing Department on this subject.
- **Institutional Master Plan Area Change.** Approval of this IMP with the two Proposed Future Projects would modify the Suffolk Institutional Master Plan overlay area. A revised IMP site area map indicating the changes in enough detail to facilitate a map amendment by the Zoning Commission will be required.
- **DCAM Statement and Comment.** Suffolk should facilitate the provision of a statement by the Massachusetts Department of Capital Asset Management ("DCAM") regarding Suffolk's legal right to purchase the 20 Somerset Street property and DCAM's legal rights in connection with its sale to Suffolk, given the terms of the original RFP governing disposition of the property by DCAM.
- **Template.** Suffolk should complete the Institutional Partnership template (attached in Appendix 6) to facilitate collection of standardized data by the BRA. The template is available electronically upon request. This tool will become a standard request as part of the bi-annual updates required by Article 80D.
- **Response to Comments.** The IMP should include responses to the major themes in public comment letters submitted on the IMPNF.
- **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 BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP by the BRA. In accordance with Article 80, public comments on the IMP shall be transmitted to the BRA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached in Appendix 5. Following publication of the Public Notice, Suffolk shall submit to the BRA a copy of the published Notice together with the date of publication.



Appendix B: Response to Comments (with comment letters behind)

Response to Comments

Introduction

This document provides responses to the agency/public comment letters received during the review of the Institutional Master Plan Notification Plan (IMPNF) submitted by Suffolk University on January 11, 2008. The following sections provide a response to each substantive individual comment that appears in the individual comment letters. The comment letters appear at the end of this document.

Each of the comment letters is assigned a number as shown on Table 1 below. Although noted below for the record, comments specifically made on only the Modern Theatre Project Notification Form (PNF) are not included in this document (full letters noted in grey in the chart below).

Table 1
Comment Letters on IMPNF

Letter	Commenter	For Document
1	Massachusetts Historic Commission (Brona Simon, Executive Director) October 24, 2007	IMP
2	Boston Water and Sewer Commission (John P. Sullivan, Chief Engineer) February 11, 2007 [sic]	DPIR
3	Boston Fire Department (David Joseph, Acting Fire Marshall) January 25, 2008	DPIR
4	Boston Transportation Department (Robert D'Amico, Senior Planner) February 15, 2008	DPIR
5	Urban Design Scope (no author name) February 29, 2008	IMP
6	Boston Environment Department (Bryan Glascock, Director) March 5, 2008	IMP & DPIR
7	Martha M. Walz, Massachusetts House of Representatives March 3, 2008	IMP & DPIR
8	Michael P. Ross, Boston City Council March 5, 2008	IMP
9	Mary Ann Pontii (Task Force Member) (not dated)	IMP & DPIR

Letter	Commenter	For Document
10	Robert A. Whitney (Task Force Member) February 28, 2008	IMP
11	Christine M. Dunn (Task Force Member) February 19, 2008	IMP
12	Christine M. Dunn (Task Force Member) February 19, 2008	DPIR
13	Margaret Carr (Task Force Member) February 26, 2008	IMP
14	Margaret Carr (Task Force Member) February 26, 2008	DPIR
15	Downtown Crossing Task Force Subcommittee (by Margaret Carr) February 26, 2008	DPIR
16	Garden of Peace (by Beatrice Nessen, Task Force Member) February 27, 2008	IMP
17	West End Neighborhood Association (Task Force Member) February 27, 2008	IMP & DPIR
18	Jane Forrestall (Task Force Member) February 26, 2008	IMP & DPIR
19	Downtown North Association (by Robert O'Brien, Task Force Member) February 28, 2008	IMP
20	Billie Lawrence (Task Force Member) February 28, 2008	IMP
21	Upper Beacon Hill Civic Association (by Billie Lawrence, Task Force Member) February 28, 2008	IMP & DPIR
22	Beacon Hill Civic Association February 27, 2008	DPIR
23	Beacon Hill Civic Association February 27, 2008	IMP
24	Bowdoin Place Condominiums (by Timothy Padera) February 27, 2008	IMP
25	Downtown Crossing Association (by Rosemarie Sansone) February 26, 2008	IMP
26	Asian Community Development Corporation February 11, 2008	IMP & DPIR
27	West End Council (by Henry Chace) February 28, 2008	IMP & DPIR
28	West End Civic Association (by Erin Brazil and Paul Schratler) February 10, 2008	IMP
29	Beacon Hill Seminars February 21, 2008	IMP
30	Boston Preservation Alliance (by Sarah Kelly & Susan Park) February 28, 2008	IMP & DPIR
31	Kenneth Scott February 22, 2008	IMP
32	Jeannette Herrmann February 29, 2008	IMP

Letter	Commenter	For Document
33	Peter Thomson February 28, 2008	IMP
34	Carol Lee Hayon February 28, 2008	IMP & DPIR
35	Sally & Max Gorman (not dated)	IMP
36	Dina M.A. Moeller (not dated)	IMP
37	William M. Davis, New England School of Art & Design (not dated)	IMP
38	Rebecca G. Mulzer February 19, 2008	IMP
39	Bernard Borman February 22, 2008	IMP
40	Vincent Catania and Wendy Lavallee February 21, 2008	IMP
41	Jane Kelley February 26, 2008	IMP
42	Elizabeth Peterson February 10, 2008	IMP
43	Elizabeth Peterson February 27, 2008	IMP
44	6B Lounge (by William McCarthy) (not dated)	IMP
45	Ania and Carlos Camargo February 26, 2008	IMP
46	Frederick A. Stahl, FAIA February 22, 2008	IMP
47	Beacon Hill Instant Shoe Repair (not dated)	IMP & DPIR
48	Andrew T. Johnson Co, Inc. (by Robert Leslie) (not dated)	IMP & DPIR
49	State House Cleaners (by Len Kizelshteyn) (not dated)	IMP & DPIR
50	Capitol Coffee House (by Sam Moisire) (not dated)	IMP & DPIR
51	Café Quattro (by name illegible) (not dated)	IMP & DPIR
52	Capitol Barber Shop (by Peter Fenerlis) (not dated)	IMP & DPIR
53	James R. Bordewick February 27, 2008	IMP
54	Martha J. McNamara, PhD February 27, 2008	IMP
55	Austin McClintock March 4, 2008	IMP

AGENCY COMMENTS

Letter 1

Massachusetts Historic Commission

Comment 1

Please be advised that if it is anticipated that this project will require any funding, licenses, or permits from a state or federal agency, you must notify the Massachusetts Historical Commission in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800) and/or Massachusetts General Laws, Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00) and/or MEPA (301 CMR 11.03(10)).

Response

Suffolk will continue to comply with all state, federal and city regulations pertaining to any future institutional project.

Comment 2

MHC wishes to remind you that consultation with the MHC must occur as early as possible in the planning stages of the project in order to afford the maximum opportunity for good-faith consideration of impacts to all historic properties in any project.

Response

Suffolk will consult with the MHC during the planning of the Modern Theatre and the 20 Somerset Street project, as requested.

Comment 3

Suffolk University should explore all prudent and feasible alternatives for rehabilitation and reuse of the historic MOC Building that might make a significant contribution to the historic character of the Beacon Hill neighborhood.

Response

The program for the 20 Somerset Street project was reached after more than a year of study. The University's first proposal—a student residence—was rejected by the City and the community. As described in Chapter 6, an alternatives analysis was performed to contemplate placing any of Suffolk's institutional needs at 20 Somerset Street. As a result of this study, the proposed academic use in Chapter 6 best meets

the criteria of being the most feasible alternative for the University with the fewest negative impacts and greatest benefits for the community.

Letter 5

Urban Design Scope

This letter has been directly incorporated into the BRA Scoping Determination.

Letter 6

Boston Environment Department

Comment 1

Future projects during the IMP term, most of which will be reviewed under Article 80, are:

- *two 800 bed residences for undergraduates;*
- *...*

Clarification

Suffolk has not indicated that it will provide “two 800-bed residences.” As described in Chapter 5, Suffolk’s primary goal is to provide 800 student beds and then another 800 beds for a total of 1,600 student beds during this IMP. Suffolk has begun to meet this goal with the 10 West Street Student Residence Hall (274 student beds) and the Proposed Modern Theatre Project (up to 200 beds). The remaining 1,127 student beds may be provided in more than two buildings.

Comment 2

We ask that Suffolk include the following measures as standard practice:

- the installation of “No Idling” signage at loading/delivery/drop-off/pick-up areas;*
- the installation of “Don’t Dump ...” plaques at all catch basins (a commitment for the Modern Theatre project);*
- the installation of showers and lockers in multiple areas for faculty, staff and student commuters who bike or walk to Suffolk;*
- the development of a lighting plan that will meet safety needs while not contribution to light pollution. Fixtures should be shielded and downward directed. We recommend as a resource, the Campaign for Dark Skies at <http://www.britastro.org/dark-skies/>. Click “Lighting” and then “Good & bad lighting.”*
- In addition we urge Suffolk to consider affiliating with the Green Restaurant Association (www.dinegreen.com).*

Response

- Suffolk will install No Idling signs at all loading/delivery/drop-off/pick-up areas within the University’s jurisdiction.
- Suffolk will install Don’t Dump plaques at all catch basins within the University’s jurisdiction.

2.c. Suffolk has shower and locker facilities available in its residential buildings and in 73 Tremont Street.

2.d. Suffolk developed its exterior lighting plan for the 10 West Street Residence Hall in close cooperation with the City of Boston, specifically in order to address safety, security, and aesthetic concerns of its neighbors. Suffolk will continue to implement similar programs in and around its proposed buildings.

2.e. Suffolk is exploring green certification for its main dining facilities, and is in communication with the Green Restaurant Association to see about opportunities.

Comment 3

BLC staff strongly encourages a thorough study of alternatives to rehabilitate or incorporate the historic building [20 Somerset Street] into proposed development plans, rather than pursue demolition.

Response

Please see the Response to Letter 1 (MHC), Comment 3 and the sections in Chapter 6 titled “Rationale for the Proposed Project” and “Alternatives Analysis.”

Comment 4

BLC staff would welcome further consideration of proposals that would activate the alley elevation while maintaining the importance of the historic main façade.

Response

The University has concerns with this scenario, due to its use as an emergency egress for the property and neighboring buildings. However, during the ongoing design review with the BRA’s Urban Design staff, the University will explore ways in which to make that area a more attractive part of the public realm.

Comment 5

BLC staff agrees with BRA Urban Design staff that projects in the City should be constructed with traditional building materials and techniques rather than synthetic composite materials. Simulated materials such as exterior insulated finish systems (EIFS), and glass fiber reinforced concrete (GFRC) are inconsistent with Boston architecture and are unlikely to withstand decades of the City’s freeze-and-thaw climate.

Response

The University is currently undergoing design review with the BRA's Urban Design staff and will address this comment through that process.

Comment 6

The BLC requests that dated cornerstones be incorporated into all new construction.

Response

Suffolk will incorporate dated cornerstones into all new construction.

REPRESENTATIVES COMMENTS

Letter 7

Martha M. Walz, House of Representatives

Comment 1

I ask that the Master Plan include a statement that Suffolk may add students beyond its current enrollment until it achieves its goal of 5,000 full-time equivalent undergraduate students only if it adds dorm beds to support the expanded enrollment, and then it must continue to add dorm beds until it achieves its goal of housing 50% of its undergraduate student body.

Response

As described in Chapter 5, Suffolk intends to create up to 1,600 student beds within the 10-year term of this IMP. The University will make every effort to achieve this goal; their ability to do so depends highly on the market availability of property suitable for the student housing and on the successful completion of the State, City and community review process.

Suffolk has become a leader in establishing non-expansion areas. Suffolk will continue to work with the communities and evaluate this tool for its applicability to other neighborhoods that house the University.

Comment 2

Before review proceeds further, I ask that Suffolk provide the BRA and the Task Force with a legal opinion from its counselor from DCAM that Suffolk continues to have the right to purchase the property, even with a nonhousing use.

Response

Please see Appendix C for a letter from DCAM addressing this comment.

Comment 3

Unless I missed it, the IMPNF contains no mention that 20 Somerset Street is subject to review by the Massachusetts Historical Commission and the Boston Landmarks Commission.

Response

The permitting requirements of 20 Somerset were not discussed specifically in the IMPNF due to the phase of design. However, this comment is correct. As currently proposed, the Project will require demolition delay review under Article 85 by the Boston Landmarks Commission and review by the Massachusetts Historical Commission.

Letter 8

Michael P. Ross, Boston City Council

Comment 1

Therefore I believe that Suffolk University must extend the non-expansion zone for future development, as well as continue to support policies and resources within Beacon Hill to preserve the current residential population as it exists, catering to multiple and single family units as opposed to students.

Response

Suffolk University is an institutional leader in Boston in establishing non-expansion zones and has established three non-expansion areas with communities in Beacon Hill and Downtown Crossing (two in the last year). Suffolk considers the non-expansion area to be a valuable tool for balancing the concerns of the community with institutional goals.

Within the school itself, Suffolk University's Offices of Neighborhood Response and Government and Community Affairs were created with the goal of improving town-gown relationships and to establish a direct line of communication between the school and adjoining residential areas. These offices will be responsible for ensuring that future Suffolk policies support the needs of the community.

Comment 2

If the Art School, or any school for that matter, is constructed for Suffolk University at 20 Somerset I ask that Suffolk commit to a non-expansion zone bordered by Cambridge Street, Tremont Street, Park Street and Beacon Street, and that Suffolk remove class space in exchange for office space within the Fenton Building.

Response

As introduced in Chapter 5, with the approval of this IMP, Suffolk establishes a non-expansion area on the Ashburton Place block in response to the proposed academic use at 20 Somerset Street.

As also discussed in Chapter 5, Suffolk has committed to replacing classrooms in the Fenton Building with office uses, upon the introduction of replacement general academic classrooms at 20 Somerset Street.

Comment 3

Furthermore, Suffolk should set a timeline for when they will phase themselves out of the Holiday Inn on Grove Street.

Response

As of January 2008, Suffolk is not leasing the Holiday Inn.

Comment 4

In order to avoid an over saturation of students in any one neighborhood, or cluster as depicted by Suffolk's IMPNE, Suffolk University must extend non-expansion where needed, should look into expanding the size of its clusters, and needs to contribute to enhancing the residential success of these neighborhoods.

Response

Please see the response to Comment 1 of this letter, as it relates to non-expansion zones and residential neighborhoods. Suffolk will continue to evaluate the viability of the clusters throughout the term of this IMP to determine the appropriate locations for meeting its institutional needs, discussed in Chapter 5.

Comment 5

It would benefit the community and Suffolk University to have a forum in which the two groups could work together to discuss possible concerns that may arise regularly as a result of Suffolk's presence in the neighborhood. With regard to that need, Suffolk should attend meetings with neighborhood and community groups.

Response

Suffolk remains committed to working with the surrounding neighborhoods and with the task force for the future.

Comment 6

I also ask that Suffolk limit its enrollment to 5000 full time students. If in the event Suffolk should over-enroll and exceed the 5000 full-time student limit, Suffolk needs to rectify the numbers in subsequent mass enrollments within a defined period.

Response

The section called "Enrollment Rationale" in Chapter 2 describes in detail Suffolk's commitment to an enrollment of 5,000 Full Time Equivalent (FTE) students.

Comment 7

In addition, Suffolk should work towards a policy that would require all freshmen, other than those who are commuting students living with parents or guardians at home, to live on campus, setting Suffolk's on-campus housing goal at 80 percent instead of 50 percent.

Response

Please refer to Chapter 8, Student Housing Plan for the University's policy on student housing.

Comment 8

As Suffolk expands within various neighborhoods, it is important that Suffolk make this student behavioral program a permanent part of the institution.

Response

The Student Behavior program and related policies described in Chapter 8 are permanent.

Comment 9

Suffolk's housing policies and enrollment decisions should support the delicate balance that exists given our close proximity. No policy should allow a student to be "thrown out of campus housing" only to wind up housed in the community. The standard for living in one of Boston's neighborhoods should be a higher one than living on campus, and Suffolk's policies must reflect that. If a student behaves poorly enough to be kicked out of on-campus housing, then they should ultimately be suspended or expelled from the university.

Response

Please refer again to the discussion on student behavior policies in Chapter 8, Student Housing Plan.

TASK FORCE COMMENTS

Letter 9

Mary Ann Ponti

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 10

Robert A. Whitney

Comment 1

Suffolk's current IMP[NF] fails to examine "the combined impacts of [Suffolk's] overall development program" on the Beacon Hill neighborhood, particularly with respect to Suffolk's proposed development and use of what is commonly described as the "20 Somerset Street Site." See Boston Zoning Code, Section 80D-1.

Response

Suffolk recognizes both the benefits and impacts a University can have on its neighbors and has addressed this understanding in Chapter 5 and again in Chapter 8. The University has been and will continue to be responsive to community needs and work with the community to best address any negative impacts within the University's control.

Comment 2

The current version of Suffolk's IMP[NF] also is misleading in its description of the creation of the "cluster" development areas set forth in the IMP.

Response

The description of the cluster concept and the clusters themselves have been expanded and clarified in Chapter 5, Planning & Urban Design Framework.

Comment 3

In addition, the IMP[NF] contains inadequate information concerning Suffolk's planned use of the 20 Somerset Street Site, and ignores the extensive impact that Suffolk's proposed actual use of the 20 Somerset Street Site will have on the quality of life of the residents of the entirety of Beacon Hill.

Response

According to Article 80D, the IMPNF is simply a notification to the BRA and the public of the future release of full Institutional Master Plan, contains introductory information, and serves to kick-off the public review process. In fact, the University provided considerably more information in the IMPNF than is typically required. This IMP (the document herein) is an expansion of that IMPNF and is responsive to

both the requirements of Article 80D and the BRA Scoping Determination issued on March 21, 2008. 20 Somerset Street will be subject to Article 80B, requiring the filing of a PNF and subsequent Project Impact Report (PIR).

Comment 4

Thus, Suffolk appears to be stating that it should be permitted to build 45,000 square feet of additional classroom space on Beacon Hill solely as a temporary classroom location to be used while other classroom space on Beacon Hill is being renovated.

Response

Please see the discussion in Chapter 5 which corrects this statement. In order to improve the quality of classrooms at the University AND to remove classrooms from the Fenton Building, Suffolk needs to build additional general use classrooms as identified in its Institutional Needs description (Chapter 5). The proposed general use classrooms at 20 Somerset Street will be permanent and will receive priority scheduling.

Comment 5

... nor does it describe how Suffolk plans to alleviate the significant impact on the Beacon Hill neighborhood of the addition of classrooms and studio space designed to accommodate over 1,000 students, that will result with the construction of Suffolk's proposed building on the 20 Somerset Street Site.

Response

The NESAD program contains 314 FTE students, most of whom already take some of their classes in Suffolk buildings on Beacon Hill. Suffolk believes the relocation of NESAD, the inclusion of ten general use classrooms and the proposed elimination of seven classrooms in the Fenton Building will in fact reduce student traffic in the residential Beacon Hill area. Please see Chapter 6 for a more detailed description.

Comment 6

Therefore, according to Suffolk's December 21, 2007 Memorandum, including the art school students, the total number of students slated to use the classrooms at the new building on the 20 Somerset Street Site could range from as low as 713 students up to 913 additional students being brought to the Beacon Hill neighborhood area.

Response

This comment is incorrect. Most, if not all, of the students who will be taking classes at the proposed academic facility at 20 Somerset Street are already taking classes in the area. Therefore, the building will not generate significant new student activity. In

fact, with this proposed project, the University commits to lessening the classroom load on residential Beacon Hill (at the Fenton Building).

Comment 7

Yet nowhere in the IMP[NF] does Suffolk identify how it intends to alleviate the impact on the Beacon Hill neighborhood of the significant increase in the number of undergraduate classrooms and the resulting substantial increase in the number of students present in the Beacon Hill neighborhood every day.

Response

This is discussed in the Mitigation section in Chapter 13, and also briefly in Chapter 8 and Chapter 5.

Letter 11

Christine M. Dunn

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 13

Margaret Carr

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 16

Beatrice Nessen, Garden of Peace

Comment 1

We are pleased that the entrance of the proposed building will be on the south side, away from the Garden, hopefully keeping student traffic away from the Garden; and in a similar vein, we request that Suffolk articulate the measures it will take to ensure that there will be no increase in student foot traffic toward or into the Garden from the direction of Roemer Plaza and on the west, the passageway adjacent to Ashburton Place.

Response

The proposed design of Roemer Plaza, including an activation of that space and a south facing entrance, described under “Public Realm Objectives” in Chapter 5, is the primary way in which the University will discourage use of and congregation around the Garden of Peace to the north of 20 Somerset Street. Preserving the character of the Garden of Peace is an important consideration of Suffolk in the design of the building and the University will continue to work with the Garden of Peace as the design progresses.

Letter 17

West End Neighborhood Association

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 18

Jane Forrestall

Comment 1

If the University is targeting particular properties for future development and growth, that fact should be disclosed to the Task Force as soon as possible so that these properties can be properly vetted through the affected neighborhoods prior to Suffolk making a significant monetary investment.

Response

The University is targeting no specific properties at this time. As discussed in the section “Process for Future Projects in Clusters” within Chapter 5, the University agrees to meet with the community when a potential new project site arises to accommodate their institutional needs.

Comment 2

Downtown Crossing and Beacon Hill have been given non-expansion agreements by the University saying that there will be no expansion within those neighborhoods beyond the current specified projects for a specified number of years (10 West Street, the Modern Theater, and 20 Somerset Street). That leaves a lot of uncertainty for residents who live in the other Cluster areas as it could mean that Clusters 2, 3 and/or 4 could receive the majority impact of future growth.

Response

As stated on page 1 of Chapter 5, a primary goal of this IMP is to “Locate future uses in proximity to existing University assets without overwhelming any one cluster with a saturation of university related uses.” As described in Chapter 5, the University anticipates that future uses will occur in Clusters 2, 3, and/or 4, depending on property availability and suitable to the University’s needs. However, the University has also introduced a process by which any future projects will be discussed with the community as they arise to ensure a fair and open process for each neighborhood.

Comment 3

Since this space will house a small theater and gallery at the first floor level, the University should enhance its role as “good neighbor” and invite small nonprofit organizations and neighborhood groups to use the theater, with nominal charge.

Response

On page 5 of Chapter 5, the University indicates that it will explore shared use of the renovated theater space with community groups. The suite of cultural programming will reflect ongoing negotiations on this topic with the BRA.

Comment 4

During the demolition and construction, there will likely be significant inconvenience to the surrounding residents as well as to those at the State House. Noise, removal of debris, delivery of materials and traffic need to be carefully planned and communicated to all involved.

Response

A Construction Management Plan addressing these issues will be completed as part of the Article 80B filing for the 20 Somerset Street Project.

Letter 19

Downtown North Association

Comment 1

Especially since these points are quite fully developed later in the IMPNF, there should be some indication in this section of the critical degree to which the University is essentially informed and influenced by its context – and vice versa; and a related statement that a cooperative and continuing partnership with the community is a fundamental objective. And we would respectfully suggest that those convictions should be expressed not just in this document, but also in other publications where the mission and objectives of the University are described.

Response

The IMP contains a few discussions of how the urban location—and the City of Boston specifically— informs Suffolk’s planning. Specifically, please page 2 of Chapter 2.

Furthermore, the University has expressed its intent to continue open conversation with the communities in Chapter 5, when discussing the process for future proposed projects.

Comment 2

The Downtown North Association (DNA) requested that Suffolk explore the following goals for the 20 Somerset Street building and property.

- a. A distinguished and distinctive building and open space design*
- b. Attractive, animated and inviting street-front design and uses*
- c. Shared facilities and programs*
- d. Civic and Commercial Exhibition Opportunities*

Response

Generally, the University agrees with the DNA’s perception that the NESAD use at 20 Somerset Street has the potential to be a “*focal point for the artistic, cultural and recreational activities not otherwise available*” in this area. Suffolk believes this project can contribute significantly to the “*Creative Economy*” of the City of Boston.

- 2.a. The building design is currently an ongoing process, but preliminary concepts presented to the Task Force have received praise. Suffolk shares the comments of Mr. O’Brien that this building be distinctive but also

appropriate to its context and respectful as a backdrop to the Garden of Peace.

- 2.b. As discussed in Chapter 6, the proposed redesign of Roemer Plaza in particular will significantly add to the activation of the street at Ashburton Place and Somerset Street. Ground floor uses, including a gallery, at the Roemer Plaza entrance will be inviting to the public. The building design on the Garden of Peace side is specifically designed to discourage student use of the Garden of Peace and preserve the quality space in the Garden of Peace.
- 2.c. As discussed under the “Cultural Programming” of the 20 Somerset Street project in Chapter 6, the University intends to include shared public spaces and programs within the building. These include a gallery and lecture hall which will be open to the public unless a specific Suffolk use precludes it. Suffolk University intends to work with the community to find cultural events that can create positive interactions with the public at large and to identify specific neighborhood programs to engage (such as those suggested by Mr. O’Brien in his letter).
- 2.d. Please see Response 2.c. immediately above. Suffolk will explore Mr. O’Brien’s suggestion to display faculty and student work in other (non-Suffolk) locations throughout the City.

Comment 3

With Respect to Your Guiding Principles for Growth, we would again note the absence of a more affirmative and specific reference to community goals and objectives.

Response

Please see the Institutional Master Plan Goals starting on page 5-1, nearly all of which address the community or the urban context; these should be considered as the overarching goals of the Plan. The Guiding Principles for Growth on page 5-10 are more specifically focused towards the University. The two should be considered in unison.

Comment 4

The point is these institutional and community goals are not necessarily mutually exclusive; and they might actually be better achieved through a cooperative and coordinated strategy. Such an outcome would require an exceptional degree of creativity, communication and collaboration -- i.e., a real partnership.

Response

Suffolk will consider these common community and University goals as it moves forward with the implementation of the IMP. As discussed before, the community will be included in the University's ongoing process.

Comment 5

To be specific, in addition to the Lindeman/Hurley block and the Government Garage -- which is already in active planning for a likely mix of residential, office, hotel and retail/restaurant uses -- the following properties must be included within this larger planning and development context: [list included in comment letter]

Response

Suffolk recognizes that the opportunities discussed of the clusters in the IMP are not the only potential development opportunities and will consider the entire planning and development context of the clusters in its physical planning.

Comment 6

Chapter 12 outlines in some detail the primarily financial and economic contributions to the larger community that Suffolk University has made and to which it is committed. This is a long and varied list for which the University is to be commended. But consistent with the comments immediately above, we would also note that this is another category of community benefit that we would encourage Suffolk University to pursue - i.e., active involvement in the neighborhood-based organizations in the communities of which Suffolk University is a part.

Response

This comment has been addressed in the Public Benefits chapter, now Chapter 13, under Civic Engagement. Suffolk cooperates with numerous community organizations and will explore the expansion of that list through this ongoing planning process and playing a more active role with these organizations.

Comment 7

This inclusive approach reflects and reinforces a cooperative dynamic in which all of these institutions and organizations can and do approach issues and opportunity as part of the larger community; and we encourage Suffolk University to undertake exactly that kind of participation, when and where it is welcomed and invited in all of the neighborhoods of which it already is and might become an important part.

Response

Suffolk University welcomes the idea of participating in the ongoing planning efforts of the surrounding neighborhoods, as suggested in this comment.

Letter 20

Billie Lawrence

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

OTHER COMMENTS

Letter 21

Upper Beacon Hill Civic Association

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 23

Beacon Hill Civic Association

Comment 1

Suffolk should provide data for each of the preceding ten years and for each of the ten years of the proposed Institutional Master Plan on (1) actual numbers of students, (2) numbers of students on an FTE (full time equivalent) basis, (3) actual numbers of faculty and staff, (4) numbers of faculty and staff on an FTE basis, (5) locations of student residences (both in institutional housing and private housing), (6) age distribution of students. The data should be in tabular form and classified by school and, within schools, by undergraduate or graduate status, and by full and part-time status.

Recognizing that available data may not line up perfectly with this request, we are prepared to consult with Suffolk informally on the selection and presentation of this data.

Response

Demographic information has been provided as requested in the BRA Scoping Determination. Please see Chapter 4 for student and faculty demographic information related to points (1), (2), (3) and (4).

In response to (5), please see Figures 8-1 and 8-2 in Chapter 8, that identify in which Boston neighborhoods Suffolk students live. University-owned housing is currently in three buildings as identified on Figure 3-2 in Chapter 3. In response to (5), undergraduate students typically enter Suffolk beginning at age 18 or higher. Graduate students typically enter Suffolk at age 22 and higher.

In regards to the 2nd paragraph, Suffolk was scheduled to meet with the BHCA regarding this data prior to filing the IMP; however that meeting was postponed by the BHCA.

Comment 2

In describing its existing facilities, Table 3-1 does not set out the height of Suffolk's buildings in feet, as required in Section 80D-3 2(iii) of the Zoning Code. This should be corrected.

Response

Please see the updated Table 3-1.

Comment 3

Please confirm that the IMP will be based on a map of specific institutional properties.

Response

This has been confirmed by the BRA in the Preamble to the Scoping Determination issued on March 21, 2008 (see top of page 3).

Comment 4

The siting of Suffolk buildings is highly sensitive to proximity to existing residences. Please furnish information on where private residences are located within each cluster. This may best be done with a color-coded overlay map.

Response

Please see Figures 5-4a through 5-4e which depict existing uses in the context of the clusters. The residential use classification represents all private residences.

Comment 5

The IMPNF proposes a plan that without doubt will repeat the mistakes made by Northeastern, BU and BC: displacement of neighborhood families in residential areas by students and lack of a permanent program to promote good behavior by students and to prevent rowdiness in family residential areas.

Response

The proposed a response to this comment with its approach to mitigating these concerns in advance in the “Mitigation” section of Chapter 13.

Comment 6

The IMP should also include and require a permanent program to address student behavior issues. The program must include provision for consultation and oversight by representatives of nearby neighborhood organizations.

Response

Please see the discussion on the University’s Student Behavior Policy—which is a permanent program—in Chapter 8.

Comment 6

However, Suffolk also describes five additional renovation and replacement projects which appear to be Proposed Institutional Projects as defined by the Boston Zoning Code and, in any event, have sufficient impacts as to merit detailed review.

The identifiable projects are: (1) a new theater and residence facility at 523-525 Washington Street, (2) construction of a 105,000 square foot academic building at 20 Somerset Street, (3) alteration and reuse of the 91,000 square foot building at 41 Temple Street, (4) alteration and reuse of the 84,500 square foot building at 20 Derne Street, (5) alteration and reuse of the 49,000 square foot building at 32 Derne Street, (6) alteration or replacement of the 149,000 square foot building at 8 Ashburton Place, and (7) expansion of institutional uses into remaining 118,000 square feet of space at 73 Tremont Street. Each of these seven proposed projects if undertaken separately would require review and approval under Article 80D and/or Article 80B or 80E of the Zoning Code. As presented in the IMPNF, only the first two proposed institutional projects will undergo customary Article 80B review proceedings. The remaining five projects will not have any specific review.

Response

Projects (1) and (2) are Proposed Future Projects in this IMP. Suffolk disagrees with the applicability of the remaining buildings as provided in this statement. The University does not propose substantial alteration or changes of use (College or University Use, as defined in the Code) in these properties. Furthermore, the University anticipates this reallocation of uses to reduce the impact on the neighborhood by reducing classrooms in residential Beacon Hill.

Comment 8

Suffolk should look for suitable sites that will not have nearby residential neighbors.

Response

Suffolk recognizes the community's concerns about students living in its neighborhoods and will continue to work with the community in identifying locations for new student residences.

Comment 9

Further study and mitigation of pedestrian traffic patterns on Somerset Street, Joy Street, Deme Street, Temple Street and Saltonstall Plaza is necessary.

Response

The description of the building program for 20 Somerset Street in Chapter 6, Proposed Future Projects, includes a discussion of the positive impact of the project on pedestrian flows on Beacon Hill, particularly Joy Street, Derne Street, Bowdoin Street, and Ashburton Place.

Comment 10

Any growth in the Beacon Hill area should include protections against the issuance of additional resident parking stickers.

Response

The criteria for obtaining a resident parking sticker are outlined in the Student Automobile Ownership, Use, and Parking section of Chapter 9, Transportation and Parking. In addition, this section also describes a number of other factors that discourage students from owning cars in the City.

Comment 11

Although the text states that the new building will be no taller than the present MOC building, it appears that the proposed cornice aligns with the present head house roof, and that any proposed head house and mechanicals are not shown; this would result in a new building one floor higher than the present one.

Response

Suffolk committed to a building height no higher than the existing building, including mechanical penthouses. Please see the description and associated figures in Chapter 6, Proposed Future Projects.

Comment 12

Also, the sketch does not show that the curb of Somerset is to be aligned with the rest of the street, as contemplated by the Government Center Renewal Plan. The curb should be so aligned.

Response

Suffolk intends to develop fully the site in accordance with the Design and Public Realm Principles or Objectives for the projects within the IMP, described in Chapter 5.

Comment 13

The Civic Association intends to hold one or more small meetings of residents living close to Suffolk University facilities for the purpose of reviewing plans and for providing a forum for discussion of current problems, some of which may be so localized as to not require consideration by the full Task Force.

We encourage ... Suffolk to make its officials available to participate.

Response

Suffolk staff will be available to participate in these meetings upon request.

Letter 24

Bowdoin Place Condominiums

Comment 1

In order to be consistent with Suffolk's own planning guidelines, we recommend that Cluster 5 be removed from consideration for future university expansion.

Response

In order to consider the entire planning context of Suffolk's properties—existing and proposed, Cluster 5 is an integral part of Suffolk's properties and the Planning Framework and should not be deleted from the Plan. The description of future uses within Cluster 5, found on page 5-18 in Chapter 5, recognizes that after the completion of the Proposed 20 Somerset Street project, future Suffolk uses will generally be directed away from this cluster. However, as described in Table 6-3, it may be necessary to locate some additional student service functions within Cluster 5.

Comment 2

There are many properties within a 10-15 minute walk of 73 Tremont that are currently not considered by this IMPNF. It seems that Clusters should be added in areas not currently considered. At the numerous meetings, there has been no clear rationale for not evaluating all properties in unsaturated areas that are in short walking distance to 73 Tremont.

Response

A description of the rationale for determining the clusters is provided in Chapter 5.

Comment 3

Suffolk's new IMP should clearly, transparently and accountably state the uses of the space on Temple and Derne Sts for the entire 10 years of the proposed IMP. There should also be a thoughtful analysis of how these uses will impact the neighborhood and what alternatives will have the least impact.

Response

Suffolk proposes no change of zoning for these properties. The future uses will be College and University Uses, as defined in Article 2A of the Boston Zoning Code, for the term of the IMP. However, as discussed in Chapter 6, uses of some buildings in

residential Beacon Hill (such as the Fenton Building) will be converted from a classroom Sub-Use to an office Sub-Use.

Comment 4

We are hopeful that the University would work with us to prevent any short or longterm strain on our parking structure if the project moves forward.

Response

The University will continue to work with the tenants of Bowdoin Place Condominiums.

Letter 26

Downtown Crossing Association

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 26

Asian Community Development Corporation

Comment 1

We ask that Suffolk University, along with the rest of these institutions, work not just through the Chinatown Safety Committee, but work directly with one another and the Boston Police Department to coordinate their routine activities and information sharing so that the entire neighborhood's safety can be improved. They should come up with a highly publicized public plan to coordinate strategies so everyone can not only be safer, but also feel safer.

Response

The University has increased its public safety efforts in the lower downtown crossing area with the introduction of the 10 West Street Residence Hall and will continue to provide the appropriate levels of security with the Modern Theatre project. Suffolk agrees that coordination and communication with adjacent jurisdictions is important.

Comment 2

We ask that Suffolk University create a specific partnership with one of the several cultural organizations in Chinatown to advance the opportunities for the long term development of arts and cultural in the community. To do this, Suffolk University should create a joint venture with one of these cultural organizations to manage and program the blackbox/studio theater and the art gallery space in the Modern Theater.

Response

Suffolk is currently engaged in discussions with the BRA regarding the most mutually beneficial and agreeable cultural program for the Modern Theatre ground floor uses. Suffolk will engage community partners at an appropriate time.

Letter 27

West End Council

Comment 1

We are hopeful that any future development and growth by Suffolk University will be shared to the Task Force and the communities affected including the West End. It is extremely important that Suffolk University be open with their future plans. Open communication needs to continue throughout the life of the Master Plan.

