



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

Institutional Master Plan Notification Form

Submitted to
Boston Redevelopment Authority
Boston, Massachusetts

Submitted by
Suffolk University
Boston, Massachusetts

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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 as described below. This planning process included the BRA, an 18-member multi-neighborhood Task Force, and Suffolk University.

The outline of a proposed Master Plan in this IMP Notification Form (“IMPNF”) 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 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 IMPNF sets forth the future needs of the University, which will be addressed with 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 as of this date. 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. The University also will be reallocating and expanding some uses in its current facilities as described in Chapter 6. Suffolk expects to stabilize the undergraduate student population at approximately 5,000 FTE students throughout the term of the plan.

This IMPNF initiates the BRA review process pursuant to *Section 80D Institutional Master Plan Review* of the Boston Zoning Code. It 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 and outlines its program and space needs. Chapter 5 describes the University’s planning framework and process. Chapter 6 describes the University’s currently proposed projects and proposed future projects. Chapter 7 describes the underlying zoning districts of the University. Chapter 8 describes the University’s Student Housing Plan. Chapter 9 describes transportation networks and modes of transit around the University campus. Chapter 10 is dedicated to sustainability initiatives undertaken by the University. Chapter 11 introduces the historic resources surrounding Suffolk and a proposed University preservation plan. Chapter 12 describes community benefits provided by Suffolk.

The Urban Campus

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. Physically, Suffolk shares little with the classic university campus—no green quadrangles, expansive athletic fields, residential villages, and dedicated university utility and circulation systems—in fact, no discernable boundaries. Suffolk’s campus is its buildings and the city around it, including the neighborhoods of downtown Boston. 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. Unlike a more physically distinct, 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.

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 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 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 campus to house functions conducted within space 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 (185,258 square feet (SF)).

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 the heart of its campus. 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 185,258 SF or about 60 percent of the space in the building. Suffolk will occupy the remaining 118,717 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 2,025 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's campus, 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's campus, 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 on-campus university 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 Campus 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 Campus 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 Campus 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 |

| Date | Meeting or Milestone | Task force Meeting Topics |
|-------------|---|---|
| 09/20/2007 | Public Adequacy Determination issued on 10 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/Campus Consolidation Housing Overlay 20 Somerset Street |

Through December of 2007, the Task Force has held 10 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 the existing campus and the other 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.

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. 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:

| | |
|---|---|
| Applicant | Suffolk University 8 Ashburton Place Boston, MA 02108 (617) 573-8000 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, Esq., Manager, Government and Community Affairs |
| Campus Planning Consultant | Chan Krieger Sieniewicz 8 Story Street Cambridge MA 02138 (617) 354-5315 Contacts: Alex Krieger, FAIA David Gamble, AIA, AICP, LEED AP Andrew Watkins, AIA, LEED AP |
| Permitting and Transportation Consultant | Vanasse Hangen Brustlin, Inc. 101 Walnut Street Watertown, MA 02472 (617) 924-1770 Contacts: Howard Muise Ken Schwartz, AICP Darlene Wynne, AICP |

| | |
|-----------------------------------|---|
| Architect (Modern Theatre) | CBT/Childs Bertman Tseckares, Inc. 110 Canal St. Boston, MA 02114 (617) 262-4354 Contacts: Richard Bertman, FAIA, LEED AP John Carlson, AIA Christopher Hill, AIA Adrian LeBuffle, LEED AP |
| Legal Counsel | Rubin & Rudman LLP 50 Rowes Wharf Boston, MA 02110 (617) 330-7000 Contact: James Greene, Esq. |
| Construction Management | Suffolk Construction 65 Allerton Street Boston, MA 02119 (617) 445-3500 Contact: Mark DiNapoli |

2

Mission and Objectives

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.

Suffolk University's location, near the State House, government agencies, the courts, and New England's legal, medical, business and financial centers, allows it to utilize neighboring institutions to provide internships, cooperative education assignments, and other forms of experiential learning and research. 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.

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

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 suitable for a world-class institution;
- 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



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

the arts and sciences, and in business. The University continues to support that course of action in this IMP.

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, or as a part-time student at either level. Suffolk is deeply cognizant of the changing demographics of the New England region and the state of Massachusetts. 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 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 renewal projects defined within the University’s planning 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 applications to Suffolk requested on-campus housing. Suffolk’s desire to make on-campus housing more available to its students in downtown is consistent with the City of Boston’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 on campus and reducing local housing impacts.

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

"In recent years we have added depth to our academic offerings and breadth to our physical campus, but we have never lost the sense of community or the dedication to excellence that distinguishes us from other urban universities. The proof is in the people."

**Kenneth Greenberg,
Dean of the CAS**

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 our students, faculty, and for the community at large. Our Centers demonstrate a commitment from the College to develop new ideas, 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/Boston Campus, 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 campus, as are on-line offerings, but neither mitigates the need to provide the university experience at the central campus in downtown Boston.

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 downtown Boston 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 their uses.

Suffolk University’s Urban Campus

Physically Suffolk shares little with the classic university campus—no green quadrangles, expansive athletic fields, residential villages, dedicated university utilities, circulation and systems, and no discernable boundaries. Suffolk’s campus is integrated throughout downtown Boston, loosely located along the spine of Tremont Street to Cambridge Street. The physical character of the campus is emblematic of how the University’s students are integrated into the working environment of Boston; at a physical and human level, the University’s campus 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 campus, 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.