Response

Please see the University's proposed plan for future projects in Chapter 5, Planning & Urban Design Framework.

Letter 28

West End Civic Association

Comment 1

Before WECA can support the proposed Suffolk University's Institutional Master Plan Notification Form, we request that the section titled "Additional Proposed Institutional Projects" (pg. 6-10) and the chart titled "Proposed Additional Future Projects" (table 6-3) be changed and clarified, especially with regard to student services, athletics and housing in Cluster 4.

...
WECA is in favor of Suffolk University's "developing smaller spaces in various locations to house different elements of the needed (student services) program" (option 2, section titled Student Services", pg. 6-11)

Response

Suffolk has indicated in Chapter 6 that "the full 77,000 SF of needed space for student services does not necessarily need to be located in one building but could be dispersed in multiple buildings within one of the clusters or in several buildings in more than one cluster." This applies for all clusters. Please also consider that possible development in Cluster 4 is anticipated beyond the 10-year term of this IMP and additional planning will occur before that ensuing IMP for 2018-2028 is approved.

Letter 29

Beacon Hill Seminars

Comment 1

Please note an error in Suffolk University's IMP-NF. The University suggests on-going contributions to the Beacon Hill Seminars, in the section labeled "Shared Uses and Synergies" (page 5-11). Suffolk highlights three examples of community use of Suffolk facilities. One of these is: "The Beacon Hill Seminar series in C. Walsh Theater".

Beacon Hill Seminars used the C. Walsh Theater only once, eight years ago. That was an initial meeting to introduce the program to the community, in the fall of 2000. We have made no subsequent use of Suffolk space.

Response

The University apologizes for this misstatement.

Letter 30

Boston Preservation Alliance

Comment 1

The Alliance requests that Suffolk bring its plans for the Modern Theatre before the Boston Landmarks Commission for advisory review at the earliest date possible. This will ensure that the Commission has ample opportunity to review the project

Response

Suffolk will be submitting plans for the Modern Theatre to the BLC this spring.

Comment 2

However, the economic and engineering data to support this claim have not been presented to the Alliance. The Alliance requests that a more thorough analysis of the structural condition of the building made public before demolition is tacitly permitted through the IMPNF's approval of the New England College of Art and Design project.

Response

The University will provide this supporting data as an appendix to the DPIR to be filed on the Modern Theatre.

Comment 3

The Alliance requests clarification on the timing and process through which Suffolk will return to the Landmarks Commission to reconsider the MOU and the existing building on this site.

Response

The Memorandum of Understanding (MOU) between Suffolk University and the Boston Landmarks Commission was in response to a different project (student dormitory) and was never executed and is not now in effect. Suffolk will file for Article 85 (Demolition Delay) during Article 80 review of the 20 Somerset Street project, which will begin following Suffolk's formal submission of a Project Notification Form (PNF) for the project.

Letter 31

Kenneth Scott

This letter contains no comments requesting a response by Suffolk University.

Letter 32

Jeannette Hermann

Comment 1

Undergraduate student population appears to be far larger than was predicted in the 200 I IMP.

Response

The reason for the unpredicted growth after 2001 is described in Chapter 2, Mission & Objectives.

Comment 2

The use of percentages rather than absolute numbers obscures the impact on neighborhoods. What matters to residents is not what percentage of Suffolk's students reside in their neighborhood, but rather how many students reside in their neighborhood.

Response

Suffolk uses both percentages and real numbers. Please see Chapter 8 and specifically Figures 8-1 and 8-2 for charts depicting where students live in Boston neighborhoods in real numbers.

Comment 3

The IMPNF appears to label all students not living in dorms as "commuters", obscuring the fact that 500 "commuters" living a block from campus have a very different impact than 500 "commuters" commuting in from the suburbs.

Response

Please see Chapter 4 for a definition of commuting students.

Comment 4

How can there be more than 500 more FTE undergrads in this year's presentation of the same enrollment? (Using FTEs as the unit should make the total decrease.)

Response

The most recent and accurate available information, both current and historic, is provided in Chapter 3, Demographics.

Comment 5

Anecdotal evidence suggests that there have been significant changes in recruitment campaigns both in the graduate and undergraduate markets, as contemplated in the 2001 IMP, table 3-2.

Response

See the response to Comment 1 above.

Comment 6

The distinction of commuting and housed students as presented in Table 4-2 obscures the underlying housing patterns that give rise to adverse neighborhood impacts. Suffolk should distinguish four categories of students, those who

- 1. live independently within walking distance*
- 2. live in Suffolk housing (residence hall or leased space)*
- 3. commuting from family (parents') home*
- 4. commuting from independent housing*

Response

Suffolk has provided demographic information in Chapter 4, Demographics and Chapter 8, Student Housing, to the best of their ability and according to Article 80D and the BRA Scoping Determination. Suffolk does not collect information on whether students live independently or with family.

Comment 7

To what year do the figures in Table 4-3 refer? Does the commitment to maintain an average enrollment of 5,000 undergrad students over the period of the IMP (p 4-5) refer to individuals or FTEs? To improve understanding of the possible impact of institutional expansion, the following statistical distinctions would be helpful:

- 1. Break out yearly enrollment by median age and geographic distribution of entering freshman (as in table 3-3 of the 2001 IMP) as well as full/part time status*
- 2. Break out FTE's by division (CAS, Law, Business)*
- 3. Break out 2300 commuting students by division and full/part time status*
- 4. Similarly, project future enrollment targets by age, geographical origin, full/part time status, and expected housing needs in the Boston area*

Response

All source information contains the year of the data, when it is not stated within the chart. As stated in Chapter 2 and Chapter 4, the commitment is to 5,000 FTE

undergraduate students. Please see the updated Chapter 4 for new information provided.

Comment 8

The IMPNF is inconsistent about whether the athletic facility needs of 40,000 sf are in addition to the existing athletic facilities at the Ridgeway Building. Figure 4-1 shows these as additional facilities, not as replacement facilities. However, on page 6-12, Suffolk suggests that athletic uses would be removed from the Ridgeway building and replaced by other university uses. Which is it?

Response

The athletic facility space located at the Ridgeway Building is not optimal for use as an NCAA sports facility. In the event that Suffolk finds and develops an athletic facility beyond Ridgeway, the building would remain in use for College and University Uses. In the event that Suffolk successfully develops a comprehensive athletic facility during the term of this IMP, the need for the Ridgeway Building, its athletic and other uses may be re-examined.

Comment 9

How many square feet of space on Beacon Hill has Suffolk sold since 2001? Over the same period, how much additional space (in sf) has Suffolk built or leased downtown?

Response

As discussed in Chapter 1, Suffolk sold three buildings on Beacon Hill between 2002 and 2004. The move away from residential Beacon Hill is further discussed in Chapter 5 (Pages 5-8 through 5-9).

Comment 10

In what sense are academic facilities a "less intensive use" than other University uses? (p 6-5). Note that Suffolk distinguishes itself with "A broad range of flexible class schedules that include day, evening and weekend sessions." (p. 2-3) and that they are "making concerted efforts to...maximize the efficiency of existing facilities." (p. 2-3)

Response

Please see the introduction to the 20 Somerset Street Project in Chapter 6 (2nd paragraph).

Comment 11

Wasn't the DCAM decision to choose Suffolk to develop the property at 20 Somerset

(p. 6-5) based on a bidding process to develop residential units on that site with maximum financial return to the Commonwealth? Is replacing the 68,000 sf existing building with a 105,000 sf academic facility in the best interests of the city and state taxpayers?

Response

Please see the letter from DCAM on this topic in Appendix C.

Comment 12

In Table 6-2, Suffolk counts 204 FTE undergraduates enrolled at NESAD, a number equivalent, according to the footnote, to 185 full-time students. How can this be?

Response

Please see Chapter 6 for an updated and more detailed breakdown of the NESAD enrollment.

Comment 13

Among the project benefits cited for 20 Somerset St is that it "creates opportunities for less intensive academic use of Temple St and Derne St facilities" (p 6-8) How is this consistent with the stated need for additional 40,000 sf of academic space?

Response

Please see the discussion on this topic in Chapter 6, under "Building Program."

Comment 14

The IMPNF describes the consolidation of some leased spaces into 73 Tremont. Based on the data in Figure 3-1, the three leased spaces targeted total roughly 34,000 sf of primarily office space (not 40,000 as stated on p. 6-13)

Response

The 40,000 SF of space may be met by other needs than simply the consolidation of leased spaces.

Comment 15

The IMP should explain the distinction between 4750 projected FTE undergraduate enrollment in 2017-18 (Table 8-2) and the 5000 average FTE undergraduates sought as the target population for the period of the IMP (pp4-4-5).

Response

The projected undergraduate enrollment for 2011-2018, as stated in Table 8-2, is 4,570 full time undergraduate students, which equates to 5,000 FTE. Please see the description in Chapter 4 explaining the use of Full Time Equivalent.

Letter 33

Peter Thompson

This letter contains no comments requesting a response by Suffolk University.

Letter 34

Carol Lee Hayon

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 35

Sally and Max Gorman

Comment 1

How is Suffolk going to solve this ventilation problem of toxic fumes from the proposed art school?

Response

Suffolk is committed to sustainable design principles in the design and construction of its buildings. As the design of the proposed 20 Somerset Street project progresses, these principles will ensure all proper ventilation equipment is installed. More information on the design and engineering of the building will be provided in the PNF to be filed after the IMP. Furthermore, Suffolk will work closely with the Boston Civic Design Commission and the BRA Urban Design staff to ensure that the proposed design and program of the building (including mechanical equipment) are appropriate for the building users and for the community at large.

Letter 36

Dina M.A. Moeller

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 37
William M. Davis, New England School of
Art & Design

This letter supports the proposed 20 Somerset Street Project and contains no comments requesting a response by Suffolk University.

Letter 25

Rebecca G. Mulzer

Comment 1

I would like to request study of moving the space functions from certain buildings. For example, there would be less impact if there were not thousands of students, supplies for them, and the related vehicles dropping off/picking up on Temple and Derne each day. Administrative offices would make much less of an impact. It seems consolidating classroom space into a building like 73 Tremont would have less impact than having classroom space in a building like the Donahue on Temple St.

Response

Suffolk has described its intentions for consolidating uses in Chapter 6 and specific attention to the Temple Street area is described under the 20 Somerset Street proposed project discussion.

Comment 2

Is this the time for Suffolk to consider finding space in the city where a consolidated "self-contained" campus can be built to be a campus for the future?

Response

Suffolk recognizes the challenges of such an urban university located in the heart of a City, as described earlier in this comment letter. However, Suffolk has been located in Boston for over 100-years and the City itself is a key component of Suffolk's character and curriculum, as described in Chapter 1 and in Chapter 2.

Letter 39

Bernard Borman

Comment 1

This evidence should include: (1) numerical counts of the number of Suffolk students and non-students living in each of these neighborhoods, with separate identification of the numbers currently living in each of the "Clusters" labeled in the IMP as "the Suffolk Crescent"

Response

Chapter 5, Planning & Urban Design Framework, contains tables and figures which depict the student and resident population in each cluster.

Comment 2

mailings to each of the mailing addresses in each of these neighborhoods of a questionnaire seeking comments from the residents about the impacts of Suffolk's present and future projects on them accompanied by an adequate description of those projects

Response

The extensive public review process followed by Suffolk University thus far is described in Chapter 1, Introduction. This process has provided the community with many opportunities to review and comment on Suffolk's plans. Suffolk will continue to work with the Suffolk University Community Task Force, specific project sub-committees of the Task Force, the BRA and the public as it develops additional projects anticipated in the IMP.

Comment 3

a series of public meetings, well advertised well in advance, in each of these neighborhoods so that residents can express, and Suffolk and the BRA can hear, the opinions of those residents regarding the impact on them of Suffolk's projects—these meetings should be chaired or moderated by a person selected by the relevant neighborhood associations and not selected or moderated by a BRA or Suffolk person. The data from these questionnaires and summaries of the statements made at these meetings should be included in Suffolk's next IMP filing.

Response

See response to Comment 2 above.

Comment 4

The illustrated Clusters are solid in color, and, thus, do not show the buildings and open spaces within them. Another map should be required clearly showing all buildings and other sites within each Cluster, accompanied by the address of each building so that residents and business owners can determine if they are situated within a Cluster.

Response

The shapes of the clusters are illustrative only and do not provide a specific boundary. Chapter 5, Planning and Urban Design Framework, provides graphics of each cluster showing the buildings in the area.

Comment 5

On p. 5-5, the IMP states "University needs will be dispersed throughout all Clusters and not concentrated in a single Cluster." This is a vague standard, e.g., what is the definition of "concentrated". If the first two new projects are in one Cluster, is that "concentrated"?

Response

Suffolk's agreements for a Downtown Crossing (Cluster 1) and Upper Beacon Hill (Cluster 5) non-expansion area indicate Suffolk's strong commitment to avoid concentrating its facilities by dispersing new development throughout all clusters.

Comment 6

Another hidden problem is the IMP statement on p. 5-5 that "A major focus will be on renovating and upgrading the current building stock in order to make the most efficient use of existing assets." Does that mean more classrooms or other uses will be added to the Beacon Hill buildings, a backdoor way of violating the spirit of the Beacon Hill non-expansion agreement and bringing more undergraduates to Temple St.? Suffolk should be required to be specific about changes it intends to make in its existing buildings as well as its proposals for future buildings.

Response

The statement on page 5-5 refers to new properties Suffolk might acquire to meet its program needs. Suffolk will focus on reusing existing properties rather than demolishing existing buildings and replacing them with new construction.

Comment 7

Suffolk must be required to be specific about what kind of facilities it contemplates constructing in each of these Clusters.

Response

Chapter 6, Proposed Future Projects, describes the University's facility needs beyond the two specific projects included in the plan and delineates which of those uses may be developed in each of the clusters. As specific projects are developed, they will be subject to BRA review as described in the Additional Proposed Institutional Projects section of Chapter 6.

Comment 8

The IMP contains no definition of a "commuter" so that students living on Beacon Hill or other nearby neighborhoods who walk to classes may misleadingly be called commuters for the purposes of the IMP statistics.

Response

See Chapter 4, Demographics, for a definition of commuting students.

Comment 9

Therefore, Suffolk should be required to include its plans for housing the 50% of its student body it has no present plans to house in Suffolk owned buildings with all the information required under Section 800-3.3 (e)-(h) such as "impacts of the Institution's student housing demand on housing supply and rental market rates in the surrounding neighborhoods" and "a plan for mitigating the impacts."

Response

Suffolk University recently added a 274-bed residence hall at 10 West Street and included another almost 200 beds in the Modern Theatre as part of its IMP. Further, the IMP includes plans to develop additional University-owned housing to accommodate up to 50 percent of its full time undergraduate students during the term of this IMP. The purpose of this additional housing is to remove students from the private rental market and thereby reduce their impact on that market. As plans for specific facilities are develop, they will be subject to review by the BRA to ascertain impacts on local communities.

Comment 10

Copies of this housing information given to students should be appended to the IMP for evaluation of their impact on the housing market.

Response

The "Guide to Residence Life Handbook" is available on the Suffolk University website at <http://www.suffolk.edu/campuslife/> .

Comment 11

Suffolk dormitory charges should be included with a comparison to the cost of private market rentals to comply with Section 800-3.3(g).

Response

The private rental market does not provide housing similar to the type of housing provided in University owned buildings, making a valid cost comparison impossible. Suffolk University has more students who want to live in university-owned housing than it can accommodate, indicating that the cost of University housing is acceptable compared to the cost of living in private rental housing.

Comment 12

They suggest they might put the athletic facility in Cluster2 or 3 bringing crowds of students attending a basketball game, for example, very close to the residential area and guaranteeing that many of these students would pass through the residential area to and from their residence dorms. (See p. 6-12). The potential impacts of these two facilities require special study and reporting by Suffolk.

Response

Placing athletic facilities in Clusters 2 and 3 would place them in areas with considerable number of commercial properties and away from the more heavily residential areas. Further, these locations would not require students to pass through heavily residential areas when walking from university-owned residence halls or classroom buildings.

Comment 13

Under Benefits on pp. 5-11 and 8-1, Suffolk alleges its students "stimulate small, local, service-oriented businesses." It fails to identify any such businesses that wouldn't be there anyhow, absent Suffolk, to service the very densely occupied Beacon Hill residential area. Suffolk should identify these businesses that allegedly depend on students rather than nearby permanent residents and workers.

Response

Resident students and, to a lesser degree, commuter students patronize local businesses, contributing to the success of such businesses. The increase in the number of resident students in University owned housing will provide additional customers to local businesses in the area, further contributing to their success.

Comment 14

On p. 5-12, Suffolk takes credit for job creation, but fails to mention any job training programs with Boston schools as required by Section 800-3.8. The IMP should include this information or a statement that no job creation plan is intended.

Response

See the Employment and Workforce Development section in Chapter 12, Economic Development.

Comment 15

A map centered on Suffolk's core buildings on Temple St., Beacon Hill, would show countless additional private residences within ten minutes walk. And, no population figures are included to assess how many residents could be impacted by Suffolk nuisances. Revised maps should be included which measure walking distances from Suffolk buildings in each specific neighborhood and the populations within each concentric circle.

Response

Chapter 5, Planning & Urban Design Framework, contains tables and figures which depict the student and resident population in each cluster.

Comment 16

On p. 6-4, physical inadequacy of the Art School space at 15 Arlington St. is cited as one reason to relocate it to Beacon Hill. Suffolk should be required to explain just what is inadequate about its current Art School facilities. Suffolk should report on whether or not the new building at 20 Somerset will lead to an increase in Art School enrollment, and, if so, how much.

Response

NESAD currently leases 43,000 gross square feet of space at 75 Tremont Street. This location is across the Boston Common and Public Garden from other Suffolk University buildings. One of Suffolk's goals is to consolidate activities in leased space into Suffolk owned buildings. Another Suffolk goal is to consolidate all its activities within the Suffolk crescent described in Chapter 5, Planning and Urban Design Framework. The existing NESAD space is inadequate by current educational standards, resulting in restrictions on the curriculum that can be offered by NESAD. The planned relocation of NESAD to 20 Somerset Street will provide adequate space for studios, classrooms, offices, and gallery and exhibit space to serve the needs of its students, staff and faculty.

Letter 40

Vincent Catania and Wendy Lavallee

Comment 1

Why is Suffolk not revamping the art school they just purchased so the weight of the students won't land here?

Response

The NESAD is currently housed in leased space; Suffolk does not own the building. Suffolk's rationale for relocating the program closer to its campus is described in detail in Chapter 6, under "Rationale for the Proposed Project".

Comment 2

How can Suffolk assure us of their future intentions when their plan is build on projections, not facts?

Response

Future planning activity based on demographics projections is the commonly accepted and used method of undergoing comprehensive planning.

Comment 3

How can Suffolk add thousands of students when their dormitory proposals are woefully inadequate?

Response

This is a challenge all universities face. While communities want the universities to house their students in dormitories, communities also often reject large dormitories as being out of scale. Therefore, it may be more appropriate for Suffolk to provide smaller dormitories, thus providing more dormitory structures. However, Suffolk has already made significant progress towards its goal of providing 1,600 student beds with the 10 West Street Residence Hall and the Modern Theatre (approximately 470 students beds).

Letter 41 Jane Kelley

This contains no comments requesting a response by Suffolk University.

Letter 42

Elizabeth Peterson

Comment 1

How many individual students does Suffolk have now? How many are already attending classes and other activities in Cluster 5? And how many does Suffolk project?

Response

Please see Chapter 4, Demographics for updated student enrollment numbers.

Letter 43

Elizabeth Peterson

Comment 1

Suffolk suggests 20 Somerset would reduce activity in this block. But they offer no specifics, no meaningful steps to reduce the impact, and no firm commitments. They offer no hope that they will find other locations for student services or athletics any time soon. They do not offer less invasive uses, such as administration and faculty offices, to mitigate the impact on residential streets.

Response

Chapter 6, "Building Program" contains Suffolk's approach to reducing the intensity of Suffolk uses on Temple Street.

Letter 44

William McCarthy, 6B Lounge

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 45

Ania and Carlos Camargo

Comment 1

Why does Suffolk plan to provide housing for only 50% of its students? Suffolk's unplanned enrollment growth has caused the current housing problem. Just 10 years ago, the current dorm proposal would have housed 100% of the student body. In 1996/1997, Suffolk only had 2,515 undergraduate students.

Response

Providing housing for 50 percent of undergraduate students is the goal established by the Mayor of Boston for all Universities. Suffolk set 50 percent as its goal for the term of this IMP (10 years) because the University believes it can provide 1,600 student beds in that time period. However, as indicated in Chapter 2, Suffolk anticipates future goals in the next IMP to include providing additional undergraduate housing and exploring the feasibility of providing housing for graduate students and/or faculty.

Comment 2

How is Suffolk going to ensure that families, elders, and young professionals are not displaced from Beacon Hill as the 2,500 to 3,000 un-housed students are directed (by Suffolk's website) to look for housing in Beacon Hill.

Response

Suffolk's plan is to continue to provide university-owned housing so as not to displace any non-student residents of the City's neighborhoods.

Comment 3

What is the schedule for building dorms? The sooner the dorms are built, the sooner there will be fewer students living in our neighborhoods. Table 4-2 shows that the two remaining dorms will be built sometime between 2010 and 2017. What are the target dates?

Response

The next student residence project is proposed in this IMP, the Modern Theatre. Suffolk does not have target dates at this time for the next residence project.

Comment 4

Likewise, is there any enrollment cap for graduate programs? Is there any value to having a constant number of students selected for these programs (as they have done with the Law School), or is more students always better?

Response

Suffolk's projections for the undergraduate, graduate programs and Law School are located in Table 4-4 in Chapter 4, Demographics.

Comment 5

Why does 20 Somerset need to be significantly larger than the art school on 75 Arlington? Is Suffolk University planning to offload high impact uses (cafeteria, classrooms) from Temple and Derne streets?

Response

Chapter 6 describes the rationale for the relocation of the NESAD, which is currently housed in inadequate facilities. In this section Suffolk also describes its intent to remove classrooms from the Fenton Building upon completion of the 20 Somerset Street project.

Comment 6

Suffolk needs to stop saying they are moving away from Beacon Hill. To be perfectly blunt, this is a lie. Suffolk is consolidating all undergraduate academic space on Beacon Hill. They are proposing to move their art school to Beacon Hill. This is not "moving away". Even if they build all their new dorms outside of Beacon Hill, as long as the classroom space is here, all the students will come to Beacon Hill. If they'd like to truly move away from Beacon Hill, then they need to move off of Temple and Derne Streets entirely.

Response

See Figure 5-2 and the associated language in Chapter 5, for a discussion of how Suffolk's most recent projects (aside from the 20 Somerset Street project) have been located away from the residential areas of Beacon Hill.

Letter 46

Frederick A. Stahl, FAIA

This letter contains no comments requesting a response by Suffolk University.

Letter 47

Beacon Hill Instant Shoe Repair

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 48

Andrew T. Johnson Co., Inc.

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 49

State House Cleaners

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 50

Capitol Coffee House

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 51

Café Quattro

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 52

Capitol Barber Shop

This letter supports the IMP and contains no comments requesting a response by Suffolk University.

Letter 53

James R. Bordewick

Comment 1

Specifically, the IMP[F]NF does not propose viable student housing solutions for the proposed expansion in undergraduate student enrollment

Response

Housing is one of the core goals of this IMP, specifically to meet the Mayor's challenge to house 50 percent of its undergraduate students. Suffolk has presented one viable Proposed Future Project in Chapter 6 and incorporates into this plan the intent to develop additional student beds throughout the ten-year term of this IMP, with an ultimate goal of 1,600 new student beds by 2018.

Comment 2

the Master Plan does not address the traffic and pedestrian congestion that will accompany the flood of students coming to Beacon Hill for classes, events, and student recreation.

Response

Please see Chapter 9, Transportation and Parking Management.

Comment 3

Further, nowhere does the IMPNF acknowledge or propose to mitigate the ongoing student disruptions in the neighborhood that have escalated dramatically in the last 10 years

Response

Please see Chapter 13, "Mitigation" for a discussion of the University's proposed mitigation of negative impacts of students on the neighborhoods and Chapter 8, which describes Suffolk's Student Behavior Policy.

Comment 4

Last, in order to have a planning document that reasonably addresses the expansion of an educational institution into a residential neighborhood, the IMPNF would have to propose binding non-expansion agreements.

Response

Suffolk's proposed method of mitigating impacts for neighborhoods is described in Chapter 13, Public Benefits, and elsewhere in the IMP. On a project-by-project basis, Suffolk has negotiated mitigation packages with abutters regarding the 10 West Street Project and will do so for the Modern Theatre, 20 Somerset Street and any other Proposed Future Projects that come online related to that individual project. Suffolk has been credited for its efforts to find common ground with the neighborhoods and establish non-expansion agreements, where appropriate (see specifically Comment Letter 8, City Councilor Michael P. Ross and Comment Letter 11, Christine Dunn).

Letter 54

Martha J. McNamara, PhD

Comment 1

Suffolk's IMPNF threatens to reverse this almost 250-year history, by allowing physical expansion that will ultimately funnel thousands of students through the neighborhood on a daily basis.

Response

Suffolk has existed in the City of Boston for over 100 years and is a significant part of Boston's history as well.

Comment 2

The IMPNF does not propose viable student housing solutions, address traffic and pedestrian congestion, acknowledge ongoing student disruptions in the neighborhood, or propose binding non-expansion agreements.

Response

Regarding housing, see the response to Comment Letter 53, Comment 1.

Regarding traffic and pedestrian congestion see the response to Comment Letter 53, Comment 2.

Regarding student disruptions see the response to Comment Letter 53, Comment 3.

Regarding non-expansion area agreements, see the response to Comment Letter 53, Comment 4.

Comment 3

If the IMPNF is approved, Suffolk will not be required to mitigate the adverse effects of its expansion in any way.

Response

Suffolk's proposed method of mitigating impacts for neighborhoods is described in Chapter 13, Public Benefits, and elsewhere in the IMP. On a project-by-project basis, Suffolk has negotiated mitigation packages with abutters regarding the 10 West Street Project and will do so for the Modern Theatre, 20 Somerset Street and any other Proposed Future Projects that come online related to that individual project. Suffolk has been credited for its efforts to find common ground with the neighborhoods and establish non-expansion agreements, where appropriate (see specifically Comment Letter 8, City Councilor Michael P. Ross and Comment Letter 11, Christine Dunn).

Letter 55

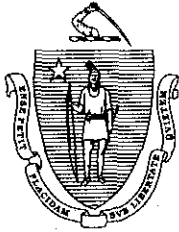
Austin McClintock

Comment 1

My strong fear is that while there is nothing specific to object to, if this IMP is approved, Suffolk will argue that almost anything they decide to do in the future was "approved" or "introduced" in the IMP I fell very strongly that as nothing specific is being proposed in the IMP, no specific future project should be considered included in the IMP and a full review must be completed for any future project.

Response

Please see the Preamble to the Scoping Determination issued by the BRA on March 21, 2008 (see top of page 3), which confirms Suffolk's belief that only projects specifically proposed in this IMP are granted approval. All other projects will be subject to the appropriate Article 80 review process. A copy of the Scoping Determination is provided herein as Appendix A.



IMPNF Letter 1

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

October 24, 2007

John Nucci
Vice President
Suffolk University
8 Ashburton Place
Boston, MA 02108

RE: 20 Somerset Street, Boston; MHC# 3020

Dear Mr. Nucci:

The Massachusetts Historical Commission (MHC) has recently learned of Suffolk University's new proposal for the use of the former MDC Headquarters property at 20 Somerset Street as the site of the New England School of Art and Design. The MHC is dismayed that once again Suffolk University proposes demolition of the historic MDC Headquarters Building without consideration of uses that would lend themselves to the rehabilitation and reuse of the historic building, such as office space, small classrooms, or ancillary student support services. It appears that the proposal for the site will involve the relocation of the New England School of Art and Design into a new building on the site of the existing historic building.

As you are aware, the MHC has previously determined that the former MDC Headquarters Building is eligible for listing in the National Register of Historic Places under criteria A and C of the National Register at the state level of significance (36 CFR 60).

The building is significant for its associations with the Metropolitan District Commission, a state agency that managed the metropolitan district area state parks, reservations, beaches, historic parkways, and other public facilities for over 100 years. This building was constructed in 1930-1932 to house the MDC and a number of other state agencies.

As you are also aware, it is a fine example of Classical Revival architectural style designed by the significant Boston architectural firm of Densmore, LeClear & Robbins. The firm (originally Densmore & LeClear) was in practice from early in the 20th century to 1942. Known for their work in the Classical and Art Deco styles, the firm designed numerous public and institutional buildings statewide, including the Paine Furniture Building (1912) in Boston, the Waban Branch Library (1929) in Newton, and the New England Telephone building (1906) in Quincy, all of which are individually listed in the National Register of Historic Places. The firm also designed a number of buildings and structures associated with the Quabbin Reservoir.

The central entrance of the MDC building is on Somerset Street and includes important architectural detailing such as an arched entrance, the plaque with the building name, decorative metal surrounding lead glass transom and bronze eagle, arched windows and keystone surrounds. The first floor lobby has a marble floor, incised brass panels with Art Deco motifs, and a vaulted ceiling.

2007 OCT 26 P 2:15
B.R.A.

The MHC is remains concerned that again there has not been a good faith effort to identify a developer or a proposal that might rehabilitate and reuse this historic building, in light of information presented to the Beacon Hill task force meeting on October 22, 2007. As you are aware from prior MHC correspondence, when the state's Division of Capital Asset Management (DCAM) solicited proposals for the purchase of the site, DCAM had received at least one bid that involved preservation and rehabilitation of the MDC building, which evidences that re-use for an appropriate purpose is feasible.

Please be advised that if it is anticipated that this project will require any funding, licenses, or permits from a state or federal agency, you must notify the Massachusetts Historical Commission in compliance with Section 106 of the National 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800) and/or Massachusetts General Laws, Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00) and/or MEPA (301 CMR 11.03(10)). MHC wishes to remind you that consultation with the MHC must occur as early as possible in the planning stages of the project in order to afford the maximum opportunity for good-faith consideration of impacts to all historic properties in any project.

Comment 1

Comment 2

The selection of the site of the former MDC Building for use as the new New England School of Art and Design is problematic because the proposed use does not match the existing floor-to-floor ceiling heights that would better lend the MDC Building for reuse for office space, small classrooms, or other student support services. Suffolk University should explore all prudent and feasible alternatives for rehabilitation and reuse of the historic MDC Building that might make a significant contribution to the historic character of the Beacon Hill neighborhood.

Comment 3

These comments are offered to assist in compliance with M.G.L. Chapter 9, Section 26-27C as amended by Chapter 254 of the Acts of 1988 (950 CMR 71), Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800) and MEPA. If you have any questions concerning these comments, please feel free to contact me.

Sincerely,



Brona Simon
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

xc: Phil Weinberg, DEP
Benson Caswell, MHEFA
Rebecca Sullivan, MDFA
Ellen Lipsey, BLC
Boston Preservation Alliance
Historic Boston, Inc.
Beacon Hill Civic Assoc.
Garden of Peace
Paul McCann, BRA
Secretary Ian Bowles, EOE/Attn MEPA Unit

**Boston Water and
Sewer Commission**



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

February 11, 2007

Mr. Gerald Autler
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Suffolk University Modern Theater
523-525 Washington Street, Boston
Institutional Master Plan Notification Form/ Project Notification Form

Dear Mr. Autler:

The Boston Water and Sewer Commission (Commission) has reviewed the Institutional Master Plan Notification Form/ Project Notification Form (IMPNF/PNF) for the proposed Suffolk University Modern Theater Project in Boston. The IMPNF also includes the proposed 20 Somerset Street academic building project.

The Modern Theater Project will include a new student residential facility to serve Suffolk students and a cultural center with a studio theater and gallery space. The project includes the historic restoration of the exterior of the existing building and construction of a new twelve story addition. The theater will be approximately 2,400 square feet with 200 seats and the gallery and function space will be approximately 800 square feet. There will also be 180 dorm rooms interconnected with the 10 West Street Residence.

The 20 Somerset Street Project will consist of classrooms, studios, laboratories, and faculty offices. The development plan allows for a 10-story building. This project is in the conceptual phase.

The proposed impacts to the Commission's water and wastewater systems are as follows:

- Water demand for the project is estimated at approximately 14,960 gallons per day (gpd). The proponent proposes to connect to a 16-inch high-pressure water main in Washington Street for water service.
- Sanitary sewage discharge from the Modern Theater Project is estimated at approximately 13,600 gpd. The project site is served by an existing 28-inch by 42-inch combined sewer in Washington Street.
- No changes to existing drainage patterns are expected to result from the project, because the impervious area will remain the same. Drainage will be directed to the existing 28-inch by 42-inch combined sewer in Washington Street.



For the record, the Commission submits the following comments regarding the Modern Theater Project for Suffolk University:

General

1. 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. Suffolk University must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. It is not expected that the proposed project includes new or relocated water mains, sewers and storm drains. However, if new mains are required, they must be designed and constructed at Suffolk University's expense in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, Suffolk University must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.
3. Suffolk University should provide separate estimates of peak and continuous maximum water demand for residential, irrigation and air-conditioning make-up water for the project. 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.
4. The Department of Environmental Protection, in cooperation with the Massachusetts Water Resources Authority and its member communities, are 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 this regard, DEP has been routinely requiring proponents proposing to add significant new wastewater flow to assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, DEP is typically using a minimum 4:1 ratio for I/I removal to new wastewater flow added. The Commission supports the DEP/MWRA policy, and will require Suffolk University to develop a consistent inflow reduction plan based on wastewater generation estimates.



5. For any proposed 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.
6. Suffolk University should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. Though it is not expected to occur, if groundwater contaminated with petroleum products, for example, is encountered, Suffolk University will be required to apply for a RGP to cover these discharges.

Water

1. In addition to the water conservation measures required by the Massachusetts Plumbing Code, Suffolk University should also consider implementing other water saving measures where appropriate. Public restrooms should be equipped with sensor-operated faucets and toilets.
2. Suffolk University is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Suffolk University should contact the Commission's Operations Division for information on and to obtain a Hydrant Permit.
3. If potable water is to be used for irrigation of the landscaped areas, the amount should be quantified. If Suffolk University plans to install a sprinkler system, the Commission suggests that timers, tension meters (soil moisture indicators) and rainfall sensors also be installed. The Commission strongly encourages the creation of landscape that requires minimal use of potable water.
4. 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 installation Department.

Sewage / Drainage



1. Suffolk University must submit to the Commission's Engineering Customer Service Department a detailed stormwater management plan which:
 - Identifies best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - Includes 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 or treatment structures to be utilized during the construction.
 - Provides a stormwater management plan in compliance with the DEP's standards mentioned above. The plan should include a description of the measures to control pollutants in stormwater after construction is completed.
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 requested 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. If Suffolk University seeks to discharge dewatering drainage to the Commission's sewer system, they will be required to obtain a Drainage Discharge Permit from the Commission's Engineering Customer Service Department prior to discharge.
5. As noted in the PNF, 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.



6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided.
7. As noted in the PNF, Suffolk University should 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.
8. 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.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/dsc

- C: J. Nucci, Suffolk University
M. Zlody, BED
P. Laroque, BWSC

Boston

IMPNF Letter 3

Gerald Autler
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

January 25, 2008

Dear Mr. Autler:

Regarding the Project Notification Form for the Suffolk University project submitted to the BRA in January 2008 the Boston Fire Department requires the following issues addressed by a qualified individual.

1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected.
2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted.
3. Impact on availability and accessibility to siamese connection locations for new buildings as well as for any existing buildings that might be impacted.
4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault.
5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL CH148).
6. For projects involving air-supported structures, it is critical that the impact of the design has on fire safety relative to the interaction of the area underneath the structure to the structure as well as to the interaction of the structure to the area underneath the structure.
7. Due to the increasing popularity of private wireless communication services, it has become increasingly difficult and costly for the Fire Department to locate our emergency communications equipment at appropriate sites. At the same time, the need for antenna sites has grown as development continues in downtown/Back Bay. We would appreciate it if the BRA, as part of its development review process for high-rise towers, could assist the Fire Department in obtaining rooftop access for our communications equipment as a public benefit too meet this critical public safety need.



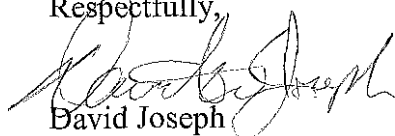
Thomas M. Menino, Mayor/FIRE DEPARTMENT/115 Southampton Street 02118

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These items should be analyzed for all phases of the construction as well as the final design stage. This project will need permits from the Boston Fire Department as well as the Inspectional Services Department.

Respectfully,

A handwritten signature in cursive script, appearing to read "David Joseph".

David Joseph
Acting Fire Marshal

Pjm

Cc: Paul Donga, FPE, Plans Unit, BFD



BOSTON
TRANSPORTATION
DEPARTMENT

February 15, 2008

ONE CITY HALL PLAZA/ROOM 721
BOSTON, MASSACHUSETTS 02201
(617) 635-4680/FAX (617) 635-4295

Gerald Autler
Boston Redevelopment Authority
Boston City Hall 9th Floor
Boston, Massachusetts 02201

Re: Suffolk University Modern Theatre Project

Dear Mr. Autler,

The Boston Transportation Department (BTD) has reviewed the above document and is pleased to submit for your review the following comments.

Suffolk University proposes a redevelopment project that would include restoration of the historic façade of the Modern Theatre along Washington Street and the return along Harlem Place and construction of a new 10-story residential addition.

Currently, the Modern Theatre, a designated Boston landmark in the historic Washington Street Theatre District, has been vacant for a number of years and is in a state of extreme disrepair. The project would produce numerous benefits for neighbors, Boston residents and Suffolk University's cultural partners.

Transportation

The Modern Theatre site is conveniently located near four MBTA rapid transit stations serving the Red, Green and Orange lines. Also, the Silver Line bus stop is located one block away at Avery Street. Access to the Blue Line can be accessed via a one-stop ride on either the Orange or Green Line and access to the Commuter Rail service at North Station and South Station is only a few stops away by rapid transit. Therefore, this project will be located in a location that eliminates any requirement pertaining to vehicular access for both students and faculty.

Parking

No parking will be provided at the Modern Theatre. However, should residents, members of the general public or relatives of the students desire to drive to the theatre or gallery for events, several large parking facilities would be available. The most convenient locations for this service would be as follows:



- 1) A 900-space public parking garage is located directly across the street from the Modern Theatre in the Lafayette Corporate Center.
- 2) 9,100 parking spaces are available in and around Downtown Crossing.
- 3) The Boston Common Underground Garage has 1,475 spaces approximately one-half mile from the theatre.

There are a limited number of on-street parking spaces in the vicinity of the Modern Theatre. Since no parking will be available to students and/or the general public, there will be negligible or no traffic impacts associated with Modern Theatre. Also, BTM works actively with Suffolk University through the City's resident parking program to curtail student vehicles in downtown Boston area.

Finally, BTM would like to suggest that Suffolk University officials initiate a dialogue with the appropriate representatives from the parking facilities mentioned above to discuss the potential of having a validation program for visitors to the Modern Theatre. This is not to be misconstrued as support for any initiative for visitors to drive rather than use public transportation to visit Modern Theatre. It is simply a suggestion that could take the financial burden away from those that would find parking in Boston prohibitively expensive.

Loading and Service/Drop-off/Pick-up

BTM suggests, to extent possible, Suffolk receive shipments, have their removal of trash as well as recycling, during off-hourly periods and if possible during the weekend. Although these activities will remotely occur, 10 West Street and the Modern Theatre are located in an area that is difficult for vehicular movements, and with this part of the city under substantial development, traffic flow should experience substantial growth in the future. Also, BTM will expect Suffolk operations to use the appropriate loading zones on both West and Washington Street.

Pedestrian Trip Generation

The data provided in the PNF pertaining to pedestrian trip generation was developed on a pedestrian count at the Suffolk's 150 Tremont Street residence hall. The data included trips between 7:00 AM and 6:00 PM (Including trips between the 4:30 PM – 5:30 PM peak hour volume period). BTM finds this data appropriate, depicting an accurate result of what will actually occur when the building is in full operation.

However, I would suggest that Suffolk officials work with BTM to improve the overall pedestrian environment at the corner of West Street and Washington Street. The project will increase pedestrian activity in the general area and improvements should be seriously considered to ensure public safety issues are addressed.

Bicycle Transportation and Parking

Bicycle transportation and parking will be an important component in mitigating access and egress to the Modern Theatre building. Although the required 35 spaces may appear adequate, BTD would like request 50 bicycle parking spaces to ensure there will not be shortage for this mode of transportation. With no automobile parking spaces included for the project, BTD believes this demand will grow in the future.

Construction Management Plan (CMP)

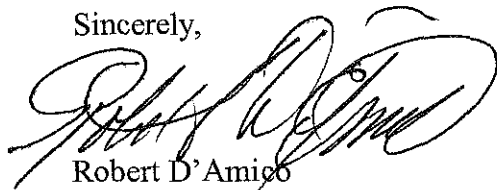
As always necessary with a project of this magnitude, BTD will require a Construction Management Plan (CMP) for the Modern Theatre project. Major issues to be addressed in the CMP will be:

- 1) Construction hours, staging and pedestrian safety
- 2) Clearly defined truck routes
- 3) Sidewalk and street occupancy requirements
- 4) Construction worker commuting and parking
- 5) Protection of existing utilities
- 6) Control of noise and dust

BTB looks forward to be working with Suffolk officials prior and during the project to ensure all phases of the project work well and provides the least amount of disruption to the abutting neighborhood.

If you have any questions, please call me at 617-635-3076.

Sincerely,



Robert D'Amico
Senior Planner

**Urban Design Scope
Suffolk University Institutional Master Plan
February 29, 2008**

A. Issues

The Suffolk University Institutional Master Plan Form is a comprehensive and informative description of the University's goals for accommodating student needs including housing and general strategies for achieving the goals.

Suffolk unlike most of Boston's academic institutions uses the city as its campus drawing vitality from it and contributing activity. Boston's streets and parks are the Suffolk open spaces, its storefronts the university's student centers, its sidewalks and subways Suffolk's circulation system. The master plan proposes to enhance the integration of the university with the city proposing mixed-use foci near Cambridge and Tremont Streets, a strategy that would be beneficial to both the university and the city.

The university's major goal is to house 50% of its undergraduate students on campus within a ten year period. At this time it provides 1,039 for its 4,600 undergraduates. The PNF proposes an additional 1,600 beds but provides only an additional 200 beds (in the Modern Theater) in the IMP's proposed development projects. Although the BRA is sensitive to vagaries regarding the availability of real estate and the need to be discrete about intentions for acquisition, in the draft IMP the university shall provide a general plan for creating the remaining 1,400 beds indicating more clearly where and when the development will occur.

The master plan should also include a more thorough statement of the principles for the design of the proposed new 677,000 sq. ft. indicating intentions for the mix of activities in each project, its general size, its height, its relation to the street, and its inclusion or relationship to open space.

The Institutional Master Plan shall include text, drawings, diagrams, photographs, models and other graphics necessary to respond to the following issues.

B. Submission Requirements

The Institutional Master Plan shall include, in addition to the text, drawings, photographs, models and other graphics necessary to respond to the issues listed above, the following materials in printed and duplicable digital format revised as required during the review process for later reference:

1. a completed Institutional Assessment Form;
2. a comprehensive Plan Area map, clearly indicating bounds and all site locations and approximate building footprints;
3. plan area map, modified to show existing and proposed zoning restrictions;
4. a table and map listing all buildings owned or leased by the institution, both on and off the campus, and indicating
 - a. total area including area below grade,
 - b. existing uses and area devoted to each use,
 - c. height in feet and number of floors, including floors below grade
 - d. age of structures,
 - e. condition of structures,
 - f. proposed action (rehabilitation, demolition, replacement, or other) during the term of the IMP, and
 - g. proposed uses with area devoted to each use;
5. gross floor area within plan area;
6. gross floor area eliminated from existing buildings through demolition of existing facilities;
7. floor area ratios of building sites and in total;
8. building heights within plan area;
9. parking areas or facilities, both existing and to be modified or provided in connection with proposed projects;
10. a series of neighborhood plans at a scale of 1"=100' showing existing and proposed building heights, building uses, pedestrian circulation, and vehicular circulation of cars, service vehicles, and buses, shuttles, or ambulances; the area to be included in the plans shall extend not less than 1,500 feet in all directions from the proposed project site except as specifically agreed upon otherwise by the BRA;
11. diagrammatic sections through the neighborhood cutting north-south and east-west at the scale and distance indicated above;
12. true-scale three-dimensional graphic representations of the area indicated above either as aerial perspective or isometric views showing all buildings, streets, parks, and natural features; and
13. a study model at a scale of 1":40' showing the proposal in the context of other buildings extending 500 feet in all directions from the project site or as determined by the BRA.

March 5, 2008

John Palmieri, Director
Boston Redevelopment Authority
Boston City Hall, Room 925
Boston, MA 02201
Attention: Gerald Autler, Senior Project Manager/Planner

Re: Suffolk University Institutional Master Plan Notification Form
Modern Theatre Project Notification Form

Dear Director Palmieri:

The City of Boston Environment Department has reviewed Suffolk University's (Suffolk) Institutional Master Plan Notification Form (IMPNF) and Project Notification Form (PNF) and offers the following comments.

IMP

Suffolk enrolls 4,612 full-time equivalent (FTE) undergraduates, 1,007 FTE graduate students and 1,459 FTE law students. A slight increase in graduate enrollment, most at the Sawyer Business School, is expected during the 10-year IMP term. Suffolk residences house 765 undergraduates; 274 will live at the 10 West Street building which became available in January 2008.

Suffolk employs:

- 341 full-time and 557 part-time faculty;
- 585 full-time and 557 part-time staff; and
- 96 full-time contract employees.

Suffolk identifies its campus locations in five "clusters":

- Existing campus (Beacon Hill)
- Temple Place/West Street
- Bromfield Street/Tremont Street
- Court Street
- New Chardon Street/Staniford Street

IMP goals are:

- a long-term strategic plan to establish physical growth needs over the IMP term;
- strengthen a sense of campus;
- nurture a working relationship with surrounding communities;
- build on the existing campus with new concentration areas for development;
- look to develop so that burden is not on one cluster;
- identify sites for complementary programs;
- as tenant leases expire, consolidate uses now at 20 Ashburton Place, 40 Court Street and 1 Bowdoin Court into 73 Tremont Street.

IMP objectives are:

- provide housing for a greater share of undergraduate students;
- provide adequate athletic facilities;
- provide necessary student services – space for programming, meetings, administration, student organizations, dining, service (may be in a student center or in smaller multiple space)s;
- provide a suitable range of academic course offerings; and
- provide academic space that promotes effective and efficient education.

The IMP identifies goals and future needs which will require additional projects over the plan term. They will be addressed through amendments to the IMP:

- space for law school clinical program offices and meeting rooms in clusters 2 and 3 – 10,000 square feet (SF);
- student services in clusters 2, 3, 4, and 5 – 77,000 SF;
- athletic facilities in clusters 2, 3 and 4 – 40,000 SF; and
- housing in clusters 2, 3 and 4.

Suffolk has agreed to two non-expansion areas:

- *Beacon Hill Non-Expansion Area* – established more than eight years ago; bounded by Charles Street, Cambridge Street, Bowdoin Street, Derne Street, the State House and Beacon Street.
- *Downtown Crossing Non-Expansion Area* - established in recognition of the number of students residing in Emerson College and Suffolk University dorms in Downtown. This area was proposed by residents of Millennium Ritz Carlton Residences and three additional residential condominiums. The agreement is in force for the 10 year term of the IMP. The area is bounded by Tremont Street, both sides of Boylston Street, both sides of Washington Street, and both sides of Winter Street.

The IMP indicates that there are ongoing renovations to the Archer, Donahue and Fenton buildings.

The project focus of the Suffolk IMP as now conceived is the Modern Theatre Project and 20 Somerset Street.

Future projects during the IMP term, most of which will be reviewed under Article 80, are:

- two 800 bed residences for undergraduates;
- 100 bed residence for graduate students;
- student services (may be a student center) – about 77,000 SF;
- athletic facilities – a gym with 500 seats, fitness center, locker rooms, aerobics studios – a minimum of 40,000 SF;
- space for law school clinical programs - 10,000 SF;
- academic space – 40,000 SF;
- New England School of Art and Design (NESAD) to move from leased space - 55,000-70,000 SF
- major renovation or replacement of Sawyer Business School– 150,000 SF; and
- renewal of 73 Tremont Street – 92,000 SF.

Comment 1

Suffolk has 29 parking spaces divided between 73 Tremont Street and the law school. Faculty and staff are charged market rate; students with special needs can park at the law school. No more than 10 percent of faculty and seven percent of students drive alone.

Transportation Demand Management (TDM) measures are:

- payroll deduction for transit pass purchase;
- semester pass for students;
- preferential parking for carpoolers; and

- a four day work week for many employees during summer months.

Suffolk has established a Sustainability Task Force that serves as an advisory group on operating initiatives, research, education and outreach. It is working to:

- develop sustainability principles;
- explore best management practices for facilities operation, design/construction and procurement;
- encourage the inclusion of sustainability topics in learning; and
- raise awareness and provide guidance among members of the University community.

Suffolk's efforts so far include:

- hiring an Energy Services Company to develop a campus-wide energy management program;
- retrofitting lights in the Ridgeway and Sawyer Buildings;
- working with Dining Services to ban the use of Styrofoam and replace it with a more sustainable material;
- expanding an ambitious recycling program, including organics recycling in the Law School café; and
- implementing best management/maintenance practices for HVAC equipment.

We commend Suffolk for its commitment and multi-faceted approach to sustainability. Educating faculty, staff and students; working with a standing advisory group; and integrating sustainability into the curriculum are effective ways to make long-lasting and significant changes.

We ask that Suffolk include the following measures as standard practice:

Comment 2

- the installation of "No Idling" signage at loading/delivery/drop-off/pick-up areas;
- the installation of "Don't Dump..." plaques at all catch basins (a commitment for the Modern Theatre project);
- the installation of showers and lockers in multiple areas for faculty, staff and student commuters who bike or walk to Suffolk;
- the development of a lighting plan that will meet safety needs while not contributing to light pollution. Fixtures should be shielded and downward directed. We recommend as a resource, the Campaign for Dark Skies at '<http://www.britastro.org/dark-skies/>'. Click "Lighting" and then "Good & bad lighting."

In addition we urge Suffolk to consider affiliating with the Green Restaurant Association (<http://www.dinegreen.com/>).

IMP PROJECTS

20 Somerset Building academic building project

Suffolk is in the process of purchasing this structure and plans to demolish it and build an eight-story, 132-foot (zoning height) high building for a relocated NESAD, classrooms, faculty offices, studios and laboratories.

The Boston Landmarks Commission (BLC) notes that the former Metropolitan District Commission (MDC) Headquarters Building, designed by Densmore, Robbins and LeClerc and built in 1930 is one of a few early 20th century buildings that survive in this part of Beacon Hill. In May of 2006, the Boston Landmarks Commission (BLC) accepted for further study a petition to designate the former MDC Building at 20 Somerset a Boston Landmark. The BLC has considered the petition, but has declined take a vote on the matter, and therefore, the building remains on the list of petitions pending designation as a Boston Landmark.

The current proposal requires complete demolition of the former MDC Headquarters Building. BLC staff strongly encourages a thorough study of alternatives to rehabilitate or incorporate the

Comment 3

historic building into proposed development plans, rather than pursue demolition. Demolition would constitute a loss of a building that is significant to its period and in its setting. Demolition also represents a loss of the building's embodied energy, fuel expenditure and air pollution during the demolition and removal of the building, as well as a large deposit of material to landfills. Preservation and rehabilitation of historic buildings is recognized as a sustainable building practice by LEED and the City of Boston. The proposed demolition of this building requires Article 85 Demolition Delay review by the Boston Landmarks Commission. The Article 85 Demolition Delay application can be found online at www.cityofboston.gov/environment/downloads.asp. Contact Gary Russell at 617-635-3850 if you have questions about the application.

In absence of preservation or rehabilitation of the former MDC Headquarters Building, BLC staff has some comments on the proposed new construction. Recognizing the unique challenges of art studio spaces and required mechanical support, BLC staff finds the overall massing and layout of the proposed new construction to be appropriate to the scale of the neighborhood. It is important to note that the proposed academic use for the NESAD and program space for the College for Arts and Sciences is a use which will have much less negative impact on the neighborhood and results in a significantly reduced scale of proposed new construction, compared to a previous proposal for a student residential tower. The impact of the proposed academic building appears to fit in the streetscape while maintaining respect for Garden of Peace. The proposal includes potential to redevelop the adjacent Roemer Plaza as an improved public amenity. In general, BLC staff finds the proposed new construction to be acceptable in its proposed scale and looks forward to further review of project massing, materials and details as they develop.

Modern Theatre cultural and residential project
523-525 Washington Street

Suffolk plans to renovate the exterior, including restoration of the façade on two sides, of this seven story building and construct a 12-story, 129-foot high (zoning height) addition. The project site is bounded by Washington Street, Harlem Street, 10 West Street and the Opera House.

The project will be 180-200 beds of undergraduate student housing, supporting uses such as lounges and laundry facilities, a black-box/studio theater, a gallery, pre-function space and ground-floor retail renovate exterior and construction of new 12 story addition

The LEED-NC checklist in the PNF shows that Suffolk estimates that it will achieve 35 points making it eligible for Silver certification. **This will more than fulfill the requirements of Article 37 and we support Suffolk's efforts.**

The Modern Theatre, located in the Midtown Cultural District, is a designated Boston Landmark and the proposed project will therefore require review by the BLC. The proposal calls for dismantling of the historic façade, complete demolition of the remainder of the building and subsequent new construction incorporating an accurate reconstruction of the restored façade on a new structure. The historic entry will serve the public much in the same way as it always has and the student housing will be accessed through the West Street facility. The design team has had preliminary design meetings with BLC staff and the design has evolved in a positive direction so far. BLC staff anticipates continuing to work closely with the design team to advance a proposal that will be positively received and reviewed by the BLC. BLC staff anticipates several stages of approvals by the BLC Design Review, the first being a thorough examination of the proposed techniques and details of the documentation, dismantling and storage of the historic façade. The initial design for the additional height, massing and details of the alley side elevation are all appropriate in concept, but will require refinement to ensure the

design is true to the historic legacy of the Modern theatre, while providing a positive contemporary amenity to the neighborhood. BLC staff would welcome further consideration of proposals that would activate the alley elevation while maintaining the importance of the historic main façade. The materials and details of the new construction and additional height will be very important to the success of the project. The ultimate success of the design will rely heavily upon the finer points of materials and detailing.

Comment 4

BLC staff agrees with BRA Urban Design staff that projects in the City should be constructed with traditional building materials and techniques rather than synthetic composite materials. Simulated materials such as exterior insulated finish systems (EIFS), and glass fiber reinforced concrete (GFRC) are inconsistent with Boston architecture and are unlikely to withstand decades of the City's freeze-and-thaw climate.

Comment 5

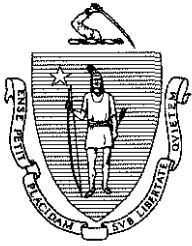
The BLC requests that dated cornerstones be incorporated into all new construction. This element will allow those who are attentive to and value the architecture of the City to appreciate the historical context in which structures were conceived.

Comment 6

Thank you for the opportunity to offer comment. We look forward to the final IMP.

Sincerely,

Bryan Glascock
Director



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

IMPNF Letter 7

MARTHA M. WALZ
8TH SUFFOLK DISTRICT
REPRESENTING
BOSTON AND CAMBRIDGE

Committees on
Education
Labor & Workforce Development
The Judiciary

ROOM 443, STATE HOUSE
TEL. (617) 722-2460
FAX (617) 626-0699
marty.walz@state.ma.us

March 3, 2008

Gerald Autler
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Suffolk University Institutional Master Plan Notification Form

Dear Gerald:

As the State Representative for the 8th Suffolk District, which includes most of Beacon Hill and the West End, I am writing with respect to Suffolk University's Institutional Master Plan Notification Form and the Boston Redevelopment Authority's proposed Scoping Determination.

Modern Theatre

As an initial matter, I agree with the idea expressed by the Beacon Hill Civic Association that Suffolk's proposed redevelopment of the Modern Theatre should be considered as an amendment to Suffolk's existing master plan. In that way, the project may move forward as the University and its neighbors work on a new master plan. Holding up the Modern Theatre project until a new master plan is approved could result in undue haste in the drafting of a new plan. Given the high stakes for the Beacon Hill and West End communities, I want to ensure that we take whatever time is necessary to complete the new planning document.

Expanded Enrollment

As we have heard from Suffolk's neighbors, especially on Beacon Hill, the school's expansion over the past several years has had a strongly negative impact. As a result, I am greatly concerned that Suffolk will continue to increase its student enrollment faster than it builds new dormitories. Consequently, I believe Suffolk should not be allowed to increase enrollment unless it adds an equivalent number of dorm beds.

In the 1996-1997 school year, Suffolk enrolled 2,138 full-time undergraduate students and housed none of them. In the 2007-2008 school year, Suffolk enrolled 4,522 full-time undergraduate students and housed 1,039 of them. Thus, 3,483 full-time undergraduate students are in "off-campus" housing. As these numbers reveal, in the past 10 years, even as Suffolk has

built dorm beds, its impact on the private housing market has increased by 1,345 students or 63%. Suffolk's student body growth has far outstripped the school's ability to house its students. Thus, Suffolk's future growth should be constrained until it can house the students it is adding. I ask that the Master Plan include a statement that Suffolk may add students beyond its current enrollment until it achieves its goal of 5,000 full-time equivalent undergraduate students only if it adds dorm beds to support the expanded enrollment, and then it must continue to add dorm beds until it achieves its goal of housing 50% of its undergraduate student body.

Comment 1

Suffolk acknowledges that its ability to add dorms is contingent upon its ability to buy additional property. While that is true, the neighbors should not be burdened with additional students while Suffolk is waiting to purchase more property. Suffolk should promise its neighbors that it will stop imposing more students on them until it adds more housing. I think this is a fair balance between Suffolk's desire to expand enrollment and the community's desire to protect itself from more students living in private housing.

Enrollment Cap

Suffolk states that its undergraduate enrollment is most appropriate at 5,000 full-time equivalent students. Whether in a Cooperation Agreement or elsewhere, the City of Boston should enter into a binding agreement with Suffolk that its enrollment may not exceed this goal by more than 1% in any school year. This flexibility acknowledges that the admission process is not an exact science and enrollment fluctuates from year to year based on student acceptance rates, and it holds Suffolk accountable for achieving and not exceeding its goal. This, of course, assumes that Suffolk is permitted to expand beyond its current enrollment.

20 Somerset Street

When the Commonwealth of Massachusetts' Division of Capital Asset Management put 20 Somerset Street up for sale, it accepted a bid from Suffolk stating that the University would build housing. Of course, the school is now proposing academic uses for the site. Suffolk claims this change in use does not affect its right to purchase the property. Before review proceeds further, I ask that Suffolk provide the BRA and the Task Force with a legal opinion from its counsel or from DCAM that Suffolk continues to have the right to purchase the property, even with a non-housing use.

Comment 2

Unless I missed it, the IMPNF contains no mention that 20 Somerset Street is subject to review by the Massachusetts Historical Commission and the Boston Landmarks Commission. This omission is especially notable in light of the October 24, 2007 letter from the MHC stating very strong concerns about Suffolk's proposed use for the site. In that letter, MHC reminded Suffolk that it "should explore all prudent and feasible alternatives for rehabilitation and reuse of the" building. The BRA should require the University to meet this requirement as part of the master planning process.

Comment 3

In conclusion, I note my support for the comments made by the Beacon Hill Civic Association, the West End Civic Association, and the Garden of Peace.

Gerald Autler
March 3, 2008
Page 3

If you have any questions, please do not hesitate to contact me at (617) 722-2460 or at
marty.walz@state.ma.us.

Sincerely,



Martha M. Walz

cc: Beacon Hill Civic Association
West End Civic Association
Garden of Peace
Massachusetts Historical Commission



MICHAEL P. ROSS
BOSTON CITY COUNCIL

March 5, 2008

Mr. Gerald Autler, Senior Institutional Planner
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Re: The proposed IMPNF for the development of 20 Somerset and the Modern Theatre by Suffolk University.

Dear Mr. Autler:

I am writing today to comment on the IMPNF presented to the Suffolk Task Force with regard to the acquisition and use of 20 Somerset and the Modern Theatre by Suffolk University. I would like to take this opportunity to express interest and concern with regard to these projects as they have been presented to the members of the Suffolk Task Force and to the communities neighboring both locations, as well as to express my encouragement for further time spent working on the draft of the IMP.

To begin, I would like to thank Suffolk for making such an extended effort to work with and hear from the neighborhoods that are affected by the growth and development of institutions such as Suffolk University throughout the city of Boston. I recognize the importance of Suffolk University as an institution of higher learning and as a critical component of neighborhoods including Beacon Hill, Downtown Crossing, and the West End. However, it is important to recognize that these neighborhoods exist as residential neighborhoods first and foremost and therefore must be preserved and protected to the fullest as such.

DISTRICT 8

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(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US

Suffolk's proposal for the acquisition and development of the property at 20 Somerset in Beacon Hill for use as Suffolk's Art School is a far better proposal than Suffolk's earlier dormitory. I commend them for making this decision. It is important that 20 Somerset does not negatively impact nor encroach the area designated as the Garden of Peace and that the building continue to respect the current height designations of the standing building. Also, abutting neighbors and members of the Beacon Hill community must be involved in the design process.

Myself and Councilor LaMattina have met with neighbors and spoken with several neighborhood groups who live within the cluster zones impacted by Suffolk's proposed expansion. Based on these conversations and more, I have come up with a list of requests that I would like to propose to you at this time.

To begin with development, the acquisition and development of 20 Somerset will benefit Suffolk, but must also benefit the wider community. Therefore I believe that Suffolk University must extend the non-expansion zone for future development, as well as continue to support policies and resources within Beacon Hill to preserve the current residential population as it exists, catering to multiple and single family units as opposed to students. From it's discussions with the "Upper Beacon Hill Civic Association" Suffolk has already agreed to extending one expansion zone, and we believe further discussions with the Beacon Hill Civic Association to solidify the remainder of this agreement is in order.

Comment 1

For the success of the community and for its own success as well, Suffolk University should commit the institution to preserving the residential qualities of its surrounding neighborhoods. Suffolk worked well with the Downtown Crossing neighborhood to ensure non-expansion in areas that the neighbors wanted to preserve for non-institutional use, Suffolk worked well with the Upper Beacon Hill Civic Association to create a non-expansion zone bordered by Bowdoin Street, Beacon Street, Ashburton Place, and Somerset Street. I commend Suffolk for these efforts and ask for them to continue these efforts with other neighborhoods and neighborhood groups as well. If the Art School, or any school for that matter, is constructed for Suffolk University at 20 Somerset I ask that Suffolk commit to a non-expansion zone bordered by Cambridge Street, Tremont Street, Park Street and Beacon Street, and that Suffolk remove class space in exchange for office space within the Fenton Building. Furthermore, Suffolk should set a timeline for when they will phase themselves out of the Holiday Inn on Grove Street.

Comment 2

Comment 3

DISTRICT 8

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(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US

In order to avoid an over saturation of students in any one neighborhood, or cluster as depicted by Suffolk's IMPNF, Suffolk University must extend non-expansion where needed, should look into expanding the size of its clusters, and needs to contribute to enhancing the residential success of these neighborhoods. It would benefit the community and Suffolk University to have a forum in which the two groups could work together to discuss possible concerns that may arise regularly as a result of Suffolk's presence in the neighborhood. With regard to that need, Suffolk should attend meetings with neighborhood and community groups.

Comment 4

Comment 5

I also ask that Suffolk limit its enrollment to 5000 full time students. If in the event Suffolk should over-enroll and exceed the 5000 full-time student limit, Suffolk needs to rectify the numbers in subsequent mass enrollments within a defined period. In addition, Suffolk should work towards a policy that would require all freshmen, other than those who are commuting students living with parents or guardians at home, to live on campus, setting Suffolk's on-campus housing goal at 80 percent instead of 50 percent. Enrollment cannot keep pace with housing creation -- otherwise -- what is the point of supporting such increases?

Comment 6

Comment 7

Suffolk currently has a proactive way of working with students who have caused disruptions within Boston neighborhoods. As Suffolk expands within various neighborhoods, it is important that Suffolk make this student behavioral program a permanent part of the institution. Students must understand their role in the neighborhood and they must respect the residential and business communities where they live. Suffolk's housing policies and enrollment decisions should support the delicate balance that exists given our close proximity. No policy should allow a student to be "thrown out of campus housing" only to wind up housed in the community. The standard for living in one of Boston's neighborhoods should be a higher one than living on campus, and Suffolk's policies must reflect that. If a student behaves poorly enough to be kicked out of on-campus housing, then they should ultimately be suspended or expelled from the university.

Comment 8

Comment 9

Beacon Hill and the West End, like their neighbors in Downtown Crossing, have a need to preserve and protect the residential atmosphere of their community. It is important that with Suffolk's growth as an institution, Suffolk University's neighborhoods not lose the very essential qualities that draw people, students included, here to begin with. Lets work together to extend the use of the non-expansion zones, as well as other policies and resources, within Suffolk's abutting neighborhoods in order to see that neighborhoods themselves can retain their residential identity.

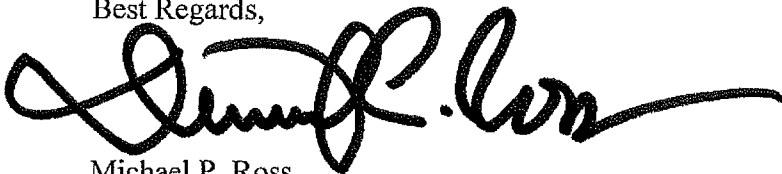
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I support the acquisition of the Modern Theatre and its re-development and use by Suffolk University for theatre and classroom space as well as for dormitory usage. Suffolk worked well and listened closely to the needs of the Downtown Crossing Neighborhood Association and has found a way to take a beautiful historic building that is deteriorating on its own and to restore it for functional use. In addition, utilizing upstairs space for student living helps to reach the number of beds needed for on-campus student living in an area that has not yet been saturated by students in such a way. Suffolk can follow their own standard as set in the acquisition and development of 10 West and the Modern Theatre to continue working with neighborhoods that are affected by their growth and expansion.

Thank you for your time and consideration on these points. I am excited to be a part of these discussions, and look forward to continuing in efforts to see Suffolk and the neighborhoods surrounding Suffolk work together. The acquisition of the Modern Theatre and of 20 Somerset both have the potential to enhance surrounding neighborhoods if explored and developed thoroughly and respectfully. I look forward to being a part of the progress. Please do not hesitate to contact my office if you have any questions or if you wish to discuss these comments or proposals any further.

Best Regards,

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

Michael P. Ross

Boston City Council, District 8

DISTRICT 8

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(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US**

Gerald Autler, Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

IMPNF Letter 9

Mr. Autler,

I am a resident of Downtown Crossing and a member of the BRA Community Task Force reviewing Suffolk's new Institutional Master Plan.

I would like to convey my full support for the work done by Suffolk University and their Master Planner, Alex Krieger. Working with the community for the last year, Suffolk has been thorough and transparent in laying out their expansion plans and goals.

I would like to specifically emphasize my support for the development of the Modern Theatre proposed by Suffolk. The project promises to continue Suffolk's positive contribution to our neighborhood, by bringing in added safety and life, as well as providing the city with a new theatre which recognizes and respects the history of the Modern Theatre.

The other project, relocation of the art school to 20 Somerset is a product of many meetings of discussion with the community Task Force. The neighboring Beacon Hill community has had significant representation at all Task Force meetings and discussions on this project. Suffolk and Mr. Krieger have been successful at presenting this project within the context of its Master Plan principles. I am in full support of this project.

Thank you for your consideration.

Mary Ann Ponti
Sterne, Agee & Leach
VP Public Finance
265 Franklin St. Suite 3100
Boston, Ma 02110

Robert A. Whitney
17 Philips Street
Boston, Massachusetts 02114
(617) 335-1380
rawhitney@gmail.com

IMPNF Letter 10

February 28, 2008

VIA EMAIL AND FIRST CLASS MAIL

Gerald Autler
Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Re: Comments On Suffolk University's Proposed Institutional Master Plan,
Filed January 11, 2008

Dear Gerald:

As you know, I am a member of the Suffolk University Institutional Master Plan Task Force ("Task Force"), and I represent the Beacon Hill Civic Association on the Task Force. I am submitting this comment letter, however, on my own behalf, and not behalf of the BHCA. The BHCA will be submitting its own comment letter to the BRA; and please note that I also completely join in the sentiments and statements set forth in the BHCA's letter. As set forth below in more detail, I believe that the current version of the Suffolk University's ("Suffolk") Institutional Master Plan ("IMP"), submitted on January 11, 2008, is missing some needed information, and otherwise has misrepresented certain other information.

Suffolk's current IMP fails to examine "the combined impacts of [Suffolk's] overall development program" on the Beacon Hill neighborhood, particularly with respect to Suffolk's proposed development and use of what is commonly described as the "20 Somerset Street Site." See Boston Zoning Code, Section 80D-1. The current version of Suffolk's IMP also is misleading in its description of the creation of the "cluster" development areas set forth in the IMP. In addition, the IMP contains inadequate information concerning Suffolk's planned use of the 20 Somerset Street Site, and ignores the extensive impact that Suffolk's proposed actual use of the 20 Somerset Street Site will have on the quality of life of the residents of the entirety of Beacon Hill.

Comment 1

Comment 2

Comment 3

Gerald Autler
February 28, 2008
Page 2

In its IMP, Suffolk maintains that the Task Force, through a series of ten meetings to discuss the development of Suffolk's new IMP, "provided Suffolk with input on suitable locations for meeting its program needs. Working together, the Task Force, Suffolk, and CKS [Suffolk's consultant], developed the concept of five clusters or development areas in which the suitability locations for various uses would be defined." See IMP at page 1-8. Suffolk further contends in the IMP that "[o]ne of the clusters is the focus of the existing campus and the others four clusters represent development areas that would shift the center of gravity of the campus away from Beacon Hill toward Tremont and Cambridge Streets. These clusters were combined into the Suffolk Crescent, which represents a general area encompassing existing campus facilities and the areas suitable for future development." See IMP at page 1-8.

Contrary to these statements, however, the Task Force members did *not* "participate" in the creation of development of the concept of the development "clusters." To the contrary, the "cluster" concept was simply presented to the Task Force members by Suffolk's hired consultant, Alex Krieger, as an explanation as to how Suffolk was intending to handle its plans for expansion of the university's operations and student body. Moreover, the Task Force members did *not* specifically concur that the articulated "cluster" approach was the best method for handling Suffolk's projected growth; in fact, several members of the Task Force have indicated that Suffolk should look beyond the limited "cluster" areas proposed by Suffolk, to other areas in the city where Suffolk's growth needs could better be accommodated without adversely impacting downtown residential neighborhoods.

In addition, during the initial meetings of the Task Force, Suffolk's consultant, Mr. Krieger, originally described Suffolk's plans for future development as being within only *four* "clusters;" at that time, there was no so-called "Cluster 5" development area, which Suffolk has since identified in the current IMP as the Beacon Hill area "existing campus." See IMP at page 5-10. It was only *after* Suffolk decided that it wanted to develop the 20 Somerset Street Site as academic classroom space for upwards of 1,000 students from Suffolk's art school and College of Arts and Sciences, did Suffolk add the *new* Cluster 5 Beacon Hill Development Area to its list of four previous "cluster" descriptions. Again, the members of the Task Force were *not* consulted about, and did not "participate" in the creation of this new "Cluster 5," and the Task Force did *not* specifically agree that Suffolk should do any additional development within Suffolk's so-called Beacon Hill "existing campus." Instead, the new Cluster 5 Beacon Hill Development Area was simply presented to the Task Force in a meeting as a "fait accompli," without *any* input by Task Force members.

As noted above, in the IMP, Suffolk now proposes to develop the 20 Somerset Street Site as academic classroom space for upwards of 1,000 students from Suffolk's New School of Art and Design and mainly from its College of Arts and

Gerald Autler
February 28, 2008
Page 3

Sciences. In the IMP, however, Suffolk provides little information about its plan for this development, provides no information about the impact of bringing potentially more than 1,000 additional students to the Beacon Hill area, and provides inadequate information about what uses will be made of those parts of the proposed building to be situated on 20 Somerset Street Site that will not be utilized by the art school.

For example, in the IMP, Suffolk states that its proposed use of the 20 Somerset Street Site is for the relocation of its art school. IMP at pages 6-4 – 6-8. Suffolk states simply that the “use of 20 Somerset Street for Suffolk’s arts program **and other academic uses** allows for a less intensive use than other University uses, such as a residence hall, gymnasium, or student center. See IMP at page 6-5 (emphasis added). Suffolk notes that the art school’s current enrollment is 313 full time equivalent students, (IMP at page 6-7) and that in the new 105,000 square foot, 10 story building proposed to be built on the 20 Somerset Street Site (IMP at page 7-4), the art school would occupy approximately 60,000 square feet of the new space, leaving the remaining 45,000 square feet for the “other academic uses.” See IMP, Figure 6-10.

Suffolk states that the additional approximately 45,000 square feet of space in the new building to be constructed on the 20 Somerset Street Site will be used for “other academic uses,” which will “include a number of general-use classrooms for use by the College of Arts and Sciences.” Incredibly, this is the only description set forth anywhere in the entire IMP for the proposed use of the additional 45,000 square feet of space of the new building on the 20 Somerset Street Site that is not to be used by the art school.

Moreover, the *sole purpose* set forth in the IMP for inclusion of these non- art school “general-use classrooms” into the new building to be constructed on the 20 Somerset Street Site is that “will allow for the renovation of existing, cramped classrooms in the Archer, Fenton, Sawyer, and Donahue buildings.” See IMP at page 6-8. Thus, Suffolk appears to be stating that that it should be permitted to build 45,000 square feet of additional classroom space on Beacon Hill solely as a *temporary* classroom location to be used while other classroom space on Beacon Hill is being renovated. Of course, nothing is said about how these “general-use classrooms” will be utilized once the renovations are completed on the other Beacon Hill-situated classrooms.

Comment 4

Suffolk does also state that, *generally*, the construction of a new building on the 20 Somerset Street Site “[c]reates opportunities for less intensive academic use of Temple Street and Derne Street facilities.” See IMP at page 6-8. *Nowhere* in the IMP, however, does Suffolk ever explain exactly *how* the construction of a new building on the 20 Somerset Street Site intending to house classroom and studio

Gerald Autler
February 28, 2008
Page 4

space for upwards of 1,000 students, will allow for "less intensive academic use" of the Temple and Derne Street undergraduate classroom buildings. Such a mere platitude does not equate to comprehensive planning, nor does it describe how Suffolk plans to alleviate the significant impact on the Beacon Hill neighborhood of the addition of classrooms and studio space designed to accommodate over 1,000 students, that will result with the construction of Suffolk's proposed building on the 20 Somerset Street Site.

Comment 5

Interestingly, nowhere in the IMP does Suffolk state that its proposed building on the 20 Somerset Street Site will include classroom facilities for upwards of 1,000 students. As noted above, Suffolk has limited its discussion to the potential use of the new 20 Somerset Street Site building as containing "Suffolk's arts program *and other academic uses.*" See IMP at page 6-5 (emphasis added). There is *no discussion whatsoever*, however, in the IMP of the anticipated number of Suffolk students who will be *actually using* the new 20 Somerset Street Site building.

In Suffolk's December 21, 2007, memorandum to members of the Task force, setting forth certain responses to questions concerning an earlier version of the IMP ("Suffolk's December 21, 2007 Memorandum"), Suffolk admits that the anticipated "other academic uses" of the new building to be constructed on the 20 Somerset Street Site will be "10 to 12 classrooms for 40 to 50 students." See Suffolk's December 21, 2007 Memorandum at 10. Thus, the range of additional, undergraduate students to be accommodated at the building – *not* including the 313 full-time equivalent art school students – would be from 400 additional students up to 600 potential additional students that would use the so-called "general use" classrooms. Therefore, according to Suffolk's December 21, 2007 Memorandum, including the art school students, the total number of students slated to use the classrooms at the new building on the 20 Somerset Street Site could range from as low as 713 students up to 913 additional students being brought to the Beacon Hill neighborhood area.

Comment 6

In addition, at the public meeting held by the BRA on January 31, 2008, Suffolk came up with yet another description of what would be contained within the new building to be constructed on the 20 Somerset Street Site. Alex Krieger, Suffolk's consultant, stated that that the entire 20 Somerset Street Site "project" would include "thirty classrooms." Thus, under Mr. Krieger's proposal for the use of the new building on the 20 Somerset Street Site, Suffolk would have as few as 1,200 students and as many as 1,500 students using the new building on the 20 Somerset Street Site.

Suffolk's plans for the use of its proposed building on the 20 Somerset Street Site will likely result in a *substantial increase* in the number of undergraduate classrooms being used on Beacon Hill. As noted above, it is likely that these new

Gerald Autler
February 28, 2008
Page 5

proposed undergraduate classrooms will result in a substantial increase in the number of students being educated in the Beacon Hill neighborhood area – *perhaps as high as 1,500 additional students!* Yet *nowhere* in the IMP does Suffolk identify how it intends to alleviate the impact on the Beacon Hill neighborhood of the significant increase in the number of undergraduate classrooms and the resulting substantial increase in the number of students present in the Beacon Hill neighborhood every day.¹ Comment 7

In the IMP, Suffolk states that because “many of the primary academic and administrative buildings for the university are situated within Cluster 5 [Beacon Hill Development Zone], [any] *future growth is likely to be directed away from this area.*” IMP at page 5-2. Suffolk also claims that its intent is to “seek opportunities for development where no one cluster has to [bear] the burden of all of the University’s space needs,” IMP at page 5-2, and Suffolk promises that the “University’s needs will be dispersed throughout all clusters and not concentrated in a single cluster.” IMP at page 5-5.

Unfortunately Suffolk’s declared plans for use of the 20 Somerset Street Site are directly *contrary* to its stated goal of not having any one neighborhood “bear the burden of all of the University’s space needs” – in this case, Suffolk’s undergraduate academic classroom needs. Suffolk’s proposal in the IMP will result in the substantial *increase* in the number of undergraduate classrooms and undergraduate students in the Beacon Hill neighborhood, an area already noted by Suffolk to be saturated with academic and administrative buildings. Contrary to the purported intent of the IMP, and far from being “directed away” from Beacon Hill, Suffolk is concentrating its academic activity directly *into* the Beacon Hill neighborhood. The significant increase in classroom space that will result from the new building on the 20 Somerset Street Site means that the Beacon Hill neighborhood will now have to bear even a *greater share* of the load of Suffolk’s academic expansion goals.

¹ Earlier today, Suffolk informed the members of the Task Force by email that it was proposing to eliminate the use of any classrooms in the Fenton Building on Derne Street on Beacon Hill. Suffolk has informed me that there are currently only seven classrooms in use in the Fenton Building, accommodating just 195 students. Clearly, this accommodation by Suffolk – although a good start - does *not* offset the anticipated increase of 30 additional classrooms, accommodating up to 1,500 students, that would take place with the construction of the proposed new building on the 20 Somerset Street Site.

Gerald Autler
February 28, 2008
Page 6

I appreciate the opportunity to provide my comments on Suffolk's IMP. I hope that the BRA will address the concerns raised in this letter in its scoping determination. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Whitney', with a large, sweeping flourish extending to the right.

Robert A. Whitney

February 19, 2008

IMPNF Letter 11

Mr. Gerald Autler
Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square, Ninth Floor
Boston, MA 02201

Re: Suffolk University Institutional Master Plan (IMPNF)

Dear Gerald:

This letter is to express my support for Suffolk University's IMPNF.

As a member of the Institutional Master Plan Task Force I have had the benefit of listening to many differing views from the various residents of the neighborhoods *surrounding the area of proposed growth*. I also live in one of those neighborhoods. There is never a perfect solution to growth in an urban setting. Boston is a victim of its own success. Everyone wants to be here but we don't want anyone else to encroach on our territory. This is an impossible formula to achieve.

Suffolk University is working diligently to listen to many voices and work through their requests while trying to project into the future as they propose their Master Plan. They have proposed a solution of spreading growth of several clusters as to not overburden any one area which on its surface seems most reasonable.

In my neighborhood, the first new cluster to be tested, we have had a very positive experience to date with the addition of the 10 West Project. The proposed addition of the Art School at 20 Somerset Street is something I would welcome as my office is on Derne Street, just down the hill from Somerset, and when I leave in the evening and walk past the proposed site it is very dark and deserted. I believe the addition of the Art School would add positive activity to the area.

My greatest reason for supporting the Suffolk University IMPNF is seeing first hand the way they worked with my neighbors who at first were opposed to 10 West but in the end all supported the project 100%. Hopefully, all the various neighborhoods in each "cluster" will have as positive an experience as we did welcoming two new dormitories with over 400 beds into our neighborhood.

Sincerely,

Christine M. Dunn
Resident, One Avery Street

February 19, 2008

Mr. Gerald Autler
Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square, Ninth Floor
Boston, MA 02201

Re: Modern Theatre Project

Dear Gerald:

This letter is to express my support of Suffolk University's redevelopment of the Modern Theatre and the restoration of the façade. As a resident of the neighborhood I have seen first hand that the Modern Theatre is an integral part of the continuing positive movement of development on Washington Street.

It is fortunate that Suffolk University has come forward with a sensitive plan that will allow a cultural use on the lower floors as well as the ability to incorporate the upper floors into the 10 West Project for student housing.

Suffolk University has worked very diligently and cooperatively with the neighborhood on the 10 West Project to a successful conclusion and it is hopeful the same results will be reached on the Modern Theatre project.

Sincerely,

Christine M. Dunn
Resident, One Avery Street



February 26, 2008

Mr. Gerald Autler
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Autler:

Re: Suffolk University Institutional Master Plan (IMPNF)

The purpose of this letter is to state my support for Suffolk University's written plan for the future of the University.

As a member of the Task Force, I have had the benefit of many hours of education from the University and Alex Krieger and I appreciate the time, effort and dollars that have been invested in this process. There has been a fantastic level of mutual cooperation and respect for each other in the process. I believe that Suffolk's intent is to listen to the community in the difficult process of growing an urban university.

Clearly there will be a need, on a project by project, basis to look at the details of changes to the University over time. The general approach presented in the IMPNF is a good one. Only the property owners in the "clusters" can truly determine what the future will bring, but I think the drift of focus from Beacon Hill to the Tremont Street area is in direct response to the concerns of Beacon Hill residents. This is a prime example of the University's willingness to listen to and act upon the concerns of neighbors.

Included in this IMPNF is the relocation of the NESAD to 20 Somerset Street. I support this project. Historically Somerset Street has been one of government office buildings. NESAD will do nothing to harm this street. The early design ideas for the building show a greatly enhanced street. I have made it a point to attend all Task Force meetings to listen to the presentations of the University and to listen to the ideas of fellow Task Force members. I was shocked at a recent meeting when a very strong stand was taken, by a few members, against the NESAD move. Until that point in time, all conversation at the Task Force meetings had been supportive of the move. I am not aware of any additional information or changed circumstances that lead to the loud out-cry against the use of the property for educational purposes.

As a resident of One Devonshire Place and a frequent visitor to One Ashburton Place, I can't imagine why the use of the property for a school presents any problems that can not be addressed. If I recall correctly, there was no appetite from residential developers for the site as market rate housing and BHCA opposed the suggested use as student housing. It would seem that if the site is not used by the University it would either stay an empty eyesore or be developed into office space. I believe the University will be a more accountable neighbor than an office developer. An office building would bring additional people and cars to the area. The NESAD students are already attending classes in the area. NESAD is a great use for 20 Somerset Street.

Respectfully,

Margaret Carr
Certified Public Accountant

MECarr
CPA

February 26, 2008

Mr. Gerald Autler
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Suffolk University Modern Theatre Project

Dear Mr. Autler:

The purpose of this letter is to state my full support for this project.

This project and the conditions that Suffolk University have agreed to for 10 West, make it a win-win for the city, university, business and residential community of the downtown crossing and ladder districts. The level of support is in direct relation to the work that Suffolk undertook to address the concerns raised in the review of the 10 West Project. In the process of review for 10 West, Suffolk University had expressed a willingness to work with the neighborhood to mitigate any major concerns. I feel they have successfully worked with the neighbors in collaboration to make that a great project. I expect the same to be true for the Modern Theatre Project.

Respectfully,



Margaret Carr
Certified Public Accountant

February 26, 2008

Mr. Gerald Autler
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Suffolk University Modern Theatre Project

Dear Mr. Autler:

The purpose of this letter is to state the full support of the Suffolk University Task Force *subcommittee's members* for this project. The support for this project is strong. The project and the conditions that Suffolk University have agreed to for 10 West, make this a win-win for the city, university, business and residential community of the downtown crossing and ladder districts. The level of support is in direct relation to the work that Suffolk *undertook to address the concerns* raised in our review of the 10 West Project. The Modern Theatre Project is, in fact, one of the requests that were made of Suffolk in the development of 10 West. The neighbors wanted the Modern Theatre property to become a contribution to the neighborhood rather than a danger. Suffolk University developed a proposal that includes dorm rooms, with entrance shared with 10 West and *theatre space*.

In the process of review for 10 West, Suffolk University had expressed a willingness to work with the neighborhood to mitigate any major concerns. *We feel they have successfully worked with the neighbors in collaboration to make that a great project. We expect the same to be true for the Modern Theatre Project.*

Respectfully,



Margaret Carr
For the subcommittee
Christine Dunn, Courtney Ho, Deanna Palmin and Mary Ann Ponti



the GARDEN of PEACE

A MEMORIAL TO VICTIMS OF HOMICIDE

Honorary Chair
Governor Duval Patrick

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Chair
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Parent of a victim of homicide

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Clerk
Volunteer

Mari Adams
Parent of a victim of homicide

Betty Borghesani
Parent of a victim of homicide

Erin Gaffney
Volunteer

Cariann G. Harsh
Volunteer

John MacLellan
Parent of a victim of homicide

Amy L. Maki
Sibling of a victim of homicide

Jane Maki
Parent of a victim of homicide
Alpha Resource Center

Phyllis McEvoy
Relative of a victim of homicide

Karen Nolan
Sibling of a victim of homicide

Toni K. Troop
Jane Doe Inc.

Honorary Board

Hon. Edward M. Kennedy
U.S. Senator

Susan Bercume Brandolini
Sibling of a victim of homicide
Co-founder of the MA chapter of POMC

Janet Fine
Massachusetts Office for
Victim Assistance

Sandy King
Parent of a victim of homicide
Charlestown After Murder Program

Michael MacDonald
Author

Jude Pearson
Volunteer

James Rober
Sibling of a victim of homicide

Erica Stern
Facing History and Ourselves

Terry Titcomb
Parent of a victim of homicide
Charlestown After Murder Program

February 27, 2008

Mr. Gerald Autler
Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Suffolk University Institutional Master Plan Notification Form, January, 2008

Dear Mr. Autler:

The Garden of Peace design was begun in the late 1990's before there was any public discussion of selling the MDC Headquarters building; the Garden itself was completed and dedicated in 2004 before the Commonwealth made any public disclosure of the redevelopment of that site. As an immediate abutter to 20 Somerset, the Garden of Peace, Inc. has been vitally interested in the development proposals for 20 Somerset Street since DCAM first issued its Request for Proposals in 2005. Our goal has been to protect the integrity of the Garden of Peace – a memorial to Massachusetts victims of homicide.

We believe that the PNF for Suffolk University's Institutional Master Plan is a significant improvement over Suffolk's last document because it provides a planning framework for growth and expansion. We appreciate the Boston Redevelopment Authority's effort to have Suffolk develop a comprehensive planning document.

20 Somerset

We are pleased to see Suffolk's commitment to a project that will not exceed the height of the existing MDC building (including roof top structures) and that the north wall of the proposed building will not be located any closer to the Garden of Peace than the existing building. As stated above, the Garden's primary interest relative to any development at 20 Somerset St. is to protect the integrity of the Garden of Peace – a memorial to homicide victims. We want to be assured that that there will be no increase in shadow, wind or daylight obstruction, and we request that such analyses be provided in the EIR.

The proposed building's design and programming also have potential impacts on the Garden of Peace. In order to maintain the integrity and sanctity of the Garden, the north elevation of the proposed building must complement the Garden, which was originally designed with the existing north wall as a backdrop. Interior uses in the part of the building facing the Garden should be respectful of the Garden's meaning to homicide survivors. We are pleased that the entrance of the proposed building will be on the south side, away from the Garden, hopefully keeping student traffic away from the Garden; and in a similar vein, we request that Suffolk articulate the measures it will take to ensure that there will be no increase in student foot traffic toward or into the Garden from the direction of Roemer Plaza and on the west, the passageway adjacent to Ashburton Place.

Comment 1

The Garden's proximate location to 20 Somerset means that construction will have a major impact on the Garden. We urge the BRA to ensure that the EIR provide a full detailed description of potential construction impacts and mitigation measures. Not the least of our concerns is the duration of construction activities and what that will mean for survivors who come to the Garden to commemorate their lost ones as well as for the many office workers and residents in the area who enjoy the beauty of the Garden during good weather.

Master Plan

There is continued concern about potential impacts on the Garden of Peace from Suffolk growth in the "Suffolk Crescent" We request that the BRA require that Suffolk address in further depth in the EIR the potential impacts of growth in the Suffolk Crescent, by cluster and in total, to the Garden of Peace. Such scope should include pedestrian traffic desire lines among the clusters and to the Garden of Peace.

Comment 2

We look forward to continuing to work in cooperation with Suffolk University and its team and to learning further details as the design and programming of 20 Somerset are developed We will continue to work with the BRA and Suffolk to ensure that our concerns are properly and thoroughly addressed in the EIR.

Yours truly,

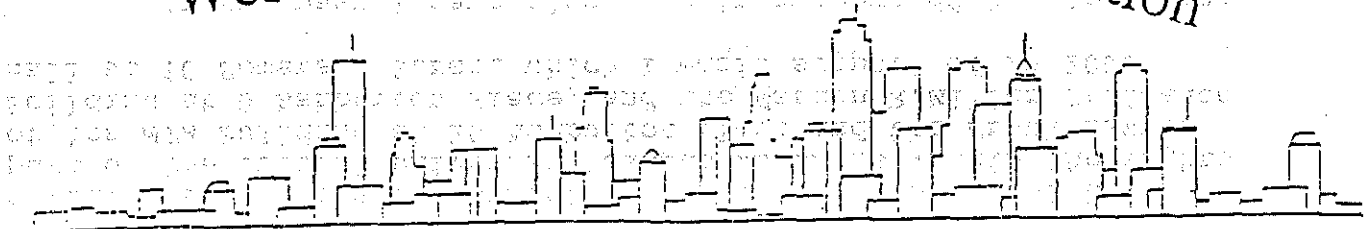


Beatrice Nessen
Garden of Peace Task Force Representative

cc: John Palmieri, Director

West End Neighborhood Association

IMPNF Letter 17



25 North Anderson Street, Suite 9, Boston, Massachusetts 02114
(617) 720-5326 Norman R.E. Herr, Executive Director

February 27, 2008

Dear Gerald Autler:

As a member of the Task Force for Suffolk University's Master Plan I submit this letter in response to the many past meetings and the reading of the pre-filing draft for the Task Force review..

This letter is in support for plans for future growth over the next 10 years., and I do support proposes for the New England School of Art and Design to move into a new future building at 20 Somerse~~x~~ Street in Government Center which is part of the Suffolk University Campus which is within the sights of the MTA Building at 20 Ashburton Place and the Frank Sawyer Building at 8 Ashburton Place, and the Nathan R. Miller Residence Hall at 10 Somerset Street which I was in support of in 2003.

In the past I have also been in support of the Residence Hall at 10 West Street and am in full support of the future plans for the redevelopment of the Modern Theatre and if it were up to me this Theatre District of Washington Street would be named the (Sarah Caldwell Theatre District) who I worked in support of on the Boston Historic Theater Charrette back in the mid 90's.

Sincerely in words,

Norman R.E.Herr

SENT VIA EMAIL

IMPNF Letter 18

To: Gerald Autler
Sr. Project Manager, BRA

From: Jane Forrestall

Date: February 26, 2008

RE: Suffolk University IMPNF and Modern Theater PNF

Dear Gerald:

As you know, after many years of rebuilding, the West End is emerging as a dynamic neighborhood with exciting new residential properties, hotels, restaurants, entertainment venues, and an updated North Station. This dramatic transformation is due in part to the development of the land vacated by the MTA and MBTA within the Bulfinch Triangle, the redevelopment of older properties, and the project developed by Equity Residential.

One of the guiding principals in the Bulfinch Triangle Development Guidelines, which was developed by input from West End/Bulfinch Triangle residential and business entities, was that there would be no institutional growth within that area. This limitation was made necessary by the clear evidence that our residential community is infused with institutional uses – MGH, Spaulding Rehab, Mass Eye and Ear, Shepans Eye Institute, the Lindemann Center, and the Suffolk County Jail. It is because of this that West End residents, current and future, need to be mindful of further institutional use of available properties. In order to remain a welcoming and viable community, a balance between those institutions, and current and future resident and business development needs to be maintained.

Throughout the Task Force process, Suffolk University has stated that one of its top priorities is to increase on-campus housing for undergraduates. However, in the current IMPNF, there are two proposed projects – the Modern Theater and 20 Somerset Street – with only one addressing the housing need.

If the University is targeting particular properties for future development and growth, that fact should be disclosed to the Task Force as soon as possible so that these properties can be properly vetted through the affected neighborhoods prior to Suffolk making a significant monetary investment. Downtown Crossing and Beacon Hill have been given non-expansion agreements by the University saying that there will be no expansion within those neighborhoods beyond the current specified projects for a specified number of years (10 West Street, the Modern Theater, and 20 Somerset Street). That leaves a lot of uncertainty for residents who live in the other Cluster areas as it could mean that Clusters 2, 3 and/or 4 could receive the majority impact of future growth.

Comment 1

Comment 2

The Cluster of possible growth that is closest to the West End community is Cluster 4. For the reasons stated earlier, many residents of the West End are wary of additional institutional growth that could negatively impact our daily living and quality of life. Although representatives from Suffolk University have stated that possible growth into Cluster 4 could not take place until well into the future, it is well

known that there are several possible properties that could be developed if and when they become available. These properties include the Lindemann Center and Hurley Building, and the Government Center Garage but are not limited to those. Depending on a proposed use for these properties, this could have a major impact on the fabric of our residential community.

According to Boston Zoning Code, the purpose of an *“Institutional Master Plan Review is to provide for the well planned development of institutional uses in order to enhance their public service and economic development role in the surrounding neighborhoods”*. That is stated on page 1-3 in the January 11, 2008 IMPNF.

The IMPNF describes a need and a process for future development by Suffolk, but there is no well-defined plan. Instead, two projects within the IMP are discussed with only one of them included in the current filing (Modern Theater). This leaves the question of whether or not this is truly a master plan. It seems instead that it is a “wish list” which will be dealt with in an as-needed basis as properties might become available over the next 5-10 years.

Modern Theater Project

The redevelopment of the Modern Theater will benefit both the University and the community. This historic theater has been vacant for many years and its interior has deteriorated significantly. The theater abuts the University’s new dormitory at 10 West Street and will include additional student housing on the upper floors. The historic façade of the building will be restored, which will be complimentary to the two other restored theaters on Washington Street – the Opera House and the Paramount.

Since this space will house a small theater and gallery at the first floor level, the University should enhance its role as “good neighbor” and invite small nonprofit organizations and neighborhood groups to use the theater, with nominal charge. These groups typically have funding issues and typically are not able acquire their own space, so occasional use of this black box theater could be a welcome opportunity. Also, there will be added dormitory space in the tower to be built above the theater. By adding student residences to the Downtown Crossing area, the University will further enhance local security and will enliven that area, which is going through a major transformation.

Comment 3

20 Somerset Street

The proposal for 20 Somerset Street has yet to be filed but it is well known that Suffolk would like to relocate NESAD to that property. The Task Force has been told that the current condition of the property dictates that it be demolished and rebuilt.

By bringing the NESAD students into the main campus area, pedestrian traffic through the Public Garden and the Common will be lessened. Currently, the NESAD is located on Arlington Street and students are forced to go back and forth from Arlington Street to Beacon Hill and the Downtown Crossing area for some classes and for student services, and for joining other student activities. Bringing students to the main campus area will enhance their campus experience.

The concern with the demolition and reconstruction of 20 Somerset Street is that there needs to be a complete understanding of the surrounding area, particularly the Garden of Peace. The new building

needs to respect the tranquility of the Garden and be designed so that students and other pedestrians do not use the Garden as a "short cut" to other areas. The proposals for the building that have been shown to the Task Force indicate that the side of the building that overlooks the Garden will be studio space, and that classrooms, administrative offices and the entry to the building will be on the opposite side or the center of the building. It is important to keep that orientation.

During the demolition and construction, there will likely be significant inconvenience to the surrounding residents as well as to those at the State House. Noise, removal of debris, delivery of materials and traffic need to be carefully planned and communicated to all involved. By the nature of the area, coordination and communication will be key to the success of this development. Comment 4

In conclusion, it is extremely important that Suffolk University be open with their future plans. The Task Force meetings have been well attended and people have expressed many concerns, which Suffolk has addressed. Open communication needs to continue throughout the life of the Master Plan.

If Suffolk does consider properties in the area abutting the West End, such as the Government Center area, it will be important for them to inform this community as early as possible so that the community can be sure that plans will be complimentary to the other properties being developed. There could be significant and outstanding results with all parties working collaboratively toward the same conclusion.

Regards,

Jane Forrestall
West End Place

CC: Mayor Menino
Councilor Michael Ross
Councilor Sal LaMattina
Nichole Leo, Mayor's Office Neighborhood Services
John Nucci, Suffolk University
Representative Marty Walz
West End Council Members
West End Place Managing Board
Downtown North Association
West End Civic Association

downtown north association

IMPINF Letter 19

February 28, 2008

Gerald Autler, Project Manager
Boston Redevelopment Authority
City Hall Plaza – Ninth Floor
Boston, MA 02201

RE: January 2008 Institutional Master Plan Notification Form for Suffolk University

Dear Gerald,

What follows are the comments of the Downtown North Association, which I represent as one of the eighteen appointed members of the Suffolk University Community Task Force, with regard to the Institutional Master Plan Notification Form (IMPINF) dated January 11, 2008 that has emerged in large part from the discussions and deliberations of the Task Force during the course of the last twelve months.

The more than one hundred member organizations of the Downtown North Association represent a cross-section of the commercial, institutional, professional, recreational and residential interests in the northern tier of the City of Boston historically known as the West End. Our community is located across Cambridge Street from many of the existing Suffolk University facilities, which are primarily located in the neighboring Beacon Hill community; and we are impacted by those facilities since some students reside and socialize in our neighborhood. Perhaps more importantly, the Downtown North/West End neighborhood includes areas of potential future university growth and development, as outlined in the IMPINF document itself.

Since the Downtown North Association only became directly involved in the IMP effort after a proposed dormitory at 20 Somerset Street was withdrawn from consideration, based on concerns about that project by both the Beacon Hill community and the City of Boston, the focus of our comments will be on the process and product that has followed thereafter and resulted in the IMPINF:

A. General Commendation: *It should be stated at the outset that the IMP process over the course of the last year has been a notably open, candid, thoughtful, comprehensive and productive one, which is worthy of acknowledgement and commendation. Undoubtedly, this reflects some valuable lessons learned in the initial 20 Somerset Street community process; but more particularly it resulted from the dedication and responsiveness of professionals like John Nucci, Michael Feeley, Gordon King and Elizabeth Leary of Suffolk University; Alex Krieger and his colleagues from Chan Krieger Sieniewicz; and the other involved legal and design consultants from Rubin and Rudman and CBT Architects – in addition to your invaluable role on behalf of the Boston Redevelopment Authority.*

The receptive environment that was thereby created encouraged and elicited the kind of substantive and continuing community participation that has characterized the Task Force effort and that is reflected in the IMPNF document itself. For that outcome all concerned from the City, the Community and Suffolk University are to be applauded. The result:

- ◆ Successful conclusion to the discussion of the new 10 West Street dormitory, which was not without controversy and disagreement, but was addressed and resolved in a timely and satisfactory manner within the framework of the Task Force – and based on the remarkable consensus-building efforts of Task Force members from the Downtown Crossing and Ladder District neighborhoods.
- ◆ Informative discussion of plans for rehabilitation and reuse of the adjacent Modern Theater.
- ◆ Candid consideration of new design and use strategies for the 20 Somerset Street site.
- ◆ Comprehensive -- albeit appropriately preliminary -- review and comment on the longer-term growth options throughout the downtown area.

The first of these has now been resolved; the second two – the Modern Theater and 20 Somerset Street – are a major focus of the IMPNF itself; and the last has begun a continuing discussion; and all but the 10 West Street project will be commented upon herein.

B. Related Observations on the IMPNF Statement of University Mission and Objectives: The spirit of collaboration and community that is noted above is reflected in the IMPNF itself, but always not fully and consistently so. To be specific, while there are numerous references throughout the document to the relevance and importance of the urban context of the University, that emphasis is not particularly evident in the *Mission Statement* and *University Objectives* sections of Chapter 2 (p. 2-2).

It is clear that the Suffolk University would provide a very different educational experience if it were located anywhere else but in Downtown Boston -- a conclusion that was confirmed by Emerson College when they seriously considered relocation to a Lawrence campus. There is also little doubt that Suffolk University understands and embraces that fact as well. But the *Mission Statement* has only an oblique and implied reference to the importance of community context, which is likewise absent from the related list of *University Objectives*. Although this may be more of an editorial than a substantive comment, for those of us who have participated in the Task Force process over the past year, such references are conspicuous by their absence, even if inadvertent, particularly in these initial and introductory sections of the document.

Especially since these points are quite fully developed later in the IMPNF, there should be some indication in this section of the critical degree to which the University is essentially informed and influenced by its context – and vice versa; and a related statement that a cooperative and continuing partnership with the community is a fundamental objective. And we would respectfully suggest that

Comment 1

those convictions should be expressed not just in this document, but also in other publications where the mission and objectives of the University are described. Some things do not go without saying, especially as they relate to works in progress like the longer-term development planning process.

C. Support for the Two Proposed Development Plans: With respect to the two specific projects proposed for development in the shorter-term, and understanding that each of these will be subject to further BRA Article 80 and community review and comment as their design and use plans are refined and finalized, we believe that as outlined in the IMPNF both of these projects deserve our support:

- ◆ ***With Respect to the Modern Theater:*** As alluded to in the IMPNF itself, many members of the Task Force encouraged Suffolk University to respond to the BRA Request for Proposals (RFP) on the redevelopment of this long vacant structure. They did so because of the expected synergy of its design and use with the adjacent 10 West Street dormitory project. Based on the successful Suffolk University response to the RFP and on the architectural plans since developed for the University by CBT Architects, it is now apparent that this potential synergy will be realized in a manner that will benefit not only the University and its students, but also the surrounding downtown community and the city as a whole.

As well described in the IMPNF, and even more fully in its Project Notification Form, preservation and revitalization of this architecturally and culturally distinctive structure will significantly enhance the physical, economic and social character of Downtown Boston, while also providing needed new student dormitory space in a manner consistent with the requirements of the surrounding residential and commercial communities. Since most everyone seems to agree that this is a win-win situation for all concerned, little more needs to be said beyond hereby affirming those sentiments.

- ◆ ***With Respect to 20 Somerset Street for the New England School of Art and Design (NESAD):*** As revealed during the course of the Task Force process, it seems fair to say that for both design and use reasons all would agree that the proposed use of the 20 Somerset Street property for a new NESAD facility is far preferable to the initially proposed dormitory use. By comparison, not only are classrooms uses generally considered less intrusive on the quality of Beacon Hill neighborhood life, but also the height and massing of the new building, which fits within the spatial envelope of the existing structure, has none of the incremental impacts on abutting uses and structures. These include elimination of the shadow and other adverse physical, visual and aesthetic effects on the adjacent *Garden of Peace* and on the new condominium residences surrounding 100 Cambridge Street, both of which were matters of serious concern to the Task Force.

But while all would appear to agree that NESAD is a preferable use to the dormitory, and most find it an acceptable use, we think that it could be a truly desirable use if planned new structure is designed, developed and managed in a manner that would not just minimize its adverse community impacts, but also would to maximize its potential community benefits. Among the goals that might be established in this regard:

Comment 2
(continued on
next page)

- ***A distinguished and distinctive building and open space design.*** While these possibilities will await further design refinement and review as part of the ongoing Article 80 process, the preliminary urban design and architectural plans presented by Chan, Krieger, Sieniewicz are evocative and encouraging. These include the plans to improve the now poorly designed and little used Roemer Plaza at the corner of Somerset Street and Ashburton Place, which will be fully rehabilitated and integrated into the new structure as an attractive new civic space and entry plaza. And it should also include a building design that responds to the highest standards of architecture in an area that is not universally distinguished in that regard – an opportunity that is probably enhanced by the proposed demolition of the existing structure.

- ***Attractive, animated and inviting street-front design and uses:*** Somerset Street has long been characterized by a generally inactive and unattractive street-front, even when the Metropolitan District Commission (MDC) was in residence at 20 Somerset. With the exception of the MDC building itself, all of the buildings back-up to Somerset Street with side or rear entrances and/or with garage, loading and service ramps, none of which add to the ambience of the street. In conjunction with recent residential and retail improvements on and around 100 Cambridge Street, as well as the *Garden of Peace*, the new NESAD has the potential to change the look and feel of Somerset Street, providing a catalyst for improvements by the other public and private property owners – e.g., 100 Cambridge Street, Center Plaza, Pemberton Square, the Suffolk County Courthouses and One Beacon Street.

Beyond an improved Roemer Plaza and a distinctive building design, this goal would also be realized by first floor and street-level uses that are visible, accessible, interesting and engaging. Given the cultural and artistic nature and purpose of the NSSAD facility, these might include public gallery and other exhibition spaces and displays, as well as working studio spaces that could provide welcome exposure for students and faculty and be interesting and informative to pedestrians as well. Such opportunities to activate and animate the building, especially on its street-front perimeters, should be systematically pursued in the special context of a NESAD use, which would thereby be made more desirable from a community perspective.

- ***Shared facilities and programs:*** The talents of the NESAD faculty and students would also suggest the possibility of shared community programs, both on-site and off-site, that could engage Beacon Hill, West End and North End residents of all ages and interests and support existing educational, cultural and artistic activities in these communities. These could include, for example, our elementary schools and daycare centers, Hill House, the West End Community Center and the Nazzaro Recreation Center, among others. They might also include educational and artistic programs that focus on the homicide victims/survivors themes and persons honored in the *Garden of Peace*. In that context, NRSAD could be managed and marketed as a focal point for the artistic, cultural and recreational activities that are not otherwise available in our communities. Such a community partnership would benefit Suffolk University and the neighborhoods alike; and it could be collaboratively planned from the outset.

➤ ***Civic and Commercial Exhibition Opportunities:*** There are also potential opportunities for the public exhibition of the artistic work produced by NESAD faculty, students and perhaps even the community participants in the shared programs described above. Several interior/exterior exhibition/display possibilities come to mind in this regard, any and all of which would increase the visibility of the school, beautify our public spaces and strengthen the positive influence of NESAD on the surrounding communities. Just in the Beacon Hill, West End and North End neighborhoods, these might include periodic and/or permanent and rotating displays in:

- ⇒ Roemer Plaza itself and other public plazas including including 100 Cambridge Street, Pemberton Square, City Hall Plaza and the Causeway Street Crossroad.
- ⇒ Public parkland spaces including Boston Common; Portal Park; the Rose Kennedy Greenway; the Esplanade, Nashua Street Meadows and the other new Charles River shoreline parks extending into the North End.
- ⇒ Lobbies and public spaces in the office buildings, hotels, hospitals and residential buildings in our area, particularly including the many major new office and residential developments that are in planning or construction throughout the community.
- ⇒ Public transportation facilities such as the new and expanded North Station terminal.
- ⇒ Shopping centers such as Charles River Plaza.
- ⇒ Windows of vacant properties.

With more systematic attention to these kinds of community collaboration, NESAD on Somerset Street, which is already worthy project, could add significantly to its potential range of community benefits and could contribute substantially to the quality of life in those communities.

D. Comment on Longer-Term Growth and Development Options: From the perspective of the Downtown North/West End community, among the most useful functions of this Institutional Master Plan process was the chance to learn about and understand, as well as to inform and influence, the longer-term needs and development priorities of Suffolk University. And to that end, we acknowledge and applaud the amplification of Chapter 5: *Urban Campus Master Plan* and the *Additional Proposed Institutional Projects* Section of Chapter 6: *Proposed Development Plan*, which clearly resulted from Task Force discussions and comments since the draft of these materials was presented in November. Since this is but the start of a continuing conversation, we will address ourselves herein more to the future planning process, rather than to its recommended outcome; and we will focus primarily on matters specifically related to Cluster 4, which falls entirely with the Downtown North/West End community. From that perspective:

- ◆ ***With Respect to Your Guiding Principles for Growth***, we would again note the absence of a more affirmative and specific reference to community goals and objectives. As currently drafted, of the guiding principles enumerated on Pages 5-4/5, only the last of eight principles actually references the community – i.e., (to be) *an active participant in the life of its host city and a good neighbor*. Though undoubtedly not intended as such, this general statement has the feeling of a necessary after-thought, rather than a truly normative guideline with a real sense of substance, specificity, partnership and priority.

Comment 3

In this regard, it should be noted that in many respects the development needs and priorities of Suffolk University significantly overlap the resources and the requirement of the communities that surround it. The institutional/community synergy potential of the NESAD proposal are a reflection of that insofar as this new institution could bring to the community cultural and artistic resources that are currently lacking. But the same can be said for the other kinds of educational, athletic, student service and even housing facilities that Suffolk University projects as a need within the next decade. Similar and compatible facilities are among goals of our neighborhoods –e.g., we are trying to get a new YMCA built on Parcel 6, we would like other recreational facilities like a new movie theater, we need more affordable housing, and we need a new elementary school if we are to keep our younger families for the long run.

The point is these institutional and community goals are not necessarily mutually exclusive; and they might actually be better achieved through a cooperative and coordinated strategy. Such an outcome would require an exceptional degree of creativity, communication and collaboration -- i.e., a real partnership. But given what is at stake for Suffolk University and our communities, it is well worth considering and exploring such a new planning paradigm for the future.

Comment 4

- ◆ ***With Respect to the Dynamics of the Larger Planning Context***: In the IMPNF description of *Cluster 4: New Chardon Street/Staniford Street*, considerable and appropriate attention is devoted to the redevelopment/reuse potential of the Government Services Center, also know as the Lindemann and Hurley Buildings, as well as the recently purchased Government Center Garage.

There is no question that these major properties are among major development variables in the Downtown North/West neighborhood; but they by no means fully define the redevelopment prospects for the community as a whole. And it is that larger planning and development context into which any potential Suffolk University growth and development must be fit. To be specific, in addition to the Lindeman/Hurley block and the Government Garage -- which is already in active planning for a likely mix of residential, office, hotel and retail/restaurant uses -- the following properties must be included within this larger planning and development context:

Comment 5

- The aforementioned Parcel 6 and the existing city properties that immediately about the Government Center Garage to its east and west.

- The Bulfinch Triangle, which is currently undergoing major new and infill redevelopment in the wake of the demolition of the elevated highway and transit viaducts that had long divided the district.
- The old Boston Garden site on Causeway Street, which is awaiting redevelopment for a mix use probably similar to the Government Center Garage -- with the likely addition of a range of other recreational uses based on its proximity to the TD Banknorth Garden.
- The Nashua Street Quadrant, between TD Banknorth Garden and the Charles River, which is largely owned by Partners Healthcare and is the primary focus of the next phase of the MGH Institutional Master Plan effort, now that the main campus plan has been largely completed.
- City Hall Plaza and its environs, which will affect and be affected by these other development opportunities, most particularly the Government Center Garage.

All of these and other planning issues and opportunities will need to be addressed in a timely, comprehensive and coordinated manner; and to that end, the community is anxious to resume with the BRA and other interested parties the master planning process begun by the Downtown North Area and the West End Planning Initiatives, which had only preliminarily addressed many of these matters. Suffolk University will need to be a proactive participant in that community planning process if their longer-term plans and priorities for Cluster 4 are to be realized in the most optimal manner possible for all concerned.

◆ ***With Respect to Benefits and Burdens:*** We applaud the expanded focus in the IMPNF document on not only the potential adverse impacts of Suffolk University growth and development, but also its many potential economic, social, environmental and other advantages. The dual objective of ***both*** maximizing benefits ***and*** minimizing burdens is critically important and was much less emphasized in earlier drafts that focused more on the latter than the former. And while attention to the downside risk is not unusual or inappropriate, attention to that alone would be short-sighted in this case since:

- If properly understood and collaboratively pursued, the consequence of enhanced benefits could be at least as substantial as the consequence of mitigated impacts -- and perhaps much more substantial. Indeed, there are examples throughout the country where university growth and development plans have made very positive and permanent -- and sometimes essential and *catalytic* -- contributions to the quality, variety and vitality of life in their communities. That does not happen necessarily, certainly not automatically, and clearly not universally. But it can and does happen when it is seen as a worthy goal to be planned and accomplished in an institutional partnership with the community.

- It reflects the fact that Suffolk University and the other institutions located in our neighborhoods are already valued and valuable members of those neighborhoods. In the case of the Downtown North/West End community, those institutions certainly include Massachusetts General Hospital and the other major elements of our medical sector; TD Banknorth Garden; North Station and its associated transportation complex; and a significant government presence including the New Suffolk County Courthouse and the Government Services Block.

In one form or another, these institutions have been here for decades, in some cases centuries; and in no small part, they define our community, both physically and functionally. They are a big part of what makes ours such a vibrant, varied and quite special and unusual urban place. While each these institutions involves inevitable burdens, each also involves special benefits. And for those of us who choose to live, work, play and stay here, we do so because of them, and not despite them.

Nothing but good can come from a planning premise and a development strategy that recognizes the reality that, at least in part, our institutions define our communities and our communities define our institutions – for better and for worse. We believe that Suffolk University and the community understand that reality and the potential – and responsibility -- that it involves; and therein are to be found our shared and reciprocal growth and development opportunities.

E. Comment on the Proposed Community Benefit Plan: Chapter 12 outlines in some detail the primarily financial and economic contributions to the larger community that Suffolk University has made and to which it is committed. This is a long and varied list for which the University is to be commended. But consistent with the comments immediately above, we would also note that this is another category of community benefit that we would encourage Suffolk University to pursue – i.e., active involvement in the neighborhood-based organizations in the communities of which Suffolk University is a part.

Comment 6

It has been quite clear from the Task Force process that Suffolk University can bring to the community table a host of professional skills and resources from which our communities would benefit. These are by no means limited to the development plans of Suffolk University itself; indeed they just as well relate to the more varied agendas of such organizations and to development plans of these communities as a whole. While I cannot speak for other communities or for other organizations, the experience of the Downtown North Association, which itself encompasses all elements of the Downtown North/West End community, including our other neighbor-based organizations, has been quite positive in this regard.

In the case of development planning for the Bulfinch Triangle, for example, potential developers were invited to participate in the formulation of the design and use guidelines; and their participation afforded a degree of experience, expertise and reality to the process that might not otherwise have been possible. Such broad-based participation also characterized the North Area and West End Planning Initiatives, which preceded the Bulfinch Triangle effort.

Those master planning efforts included the essential involvement of resourceful members of our community like Massachusetts General Hospital, Delaware North Companies and Equity Residential, among others. This inclusive approach reflects and reinforces a cooperative dynamic in which all of these institutions and organizations can and do approach issues and opportunity as part of the larger community; and we encourage Suffolk University to undertake exactly that kind of participation, when and where it is welcomed and invited in all of the neighborhoods of which it already is and might become an important part.

Comment 7

F: Conclusion: In sum, we believe that the IMPNF is a worthy and timely document that should be approved as proposed. We also recognize that the IMP as a whole is a work in progress, particularly with regard to longer-term development possibilities; and we hereby urge that the IMP process be resumed as soon as possible to address those possibilities. To that end, we further suggest that Suffolk University draft an updated statement of planning principles that reflects the IMPNF comments received from the members of the Task Force and others, and perhaps a tentative schedule, on the basis of which we can then begin to address the longer terms issues and opportunities that are the most important elements of this effort.

Sincerely,

Robert B. O'Brien, Executive Director
Member of the Suffolk University Community Task Force

cc: Mayor Thomas Menino and BRA Director John Palmieri
District City Councilors Michael Ross and Salvatore LaMattina
Rep. Marty Walz, Speaker Salvatore DiMasi and Sen. Anthony Petrucci
Area A-I Commander Bernard O'Rourke and Community Affairs Sgt. Thomas Lema
Suffolk University Vice-President of Government & Community Affairs John Nucci
Other Members of the Member of the Suffolk University Community Task Force
DNA Officers, Directors and Members

DOWNTOWN NORTH ASSOCIATION & COMMUNITY

Downtown North Association (DNA) is a not-for-profit coalition, which represents business, institutional, professional, recreational and residential interests in the mixed-use community historically known as the West End. It is bounded by City Hall Plaza on the south, Charles River on the north, Beacon Hill on the west and the North End on the east. The purpose of the Association is to encourage and contribute to the continued economic, social and physical revitalization and redevelopment of the Downtown North/West community as a whole. The strategies employed to accomplish that mission include collaborative planning and proactive advocacy regarding the full range of issues and opportunities that challenge and confront our neighborhood, emphasizing communication, coordination and cooperation with the public agencies and private interests that will influence and facilitate a more cohesive and successful community.

The more than one hundred member organizations of the Downtown North Association represent a broad cross-section of the commercial, institutional, professional, recreational and residential interests in the Downtown North/West End community, which encompasses a variety of major sub-districts including:

- ❖ The West End residential neighborhood, including Charles River Park, West End Place, the Hawthorne Place and Whittier Place Condominiums, as well the new Charles River Plaza retail and office complex, Holiday Inn Select, a major professional building on Staniford Street, the West End Library, Old West Church and the Harrison Gray Otis House.*
- ❖ The Bulfinch Triangle, immediately south of Causeway Street, which is home to most of the retail, bar, restaurant and hotel establishments and professional firms in the area and contains more than five acres of redevelopment parcels to be made available with the demolition of the CAT and Green Line elevated structures.*
- ❖ The North Station Economic Development Area, immediately north of Causeway Street, which includes North Station itself, TD Banknorth Garden, the Tip O'Neill Federal Building, the Causeway/Strada 234 and Lovejoy Wharf buildings, and the southern portal of the Zakim/Bunker Hill Bridge, as well as the major redevelopment parcels on the site of the old Boston Garden.*
- ❖ The adjacent Nashua Street Quadrant, which includes Spaulding Rehabilitation Hospital, the new Nashua Street Residences Project and the new Nashua Meadows Park, as well as a number of important new development parcels.*
- ❖ The medical sector, in the Cambridge Street/Charles Street area, which includes Massachusetts General Hospital, Massachusetts Eye & Ear Infirmary, Shiners Burns Hospital for Children and the Scheppens Eye Research Institute, as well as the new Liberty Hotel & Conference Center in the former Charles Street Jail.*
- ❖ The northern portion of Government Center, which includes the new Edward Brooke Suffolk County Courthouse, the Lindemann Center and Hurley State Office Building, Government Center Garage, the Area A-1 Police Station, the New Chardon Street Post Office, Channel 7, One Bowdoin Place and One Bulfinch Place.*

IMPNF Letter 20

February 28, 2008

TO: Gerald Autler, Boston Redevelopment Authority
Fax : 617.742.7783

FROM: Billie Lawrence, Resident, 21 Beacon Condominiums
Fax 617 878-8380

RE: Support of Suffolk University's IMP

As a resident of 21 Beacon for over 27 years I'm happy to support the above. I moved to this location from the campus of Harvard Business School and was thrilled by the architecture of not only 21 Beacon but of the surrounding buildings. At the same time I was pained to see a block tarnished with junky signage and a block that seemed to have been left uncared for. Soon I was able to gather support from Lance Olsen and area architects to save a historic marquee on the Bowdoin Street side of our building from being demolished and sold as scrap iron. Now, the bright lights are an enhancement not only for our building but also the streetscape of Bowdoin.

I'm proud that in our condominium of 155 small units – some selling for under \$300,000 we owners approved large assessments to fund a 5 million dollar renovation of our building – once the site of the Boston Debutante Balls, the home of Boston's former mayor, "Honey Fitz" and various local dignitaries as it stood at the top of the hill aptly named Hotel Bellevue. As a member of The Boston Athenaeum I appreciate their 28 million dollar renovation. I enjoy the renovation of an old City building into Hotel XV and the Federalist Restaurant. We're pleased at the exterior renovation of the Congregational House, the renovation of the Bullfinch building on our corner. I sit in the Garden of Peace with tears in my eyes as I share the pain of those families visiting the memorial of their loved ones lost to urban crime.

Our block is now cared for and it shows it. It doesn't take long to turn a neighborhood around – for either the good or the bad. Good requires attention – and people are now paying attention.

Therefore, when Suffolk University and The City of Boston listened when we feared what another college dormitory proposed for 20 Somerset could do to our small neighborhood and then agreed to change the design and use from a dormitory to an art and design school – a plan evolved that many feel is much more appropriate for this small artistic and historic block.

This block is on a roll – it shows that we care and will spotlight the fine heritage of these magnificent buildings. As such, we look forward to an ongoing Cooperation Agreement with Suffolk to continue to enhance our small but important City of Boston urban neighborhood.

This is my home – and I love it.

As such, I share the concern of those who call Temple Street and Deme Street their home. We'll all pay attention not only to our own block but to the blocks of our neighbors.

February 28, 2008

IMPNF Letter 21

TO: Gerald Autler, Boston Redevelopment Authority
Fax : 617.742.7783

FROM: Billie Lawrence, Upper Beacon Hill Civic Association
Fax 617 878-8380

Billie Lawrence
2/28/08

Re: Upper Beacon Hill Support for
20 Somerset Project
Modern Theatre Project
Institutional Master Plan (IMP)

20 Somerset Project. After a survey, both verbal and email, residents and businesses support the current design for Suffolk University's 20 Somerset Project. The Civic Association believes that Suffolk's relocation of the New England School of Art and Design is appropriate for our neighborhood and appreciate that Suffolk's response to our questions on height, traffic and sidewalks resulted in a change of design and appear are being resolved. This new use of the 20 Somerset site and the employment of a city planner reflects that Suffolk has worked cooperatively with our residents to insure that its expansion is carefully planned, and thoughtfully executed so as to benefit our neighborhood which is located immediately adjacent and thereby most impacted by the 20 Somerset project.

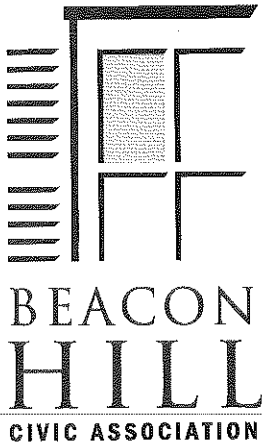
Modern Theatre Project. We understand this project is supported by the surrounding neighborhood and in a spirit of support for our neighboring civic associations join them in our support. It is indeed thrilling to see new life, light and vitality added to a much needed improvement of the Downtown Crossing area.

IMP. We respect the concerns of the Beacon Hill Civic Association but trust the BRA process will in time answer these concerns. We can trust that much is not detailed in the IMP to allow discussion and resolution of our questions.

Non Expansion Agreement. We on Upper Beacon Hill appreciate that Suffolk has entered into a limited non-expansion Agreement with our civic association. This is clear evidence that Suffolk has resolved the concerns of our small neighborhood.

Goals of Suffolk University Expansion and Impact on the Community. As you know, I have served as a member of the Suffolk University Master Plan Task Force for over seven years representing the residents and businesses of the Upper Beacon Hill Civic Association as its President. I served on these Task Forces during the BRA process for #10 Somerset, #73 Tremont and now #20 Somerset.

We look forward to continuing to work with our neighboring civic associations in the future to find ways of working cooperatively as we study the expansion goals of Suffolk University.



February 27, 2008

Boston Redevelopment Authority
City Hall, Ninth Floor
Boston, MA 02201

Attention: Gerald Autler, Senior Institutional Planner

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**Re: Suffolk University
Modern Theatre Project Notification Form
dated January 11, 2008 ("PNF")**

Dear Mr. Autler:

The Beacon Hill Civic Association has strived since 1922 to improve the quality of residential life on Beacon Hill and to represent the interests of Beacon Hill residents in matters of urban planning.

Thank you for the opportunity to review the PNF and to comment on the scope of investigations to be undertaken by the institution as part of Large Project Review under Article 80 of the Zoning Code.

It is our understanding that the proposed project has been extensively reviewed with nearby downtown residents, and that it respects the concerns raised by those most directly concerned. On that basis, we do not oppose the project and have no special requests for scoping.

The Modern Theatre has long been blighted and unsafe. We are pleased that it will be restored and put to use.

We are also pleased that Suffolk is developing student housing in a location that is acceptable to nearby residents.

We note that Suffolk University has chosen to include the Modern Theatre Project in its pending Institutional Master Plan as to which we have serious concerns, which are set out in a separate communication. We would not wish to see the desirability of proceeding with the Modern Theatre Project or the BRA's desire to complete the disposition

BHCA Comments on
Suffolk University Modern Theatre Project PNF
February 27, 2008
Page 2

of the Modern Theatre site become a source of pressure to advance an Institutional Master Plan before concerns with that plan are resolved. To that end, we would not object to review of the Modern Theatre Project as an amendment to the prior Institutional Master Plan.

Very truly yours,

BEACON HILL CIVIC ASSOCIATION



John Achatz
Chair

cc: Mayor Tomas Menino
Councilor Mike Ross
Representative Marty Walz
John Nucci
Planning and Research Committee
Board of Directors



February 27, 2008

Boston Redevelopment Authority
City Hall, Ninth Floor
Boston, MA 02201

Attention: Gerald Autler, Senior Institutional Planner

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Colin Zick

EXECUTIVE DIRECTOR
Becky Delaune

**Re: Suffolk University
Institutional Master Plan Notification Form
dated January 11, 2008 ("IMPNF")**

Dear Mr. Autler:

The Beacon Hill Civic Association has strived since 1922 to improve the quality of residential life on Beacon Hill and to represent the interests of Beacon Hill residents in matters of urban planning.

Thank you for the opportunity to review the IMPNF and to comment on the scope of investigations to be undertaken by the institution as part of preparing an institutional master plan under Article 80 of the Zoning Code.

Article 80 states:

Institutional Master Plan Review recognizes that Institutional Uses need to expand and renovate their facilities more frequently than do other uses, and that the cumulative effects of incremental expansion may be greater than, or different from, the effects of each project individually. To assess these cumulative impacts and determine appropriate community benefits, Institutional Master Plan Review examines the combined impacts of an Institution's overall development program and affords the public the opportunity for review and comment. [Section 80D-1]

Suffolk University is situated¹ in densely developed downtown Boston. A large portion is in the historic Beacon Hill residential district. Within the last ten years or so, Suffolk has doubled the amount of space it occupies, has nearly doubled its undergraduate enrollment and has commenced a transformation of its undergraduate program from students who commute to a residential program serving students who live in dormitories or in private housing near the school. This mushrooming growth has had an adverse impact on downtown residential communities, especially Beacon Hill.

The Board of Directors of the Civic Association has voted:

That until Suffolk University has demonstrated to satisfaction of Board of Directors of the Civic Association that institutional expansion as described in its Institutional Master Plan Notification Form (IMPNF) dated January 11, 2008 will not have material adverse impact on nearby residential communities, the position of the Civic Association to such expansion of institutional uses is "opposition".

The two questions which must be addressed in the of Institutional Master Plan Review are (1) Whether the adverse effects of recent changes and expansion by Suffolk University be mitigated? (2) Looking to the long term, can existing downtown neighborhoods absorb an institution as large as Suffolk will be in the future?

Additional data required

Additional data beyond that in the IMPNF is needed to review the proposed plan.

As Suffolk expanded in recent years, the general belief is that the noise, pedestrian traffic and illegal activity impacts are correlated to the (1) number of students, (2) location of student residences and (3) age of students. One need only remember that not too many years ago the emblematic Suffolk student was a Boston police officer taking night classes at the law school, while current marketing materials feature out-of-state students, fresh

¹ The word "campus" is used throughout the IMPNF. Use of the word – especially in conjunction with the graphics for Clusters 5 and 1 – offends many of our members. Suffolk acknowledges that use of the word in the context of its facilities is unconventional because the school does not have a traditional campus. Offense arises because residents sense that their existence within a "campus" is invisible to Suffolk and to persons not familiar with the reality that Suffolk occupies scattered buildings in areas that have other established identities. We do not use the term in these comments except where we quote from Suffolk documents.

The choice of words is of particular concern when reference is made to "on-campus housing". In the absence of a traditional campus, a Suffolk dormitory may be located in the midst of or near to private residences. We will use the term "dormitory" or "institutional housing" in these comments.

out of high school and living independently for the first time in a Beacon Hill or North End apartment.

The data presented in the IMPNF is not sufficient to provide a basis for determining what existing conditions should be mitigated and what future measures are needed if Suffolk continues to expand.

Suffolk should provide data for each of the preceding ten years and for each of the ten years of the proposed Institutional Master Plan on (1) actual numbers of students, (2) numbers of students on an FTE (full time equivalent) basis, (3) actual numbers of faculty and staff, (4) numbers of faculty and staff on an FTE basis, (5) locations of student residences (both in institutional housing and private housing), (6) age distribution of students. The data should be in tabular form and classified by school and, within schools, by undergraduate or graduate status, and by full and part-time status. Comment 1

Recognizing that available data may not line up perfectly with this request, we are prepared to consult with Suffolk informally on the selection and presentation of this data.

In describing its existing facilities, Table 3-1 does not set out the height of Suffolk's buildings in feet, as required in Section 80D-3 2(iii) of the Zoning Code. This should be corrected.² Comment 2

Additional information on prospective sites

The presentation of clusters in the IMPNF is helpful for introductory discussion purposes. Please confirm that the IMP will be based on a map of specific institutional properties. We would oppose any IMP map amendment implying that all of a large swath of downtown Boston was pre-approved for institutional expansion. Comment 3

The siting of Suffolk buildings is highly sensitive to proximity to existing residences. Please furnish information on where private residences are located within each cluster. This may best be done with a color-coded overlay map. Comment 4

This information will inform review of proposals for non-expansion areas.

² The IMPNF contains a number of factual errors and inconsistencies with previous Suffolk documents. Since other commenters have listed them, we do not repeat them here. We will be pleased to furnish a list if requested.

Additional analysis needed

On numerous public and private occasions, Suffolk's current expansion has been compared to the past expansions and transformations of Northeastern University, Boston University and Boston College. Each of these universities went through cycles where they decided that their historic roles as commuter schools offering unique courses of study were losing viability. They each reacted by transformation into broader-focused residential universities. We accept that the evolution of colleges is inherent in maintaining our city of Boston as a world center of higher education.

Nonetheless, the transformation of Boston College has had severe and long-lasting negative impacts on the Chestnut Hill residential area. The transformation of Boston University has had severe and long-lasting negative impacts on the Audubon Circle residential area and other areas near Kenmore Square. The transformation of Northeastern University has had severe and long-lasting negative impacts on the Fenway, Mission Hill and Lower Roxbury residential areas.

"Town-gown" disputes are frequent front page news in Boston. The BRA has extensive experience with these frictions.

The IMPNF proposes a plan that without doubt will repeat the mistakes made by Northeastern, BU and BC: displacement of neighborhood families in residential areas by students and lack of a permanent program to promote good behavior by students and to prevent rowdiness in family residential areas.

Comment 5

The scope of Article 80 review must include plausible projections of incremental demand for student apartments in nearby areas, and a firm timetable for housing a sufficient number of students (which we believe is greater than the ratio proposed).

The IMP should also include and require a permanent program to address student behavior issues. The program must include provision for consultation and oversight by representatives of nearby neighborhood organizations.

Comment 6

Additional projects to be reviewed under Article 80

Suffolk describes two "Proposed Institutional Projects" to be reviewed within its IMP. Certain other projects, such as new athletic and dormitory facilities, are described as future projects that cannot be reviewed until sites are found. However, Suffolk also describes five additional renovation and replacement projects which appear to be Proposed Institutional Projects as defined by the Boston Zoning Code and, in any event, have sufficient impacts as to merit detailed review.

Comment 7

The identifiable projects are : (1) a new theater and residence facility at 523-525 Washington Street, (2) construction of a 105,000 square foot academic building at 20 Somerset Street, (3) alteration and reuse of the 91,000 square foot building at 41 Temple Street, (4) alteration and reuse of the 84,500 square foot building at 20 Derne Street, (5) alteration and reuse of the 49,000 square foot building at 32 Derne Street, (6) alteration or replacement of the 149,000 square foot building at 8 Ashburton Place, and (7) expansion of institutional uses into remaining 118,000 square feet of space at 73 Tremont Street. Each of these seven proposed projects if undertaken separately would require review and approval under Article 80D and/or Article 80B or 80E of the Zoning Code. As presented in the IMPNF, only the first two proposed institutional projects will undergo customary Article 80B review proceedings. The remaining five projects will not have any specific review.

- Each of the seven Proposed Institutional Projects identified in the IMPNF should be reviewed discretely, either as part of the IMP proceedings or under separate Article 80 project review proceedings. Suffolk should provide information on each Proposed Institutional Project equal to what would be required for Article 80 large project review (taking into account that certain topics in Article 80, section 80B-3 may have limited impact) with sufficient detail to allow independent evaluation of the impacts of the project. For example, where a project involves alteration and reuse of a classroom building, Suffolk should provide “before” and “after” information on the uses of the building (including metrics such as the number of classroom seats, size of auditoriums, floor area of offices, etc.), the dimensions of the building, rooftop equipment, noise and traffic impacts, etc.
- Suffolk should demonstrate that, at a minimum, the impact of each project involving alteration of an existing facility is no worse after alteration than it was prior to Suffolk’s institutional master plan of 2001.
- Construction period impacts and mitigation must be reviewed.
- Substantively, where Suffolk is altering a building in the residential area of Temple and Derne Streets, it should evaluate whether it can reduce high-impact uses and hours of operation, or even relocate to a site farther removed from private homes.

History of Suffolk’s Planning and Non-Conformance Thereto

Our experience with Suffolk’s institutional master planning has been poor. In its 2001 Institutional Master Plan, Suffolk stated:

[T]he University does not have an aggressive expansion program nor does it expect to experience significant growth over the next five to ten years. Beyond the five-year term of the [2001] Institutional Master Plan, the University expects to construct a new Administration Building or renovate an existing building. [Suffolk University 2001 Institutional Master Plan, page 4-8]

and

Beyond the proposed [10] Somerset dormitory, the University has no current plans to provide additional housing. [Suffolk University 2001 Institutional Master Plan, page 3-22]

In fact, Suffolk has proposed several dormitory projects (including the so-called monster dorm that would have been the tallest high-rise dormitory in the United States if it had been built) and, overall, *more than one million square feet of new facilities*.

Suffolk also stated in its 2001 Institutional Master Plan:

[The University] projects a total growth of approximately 6% for degree seeking students at its Boston campus during the term of this IMP. [Suffolk University 2001 Institutional Master Plan, page 3-21]

If enrollment had grown according to the Master Plan, it would have grown by 313 students from 5,223 FTE students to 5,536 FTE students. In fact, Suffolk's enrollment grew by 1,855 FTE students to a total of 7,078 – *six times the number of new students planned for!* And, its undergraduate enrollment grew by 10% *per year* during the period.

Suffolk's history of sticking to its plan has not been good.

The Civic Association does not want to stand in the way of Suffolk's success; but we must demand that Suffolk plan for growth properly and without collateral damage to our neighborhood.

If a new Institutional Master Plan is approved it should include three features:

- (1) Annual reporting to the community and to the BRA on conformance to the plan;
- (2) A citizens' advisory group to meet periodically with Suffolk and review whether Suffolk's activities and mitigation measures are sufficient to protect the quality of life for nearby residential neighborhoods; and
- (3) A plan of corrective measures that can be taken if events deviate from the approved plan, particularly with respect to enrollments and provision of housing.

Specific planning considerations

We believe that a careful projection of housing demand caused by Suffolk's new effort to be a residential college will significantly exceed the new housing to be provided by Suffolk under the plan. Contrary to Suffolk's assertion that its new housing will draw students out of private apartments, its overall housing goals are insufficient to mitigate current displacement. The target should be set higher and a timetable established for prompt development of dormitory facilities.

The city has recognized – most recently in connection with Boston College's expansion – that behavioral conflicts make it desirable to site dormitories away from stable residential areas. Suffolk should look for suitable sites that will not have nearby residential neighbors.

Comment 8

The IMPNF contains numerous assumptions on whether certain housing strategies increase or decrease impacts on nearby residential neighborhoods. Many statements assert that Suffolk's dormitory projects to date have had a beneficial effect. At the same time, the data presented shows that the number of Suffolk students living in private housing has increased. In developing any IMP, these implicit and explicit assumptions must be tested, as it appears that some are simply not true. The additional housing trend analysis previously requested will add clarity to the review.

Further study and mitigation of pedestrian traffic patterns on Somerset Street, Joy Street, Derne Street, Temple Street and Saltonstall Plaza is necessary.

Comment 9

Any growth in the Beacon Hill area should include protections against the issuance of additional resident parking stickers.

Comment 10

Specific projects

The Modern Theater/Dormitory Project is the subject of a separate PNF. Our comments on that project are set out in a separate letter.

The proposed academic building at 20 Somerset is not yet fully presented as a project. As to whether it should be included in an approved Institutional Master Plan, we believe the conclusion depends on how the review of Suffolk's overall growth turns out. If the conclusion is that Suffolk should look farther from residential areas for large new buildings, then comments on this site are irrelevant. If the conclusion is otherwise, then further discussion and negotiation will define the scope of the building based on the information we request in this letter.

We note two specific items regarding the depiction in the IMPNF of a new building at 20 Somerset. Although the text states that the new building will be no taller than the present MDC building, it appears that the proposed cornice aligns with the present head house roof, and that any proposed head house and mechanicals are not shown; this would result in a new building one floor higher than the present one. Also, the sketch does not show that the curb of Somerset is to be aligned with the rest of the street, as contemplated by the Government Center Renewal Plan. The curb should be so aligned.

Comment 11

Comment 12

Community participation in review

The Civic Association intends to hold one or more small meetings of residents living close to Suffolk University facilities for the purpose of reviewing plans and for providing a forum for discussion of current problems, some of which may be so localized as to not require consideration by the full Task Force.

We encourage other neighborhood organizations to do the same, and for Suffolk to make its officials available to participate.

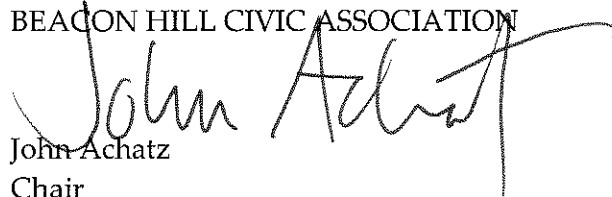
Comment 13

Conclusion

While Suffolk has fully expressed its desire for expansion, the IMPNF is not adequate to support the proposition that its rapid growth can be accommodated in and near existing residential areas, without substantial harm to the residential communities. The additional information, disclosure and analysis that we request will assist in review of Suffolk University's proposals.

Very truly yours,

BEACON HILL CIVIC ASSOCIATION



John Achatz
Chair

BHCA Comments on Suffolk University IMPNF

February 27, 2008

Page 9

cc: Mayor Tomas Menino
Councilor Sal LaMattina
Councilor Mike Ross
Representative Marty Walz
BRA Task Force

John Nucci
Planning and Research Committee
Board of Directors

February 27, 2007

Mr. Gerald Autler
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Suffolk University Institutional Master Plan Notification Form filed Jan. 11, 2008

Dear Mr. Autler,

I am writing on behalf of the Board of Trustees of Bowdoin Place Condominiums in order to comment on the IMPNF filed by Suffolk University in January 11, 2008. Although we believe the master planning process is being undertaken in a serious and thoughtful manner, there is still room for improvement in their current plan. We hope these comments will help inform your scoping determination and continue to improve the final IMP for Suffolk.

First, we are concerned with the lack of clarity and specificity in the IMPNF on how they are determining if university facilities are too “concentrated” in one cluster and how they are defining saturation. We submit that the area defined as Cluster 5 is already saturated with too many facilities concentrated in this cluster. This is especially apparent if you make the relevant comparison to the other 4 clusters. In fact our building has Suffolk uses on three of our four sides. In order to be consistent with Suffolk’s own planning guidelines, we recommend that Cluster 5 be removed from consideration for future university expansion.

Comment 1

Second, we are concerned that Suffolk has limited themselves by not considering any areas east of Washington St and beyond. Stepping back and looking at what Suffolk is attempting to do, it is unclear whether the defined Clusters can accommodate all of the future expansion goals Suffolk has put forth in the IMPNF. There are many properties within a 10-15 minute walk of 73 Tremont that are currently not considered by this IMPNF. It seems that Clusters should be added in areas not currently considered. At the numerous meetings, there has been no clear rationale for not evaluating all properties in unsaturated areas that are in short walking distance to 73 Tremont.

Comment 2

Third, we are concerned about the plans for the rehabilitation for the properties on Temple and Derne Sts. Over the past 20 months or so, there has been a lot of pent up frustration on the part of Beacon Hill residents over the recent transformation and expansion of Suffolk University. It has become clear that a primary source of this frustration resulted from the move of the Law School from Temple St. to Tremont St. What was unbeknownst to the residents of Beacon Hill was what was going to become of the vacated space in the facilities on Temple St. As we now know, these facilities have been converted from graduate classrooms into primarily undergraduate uses. This single event more than anything is at the center of the Beacon Hill neighborhood’s concern. Learning from the past, Suffolk’s new IMP should clearly, transparently and accountably state the uses of the space on Temple and Derne Sts for the entire 10 years of the proposed IMP. There should also be a thoughtful analysis of how these uses will impact the neighborhood and what alternatives will have the least impact. There should also be an analysis of the utility of these properties over the ten years of the proposed IMP and beyond. Some specific question that should be addressed are: a) when will significant repairs and rehabilitation of these structures and their systems be needed, b) what criteria will be used to evaluate whether adequate repairs or rehabilitation can be done on these building and c) under what circumstances will a structure be vacated as it can no longer effectively serve the mission of the University? Now is the time for this discussion to occur, so all parties are aware and the mistakes of the past are not repeated.

Comment 3

Fourth, we are concerned about the continued growth in the undergraduate student population and the lack of housing proposed. At the end of the stated goal of housing 50% of their undergraduate students, there will still be 2,500 FTE Suffolk undergraduates not in university housing. In 1996, there were 2,138 Suffolk undergraduates not in university housing. And that was before Suffolk had university housing. So after all the encroachment on neighborhoods and an aggressive building campaign, there will still be more than 350

additional students competing for private housing at the end of the building program than in 1996. We propose that strict mandates be enforced that prohibits future student population growth until the number of students not housed by the university drops below the 2,138 student standard of 1996. Any subsequent student growth may only occur after the full number of additional student can be housed so that the maximum number of un-housed students remains at or below 2,138.

Finally, as we are direct abutters, we would like to comment on the proposed use of the MDC Headquarters Building at 20 Somerset St. for the New England School of Art and Design. It is hard to take a firm position on this as it is unclear whether a project at this location will ultimately fit into planning framework implemented in the approved IMP. However, if a project at this site is deemed appropriate, the proposed use of 20 Somerset for NESAD is best option among the many presented. The commitments on the massing and the position of the building seem mostly appropriate and the use of the building for exclusively classroom, studio and office space is appropriate for its surrounding neighborhood. We would also encourage the preservation of the MDC Headquarters Building. We would also like to reserve the right to obtain an engineering impact assessment on any project at the site due to the proximity of our parking structure prior to final approval. We are hopeful that the University would work with us to prevent any short or longterm strain on our parking structure if the project moves forward.

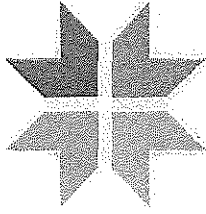
Comment 4

Please do not hesitate to contact me if our comments need clarification.

Sincerely,



Timothy P. Padera
Board of Trustees
Bowdoin Place Condominiums



Downtown Crossing Association

February 26, 2008

Gerald Autler
Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Plaza 9th floor
Boston, MA 02201

Dear Mr. Autler

The Downtown Crossing Association wishes to express support for the Suffolk University Master Plan.

In reviewing the Institutional Master Plan Notification Form (IMPNF), the work done by Suffolk University and the community task force is a great example of collaboration and a process that has led to a meaningful and well thought out plan. Whenever an academic institution is challenged with the need to house students and find additional space for its *academic and administrative programs* without a traditional campus, it is faced with many delicate community issues. We believe Suffolk University has worked successfully with the community task force over the past year in explaining its future facility needs and exploring appropriate areas for expansion. The University's approach of spreading their growth across several clusters and not overburdening any one area will allow the University to minimize any impact which might result from their expansion.

The University's proposal to locate their art program at the 20 Somerset site seems well reasoned and appropriate. It is clear they listened to the community during the previous residence hall process and have responded with a much more appropriate use and scale for that site. The height and design considerations as presented appear thoughtful and respectful of the abutters and the Garden of Peace. Furthermore, it is of interest that the art students who will use this building currently take their non-art classes in the academic buildings on Beacon Hill, therefore minimizing any additional foot traffic to the area.

The redevelopment of the *Modern Theatre* will be the last step in the revitalization of the historic theaters on lower Washington Street. Due to the small size of the building and the high costs associated with its renovation, the Modern Theatre has long languished without much hope of redevelopment. Suffolk's ability to architecturally design the modern theatre so that it shares operating expenses with the 10 West dormitory is creative and will allow for renovation of the *Modern Theatre* to become a reality. The design, which shows the student entrance will be located on West Street and the Washington Street entrance to be designated only for the cultural uses, respects the history of the Modern Theatre and adds to the rebirth of the Theater District and the Downtown Crossing neighborhood.

It is important to note that during the process of review for the 10 West Street dormitory that the University team worked with the abutters who were not initially supportive and eventually gained their full support. The University's willingness to work with the neighbors and mitigate any concerns has made for a great project which adds to the vibrancy of the Downtown Crossing neighborhood. It is because of Suffolk's willingness to work with the neighbors who were initially against the 10 West Street proposal that the *Modern Theatre* redevelopment became part of their plan. It was during this process that the opposing neighbors asked that the University explore the redevelopment of the *Modern Theatre*. This project is a great example of university expansion which benefits not only the institution but the entire City of Boston.

The Downtown Crossing Association, founded in 1980, is a private, non-profit organization concerned with the civic and economic development of Boston's Downtown Crossing neighborhood. Our members include businesses, non-profit organizations and a growing number of residents. The Association's major goals are to upgrade the quality of the environment and promote the Downtown Crossing area as a clean and safe place to live, work, shop and play.

Developments such as the Suffolk University and Emerson College dorms, Suffolk University Law School, 33 Arch Street, the Lafayette Corporate Center, the Opera House and the mixed-used Millennium project have added to the vibrancy and success of Downtown Crossing. 45 Province Street, The Paramount Center and One Franklin are now under construction and with Haywood Place about to start the area continues to evolve from a 12-hour to a 24-hour neighborhood with a mix of uses that create an exciting synergy.

The DCA has been actively participating with the Suffolk University task force and the Downtown subcommittee and looks forward to continued participation and dialogue regarding this proposal.

I wish to express my sincere appreciation and thanks to all of the people involved in this project from Suffolk University, the community and the City.

Sincerely,

Rosemarie E. Sansone
President
Downtown Crossing Association

February 11, 2008

Gerald Autler
Sr. Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square, 9th Fl
Boston, MA 02201

Re: Suffolk University Institutional Master Plan

Dear Mr. Autler:

We would like to request that Suffolk University create a specific community partnership program with the Chinatown community as part of their Institutional Master Plan. Their new presence on Washington Street can become an integral part of sustaining the important Chinatown neighborhood.

Our main points of concern have to do with community safety and promotion and stewardship of cultural organizations in Chinatown.

Community Safety

With Emerson College, Suffolk University, Tufts University, New England Medical Center, the State Police at the Registry of Motor Vehicles, and at least 2,000 hotel rooms in 3-4 hotels in or next to Chinatown, we believe Chinatown should be one of the safest neighborhoods in Boston. Each of the colleges/universities and the institutions and the hotels have their own police, public safety and/or security staff. We do not see, nor have we ever seen the appropriate coordination between these entities and the Boston Police Department in proactive and coordinated patrols of the neighborhood.

This is a shame, and it would be shame to allow this opportunity, afforded by the arrival of a new neighbor Suffolk University, to come together to create a new vision for community safety to be lost. We ask that Suffolk University, along with the rest of these institutions, work not just through the Chinatown Safety Committee, but work directly with one another and the Boston Police Department to coordinate their routine activities and information sharing so that the entire neighborhood's safety can be improved. They should come up with a highly publicized public plan to coordinate strategies so everyone can not only be safer, but also feel safer.

Comment 1

Cultural Organizations

Suffolk University is among the most civically-oriented institutions of higher learning in Massachusetts. We ask that Suffolk University create a specific partnership with one of the several cultural organizations in Chinatown to advance the opportunities for the long term development of arts and cultural in the community. To do this, Suffolk University should create a joint venture with one of these cultural organizations to manage and program the black-box/studio theater and the art gallery space in the Modern Theater.

Comment 2

The support of cultural organizations in and of Chinatown is vital to not just Chinatown, but the Theater District, the City of Boston and the entire region's cultural and economic vitality. Some urban theorists of "World City" status have even suggested that thriving international and immigrant communities such as Chinatown are a key indicator of a metropolitan areas' ability to play a role on the global stage; the precise challenge that Boston faces today and in this century.

Suffolk University and the City of Boston can help the Chinatown community help the wider community in this way by creating a sustained, supportive and equal partnership with the cultural organizations of Chinatown.

The Asian Community Development Corporation stands ready to assist in both of these efforts. We are able to facilitate or participate in these partnership in the way that makes the most sense for everyone.

Thank you for your time and consideration. Please do not hesitate to contact me.

Jeremy Chi-Ming Liu | *Executive Director*

ASIAN COMMUNITY DEVELOPMENT CORPORATION

38 Oak Street | Boston, MA 02111 | phone: (617) 482-2380 x204 | fax: (617) 482-3056 | www.asiancdc.org

Working to realize vibrant, healthy and just neighborhoods for all.

CC: Representative DiMasi, Speaker of House
Senator Dianne Wilkerson
Councilor Bill Linehan
Councilor Sam Yoon
Councilor Michael Flaherty
Councilor John Connolly
Councilor Stephen Murphy
Chinese Historical Society of New England
Chinatown Main Streets
Chinatown Neighborhood Council
Chinatown Residents' Association
Chinese Consolidated Benevolent Association

WEST END COUNCIL

Hawthorne Place
West End Place
Whittier Place

TO: Gerald Autler
Senior Project Manager, BRA

From: Henry Chace
West End Council, Whittier Place Trustee

DATE: February 28, 2008

RE: Suffolk University IMPNF and Modern Theater PNF

Dear Gerald:

I am writing in support of the letter sent via e-mail to you by Jane Forrestall regarding the above subject line (copy attached). Members of the West End Council strongly support Jane's position as do my fellow trustees at Whittier Place. The West End Council is made up of trustees and directors of Whittier Place, Hawthorne Place and West End Place and as such represent the view of many of the homeowners in the West End.

As Jane states in her letter to you, the residents of the West End are wary of additional institutional growth that could negatively impact our daily living and quality of life. We are hopeful that any future development and growth by Suffolk University will be shared to the Task Force and the communities affected including the West End. It is extremely important that Suffolk University be open with their future plans. Open communication needs to continue throughout the life of the Master Plan. Comment 1

Regards,

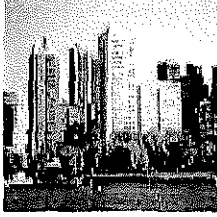
Henry Chace
Whittier Place

WEST END COUNCIL

Hawthorne Place
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617/523-5676

West End Place
150 Staniford Street
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Tel: 617/720-4646

Whittier Place
6 Whittier Place
Boston, MA 02114
Tel:



WEST END CIVIC ASSOCIATION

Committed to Enhancing the Quality of Life in Our Community

February 10, 2008

Gerald Autler, Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Subj: Suffolk University Institutional Master Plan Notification Form (IMPNF)

The Zoning and Planning Committee of West End Civic Association (WECA) offers the following comments on Suffolk University's IMPNF, as compiled by Suffolk task force members Duane Lucia and Louise Thomas.

The West End is a neighborhood already saturated with institutional use. The impact of Massachusetts General Hospital (MGH) on the residential community must not be understated or overlooked when considering any additional institutional expansion within Cluster 4 on Suffolk's map of areas of interest.

Before WECA can support the proposed Suffolk University's Institutional Master Plan Notification Form, we request that the section titled "Additional Proposed Institutional Projects" (pg. 6-10) and the chart titled "Proposed Additional Future Projects" (table 6-3) be changed and clarified, especially with regard to student services, athletics and housing in Cluster 4.

Comment 1

According to the current IMPNF draft, one or all of the aforementioned facilities could potentially be located within Cluster 4. Considering the existing non-expansion agreements in other clusters, as well as those being proposed, Cluster 4 would be the obvious area for Suffolk to locate student services, athletics and housing. Locating those services in cluster 4 would encourage an undesirable increase in low-end entertainment (bars and nightclubs) within the West End / Bulfinch Triangle. The area adjacent to Cluster 4 is a developing residential section of the West End. Currently, West End Place and the Strada residences, as well as new residential developments, the Avenir, Simpson Housing, and The Forecaster are located within a few blocks of Cluster 4.

For the reasons mentioned above, a 77,000 square foot Student Center in Cluster 4 would increase student recreational activity in the Bulfinch Triangle. WECA believes this would change the complexion of the area and encourage more bars and nightclubs, and less needed retail and upscale restaurants.

WECA is in favor of Suffolk University's "developing smaller spaces in various locations to house different elements of the needed (student services) program" (option 2, section titled "Student Services", pg. 6-11).

Sincerely,

Erin Brazil Paul Schratter
Co-chairs, Zoning and Planning Committee

CC:

TASKFORCE: "Beatrice Nessen" <bnessen@earthlink.net> , "Bill Hayward" <anne@haywardre.com> , "Billie Lawrence" <blawrence@massteacher.org> , "Bob O'Brien" <rboobrien@rboobrien.com> , "Christine Dunn" <cmd02110@aol.com> , "Courtney Ho" <courtho@gmail.com> , "Dan Passacantilli" <daniel.passacantilli@jud.state.ma.us> , "Deanna Palmin" <deanna.palmin@gmail.com> , "Duane Lucia" <fitserv@rcn.com> , "Jane Forestall" <jane.forrestall@verizon.net> , "John Delano" <jdelano@delanoinsurance.com> , "Margaret Carr" <auntex@aol.com> , "Mary Ann Ponti" <mponti99@bloomberg.net> , "Matthew Black" <100kd@comcast.net> , "Robert Whitney" <rawhitney@gmail.com>
Michael Feeley

CITY/STATE OFFICIALS: "Aaron Michlewitz (DiMasi)" <aaron.michlewitz@hou.state.ma.us> , "LaMattina, Salvatore" <Salvatore.LaMattina@cityofboston.gov> , "Linehan, Bill" <William.Linehan@CityofBoston.Gov> , "Mathiesen, Karin" <Karin.Mathiesen@cityofboston.gov> , "Representative DiMasi" <Rep.SalvatoreDiMasi@hou.state.ma.us> , "Ross, Michael (City Council)" <Michael.Ross@cityofboston.gov> , "Walz, Marty - Rep. (HOU)" <Marty.Walz@state.ma.us>

Zoning and Planning Committee

WEST END CIVIC ASSOCIATION
P.O. Box 6503, Boston, MA 02114
Tel. 617-720-1197. E-mail: mrtoes@msn.com
James Pfeiffer, President



BEACON HILL SEMINARS

February 21, 2008

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Executive Director

Mr. Gerald Autler, Senior Project Manager
c/o Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston MA 02201

Re: Suffolk University IMP-NF

Dear Mr. Autler:

Please note an error in Suffolk University's IMP-NF. The University suggests on-going contributions to the Beacon Hill Seminars, in the section labeled "Shared Uses and Synergies" (page 5-11). Suffolk highlights three examples of community use of Suffolk facilities. One of these is:


Comment 1

"The Beacon Hill Seminar series in C. Walsh Theater".

Beacon Hill Seminars used the C. Walsh Theater only once, eight years ago. That was an initial meeting to introduce the program to the community, in the fall of 2000. We have made no subsequent use of Suffolk space.

Thank you for your attention.

Sincerely yours,


Douglas Fitzsimmons
President

cc. John Nucci, Vice-President for External Affairs, Suffolk University
Beacon Hill Civic Association

127 MOUNT VERNON STREET, BOSTON, MA 02108

617.523.0970

email: beaconhillseminars@verizon.net

www.beaconhillseminars.org

BOSTON PRESERVATION ALLIANCE

IMPNF Letter 30

February 28, 2008

Mr. Gerald Autler
Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Suffolk University Institutional Master Plan Notification Form (IMPNF) and Project Notification Form (PNF) for the Modern Theatre Project

Dear Mr. Autler:

The Boston Preservation Alliance has reviewed Suffolk University's Institutional Master Plan Notification Form (IMPNF) and Project Notification Form (PNF) for the Modern Theatre Project and offers the following comments:

Overall Approach to Planning for Expansion

The Boston Preservation Alliance understands the difficult task academic institutions face in managing competing demands and priorities through the IMP process. In the Alliance's May 23, 2006 comment letter on Suffolk's previously proposed Institutional Master Plan Notification Form and Project Notification Form (IMPNF/PNF) for a Government Center Residence Hall at 20 Somerset Street, we expressed our great concern that Suffolk was pursuing a project at 20 Somerset Street that was inappropriate for its historic context and that failed to provide adequate exploration of other areas of expansion. Specifically, we recommended that Suffolk consider sites "closer to the Park Street MBTA station and Tremont Street" for expansion of residential facilities.

The current IMPNF is an improvement on the 2006 iteration. It more specifically identifies other potential expansion zones for new student dormitories and facilities. Such information is critical to all who are concerned about protecting historic and architectural resources in the area as it provides us with a better understanding of Suffolk's overall approach to locating new development projects.

The Alliance commends Suffolk for identifying 10 West Street as a more appropriate dormitory location than 20 Somerset Street and for working within the envelope of this significant historic building. This project, combined with the proposed new project at The Modern Theatre, offers the potential for positive reinvestment in historic resources and activation of this part of the city, provided that Suffolk honors its commitments to mitigation that have been agreed to with the Downtown Crossing community. The Alliance urges the BRA to enforce Suffolk's mitigation and non-expansion agreements in this part of the city.

Mr. Gerald Autler
February 28, 2008
Page 2

Modern Theatre Project

The preservation and redevelopment of the Modern Theatre represents an exciting project that the Alliance fully supports. The Alliance has been involved in efforts to promote the restoration of the Modern Theatre for many years. In 1995, Mayor Thomas M. Menino raised public interest in and awareness of the need for rehabilitation of the Boston Opera House, the Modern and Paramount theatres, by naming them to the National Trust for Historic Preservation's 11 Most Endangered Properties List. In 1996, the Boston Preservation Alliance, Mayor Menino and the National Trust for Historic Preservation organized the "Boston Historic Theatre Charrette." The goal of the workshop was to engage the public, organize development proposals, and implement strategies to preserve and revitalize these three theatres on Lower Washington Street.

After being shuttered for nearly a decade, the Opera House—originally the B.F. Keith Memorial Theatre—was reopened to the public after a multi-million-dollar refurbishment by Clear Channel Corporation in 2004. In Spring 2007, Emerson College broke ground on the Paramount Center Project, which will involve a complete restoration of the Paramount building and adjacent Arcade Building, formerly home of the Bijou Theatre. With the Opera House restored, and the Paramount under construction, the Modern is the last of the trio of theatres to be redeveloped on Lower Washington Street.

The Alliance requests that Suffolk bring its plans for the Modern Theatre before the Boston Landmarks Commission for advisory review at the earliest date possible. This will ensure that the Commission has ample opportunity to review the project

Comment 1

The Alliance has also been in communication with the project team and anticipates continued discussions regarding this project. Of extreme importance to the Alliance is the method in which the developer proposes to disassemble, number, store and then reconstruct the existing façade. Also of great importance is the design of new construction for additional dormitory space and its relationship to the historic building.

20 Somerset Street

The Alliance understands that the former MDC headquarters at 20 Somerset Street is proposed for demolition to make way for a new building on the site that would house the New England School of Art and Design. The Alliance does not support this project as currently outlined in the IMPNF, and we urge the Boston Redevelopment Authority to require Suffolk to explore additional alternatives for a project at this location.

The Alliance has had a long-standing interest in the preservation and appropriate adaptive reuse of the Metropolitan District Commission (MDC) headquarters at 20 Somerset Mr. Gerald Autler

Street. The former MDC headquarters building is a strong example of Classical Revival architecture, built by the important Boston architects Densmore, LeClear & Robbins. Beyond this, it is a significant civic building that was purpose-built for the MDC in 1930 and embodies the legacy of an agency that managed parks and public resources for the metropolitan district area for nearly a century.

As an organization with the mission of preserving and protecting the architectural integrity of Boston's physical environment, the Alliance does not normally focus its comments on the uses proposed for new projects. However, the Alliance is concerned when a proposed use automatically precludes the preservation of a significant historic building. Such is the case with the current proposal for a new building at 20 Somerset Street in Suffolk's IMPNF as the ceiling heights deemed necessary for art studios are taller than the heights of the existing building. As a principal, the Alliance believes that developers should exhaust all possible options for uses that are compatible with existing historic buildings on sites before proposing uses that would require their demolition. Suffolk has not demonstrated that other uses that are compatible with the existing building have been fully explored.

Comment 2

The Alliance understands that structural issues have been raised with respect to the feasibility of preserving and restoring the existing building's façade. However, the economic and engineering data to support this claim have not been presented to the Alliance. The Alliance requests that a more thorough analysis of the structural condition of the building made public before demolition is tacitly permitted through the IMPNF's approval of the New England College of Art and Design project.

Comment 3

If it is fully demonstrated that the former MDC headquarters cannot be preserved in its entirety, the Alliance would urge Suffolk to construct a building that is built to the scale of the existing building and that reflects the era in which it is built. We strongly discourage a building that would attempt to mimic the historical style of the existing building at 20 Somerset Street using new materials. The Alliance opposed the shallow, reconstructed façade that was part of the 2006 dormitory tower proposal and we oppose any similar design scheme that would make it difficult to read the difference between old and new construction or would grossly violate heights permitted as-of-right under the zoning code.

During 2006, the Boston Landmarks Commission held a series of public hearings at which much public testimony supporting the historic significance of the former MDC headquarters. A Memorandum of Understanding (MOU) on the previously proposed project was drafted, which proposed the preservation of elements of the historic building and other mitigation requirements. The MOU was not acted upon as it was specific to the project proposal. The Alliance requests clarification on the timing and process through

Comment 4

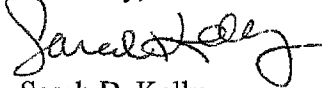
Gerald Autler
February 28, 2008
Page 4

which Suffolk will return to the Landmarks Commission to reconsider the MOU and the existing building on this site.

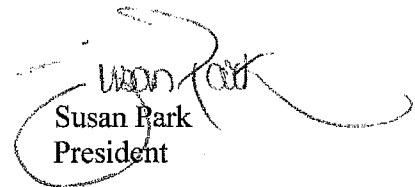
Comment 4
(continued)

In summary, while the Alliance generally supports the broad planning approach taken by Suffolk in the IMPNF and the important Modern Theatre Project subject to ongoing discussion, we do not support the New England School of Art and Design proposal as currently expressed. The Alliance is concerned that approval of the existing IMPNF will allow demolition of the existing building before all feasible alternatives have been explored. For this reason, we urge the BRA to require the developer to broaden its proposal for the 20 Somerset Street site in the IMPNF to ensure that a more comprehensive range of alternatives are explored before giving final approval of the IMPNF.

Sincerely,



Sarah D. Kelly
Executive Director



Susan Park
President

cc: State Representative Martha M. Walz
City Councilor Michael Ross
City Councilor Bill Linehan
Brona Simon, Executive Director and State Historic Preservation Officer,
Massachusetts Historical Commission
Ellen Lipsey, Executive Director, Boston Landmarks Commission
John Achatz, President, Beacon Hill Civic Association
Beatrice Nessen, Garden of Peace
Rosemarie Sansone, Downtown Crossing Association

22 February 2008

Mr. Gerald Autler, Senior Project Manager
c/o Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Autler:

I am sending this letter to comment on Suffolk University's IMP Notification Form. I understand that you are trying to set a "scoping determination" for Suffolk as the next step. You requested submission of items for further review and to ascertain Suffolk's area impact, especially in regard to the old MDC property at 20 Somerset Street, to assist in this process. I think your request begs the question by implicitly assuming that Suffolk will use 20 Somerset Street for something and the only question is to determine what that something should be. I am writing to express my opposition to Suffolk's using that building for any purpose.

When one thinks of famous cities, the mental image that immediately comes to mind is one of neighborhoods: Fisherman's Wharf, Nob Hill, Greenwich Village, Beacon Hill to name a few.

I lived in Cambridge when Boston's West End was torn down. I think that event was a tragedy. One can destroy a neighborhood quickly by means of a wrecking ball, or one can destroy a neighborhood more slowly and subtly by making one encroachment on it after another. I am opposed to seeing Beacon Hill, with its character, destroyed by being nibbled away.

I moved onto Beacon Hill in 1965. For much of the time I have lived here, Suffolk was a relatively benign neighbor. They offered education to post-college-age commuter students. These students lived and worked elsewhere and attended Suffolk for their classes. That era is past. I understand that that model of education is probably no longer viable.

Suffolk has reimaged themselves as a provider of education for younger, college-age, residential students. This has had a dramatic, negative influence on Beacon Hill and its residents. In Suffolk's recent presentation to the community, they talked about a "Suffolk Crescent" surrounding a Beacon Hill campus. This statement is wrong on both counts. First, there is no "Suffolk Crescent" now, although given enough money and decades that could, I suppose, happen. Suffolk merely owns a smattering of buildings in downtown Boston. And second, Suffolk has no campus. Their smattering of buildings are connected primarily by residential streets; that is no campus.

When I was a student at MIT, MIT worked very hard to separate their undergraduate students from the local indigenous population – for very good reasons I'm sure. MIT was

not known as a party school, but even so, we would have grated on the life of local residents. Unlike Suffolk's current students, we did not spill out of the dormitories into neighborhood bars, restaurants and local residence space to party every weekend.

I am not opposed to Suffolk's image of who they want to be. What I am suggesting is that Beacon Hill is not the proper place for Suffolk to achieve their self-actualization. I am opposed to an ever-larger number of students encroaching our neighborhood.

I know that Suffolk has talked about the number of students and their desire to set a "cap" on the FETs. In looking at their enrollment statistics, I do not believe that they will keep to their cap, nor will they be able to do so for economic reasons. Furthermore, one thing that the Full-Time-Equivalent number misses is that it is not FETs that take up space and party, it is individual bodies that take up space and party. If 10,000 students were to attend Suffolk University half time, and each student had a friend to party with, that's 10,000 people occupying the area and 20,000 people to party, not 'merely' 5,000 FETs.

And what do we do when an group of students purchase an apartment building to use as a fraternity or sorority?

I see an unlimited downside for Boston and the Beacon Hill neighborhood with further institutional development, and no chance for an upside. I hope you will consider this.

Thank you for your attention.

Sincerely,



Kenneth Scott
35 S. Russell Street
Boston, MA 02114

cc: Mayor Thomas Menino
1 City Hall Square
Boston, MA 02201

JEANNETTE HERRMANN

February 29, 2008

Boston Redevelopment Authority
City Hall, Ninth Floor
Boston, MA 02201

Attention: Gerald Autler, Senior Institutional Planner

Re: Suffolk University Institutional Master Plan Notification Form 1/11/08 ("IMPNF")

Dear Mr. Autler:

Thank you for the opportunity to review and comment on Suffolk University's 2008 Institutional Master Plan Notification Form.

I oppose any and all expansion of Suffolk University's institutional uses of facilities in downtown Boston until Suffolk can demonstrate to the residents of the affected neighborhoods that such expansion will not have significant adverse effects on the quality of residential life in our communities.

The main neighborhood impact issue, which I believe the IMP Notification Form fails to address adequately, is the shift in student demographics and the resulting shift in housing patterns. Suffolk's marketing materials, distributed nationally and internationally now, promote an urban residential college campus, a significantly different institution from the local commuter school that was historically the favorite of Boston-area working people pursuing a degree part time.

The demographic trends within the undergraduate population, as outlined by Suffolk, suggest a younger group of full-time students coming to Boston from increasingly far away than in the past. These students want and need housing near their classrooms, which, under the "Suffolk Crescent" concept described by the University, will be concentrated in buildings on and immediately adjacent to Beacon Hill.

Suffolk's website describes limited, expensive dorm facilities and then describes the significantly lower cost and more convenient apartments available on Beacon Hill. All incentives align for students to seek apartments that are cheaper, closer to their classrooms, and that offer a more independent lifestyle than dorm rooms.

Urban neighborhoods are fragile coalitions of residents, businesses, government agencies, and non-profit institutions. Maintaining the livability of Beacon Hill as a healthy community with families, young professionals, retirees, and students from all walks of life requires respect for the balancing acts on which the community depends. In the attached appendix, I have detailed some of the facts needed to ensure that we maintain that precious balance. I ask for your help in getting the information that will enable all parties to this process to understand the wide-ranging implications of the institutional growth proposed.

Respectfully submitted,

Jeannette Herrmann

39 South Russell Street
Boston, MA 02114

(617) 723-5848
herrmann@speakeasy.org

Appendix: Questions re: Suffolk IMPNF 1/11/08

The notes below follow the sequence of materials presented in the IMPNF document. As an overview, several major themes emerge:

1. Current conditions, as presented in the 2008 IMPNF, are significantly at odds with the expectations laid out in the 2001 Institutional Master Plan in a number of material areas, for example:
 - a. Undergraduate student population appears to be far larger than was predicted in the 2001 IMP. Comment 1
 - b. The university, despite a comment in the 2001 IMP that it “does not have an aggressive program growth over the next decade,” now controls 58% more space than it did in 2001.
2. The statistics presented in the IMPNF do not accurately describe the facts on the ground, for example:
 - a. The use of percentages rather than absolute numbers obscures the impact on neighborhoods. What matters to residents is not *what percentage* of Suffolk’s students reside in their neighborhood, but rather *how many* students reside in their neighborhood. Comment 2
 - b. The IMPNF appears to label all students not living in dorms as “commuters”, obscuring the fact that 500 “commuters” living a block from campus have a very different impact than 500 “commuters” commuting in from the suburbs. Comment 3
3. The IMPNF is internally inconsistent, and is inconsistent with other Suffolk materials.

Notes on IMPNF Chapter 4: Demographics and Institutional Needs

This section has significant inconsistencies between the data provided in the IMPNF and that in the 2001 IMP. In 2001, Suffolk expected no “measurable” change in the population. Many of my concerns arise from the measurable changes in the demographics of the student population over the last five years. I would like to see detailed information on the changes (and projections) not only in numbers of students but in the age, home state/country, part-time/full-time status, and school-year residence, among other factors that might influence student behavior in our neighborhood

1. Student Demographics

a) There are inconsistencies in the enrollment data provided in the IMPNF. For example, the table below compares 2000-01 Boston campus, degree-seeking students by division (from Table 2-1 of 2001 IMP, (www.suffolk.edu/PDF/imp_2001_new.pdf) with 2000-01

Herrmann comment letter on Suffolk IMPNF

FTE Boston totals from table 4-1 of the 2008 IMPNF. How can there be more than 500 more FTE undergrads in this year's presentation of the same enrollment? (Using FTEs as the unit should make the total decrease.)

Comment 4

Division	Full time	Part time	Total	Comparable from 2008 IMPNF
Law School	1029	670	1699	1471
CAS	1879	540	2419	2950
Mgmt School	1123	1017	2140	802

b) Growth trends diverge from those projected as evidenced by a comparison of actual enrollments with those projected from the 2001 IMP (www.suffolk.edu/PDF/imp_2001_new.pdf). In the 2001 IMP, it says (p 1-6):

During the five-year term of this IMP, Suffolk does not anticipate that there will be a measurable change in either the size or composition of the population served by the University... Suffolk is not anticipating any new recruitment campaigns... Anticipated growth on campus is expected to be limited.

The 2001 IMP (p. 3-11-12) describes a strategy of increasing the selectivity of applicants by casting a wider recruitment net rather than increasing undergraduate enrollment. Projected 2005-06 enrollment was 2009 full-time undergrads and 609 part-time undergrads, for a total of 2619 students (table 3-5 of 2001 IMP). Actual 2005-2006 CAS enrollment was 4210 FTEs (table 4-1, IMPNF).

The baseline enrollment statistics are inconsistent (see above) from the 2001 IMP to the 2008 IMPNF, but yield average annual growth rates in the undergraduate population of 6 or 8%. Anecdotal evidence suggests that there have been significant changes in recruitment campaigns both in the graduate and undergraduate markets, as contemplated in the 2001 IMP, table 3-2.

Comment 5

c) The distinction of commuting and housed students as presented in Table 4-2 obscures the underlying housing patterns that give rise to adverse neighborhood impacts. Suffolk should distinguish four categories of students, those who

Comment 6

- 1) live independently within walking distance
- 2) live in Suffolk housing (residence hall or leased space)
- 3) commuting from family (parents') home
- 4) commuting from independent housing

Herrmann comment letter on Suffolk IMPNF

d) Lack of precision in demographic statistics hampers understanding. To what year do the figures in Table 4-3 refer? Does the commitment to maintain an average enrollment of 5,000 undergrad students over the period of the IMP (p 4-5) refer to individuals or FTEs? To improve understanding of the possible impact of institutional expansion, the following statistical distinctions would be helpful:

Comment 7

- 1) Break out yearly enrollment by median age and geographic distribution of entering freshman (as in table 3-3 of the 2001 IMP) as well as full/part time status
- 2) Break out FTE's by division (CAS, Law, Business)
- 3) Break out 2300 commuting students by division and full/part time status
- 4) Similarly, project future enrollment targets by age, geographical origin, full/part time status, and expected housing needs in the Boston area

e) Based on percentages calculated from Table 2-1 of 2001 IMP (extracted above) and those in table 4-3, there have been dramatic shifts towards full-time undergraduates and part-time graduate students.

Division	%p/t in 2000-01	%p/t in 2008 IMPNF (2006-07?)
Law School	39%	37%
CAS	22%	10%
Graduate School	48%	73%

2. Current and Future Institutional Needs

a) Suffolk controls 58% more space in 2007 than in 2001, despite its 2001 position against aggressive growth. The 2001 IMP, in Table 2-1, describes a total of 761,929 sf of owned space and 94,095 sf of leased space, for a total of 856,024 sf. The text (p. 2-37) says:

Suffolk does not have an aggressive program growth over the next decade, and is now focusing on leveling out its expansion, improving current facilities and managing the student and faculty population that currently forms the University's community.

The 2008 IMPNF (table 3-1) describes a total of 1,269,557 sf of owned/master leased space and 84,772 sf of leased space, for a total of 1,354,329 sf. Of this 498,305 sf increase, 131,253 sf is in the dorm at 10 Somerset proposed in the 2001 IMP.

b) The IMPNF describes a need for student services to “enhance the experience of full-time and commuting students” (Table 4-7 and p 4-8). Full-time and part-time? Resident and commuting?

c) The IMPNF is inconsistent about whether the athletic facility needs of 40,000 sf are in addition to the existing athletic facilities at the Ridgeway Building. Figure 4-1 shows these as additional facilities, not as replacement facilities. However, on page 6-12, Suffolk suggests that athletic uses would be removed from the Ridgeway building and replaced by other university uses. Which is it?

Comment 8

d) In outlining the institutional program needs, Figure 4-1 describes 677,000 sf of additional facilities, 50,000 sf of relocated facilities, and 302,000 sf renovation. Is there both funding and space in sight for these projects during the period of the IMP? What are the implications for adverse neighborhood impacts if (for any reason) these facilities cannot be built to house and otherwise meet the needs of the increased undergraduate population?

Notes on IMPNF Chapter 5: Urban Campus Master Plan

1) The use of percentages to describe the space occupied by Suffolk facilities on Beacon Hill is misleading since Suffolk’s total facilities have grown (increasing the denominator). How many square feet of space on Beacon Hill has Suffolk sold since 2001? Over the same period, how much additional space (in sf) has Suffolk built or leased downtown?

Comment 9

2) The focus on square footage obscures the adverse impact of the change of use during this period. The shift from a law school use on Temple Street to use of facilities in that area as the hub of undergraduate academic life is a critical contributor to the adverse impacts felt by Beacon Hill residents.

Notes on IMPNF Chapter 6: Proposed Development Plan

1) In what sense are academic facilities a “less intensive use” than other University uses? (p 6-5). Note that Suffolk distinguishes itself with “A broad range of flexible class schedules that include day, evening and weekend sessions.” (p. 2-3) and that they are “making concerted efforts to...maximize the efficiency of existing facilities.” (p. 2-3)

Comment 10

2) Wasn’t the DCAM decision to choose Suffolk to develop the property at 20 Somerset (p. 6-5) based on a bidding process to develop residential units on that site with maximum financial return to the Commonwealth? Is replacing the 68,000 sf existing

Comment 11

Herrmann comment letter on Suffolk IMPNF

building with a 105,000 sf academic facility in the best interests of the city and state taxpayers?

3) In Table 6-2, Suffolk counts 204 FTE undergraduates enrolled at NESAD, a number equivalent, according to the footnote, to 185 full-time students. How can this be? Comment 12

4) Among the project benefits cited for 20 Somerset St is that it “creates opportunities for less intensive academic use of Temple St and Deme St facilities” (p. 6-8). How is this consistent with the stated need for additional 40,000 sf of academic space? Comment 13

5) The IMPNF describes the consolidation of some leased spaces into 73 Tremont. Based on the data in Figure 3-1, the three leased spaces targeted total roughly 34,000 sf of primarily office space (not 40,000 as stated on p. 6-13): Comment 14

Address	Usage	SqFt
40 Court St.	Administrative (faculty offices)	13,471
One Bowdoin	Administrative (faculty offices)	13,051
20 Ashburton	Academic and Administrative	7,300

Suffolk expects that 100,000 sf will become available at 73 Tremont between 2009 and 2014 (p. 6-13). Why not reduce the adverse impact of undergraduates on Temple St by using Temple Street buildings for faculty and staff offices (now in the targeted leased spaces) and 73 Tremont for classrooms?

Notes on IMPNF Chapter 8: Student Housing Plan

1) Greater clarity is needed in the count of beds by year (past and projected). It should include leased facilities, including those at the Holiday Inn (which seem to go unmentioned in the IMP) (www.suffolk.edu/campuslife/2681.html). The IMP should explain the distinction between 4750 projected FTE undergraduate enrollment in 2017-18 (Table 8-2) and the 5000 average FTE undergraduates sought as the target population for the period of the IMP (pp 4-4-5). Comment 15

2) Financial incentives strongly point students and their families towards apartment living instead of dorm housing. Although Suffolk writes in the IMPNF that “University housing...can be more affordable than living in off-campus housing” (p 8-2), other Suffolk materials undermine this statement.

Currently, a dorm bed in a double room seems to cost about \$1,000/month at Suffolk. (www.suffolk.edu/campuslife/2681.html) The Suffolk website (www.suffolk.edu/campuslife/2380.html) estimates Beacon Hill apartment rents at

Herrmann comment letter on Suffolk IMPNF

\$1100-1800 for a one-bedroom and \$1600-2400 for a two bedroom. Assuming that these bedrooms also are used as doubles, costs range from \$400 to \$900 per student bed per month, significantly less than the cost of university housing.

3) Convenience also points students towards Beacon Hill rentals. Beds in apartments on the Hill are significantly closer to undergraduate classrooms than dorm beds on West Street. The Suffolk website (www.suffolk.edu/campuslife/2401.html), in its description of neighborhoods in which students could seek apartments, says

Suffolk University is located on Beacon Hill. It is extremely important historically, and the beautiful architecture reflects the love our city has for the area. Beacon Hill is home to the Massachusetts State House, Cheers and the Museum of African American History. Many streets are cobble-stoned, gas lit, tree lined and occupied by homes protected by the historical society. Because of the exclusivity of the area, rental prices are at a premium. Most apartments are very small, and as a result many landlords impose occupancy limits. However, this area is generally quiet, and commute is not even an issue due to its close proximity to the campus.

4) The argument (p. 8-3) that increased on-campus student housing in Boston between 2000 and 2006 potentially returned about 1750 units to the rental market assumes that the geographic origin of the students was unchanged. Clearly if all the new dorm beds moved students from their parents' local homes to university housing then no rental units were freed up. Without an understanding of the changes in the marketing/recruiting practices of the universities involved, this argument is unconvincing.

Sullivan, Katelyn

From: belvere@mymailstation.com
Sent: Thursday, February 28, 2008 3:39 PM
To: Autler, Gerald; Mayor; Ross, Michael (City Council); Stahl Frederick; borman Bernard; BHCA Lisa Horton; salvatore.lamattini@cityofboston.gov; Murphy, Stephen (Councilor)
Subject: Suffolk IMP

Subject: Suffolk University Master Plan IMP
Date: Feb 28, 2008 3:14 PM

To: Gerald Autler
Boston Redevelopment Authority
Boston City Hall
Boston MA 02210

Dear Mr Autler:

Re : Suffolk University Institutional Plan(IMP)

With this letter I wish to go on record as fully supporting the letters and positions of Mr Frederick Stahl, 57 Hancock Street, Beacon Hill, Mr. Bernard Borman, 3 Rollins Place, Beacon Hill and John Achatz ,Chairman of the Beacon Hill Civic Association, 74 Joy Street, Beacon Hill relating to the Suffolk University Institutional Master Plan(IMP) .

Further, I add that I have served, over the years on several IMP committees or equivalents - i.e The Massachusetts General Hospital IMP ,The Prudential Center Prupac(for 20 years) , and Park Plaza CAC (Emerson College buildings) and have in all cases found the applicants(developers) fully transparent in objectives and cooperative from the very beginning of the processes. I cannot say this for Suffolk University authorities- they have never been up front open, forthright, revealing, or transparent to the Beacon Hill neighborhood as to their goals or objectives from the very beginning unlike other institutions or developers I have referred to above.

It is the responsibility of the BRA which represents our city to see to it that Suffolk meets the high standards set by other developers cited. The daily lives of thousands of residents in this small compact neighborhood, who have contibuted so much to the City of Boston in so many innumerable ways for generations will be forever negatively impacted unless the Behemoth of Suffolk is restrained.

Respectfully submitted

Peter Thomson
2 Bellingham Place
Boston, MA 02114
617 227-1482

Thursday, February 28, 2008

To: Gerald Autler, BRA

My name is Carol Lee Hayon and I live at 21 Beacon Street. I wish to offer my full and enthusiastic support to Suffolk University's Institutional Master Plan and, specifically, the Modern Theater and 20 Somerset projects.

As an abutter to 20 Somerset, I feel strongly that the proposed academic building and art school relocation will add much to my neighborhood. I look forward to this wonderful addition to our neighborhood. The vitality caused by a student presence is something I quite welcome.

I have attended a number of Suffolk Task Force meetings over the last month. I also attended virtually every meeting held two years ago about Suffolk's dorm proposal for 20 Somerset.

I find it difficult to understand how any resident of Beacon Hill can oppose this proposed art school relocation at 20 Somerset. Most of the "activists" spent a whole year pleading with Suffolk to withdraw its dorm plans and consider using 20 Somerset for academic purposes. It does not seem honest to now oppose Suffolk when they return with just that Suffolk use for the site. I am pleased that the Upper Beacon Hill Civic Association has indicated their support for the project.

Thank you for your consideration of my opinion.



Carol Lee Hayon
21 Beacon Street
Boston, Ma 02108

Dear Mr. Autler,

We live on Myrtle Street. There are already too many Suffolk students crowding the sidewalks around the state house.

The School of the Museum of Fine Arts had a big problem with venting their building for the art school. How is Suffolk going to solve this ventilation problem of toxic fumes from the proposed art school? **Comment 1**

Sincerely,

Sally & Max Gorman

5 Myrtle Street

Boston, Ma. 02114

phone 617-523-5045

Dear Members of the BRA-

I am a long time resident of Beacon Hill and also served on the 2006 BRA Task Force which reviewed Suffolk University's 20 Somerset dormitory Master Plan amendment. I have been closely following the efforts of the current Task Force regarding future use of this building.

During my time on the now Infamous 2006 Task Force, I was vehemently against having a dorm on this site. Based upon the traffic from the 10 Somerset Dorm, I knew the neighborhood would be overwhelmed with student noise and trash. My neighbors voiced the same concerns. During that heated debate, however, many residents **and Task Force Members** argued that an academic/office building would be far preferable to a dormitory and strongly encouraged Suffolk to look into that.

Suffolk has returned with an art school academic building. It has also proposed a building which responds to the previously expressed concerns of the Garden of Peace and 10 Bowdoin Street residents, that is no higher than the existing MDC building. I love the design of the building and think it will be a much needed improvement over the eyesore that sits there now. I think it will add a very cool design element to that area. I don't understand why many of the Task Force and BHCA members have made an about face and are fighting the NESAD proposal, but I think in order to comprehend their logic, we'd have to form yet another Task Force and do years of studies to get to the bottom of that. In the end, I don't think they represent the majority of the Beacon Hill residents.

I also support Suffolk's plan to demolish the existing building. I know some diehards are against it, but with it sitting boarded up like it has for the past 20 years, God only knows what kind of molds have been growing in there. Along with water damage, bat guano and other animal remains, it seems it would be nothing less than a Perfect Storm of airborne contaminants that will reek havoc on future occupants, leading to a sick building syndrome. I think a safer bet would be to just tear it down and start fresh.

In short, I think Suffolk's plan to move NESAD to 20 Somerset and house some additional classrooms that might take some traffic off of Temple Street is a great idea. I feel they have listened to neighborhood concerns, as well as the suggestions of the 2006 BRA Task Force.

Thank you for taking the time to read this!!!

Dina M.A. Moeller
FADE TO BLACK Productions
focusing on your video needs since 1994

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Fax: 617.367.6998

email: dina@fadetoblackproductions.com
www.fadetoblackproductions.com

Dr. Mr. Autler -

I am writing in support of Suffolk University's plan to develop the site at 20 Somerset Street as the new home of New England School of Art & Design and additional classrooms for the College of Arts and Sciences. I thought I could provide some history and context that might help the BRA understand the inherent value of this move and its importance to those of us involved.

New England School of Art & Design (NESAD) was founded in 1923 as New England School of Art and in 1996 merged with Suffolk University, thus becoming New England School of Art & Design at Suffolk University (NESADSU). NESAD has a long and successful history of educating artists and designers for professional employment in Graphic Design, Interior Design and the Fine Arts.

When I first joined New England School of Art in 1971 it was privately owned and was located in leased space on the second floor of 285 Huntington Avenue, near Symphony Hall. In 1976 we purchased a building at 28 Newbury Street, were re-chartered as a non-profit institution, and renamed New England School of Art & Design.

In 1991 we began offering a BFA (Bachelor of Fine Arts) degree in conjunction with Suffolk University. NESAD taught the studio portion and Suffolk provided the Liberal Arts portion of the program, an arrangement similar to that which has long existed between The School of the Museum of Fine Arts and Tufts University. The program was so successful that we soon found ourselves discussing a possible merger with Suffolk, a much larger institution, but one without an art department. I became president of NESAD in August of 1993, and immediately began discussions with Michael Ronayne, then Dean of the College of Arts and Sciences at Suffolk. An agreement to merge was signed in late 1994. Recognizing that our building at 28 Newbury Street was too small (18,000 square feet), and inadequately equipped, we moved to leased space at 75 Arlington Street in the Fall of 1995 and the merger was officially finalized in March 1996. Since 1996 we have expanded (we now occupy approximately 42,000 square feet) and vastly improved our offerings, which in addition to the BFA programs, now includes Masters programs in Graphic Design and Interior Design.

New England School of Art & Design has become an integral part of Suffolk's College of Arts and Sciences and continues its remarkable record of preparing students for professional careers in art and design. In addition, we have a small but vigorous Continuing Education division that allows people to take individual courses without matriculating into one of the degree programs.

The School has been in Boston for 85 years now and has contributed significantly to the cultural, artistic and business communities of this great City. Furthermore, we have consistently proved to be good neighbors in a number of locations and would welcome the participation of the Beacon Hill Community in our programs, activities and events. The presence of New England School of Art & Design at Suffolk University on Somerset Street would create a center for art and culture that would enhance both the street and the Beacon Hill neighborhood.

I would welcome the opportunity to meet with the BRA and members of the Beacon Hill community to further discuss the development of 20 Somerset Street as the new home of New England School of Art & Design at Suffolk University.

Sincerely,

William M. Davis
Chairman
The New England School of Art & Design
Suffolk University
wdavis@suffolk.edu
(617) 994-4264

Feb. 19, 2008

Mr. Gerald Autler,
Sr. Project Manager/Planner
c/o Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201

Dear Mr. Autler:

I am writing regarding the Suffolk University IMP and the 20 Somerset proposal. I do appreciate the effort of many to create the IMP document and the opportunity to react to it. It is critical to have careful planning and evaluation of the impact on the entire area that has been identified as potential expansion clusters. In addition to the university plans, the near and long-term needs of city functions, businesses, and neighborhoods must also be factored in. Interactions with existing space and functions should also be evaluated. Additionally, demographic changes within stable residential neighborhoods and over-all economic impact must be considered.

My concerns relate to the intangible effects that were not described in the IMP. Suffolk University has grown and transformed itself in very significant ways in the past 20-30 years. The transformation has taken the university from being primarily a commuter, graduate school with an enrollment under 2,000, catering to adult students who were working and going to school to today's Suffolk, largely an undergraduate, residential university with an enrollment over 5,000 students. Where will the next 20-30 years take Suffolk and what will the impact be on the neighborhoods where expansion is proposed?

As students move out of the dorms in their sophomore, junior, senior years, it is natural they will migrate to housing in adjacent neighborhoods. If only 500 each year move into a neighborhood of 10,000, within 3 years, the demographic profile will change by 15%, a huge change. Rents that together several students can afford are not affordable by families and working individuals. Displacing stable neighborhood populations, is the beginning of breaking down community involvement, continuity in working to beautify/clean the neighborhood, etc.

I have been a property owner on Temple Street for over 20 years and have witnessed first-hand the negative impact of the growth in terms of traffic – both foot and vehicles, trash, noise, congestion, etc.; and the over-all negative impact. With undergraduate classes being held on Temple Street, the proposed construction at 20 Somerset, and the other identified expansion zone clusters nearby, we have reached a tipping point where it feels like we are being absorbed into the “campus.” As long as classrooms are in this residential area(Temple, Derne, Ridgeway, Hancock), there will be constant pedestrian movement back and forth and to other locations (Somerset St., Ashburton, etc.) in addition to increased traffic – dropping off/picking up students, deliveries, emergency vehicles, etc. This whole area is already quite congested due to the daily commuters

from North Station and activities all around the State House. It is not uncommon for traffic to be backed up in front of the State House, along Bowdoin St., Derne St. and Temple St. that is a combination of State House, Suffolk, and general neighborhood activity. Continued development in the general area will only increase the negative impact.

I am requesting a study of the over-all traffic patterns not just for Suffolk's needs, but the needs of business, government (city, state, federal), police, fire, hospitals, and residential neighborhoods in this area, as well as the other areas of the city included in the expansion zone. How much more can the narrow streets accommodate?

As well, I would like to request study of moving the space functions from certain buildings. For example, there would be less impact if there were not thousands of students, supplies for them, and the related vehicles dropping off/picking up on Temple and Derne each day. Administrative offices would make much less of an impact. It seems consolidating classroom space into a building like 73 Tremont would have less impact than having classroom space in a building like the Donahue on Temple St.

Comment 1

Having buildings scattered within the city increases some traffic just with the university security, facilities maintenance vehicles, etc. and it increases the back and forth travel on foot of the students. Is this the time for Suffolk to consider finding space in the city where a consolidated "self-contained" campus can be built to be a campus for the future? With the transformation from one type of university to a very different one today, it just may be that trying to squeeze more into the dense downtown area is simply asking too much. Freedom to grow without the constant challenges of logistics and people would surely be more efficient and less costly. Selling Suffolk's current inventory of downtown properties over time, would result in a huge amount of money to purchase land and construct classrooms of the future, not to mention a huge increase in the city's receipt of real estate taxes as buildings transfer to residential or business use.

Comment 2

This is an important window of time for careful study and long-term planning. Thank you for the opportunity to respond to the Suffolk IMP.

Sincerely,

Rebecca G. Mulzer
58 Temple Street, #3
Boston, MA 02114

cc. Beacon Hill Civic Association

To: Gerald Autler
 Boston Redevelopment Authority
 One City Hall Square
 Boston, MA 02201

By U.S. Mail and email to Gerald.Autler@cityofboston.gov

**SUFFOLK UNIVERSITY
 INSTITUTIONAL MASTER PLAN NOTIFICATION FORM
 COMMENTS PURSUANT TO SECTION 80D**

Submitted by: Bernard Borman, Three Rollins Place, Boston, MA 02114
 February 22, 2008

Section 80D-3 of the Boston Zoning Code states, in part, that an IMP is “to provide a basis for evaluating, for city planning purposes, the impact on the surrounding neighborhoods of the institution’s current and future projects”. The Suffolk University Institutional Notification Form (“IMP”) contains nothing, whatsoever, on these subjects. Although Article 80 requires this information currently, Suffolk merely acknowledges its obligation “to consider its impact on a particular neighborhood as it evaluates new projects” (p. 5-12). Mere “promises” to provide information in the future do not fulfill the requirements of Section 80D-3 to provide information NOW.

Suffolk University (“Suffolk”) should be required now to submit substantial evidence of the impacts of its current and future projects on each of the neighborhoods surrounding each of the scattered sites that contain a building used by Suffolk or its students. This evidence should include: (1) numerical counts of the number of Suffolk students and non-students living in each of these neighborhoods, with separate identification of the numbers currently living in each of the “Clusters” labeled in the IMP as “the Suffolk Crescent”, (2) mailings to each of the mailing addresses in each of these neighborhoods of a questionnaire seeking comments from the residents about the impacts of Suffolk’s present and future projects on them accompanied by an adequate description of those projects, and (3) a series of public meetings, well advertised well in advance, in each of these neighborhoods so that residents can express, and Suffolk and the BRA can hear, the opinions of those residents regarding the impact on them of Suffolk’s projects--these meetings should be chaired or moderated by a person selected by the relevant neighborhood associations and not selected or moderated by a BRA or Suffolk person. The data from these questionnaires and summaries of the statements made at these meetings should be included in Suffolk’s next IMP filing.

Comment 1
 Comment 2
 Comment 3

Figure 5-1 of the IMP is a map with five tangent circles or ovals (“Clusters”) and an accompanying statement saying Suffolk will not concentrate too many projects in any one of these Clusters which it deems suitable for its various, undefined uses (see pp. 1-8, 5-1). The illustrated Clusters are solid in color, and, thus, do not show the buildings and open spaces within them. Another map should be required clearly showing all buildings and other sites within each Cluster, accompanied by the address of each building so that residents and business owners can determine if they are situated within a Cluster.

Comment 4

In particular, Cluster 5, the Cluster Suffolk labels as its “Existing Suffolk Cluster” on Beacon Hill, contains a number of residential dwellings not owned by Suffolk. The statement on p. 6-11 that more student services may be located in Cluster 5 is especially threatening to the residents of that area. The IMP should contain specific information from

these residents concerning Suffolk's past and current impacts on their neighborhood.

On p. 5-5, the IMP states "University needs will be dispersed throughout all Clusters and not concentrated in a single Cluster." This is a vague standard, e.g., what is the definition of "concentrated". If the first two new projects are in one Cluster, is that "concentrated"?

Comment 5

P. 5-7 indicates Cluster 1 may already be filled to capacity by virtue of the non-expansion agreement for that area, and Alex Krieger so stated. He also stated the obvious that Cluster 4 is unlikely to be available for Suffolk for decades, if ever, because it largely contains government buildings. So far as Cluster 5, the Beacon Hill area, is concerned, all Suffolk can say on p. 5-10 is that "future growth is likely to be directed away from this area". Thus, only two Clusters are to be considered for future expansion, making it difficult to avoid the concentration of new projects. Such vague standards should not be accepted as planning by the BRA or Zoning Commission.

Another hidden problem is the IMP statement on p. 5-5 that "A major focus will be on renovating and upgrading the current building stock in order to make the most efficient use of existing assets." Does that mean more classrooms or other uses will be added to the Beacon Hill buildings, a backdoor way of violating the spirit of the Beacon Hill non-expansion agreement and bringing more undergraduates to Temple St.? Suffolk should be required to be specific about changes it intends to make in its existing buildings as well as its proposals for future buildings.

Comment 6

That the Cluster concept is virtually useless is underscored by the statement on p. 5-12 that "Just how much institutional development one particular Cluster should accommodate is difficult to determine and virtually impossible to quantify in any empirical way." Further, on p. 7-1, the IMP suggests that Suffolk "will seek longer term approval for the campus development concepts...to create new or renovate existing facilities," within these ambiguous Clusters and repeats this intention on p. 7-3. Suffolk must be required to be specific about what kind of facilities it contemplates constructing in each of these Clusters.

Comment 7

On p. 4-2 of the IMP, Suffolk acknowledges it "has transitioned from a strictly commuter school to a partially residential school." Nowhere in the IMP does it mention how this transition has upset the delicate balance between Suffolk and its residential neighbors. As a further means of evaluating its IMP, Suffolk should be required to include a report on its prior problems with the surrounding neighborhoods, including the law suits neighbors have initiated against Suffolk.

The IMP contains no definition of a "commuter" so that students living on Beacon Hill or other nearby neighborhoods who walk to classes may misleadingly be called commuters for purposes of the IMP statistics. In compiling its statistics regarding "commuters", did Suffolk limit the definition of commuters to those living in their parents' other relatives homes or living independently in distant neighborhoods? These statistical references require clarification.

Comment 8

The fact is that Suffolk University has no campus, although it admits only that it "does not have a traditional identifiable campus" (p. 9-7) and that it has no "campus-like setting" (p. 5-3). It just has 16 scattered buildings (see p. 5-2). So all references to its alleged present or future housing of some of its students "on campus" are false or deliberately misleading. For example, on p. 1-3, Suffolk alleges that its dormitory at 10 Somerset St. "was consistent with the City of Boston's policy encouraging additional on-

campus University housing throughout the City” when, in fact, the City has NO policy encouraging enrollment expansion for schools that have NO campus and had not previously encouraged off-campus dormitories “throughout the city”. Further repetition appears on p. 8-1. These misleading statements should be corrected in the next filing.

In truth, as evidenced by its existing Institutional Master Plan (“existing IMP”), Suffolk’s principal objective is not to relieve student pressure on the housing market but to increase its revenues by increasing its enrollment through providing increased Suffolk-owned dormitories. The increased number of underclassmen brought to Boston will wind up in the private residential market when they reach upperclassman status or even their second year. On p. 8-8, Suffolk states that “Increasing the number of on campus residence halls is the most direct way to get students out of the neighborhood housing,” but this tactic is made meaningless because Suffolk has built dormitories to attract more students. See Sec. 3.2.3.2 of 2001 IMP, and confirmed in 2005 First Amendment to IMP, e.g., “In the years between 2000--01 through 20043--04, Suffolk’s Boston Campus degree seeking student enrollment exceeded projections increasing by 10% or 2.5% annually. During this period, the University’s full-time enrollment increased by 17.7% or 4.4% annually. Much of this growth can be attributed to the added popularity of Suffolk among undergraduates as the result of the addition of Suffolk’s 10 Somerset Residence Hall.” The quoted statement is an obvious reiteration that Suffolk is constructing dormitories to increase its enrollment rather than to relieve pressure on the private housing market.

Full time students in the College of Arts and Science, the most likely source of the permanent residents’ student problems, more than doubled (104%) between 1993 and 2005. So by now saying it wants to house 50% of its students in Suffolk facilities by 2017, Suffolk has done nothing to relieve student pressure on the private housing market-- enrollment increases have exceeded Suffolk housing plans. In addition, the Suffolk web site touts the virtues of Beacon Hill for its beauty and proximity to classrooms to those students not living in Suffolk dorms. Therefore, Suffolk should be required to include its plans for housing the 50% of its student body it has no present plans to house in Suffolk-owned buildings with all the information required under Section 80D-3.3 (e)-(h) such as “impacts of the Institution’s student housing demand on housing supply and rental market rates in the surrounding neighborhoods” and “a plan for mitigating the impacts.”

Comment 9

In response to the requirements of Section 80D-3.3 (e) for a description of “the process by which the institution directs its students to housing facilities”, the IMP (p. 8-6) reports that Suffolk gives students information on where they might find housing and the emphasis is on providing bedding for only first year students. Copies of this housing information given to students should be appended to the IMP for evaluation of their impact on the housing market. Totally lacking from the IMP are any studies or statistics required under Section 80D-3.3 (g) for the “impacts of the institution’s student housing demand on housing supply and rental market rates in the surrounding neighborhoods”. Also omitted is the requirement of Section 80D-3.3 (h) for a plan mitigating the impacts of the institution’s student housing demand on surrounding neighborhoods”--not a requirement for a plan of mere hope for the next ten years if Suffolk can find sites at the right price, but a plan for the situation NOW.

Comment 10

On p. 1-2, Suffolk supports its claim to a disconnected “campus” mingled among privately owned city buildings by comparing its situation to NYU, George Washington U. and even Savannah College of Art. Those situations are in no way analogous to Suffolk’s, and Suffolk offers no evidence that those situations are relevant to its case. Suffolk should either present such evidence or delete the irrelevant analogies.

On p. 2-1, Suffolk states its mission is to provide quality education “at an affordable cost.” The IMP contains no data to confirm that Suffolk is meeting this standard, no report of existing costs to its students or at other local universities. In contrast, Suffolk charges for occupancy at its 10 Somerset St. dormitory exceed rents paid by students in the private housing market. Suffolk dormitory charges should be included with a comparison to the cost of private market rentals to comply with Section 80D-3.3(g).

Comment 11

In several places, beginning on p. 2-3, Suffolk establishes its most “appropriate” enrollment of full time undergraduates at 5000, but it never commits to this as a maximum, and, of course, no community remedy is suggested if this maximum is exceeded. For further ambiguity on this subject, see p. 4-4, where, for example, the IMP says “The University is focused on stabilizing the undergraduate population on its Boston campus at approximately 5,000 FTE students”--subjective words like “approximately” and “focused on stabilizing” give the City and community no objective standard to complain if the undergraduate population goes to 5,550 or even 6,000. Again, on p. 4-5, the IMP says “The University is committed to maintaining an average undergraduate enrollment of 5,000 undergraduate students over the the period of its IMP.” Thus, the community would have to wait until 2018 to compute this average enrollment to determine if this “commitment” had been exceeded, with no remedy specified it it had been exceeded. As part of the IMP approval process, Suffolk should be required to establish an objective, fixed and enforceable cap on its enrollment. Enforceability should include a substantial dollar penalty for each student by which Suffolk exceeds the fixed enrollment cap.

On p. 2-2, Suffolk reports that one of its objectives is to “provide adequate athletic facilities suitable for a world-class institution.” Neither the “Suffolk Crescent” nor any other site in downtown Boston currently contains sufficient space for such athletic facilities. If Suffolk truly wants to become a world-class institution then there likewise is no space in downtown Boston for such a university, and, with the exception of the new Law School building, Suffolk should sell its scattered 16 sites, including its valuable Beacon Hill and downtown properties for residential purposes and use the sale proceeds to move to a site where it can construct a modern, conventional consolidated campus.

P. 3-2 says that Temple and Derne Streets are no longer the core of the University, but p. 5-3 says its historic core is located on the edges of Beacon Hill. Where, in fact, is the core of this university, and what does it say about the adequacy of an institutional master plan that fails to identify the institution/s core?

Section 80D-3.2 (i) requires that the IMP contain “site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.” The IMP contains no such plans. Figure 3-2 is wholly inadequate to meet this requirement; for example, its scale is too small to make computation of dimensions or illustration of sidewalks reasonably possible and such data isn’t shown.

On p. 4-2, Suffolk reports an increase in undergraduate enrollment of 83.4% since 1996. It says its average annual increase since 1996 is 6.3%, the Table deliberately skewing this average which actually is 9.7% annually since 2002. This expansion occurred without community awareness or adequate housing for this increased enrollment. Especially curious is the discrepancy between enrollment figures contained in the Second Amendment to the existing IMP, April 12, 2006, p. 5-1, and those in the existing IMP, p. 4-2. Since Suffolk enrollment has exceeded its projections in the past, why should the community rely

on Suffolk's currently stated projections about enrollment increases in the future? Suffolk should be required to explain the discrepancies in enrollment figures between its existing IMP and the newly filed IMP and required to explain why its enrollments exceeded its regular projections. Beginning with 1993, Suffolk should include a listing of the steps it took to inform the appropriate City agencies and the surrounding neighborhoods of its annual enrollment increases. Because of the discrepancies in the enrollment figures reported in its various filings and the unexplained errors in its enrollment projections, Suffolk should be required to retain an independent auditing firm, approved by the BRA and Task Force, to audit all of Suffolk's enrollment figures.

P. 4-8 describes Suffolk's desire for a student services center of 77,000 square feet and an NCAA athletic facility with 500 spectator seats. These buildings will serve as magnets for the entire student population and non-students, as well. There is no space in their "Suffolk Crescent" for such buildings or which can tolerate such uses. So, Suffolk suggests it might scatter the student services in more than one building in the same or more Clusters, again unspecified. (See p. 6-11) They suggest they might put the athletic facility in Cluster 2 or 3 bringing crowds of students attending a basketball game, for example, very close to the residential area and guaranteeing that many of these students would pass through the residential area to and from their residence dorms. (See p. 6-12). The potential impacts of these two facilities require special study and reporting by Suffolk.

Comment 12

Although Alex Krieger, Suffolk's planning consultant, reportedly spoke, at a Task Force meeting, of some buildings of interest to it within the "Suffolk Crescent", John Nucci, at a later Task Force meeting, and Gerald Autler, at a public meeting, said that Suffolk doesn't want to identify sites it might seek to acquire on its "campus" because this would drive up the price. Why? Suffolk can always opt to pay a higher price than a private buyer because Suffolk doesn't pay real estate taxes. (See pp. 5-2, 8-2) A seller would know with whom it was negotiating a price for the sale of its property unless Suffolk negotiated through a secret straw (as Harvard reportedly did in Allston). The City should not condone this secretive practice in the IMP approval process since the Mayor and others reportedly expressed outrage in the Harvard example.

Section 80D-3 requires information for evaluating "the impact on the surrounding neighborhoods of the institution's current and future projects". The IMP is grossly inadequate regarding this requirement. Totally omitted are any history of the occasions Suffolk University has been sued by its neighbors for zoning violations, Suffolk's attempt to stay out of the Historic District and avoid its regulations, and countless nuisances arising from its operations and student behavior. This information should be included in the next submission to enable a complete evaluation of the IMP.

Under Benefits on pp. 5-11 and 8-1, Suffolk alleges its students "stimulate small, local, service-oriented businesses." It fails to identify any such businesses that wouldn't be there anyhow, absent Suffolk, to service the very densely occupied Beacon Hill residential area. Suffolk should identify these businesses that allegedly depend on students rather than nearby permanent residents and workers.

Comment 13

On p. 5-12, Suffolk takes credit for job creation, but fails to mention any job training programs with Boston schools as required by Section 80D-3.8. The IMP should include this information or a statement that no job creation plan is intended.

Comment 14

On p. 5-13 is reference to an included map showing existing residential areas within a ten minute walk from Downtown Crossing. This is wholly irrelevant to Beacon Hill,

the West End and North End. A map centered on Suffolk's core buildings on Temple St., Beacon Hill, would show countless additional private residences within ten minutes walk. And, no population figures are included to assess how many residents could be impacted by Suffolk nuisances. Revised maps should be included which measure walking distances from Suffolk buildings in each specific neighborhood and the populations within each concentric circle.

Comment 15

The Table on p. 3-3 fails to list the height of Suffolk's existing buildings in feet, as required by Article 80D-3.2 (iv). Also missing are the requirements of that provision for descriptions of loading areas and facilities at each of its buildings and the mention of existing building linkage payments. This information should be included.

P. 9-9 states that "Most deliveries to the University requiring a large truck are completed between 5:30 am and 8:00 am" which may be of comfort to the BTD and enhance classroom quietude but is hardly comfort to sleeping residents, many of whom can attest to Suffolk violations of its prior loading promises on Temple St. Information on disturbances from Suffolk's past loading activities should be included.

The IMP omits any mention of estimated development impact payments as required by Sec. 80D-3.4 (k). This information should be included.

On p. 6-4, physical inadequacy of the Art School space at 15 Arlington St. is cited as one reason to relocate it to Beacon Hill. Suffolk should be required to explain just what is inadequate about its current Art School facilities. Suffolk should report on whether or not the new building at 20 Somerset will lead to an increase in Art School enrollment, and, if so, how much.

Comment 16

Similarly, on p. 6-7, the IMP makes another of several references to "badly needed academic space" without ever introducing any facts or figures to establish this need. It says that using 20 Somerset for academic purposes is "an institutional use on the site that minimizes impacts on the Beacon Hill community." The residents of this area are not interested in a Suffolk use that "minimizes" the impact on them--they want no further impacts from Suffolk, at all. Suffolk should explain these allegedly minimal impacts.

On p. 6-8, the IMP states that Suffolk's proposed use of 20 Somerset St. "Creates opportunities for less intensive academic use of the Temple Street and Derne Street facilities." Suffolk should explain what those intensive uses are now and what uses will be introduced instead.

While Suffolk has included a map showing art student walking patterns through the residential district (in order to support its claim that relocation of the Art School to 20 Somerset will benefit the residential neighborhood), totally missing from the IMP is any map showing walking paths for its students between their Suffolk dorms and its Ridgeway Street gymnasium and any other existing or newly proposed projects through the Beacon Hill residential neighborhood. (See Article 80D-3.6 and IMP p. 9-7) These additional walking-path maps should be included.

Under Community Benefits on p. 12-1, Suffolk describes its shamefully paltry PILOT payments, \$310,000 in FY 2006, about 25 cents per square foot on its owned property and less than it pays its president. (\$310,000/1,269,557 s.f..) Beacon Hill and downtown home owners should check their own tax bills to compute how they are being taxed in relation to Suffolk. For example, on my small North Slope row house, I am taxed

at \$4.39 per square foot--13 times more psf than Suffolk is paying. We have no idea how much Suffolk administrators are being paid but for some of them it is hardly a "nonprofit" operation. We have no idea what their PILOT's will be for the valuable sites at 20 Somerset and the Modern Theater, if any.

On p. 12-1, Suffolk states it "has met commitments made in earlier planning documents." Suffolk has not fully complied with its 2002 Mitigation (Cooperation) Agreement under the existing IMP and with agreements made to neighbors. This situation should be detailed.

On p. 12-6, Suffolk lists its Center for Juvenile Justice as a Community Outreach Program yet fails to mention that it suddenly, without student or faculty consultation, terminated this program's hotline for victim's complaints about alleged mistreatment of juveniles ensnared in the justice system.

On p. 12-8, as a community benefit, Suffolk cites its recent increase in police response to student misbehavior. Many residents might say they would prefer a decrease in student presence to an increase in police response. Certainly, no one welcomes a population addition to their neighborhood that will mandate the need for more police protection. Suffolk should be invited to submit statements from any residents in any neighborhoods of Boston who want to live next to students.

The Zoning Code does not require Suffolk to explain its construction costs or financing for the two new projects but any evaluation of the IMP should consider the impact of financing on its dormitory charges and affordable tuition for commuters. Since Suffolk has no significant endowment it will have to borrow the money for them, which may not be not so easy in today's financing market, and, even with tax-exempt bond financing, Suffolk must pay the debt service. Since a recent Moody's report showed that an unusually high 87.7% of Suffolk's revenue is derived from students, Suffolk will have to increase enrollment, or tuition, or dormitory charges, or all of the above, to pay for these new facilities.



38 Temple Street
Boston, MA 02114

February 21, 2008

Gerald Autler
Senior Project Manager/Planner
c/o Katelyn Sullivan

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

Dear Mr. Autler:

After hearing details of Suffolk University's Institutional Master Plan at a recent meeting hosted by the Boston Redevelopment Authority, my wife and I want to express our concern about a number of aspects of the proposal. The plan seems little more than a wish list wrapped around a specific goal. That goal is to get the BRA to approve Suffolk's push to take over the former Somerset Street property to fill a need, born out of a lack of planning, for more space in an area from which Suffolk has repeatedly promised to move away – Beacon Hill.

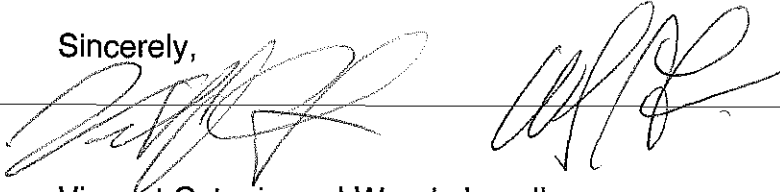
Why is Suffolk not revamping the art school they just purchased so the weight of the students won't land here? Their move is obviously for their convenience, not ours, the taxpayers. How can Suffolk assure us of their future intentions when their plan is build on projections, not facts? How can Suffolk add thousands of students when their dormitory proposals are woefully inadequate? They're forcing this small neighborhood to absorb their students, and teenagers away from home for the first time do affect one's quality of life. When we moved here, Suffolk's buildings on Beacon Hill housed a law school with young adults. Clearly law students are not the same as undergraduates.

In our experience Suffolk assumes it can bulldoze its way into getting what it wants from public officials. After living on Temple Street for 12 years, we've seen these tactics many times before. If Suffolk accomplishes its goal, it will place our block on historic Beacon Hill in the middle of its undergraduate "campus". What a wonderful promotion for Suffolk! For us, it won't be so nice. By day even more teenaged students will crowd our one-way street and smoke on our doorsteps, and late into the night we'll "enjoy" the bright lights from the wall of windows in the new art school. What in the proposal deals with these issues? What could?

Finally, we urge the BRA to view Suffolk's extremely "soft" proposal with skepticism, since it promises to have a negative impact on property taxes going forward and on property values. If the property on Somerset Street became an

office building or condominiums, the annual tax revenue to the city would increase. But if Suffolk makes this the center of its campus, we fear our property value will decrease. We wouldn't choose to live in the center of an undergraduate campus. But unless we leave a home we love or you step forward and block Suffolk's move, we won't have any choice.

Sincerely,

A horizontal line is drawn across the page, passing through the middle of the two handwritten signatures. The signature on the left is more complex and scribbled, while the one on the right is more fluid and cursive.

Vincent Catania and Wendy Lavallee

Jane Kelley
15 Temple Street
Boston, Massachusetts 02114

February 26, 2008

Gerald Autler, Senior Project Manager/Planner
c/o Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Suffolk University IMPNF, January 2008

Dear Mr. Autler:

Thank you for the opportunity to comment on Suffolk University's January 2008 Institutional Master Plan Notification Form. A well-written document, the IMPNF presents a wide-ranging description of Suffolk's plans for future expansion and its aspirations to transform itself from a commuter school to a larger, more competitive residential school; the IMPNF outlines as well two new projects: the Modern Theatre cultural and residential project and the 20 Somerset Street academic building project.

What the IMPNF does not offer, however, is information about the combined impacts that Suffolk's plans for the future will have on its surrounding residential neighborhoods. This, I understand, is information the university will be asked to provide in the institutional master plan it proposes to submit in the next few months. I am writing, therefore, to request that, in accordance with Article 80 of the Boston Zoning Code, Suffolk University address several items in its forthcoming IMP.

Although I have grave concerns about the negative impacts of Suffolk's past and planned growth on all of its contiguous neighborhoods, I have limited my comments (please see below) to the effects of this expansion on my neighborhood, Beacon Hill. This involves the university's proposals to:

- Increase overall undergraduate enrollment
- Enroll more resident students
- Acquire or build additional facilities, specifically a new 105,000 gross square-foot building at 20 Somerset Street to house the New England School of Art and Design (NESAD)

-
- **Strain on rental real estate:** As enrollment of both commuter and resident undergraduate students grows, more students will move into "off-campus" apartments near their classroom buildings, thereby inflating apartment rental costs and displacing families with children, the elderly, and young professionals.

- **Increased automobile traffic and pressure on parking:** Although Suffolk “discourages students from bringing cars to campus” (IMPNF, p. 8-6), if there are more students, there will be more cars. And more cars mean more pressure on the already insufficient number of parking spaces in and around Beacon Hill.

- **Congestion and pedestrian safety:** An overall increase in the number of undergraduate students – and designing the proposed new structure at 20 Somerset Street as the main classroom building for 300+ art school students who now take their core classes in the Back Bay – will shift the Beacon Hill/Upper Beacon Hill/ Bowdoin Street neighborhood from densely populated to congested.

In addition, with approximately one-third of the space in the Somerset Street building designed for use by additional students from the College of Arts and Sciences (not NESAD students), further congestion will ensue, forcing pedestrians to jockey for position and safe passage on the surrounding narrow sidewalks.

- **Late-night activity:** Although the IMPNF states that the proposed structure at 20 Somerset Street will “maintain building hours similar to other academic buildings” (p. 6-8), I suggest that the university’s art students will often have projects that require late-night work in the building’s studios.

While I commend Suffolk University’s vision for the future, I worry that its focus on urban residential neighborhoods as desirable places to grow is ill-advised.

I appreciate your consideration of my concerns.

Yours sincerely,

Jane Kelley

cc: Mayor Thomas M. Menino
City Councilor Salvatore LaMattina
City Councilor Michael Ross
Representative Salvatore DiMasi
Representative Marty Walz
Beacon Hill Civic Association

19 Temple Street #2
 Boston 02114
 February 10, 2008

To Gerald Autler, Senior Project Manager
 c/o Katelyn Sullivan
 Boston Redevelopment Authority
 One City Hall Square, 9th floor
 Boston MA 02201

Re: Suffolk University IMP-NF

Enrollment Disclosure

Dear Mr. Autler:

The BRA must insist on fuller disclosure of Suffolk’s actual and intended enrollments—*people*, not FTE’s. Impact is created by individuals, not FTEs. How many individual students does Suffolk have now? How many are already attending classes and other activities in Cluster 5? And how many does Suffolk project?

Comment 1

I could not find such information anywhere in Suffolk’s 133 pages, although it should be easy to provide the number of individuals enrolled this year. By referring only to FTEs, Suffolk consistently understates its student population—and the impact. It seems likely the University already has more than 5000 undergraduate students and a Boston total of nearly 9000.

Tables 4.1 and 4.3 give the following data for Boston students, 2006-2007:

Undergraduate	4612 FTE	90% full-time
Graduate	1007 FTE	27% full-time
Law	1459 FTE	63% full-time
Total	7078	

One can only guess the number of part-time students—so let us try an example with easy arithmetic. If all the part-timers carry a 50% load, so that each part-time FTE represents 2 individuals, we would get the following totals:

	Full-time	Part-time	Total Individuals
Undergraduate	4151	922	5073
Graduate	272	1470	1742
Law	919	1080	1999
Totals	5342	3472	8814

The number of individuals may well be much higher, especially in the case of graduate students.

It is vital to insist on accurate information. Suffolk proposes to concentrate classrooms (except the law school) within Cluster 5. Using last year's figures of 5619 undergraduate and graduate FTEs, and with the information that art students already attend some classes on Beacon Hill, we can estimate that at least 6815 individuals --and quite possibly many more—are already attending classes in the space of a few blocks between 73 Tremont and the Fenton Building. Cluster 5 also bears the heaviest burden of student services and athletics. The plans to concentrate art student activity in Cluster 5, and to expand enrollment, will make the present burdens into an unreasonable impact.

sincerely yours,

Elisabeth T. Peterson

Elisabeth T. Peterson
cc. Beacon Hill Civic Association

19 Temple Street #2
Boston 02114
February 27, 2008

To Gerald Autler, Senior Project Manager
c/o Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston MA 02201

Re: Suffolk University IMP-NF
Concentrations in Cluster 5

Dear Mr. Autler:

First let me thank you for your efforts (largely successful!) to keep the open meetings and the larger process orderly and civil—and to express my appreciation of the IMP process. Less than 10 years ago, when Suffolk undertook “renovation” of the Donahue building that had served the law school, it hoped to transform the uses without any notice to or input from the neighborhood. And so it means a great deal to have this process and this opportunity to express opposition to Suffolk’s proposal for 20 Somerset Street.

The core problem is the concentration--existing and proposed--of activity in “Cluster 5”. My opposition is based on the impacts that have already taken place. We used to share the street with 1500 law students. They were fine. Now this area is used by undergraduate and graduate student (probably 7000 individuals) not only for classes, but for student services. The “renovation” of the former law school building enlarged the cafeteria and added offices for student activities, practice rooms, and so forth. And so, while Suffolk says its presence on Beacon Hill has declined (page 5-3), the activity in this neighborhood has become infinitely more intense. That was true even before Suffolk built the Somerset Street dormitory.

Suffolk identifies an admirable guiding principle for its development (page 5-5) as follows:

“University needs will be dispersed throughout all clusters and not concentrated in a single cluster.”

But the plan for 20 Somerset contradicts that goal. From studying Tables 3-1 and 3-2, we extract the information that all major student uses except housing and the law school are already concentrated almost exclusively in Cluster 5. For undergraduate and graduates, we find:

- All of the classroom space except NESAD
- All of the student services
- All of Suffolk’s athletic space (and the gathering spot for travel to other sites)

The plans for 20 Somerset Street will increase, not alleviate, the concentration of those activities in Cluster 5, and especially in the few blocks between Ashburton Place and Ridgeway Lane.

Suffolk tells us (p. 5-3) that only 20% of its building area is on Beacon Hill. In this case, however, they use the term "Beacon Hill" to refer only to the one block between Temple Street and Ridgeway Lane. They list "five buildings: Archer, Fenton, Donahue, Archer, and Ridgeway" (sic). The tables show us that these four buildings in this block provide substantially more than 20% of the academic and student service spaces outside the law school.

Suffolk suggests 20 Somerset would reduce activity in this block. But they offer no specifics, no meaningful steps to reduce the impact, and no firm commitments. They offer no hope that they will find other locations for student services or athletics any time soon. They do not offer less invasive uses, such as administration and faculty offices, to mitigate the impact on residential streets.

Comment 1

And so, based on painful experience and lack of specific promises to reduce the harm, I must implore the BRA to hold Suffolk to its stated principle to disperse rather than concentrate activities in a single cluster.

Thank you for your attention.

Elisabeth T. Peterson

Elisabeth T. Peterson
betsy.peterson@verizon.net

Gerald Autler
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Autler,

I want to express my support for the proposed Suffolk University Master Plan which includes the historic renovation of the Modern Theatre and a new home for Suffolk's Art School at 20 Somerset Street.

Suffolk's investment in the Government Center/ Downtown in recent years has yielded benefits to both areas including increased pedestrian traffic, safer streets, and enhanced opportunities for Boston's downtown businesses. Suffolk's proposed buildings will continue to help revitalize and activate Boston's downtown.

Additionally, the renovation of Roemer Plaza will further enhance the pedestrian landscape and provide an active public space sorely needed in the Downtown area. The addition of this green space promises to benefit students, government employees, area businesses and neighborhood residents alike, 6B fully supports this proposal.

Sincerely,

William M'Carthy (Owner)

Genets / 6B lounge

6 Beacon Street

Boston

February 26th, 2008

Gerald Autler
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA

Re: Suffolk University's IMPNF

Dear Mr. Autler,

As long-time residents of Temple Street, we would like to register our concern about the continued expansion of Suffolk University on Beacon Hill. Our lives have already been adversely affected by Suffolk University's recent unplanned expansion.

In the last 5 years, our small street has gone from being the academic center for 1,500 mature law students to now being the academic center and cafeteria for almost 5,000 undergraduate FTE's. This growth occurred within the timeframe of a Master Plan that stated: "Suffolk University does not have an aggressive program of growth over the next decade" (IMP July 2001, page 2-37). A result of this obvious and dramatic change has been undergraduate students whooping and hollering on our street any time of the day or night, students throwing cigarette butts and other trash anywhere they like, beer cans on our door steps on Saturday and Sunday mornings, and vomit on our planters. We did not have any of these problems during the decade that we lived alongside an admittedly large number of Suffolk law students.

Given this experience with Suffolk University, we are very concerned about what will happen now that Suffolk is projecting massive growth in their new Institutional Master Plan What mechanisms are going to be put in place to ensure that they don't destroy not only Beacon Hill but many of Boston's dense residential neighborhoods?

We would like to ask that Suffolk address the following suggestions and concerns in their proposed Institutional Master Plan:

- 1) A definition of neighborhood saturation. By what measure is there too much Suffolk influence in a neighborhood, and who decides? Clearly, people living on Temple Street think that we already are fully saturated, yet the proposed Master Plan will bring a new art school only one block away. All of Suffolk's 5,000 to 6,000 students will be coming into our neighborhood to go to class. We're a street of about 200 people! Waiting for resident outrage is not a useful measure. We hope that Suffolk will be more proactive and stop expanding, both in construction

and student uses, *before* neighborhood residents are once again outraged by the impacts resulting from their expansion.

- 2) Why does Suffolk plan to provide housing for only 50% of its students? Suffolk's unplanned enrollment growth has caused the current housing problem. Just 10 years ago, the current dorm proposal would have housed 100% of the student body. In 1996/1997, Suffolk only had 2,515 undergraduate students. Comment 1
- 3) How is Suffolk going to ensure that families, elders, and young professionals are not displaced from Beacon Hill as the 2,500 to 3,000 un-housed students are directed (by Suffolk's website) to look for housing in Beacon Hill. Comment 2
- 4) What is the schedule for building dorms? The sooner the dorms are built, the sooner there will be fewer students living in our neighborhoods. Table 4-2 shows that the two remaining dorms will be built sometime between 2010 and 2017. What are the target dates? Comment 3
- 5) How can anyone be certain that they will cap enrollment at 5,000 FTE's? In the 2001 Institutional Master Plans, undergraduate student enrollment was suppose to grow by 6% to 3,330 students by 2005/2006, instead it grew by 40% to 4,406 students. At this point, we believe that Suffolk will continue to expand their student body as much as they possibly can.
- 6) Likewise, is there any enrollment cap for graduate programs? Is there any value to having a constant number of students selected for these programs (as they have done with the Law School), or is more students always better? Comment 4
- 7) What penalties is Suffolk University willing to set up if they surpass the 5,000 FTE cap? If Suffolk is serious about their new Institutional Master Plan, they should not have concerns about describing harsh penalties for the "unlikely" scenario that they (again) failed to comply with their FTE projections.
- 8) What recourse do residents have when Suffolk does not abide by its plans and promises? Although we have grown to resent the extraordinary amounts of time that we have to spend writing letters and attending meetings to control Suffolk's expansion, we will continue to register our complaints as long as the current Suffolk leadership adversely affects the quality of our neighborhood. We don't just work and study here, we live here.
- 9) Why does 20 Somerset need to be significantly larger than the art school on 75 Arlington? Is Suffolk University planning to offload high impact uses (cafeteria, classrooms) from Temple and Derne streets? Comment 5
- 10) When describing current and future academic space, Suffolk should list the number of classroom seats, and the amount of student space (cafeterias, student meeting places, etc). These are better measures of student use than square footage.

11) Suffolk needs to stop saying they are moving away from Beacon Hill. To be perfectly blunt, this is a lie. Suffolk is consolidating all undergraduate academic space on Beacon Hill. They are proposing to move their art school to Beacon Hill. This is not “moving away”. Even if they build all their new dorms outside of Beacon Hill, as long as the classroom space is here, all the students will come to Beacon Hill. If they’d like to truly move away from Beacon Hill, then they need to move off of Temple and Derne Streets entirely.

Comment 6

Thank you for considering these comments for the scoping determination.

Sincerely,

Ania and Carlos Camargo
28 Temple Street
Boston, MA 02114

Frederick A. Stahl FAIA
57 Hancock Street
Boston MA 02114

02/22/08

Gerald Autler
Boston Redevelopment Authority
One City Hall Square
Boston MA 02201

Gerald.Autler@cityofboston.gov

Re: Suffolk University IMPNF

CONTEXT

The "Historic Core" of Suffolk University is the complex of buildings at Temple and Derne Streets. Originally constructed for Suffolk Law School, these buildings for decades provided the academic resources of a commuter school whose students were relatively mature and had little leisure time; their impact on the surrounding residential streets was negligible, and few were neighborhood residents.

Over the last decade, Suffolk has elected to redefine its mission; it now aspires to make its mark as a residential university with a substantial College of Arts and Sciences undergraduate program. With the construction of the new Law School building on Tremont Street, the Temple/Derne complex has become the core of undergraduate academic activities. Suffolk has stated that 5,000 FTE undergraduates will be served.

Suffolk's Donahue Building fronts Temple Street and is the principal access for CAS students. Temple Street is a dense, short, small-scale, historic residential street on the North Slope of Beacon Hill; in this street, 20 or 30 persons constitute a crowd. It should be self-evident that it is exactly the wrong place to attract the thousands of the undergraduate student body.

THE DRAFT MASTERPLAN

From the perspective of Beacon Hill, the "cluster" plan concept encircles the residential neighborhood (including Upper Beacon Hill and 100 Cambridge Street residential complex) with University facilities. Foremost among these desired new facilities are new residence halls for an additional 1,600 undergraduates.

So long as the core of undergraduate education remains on Temple and adjacent streets, the impact of thousands of additional students traversing neighborhood streets is inevitable - as is, we fear, the ultimate degradation of Temple and surrounding streets as desirable residential locations for Boston citizens.

Both the cluster plan and the strategy which underlies it are fatally flawed:

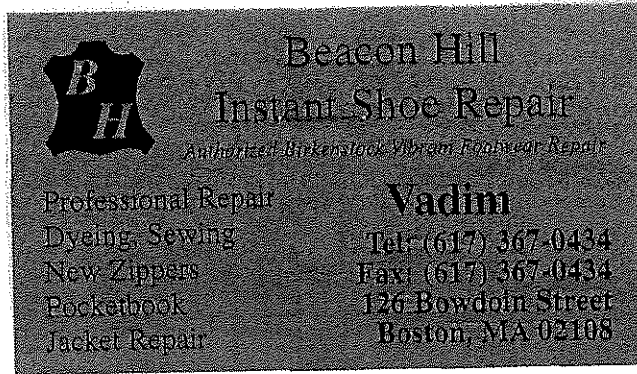
- When the academic center was established on Temple Street, there were essentially no full-time undergraduate students to house. Through its own determination to attract residential undergraduates, Suffolk has created the problem it now claims to solve by providing for only 50% of those currently enrolled. As a consequence, today the number of undergraduates not provided University housing has grown from essentially zero to 3,573 (4,612 FTE enrolled; 1,039 actual housed). Even if Suffolk can maintain a stable size of 5,000 FTE (which equates to 1.10 actual students, or 5,500), and can add its projected 1,600 beds, the un-housed undergraduate population will be maintained at 2,861.
- Since Suffolk has accorded priority to its entering freshmen, few upperclass students will be accommodated in dormitories. As freshmen they will have become very familiar with Beacon Hill as an attractive neighborhood, and a large proportion will seek rental opportunities within the neighborhood, where students sharing space will find opportunities which offer per-student values competitive with dormitory living, but supplying greater amenity and complete freedom from University regulations. Two students sharing a studio or one bedroom or four students sharing a two bedroom apartment can easily pay more than current elderly and young family residents, and will drive them out of the market and out of the neighborhood. It has been well documented that groups of still very young undergraduates in Beacon Hill apartments provide attractive venues as "off campus" party pads where alcohol and drug use is a strong possibility, regardless of legal age.
- As a central city neighborhood of 200+ years standing, we must maintain a long view in defense of our sustainability; we must consider the impacts and consequences of the trends outlined here in a time frame of at least 30 to 50 years. Many of our residents have already co-existed with Suffolk for 40 years or more, and we can speak with some authority as to the challenges we have encountered in dealing with an institution whose modus operandi was frequently expediency. Now that a more professionally defensible planning approach has been adopted, it is essential to use it realistically to assess the long-term negative impacts of multiple cohorts of young and inexperienced undergraduates upon a stable and broadly varied mix of residents. Those who cannot afford to compete with students for smaller residential units will be forced out; those who can well afford to reside in more attractive CBD locations will do so.

This is the moment for long-term, responsible thinking on the part of the institution, which, I believe, would inevitably lead to a relocation vision which would not perpetuate the inevitably increasing conflicts ahead.

Your attention to these issues is greatly appreciated.



Frederick A. (Tad) Stahl FAIA



IMPNF Letter 47

Gerald Autler
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Autler,

I want to express my support for the proposed Suffolk University Master Plan which includes the historic renovation of the Modern Theatre and a new home for Suffolk's Art School at 20 Somerset Street.

Suffolk's investment in the Government Center/ Downtown in recent years has yielded benefits to both areas including increased pedestrian traffic, safer streets, and enhanced opportunities for Boston's downtown businesses. Suffolk's proposed buildings will continue to help revitalize and activate Boston's downtown.

Additionally, the renovation of Roemer Plaza will further enhance the pedestrian landscape and provide an active public space sorely needed in the Downtown area. The addition of this green space promises to benefit students, government employees, area businesses and neighborhood residents alike.

Sincerely,

Vadim Kets

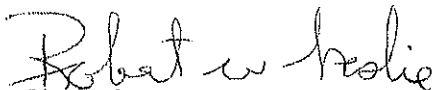
Gerald Autler
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Autler,

I want to express my support for the proposed Suffolk University Master Plan which includes the historic renovation of the Modern Theatre and a new home for Suffolk's Art School at 20 Somerset Street. The proposed projects are to be located on sites currently containing derelict buildings which have created unsafe environs for the surrounding abutters and pedestrians. Additionally, the new residence hall in the Modern Theatre along with the University's goal to house 50% of the undergraduate students represents a responsible step towards increasing on-campus housing for Suffolk's students, while helping to add activity to the local area.

Suffolk's investment in the Government Center/ Downtown in recent years has yielded benefits to both areas including increased pedestrian traffic, safer streets, and enhanced opportunities for Boston's downtown businesses. These projects proposed within Suffolk's Institutional Master Plan will continue to help revitalize and activate Boston's downtown.

Andrew T. Johnson Co. fully supports this proposal


Sincerely,

Andrew T. Johnson Co., Inc.
15 Tremont Place
Boston, MA 02108

State House Cleaners

IMPNF Letter 49

122 Bowdoin Street, Boston MA 02108

Gerald Autler
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Autler,

I want to express my support for the proposed Suffolk University Master Plan which includes the historic renovation of the Modern Theatre and a new home for Suffolk's Art School at 20 Somerset Street.

The proposed art school at 20 Somerset Street represents an exciting opportunity which will add activity and new green space to the Government Center area

Suffolk University contributes to the local economy and has worked closely with the area small businesses to support them.

Suffolk's investment in the Government Center/ Downtown in recent years has yielded benefits to both areas including increased pedestrian traffic, safer streets, and enhanced opportunities for Boston's downtown businesses. Suffolk's Master Plan shows a real commitment to help revitalize and activate Boston's downtown. I urge you to approve this proposal as it will have beneficial impacts on the area small businesses.

Sincerely,

Leo Kizelshteyn

Capitol Coffee House
122 Bowdoin Street
Boston, MA 02108

Gerald Autler
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

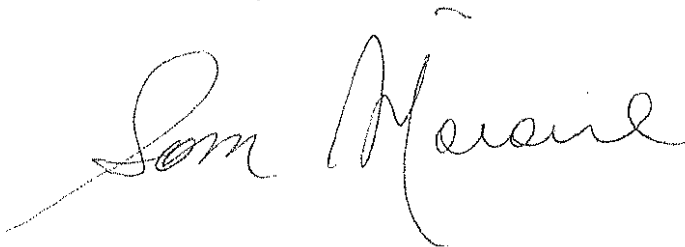
I want to express my support for the proposed Suffolk University Master Plan which includes the historic renovation of the Modern Theatre and a new home for Suffolk's Art School at 20 Somerset Street.

The proposed art school at 20 Somerset Street represents an exciting opportunity which will redevelop the long vacant site. Additionally, the renovation of Roemer Plaza will further enhance the pedestrian landscape and provide an active public space sorely needed in the Downtown area. The addition of this green space promises to benefit students, government employees, area businesses and neighborhood residents alike.

Suffolk University has worked with the local small business community to enable the students to use their campus card for services within the local businesses. This partnership with the local businesses is a great example of the University's support of the local community.

Suffolk's Master Plan shows a real commitment to help revitalize and activate Boston's downtown. I urge you to approve this proposal as it will have beneficial impacts on the area small businesses.

Sincerely,

A handwritten signature in cursive script that reads "Sam Masaro". The signature is written in dark ink and is positioned below the "Sincerely," text.

Café Quattro

4 Somerset Street
Boston, MA 02108

Gerald Autler
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Autler,

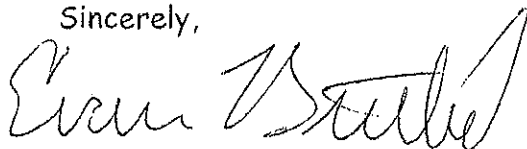
I want to express my support for the proposed Suffolk University Master Plan which includes the historic renovation of the Modern Theatre and a new home for Suffolk's Art School at 20 Somerset Street.

The proposed art school at 20 Somerset Street represents an exciting opportunity which will add activity and new green space to the Government Center area

Suffolk University has worked with the local small business community to create a system for the students to use their campus card for services within the local businesses. This program is a clear example of the University's desire to be a partner in this community.

Suffolk's investment in the Government Center/ Downtown in recent years has yielded benefits to both areas including increased pedestrian traffic, safer streets, and enhanced opportunities for Boston's downtown businesses. Suffolk's Master Plan shows a real commitment to help revitalize and activate Boston's downtown. I urge you to approve this proposal as it will have beneficial impacts on the area small businesses.

Sincerely,



Capitol Barber Shop
124 Bowdoin Street
Boston, MA 02108

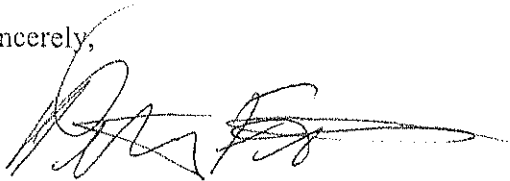
Gerald Autler
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Autler,

I am writing to record my support for the proposed Suffolk University Master Plan which includes a new theatre and residence hall along with the restoration of the historic façade at the Modern Theatre and a new home for Suffolk's Art School at 20 Somerset Street.

Suffolk's proposed buildings will continue to help revitalize and activate Boston's downtown. This proposal is good for the local businesses and we urge you to support this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Fenerlis', with a long horizontal flourish extending to the right.

Peter Fenerlis

James R. Bordewick
56 Pinckney Street
Boston, MA 02114
bordewick@comcast.net
617-367-1725

27 February 2008

Gerald Autler, Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Autler:

I am writing to comment on the Suffolk University Institutional Master Plan Notification Form. I have lived on Beacon Hill for 24 years and am currently a resident of Pinckney Street where I live with my wife and two small children. I oppose the approval of Suffolk University's Institutional Master Plan Notification Form and urge the Boston Redevelopment Authority to work with Suffolk to find more appropriate, sustainable, and less destructive modes of expansion.

Comment 1

Since moving to Beacon Hill in 1984, Suffolk University has grown from a university of about 1,500 students (primarily evening classes) to a university of 5,000 students. In this time, Suffolk has done nothing to acknowledge and mitigate the impact of this growth on the adjacent neighborhood and the IMPNF continues this heedless approach to planning.

My biggest concern is that the IMPNF does not include any safeguards against the increase in student activity and its attendant adverse effects on the Beacon Hill neighborhood. Specifically, the IMPNF does not propose viable student housing solutions for the proposed expansion in undergraduate student enrollment. At a time when the city is encouraging colleges and universities to house their students, the IMPNF includes almost no discussion of where those newly-recruited students will live. Even if Suffolk decides to house those students away from Beacon Hill (and the IMPNF does not make such a proposal) the Master Plan does not address the traffic and pedestrian congestion that will accompany the flood of students coming to Beacon Hill for classes, events, and student recreation. Further, nowhere does the IMPNF acknowledge or propose to mitigate the ongoing student disruptions in the neighborhood that have escalated dramatically in the last 10 years as Suffolk has increased enrollment by 84% and shifted from a graduate school offering evening classes for working adults to a residential undergraduate institution. Last, in order to have a planning document that reasonably addresses the expansion of an educational institution into a residential neighborhood, the IMPNF would have to propose binding non-expansion agreements.

Comment 1

Comment 2

Comment 3

Comment 4

James R. Bordewick
56 Pinckney Street
Boston, MA 02114
bordewick@comcast.net
617-367-1725

IMPNF Letter 53

27 February 2008

Gerald Autler, Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Autler:

I am writing to comment on the Suffolk University Institutional Master Plan Notification Form. I have lived on Beacon Hill for 24 years and am currently a resident of Pinckney Street where I live with my wife and two small children. I oppose the approval of Suffolk University's Institutional Master Plan Notification Form and urge the Boston Redevelopment Authority to work with Suffolk to find more appropriate, sustainable, and less destructive modes of expansion.

Since moving to Beacon Hill in 1984 Suffolk University has grown from a university of about 1,500 students (primarily taking evening classes) to a university of 5,000 students. In this time, Suffolk has done almost nothing to acknowledge and mitigate the impact of this growth on the adjacent Beacon Hill neighborhood and the IMPNF continues this heedless approach to planning and expansion.

My biggest concern is that the IMPNF does not include any safeguards against the increase in student activity and its attendant adverse effects on the Beacon Hill neighborhood. Specifically, the IMPNF does not propose viable student housing solutions for the proposed expansion in undergraduate student enrollment. At a time when the city is encouraging colleges and universities to house their students, the IMPNF includes almost no discussion of where those newly-recruited students will live. Even if Suffolk decides to house those students away from Beacon Hill (and the IMPNF does not make such a proposal) the Master Plan does not address the traffic and pedestrian congestion that will accompany the flood of students coming to Beacon Hill for classes, events, and student recreation. Further, nowhere does the IMPNF acknowledge or propose to mitigate the ongoing student disruptions in the neighborhood that have escalated dramatically in the last 10 years as Suffolk has increased enrollment by 84% and shifted from a graduate school offering evening classes for working adults to a residential undergraduate institution. Last, in order to have a planning document that reasonably addresses the expansion of an educational institution into a residential neighborhood, the IMPNF would have to propose binding non-expansion agreements.

Comment 1

Comment 2

Comment 3

Comment 4

Beacon Hill is a particularly vulnerable urban residential neighborhood. If this IMPNF is approved, the quality of life for those of us who have chosen to live, work, and raise our families in downtown Boston will rapidly deteriorate. I respectfully request, therefore, that the Boston Redevelopment Authority reject Suffolk's Institutional Master Plan and require the University to engage in meaningful dialogue with the neighborhood and the city about any future expansion.

I would be happy to speak with you further about these issues. Thank you very much for your attention.

Sincerely,

A handwritten signature in black ink, reading "James R. Bordewick, Jr." in a cursive style.

James R. Bordewick, Jr.

Martha J. McNamara, PhD
56 Pinckney Street
Boston, MA 02114
mmcnamar@wellesley.edu
6177-367-1725

27 February 2008

Gerald Autler, Senior Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Autler:

I am writing to comment on the Suffolk University Institutional Master Plan Notification Form. I have lived on Beacon Hill for 22 years and currently live with my husband and two small children on Pinckney Street. I am a professor of architectural history at Wellesley College where I specialize in architecture and urban planning in New England and I am a past president of the Society of Architectural Historians, New England. I write, therefore, not only as a concerned resident of Beacon Hill, but as an expert in the fields of architectural history and the history of urban planning.

Over the years I have been dismayed by the incremental (and insidious) growth of Suffolk University and its impact on the extremely fragile historic neighborhood of Beacon Hill. The Institutional Master Plan Notification Form—which, at its heart, seeks to expand dramatically Suffolk's institutional presence in and adjacent to Beacon Hill—is a deeply flawed document which, if approved, would fundamentally disrupt the delicate balance of one of the country's most historic residential urban neighborhoods.

One of the major arguments put forth explicitly and implicitly in the IMPNF is that Beacon Hill is Suffolk's "campus." Nothing could be further from the truth: Beacon Hill is not, has never been, and should not be allowed to become a "campus." Rather than being a part-time domicile for transient students or a workplace for university staff, Beacon Hill is a residential neighborhood—a place where people live more or less full time, raise families, own small businesses and have a long-term interest in the sustainability of urban life. Since its origins as a working-class African-American community in the eighteenth-century Beacon Hill (often through sheer luck) has resisted being overrun by powerful surrounding institutions including the state and national government, research hospitals, colleges, and universities. Suffolk's IMPNF threatens to reverse this almost 250-year history, by allowing physical expansion that will ultimately funnel thousands of students through the neighborhood on a daily basis.

Comment 1

Perhaps more important than the wholesale appropriation of an existing neighborhood as a college "campus," the IMPNF's completely disregards the adverse

McNamara, p. 2
Comments of Suffolk University IMPNF
27 February 2008

impact of Suffolk's expansion on the Beacon Hill neighborhood. For instance, despite the fact that Suffolk is determined to continue to expand enrollment, the IMPNF does not propose viable student housing solutions, address traffic and pedestrian congestion, acknowledge ongoing student disruptions in the neighborhood, or propose binding non-expansion agreements. All of these issues would have a tremendous impact on any residential neighborhood, but because of its density, its nineteenth-century street configuration, its historic building fabric, and its proximity to other potentially expanding institutions, Beacon Hill is particularly vulnerable. If the IMPNF is approved, Suffolk will not be required to mitigate the adverse effects of its expansion in any way and this will inevitably lead to a rapidly deteriorating quality of life for the residents of Beacon Hill who took a chance on living, working, and raising their families in an urban setting.

Comment 2

Comment 3

The greatest story of twentieth-century American urban life is the renaissance of urban residential neighborhoods. Urban renewal of the 1950s and 1960s—much of it propelled by the seemingly irrefutable logic of the need for institutional expansion—just about killed America's cities. And we don't have to look far from Beacon Hill to see its effects. Sixty years after the wholesale rebuilding of the Government Center and West End neighborhoods, we still don't have vibrant, hospitable, engaging streetscapes in those areas of the city. By contrast, Beacon Hill, because of its surviving *residential* housing stock, its human scale, and its balanced population of working people, families, and, yes, some students, has been able to thrive because of the people who have made a commitment to urban life.

Maintaining the vitality of residential urban neighborhoods—ensuring that they are places where people will *want* to live—is probably the most important task of city government. In order to ensure that neighborhoods thrive, the city of Boston must look beyond the short-term interests of powerful and ambitious institutions and support the people who have made the choice to live in the city. As Alex Krieger, Suffolk's own campus planning consultant, has recently written, "The goal of creating a more diverse, life-enriching, and environmentally sound urban future will ultimately depend on Americans finding ways to align short-term self-interest with long-term social value." (*Harvard Design Magazine*, 2005) I ask, therefore, that the BRA affirm and support the long-term social value of ensuring the health and vitality of residential urban neighborhoods by rejecting the short-sighted and self-serving Institutional Master Plan proposed by Suffolk University.

I would be happy to speak further with you about this issue or other issues relating to Boston's historic neighborhoods.

Sincerely,



Martha J. McNamara, Ph.D.

Sullivan, Katelyn

From: Austin McClintock [amclintock@northruncapital.com]
Sent: Tuesday, March 04, 2008 8:36 AM
To: Autler, Gerald
Cc: info@bhcivic.org, LaMattina, Salvatore, Ross, Michael (City Council); marty.walz@state.ma.us; Mayor
Subject: Suffolk IMPNF

Gerald,

I am writing to express my concerns with the Suffolk IMPNF. I am a long time resident of Beacon Hill living at 117 Myrtle Street. My key concerns are as follows:

- (1) I feel strongly that the growth of Suffolk University and the transition from a primarily graduate level commuter school to a residential undergraduate university has had a significant and negative impact on Beacon Hill. These impacts have been described many times so I will not repeat them here. The new IMPNF proposes a continuation of this trend which I object to.
- (2) Even if I was comfortable with the level of growth proposed in the IMPNF, which I am not, I have absolutely no confidence that Suffolk will limit itself to that level. They have a track record of growing as they desire, regardless of what was approved in prior IMPs. I feel strongly that there must be some monitoring and enforcement provisions in whatever IMP is approved.
- (3) The IMPNF lacks almost any detailed plans for residents to review and comment on in a substantive way (other than the art school and theater, which are still not fully described). Yet it proposes broad growth across much of Boston. My strong fear is that while there is nothing specific to object to, if this IMP is approved, Suffolk will argue that almost anything they decide to do in the future was "approved" or "introduced" in the IMP. I feel very strongly that as nothing specific is being proposed in the IMP, no specific future project should be considered included in the IMP and a full review must be completed for any future project.

Comment 1

I love living in Beacon Hill with my wife and two children. We want to stay in Beacon Hill for the rest of our lives. We work downtown, pay taxes, and enjoy being part of the community. The families that live in Boston are long term members of a community. It would be a shame to push these families out of the city in favor of transient students that are not as community minded and do not pay taxes.

Thank you for your consideration.

Best wishes,

Austin McClintock

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Appendix C: DCAM Legal Opinion



The Commonwealth of Massachusetts

Executive Office for Administration and Finance

Division of Capital Asset Management

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Boston, Massachusetts 02108

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DAVID B. PERINI
COMMISSIONER

April 14, 2008

Michael L. Feeley, Esquire
In House Counsel for Real Estate Development
Suffolk University
8 Ashburton Place
Boston, Massachusetts 02108-2770

Re: 20 Somerset Street, Boston, Massachusetts

Dear Mr. Feeley:

In connection with the submission by Suffolk University of its Institutional Master Plan, this letter will confirm that, pursuant to Section 548 of Chapter 26 of the Acts of 2003, the Commissioner of the Division of Capital Asset Management and Maintenance (DCAM) was granted the authority to sell and transfer certain real property owned by the Commonwealth of Massachusetts, including 20 Somerset Street, Boston, which Suffolk University intends to redevelop for academic uses.

Sincerely,

Robert E. McGinness
General Counsel, DCAM

cc: John A. Nucci
H. Peter Norstrand



Appendix D: Key Elements of Agreements with Civic Associations

Key Elements of the Suffolk University & Beacon Hill Civic Association (BHCA) Agreement

Suffolk and BHCA have developed an agreement, which addresses neighborhood concerns about the school's transformation from a commuter school to an urban residential university, extends the current non-expansion zone on Beacon Hill and caps undergraduate enrollment at 5,000 over the course of the 10-year master plan.

Under the terms BHCA agreed not to oppose Suffolk's IMP.

Other key terms of the agreement include:

- Creation of a new "Non-Expansion Zone" placing nearly all of Beacon Hill under protected status;
- Classroom seats in the Derne/Temple area will be reduced as new classrooms are developed in other buildings at 20 Somerset Street and other buildings off Beacon Hill;
- The BHCA will not oppose Suffolk's development of 20 Somerset Street into an arts school, with additional academic uses, as described in Suffolk's Article 80 IMP proposal;
- The BHCA agrees to support Suffolk's development of the Modern Theater dormitory project, subject to Article 80 Large Project Review;
- Suffolk agrees to pursue a goal of housing 50 percent of its undergraduates on-campus within 10 years; 60 percent within 15 years and 70 percent within 20 years;
- Suffolk will cease institutional use of the Ridgeway Building on Cambridge Street when a new athletic facility is built. The cafeteria in the Donahue Building on Temple Street will close when a new student center with a cafeteria is developed. A small food kiosk may remain in the Donahue Building;
- Suffolk agrees to make permanent its Office of Neighborhood Response program, including paid Boston Police details;
- Suffolk and BHCA will form a joint ad hoc committee, to meet at least quarterly, to discuss the implementation of the agreement.

Key Elements of the Suffolk University & Upper Beacon Hill Civic Association (UBHCA) Agreement

Suffolk and BHCA have developed an agreement, which addresses neighborhood concerns about the school's expansion plans over the course of the master plan.

Key elements of this agreement include:

20 Somerset Sidewalk Width. Suffolk agrees to cantilever over, and widen the current width of the sidewalk area adjacent to the proposed 20 Somerset building footprint from its current three (3) feet to +/- eight (8) to ten (10 feet).

Upper Beacon Hill Non-Expansion Zone. Suffolk agrees that it will not build any further residential buildings (residence halls) in the area outlined in Exhibit A as the Upper Beacon Hill Non-Expansion Zone. Additionally, Suffolk agrees not to build any single-purpose student center and/or gymnasium in the Upper-Beacon Hill Non-Expansion Zone.