The following dynamics of Suffolk’s existing urban campus inform its future planning efforts:



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

- Nested between the edges of Beacon Hill, Government Center and Downtown Crossing, the Suffolk University campus 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 academic buildings.
- New buildings located to the south and east of the campus origins have shifted the school's historic center of gravity.
- The University opened its third residence hall in January 2008. Suffolk's classrooms, libraries and offices are housed in 13 buildings in downtown Boston.

Existing Campus 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.

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. The University uses the services of an outside contractor for physical plant management. A provision for annual maintenance and repair has been, and continues to be, a major component of the operating budget of the University.

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, nearly 94 percent (almost 1,270,000 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 136,000 square feet 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. Table 3-2 shows the distribution of institutional space by uses in Suffolk buildings.

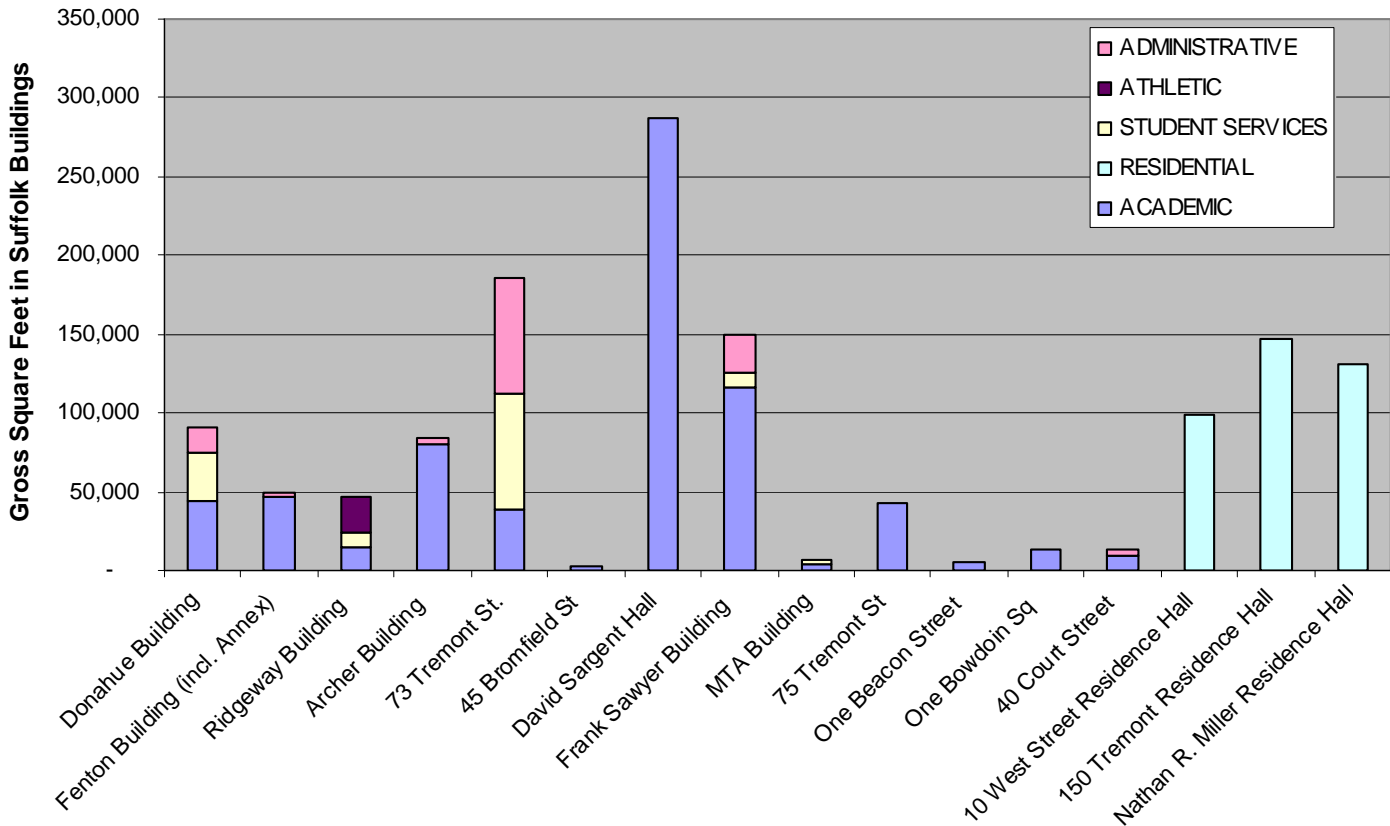
**Table 3-1
Existing Campus Facilities**

| Map No. ¹ | Building Name Address | Current Use | Gross Floor Area (GSF) | Building Height | Student Beds | Parking Spaces | Tenure |
|-------------------------|--|---|---------------------------|-----------------|--------------|----------------|--------------|
| 1. | Ridgeway Building 148 Cambridge Street | Academic, Student Services, Athletic | 46,791 | 6 stories | n/a | - | Own |
| 2. | Frank J. Donahue Building 41 Temple Street | Academic, Administrative, Student Services | 90,778 | 5 stories | n/a | - | Own |
| 3. | Gleason & Hiram Archer Building 20 Derne Street | Academic | 84,598 | 5 stories | n/a | - | Own |
| 4. | John E. Fenton Building and Fenton Annex 32 Derne Street | Academic | 48,862 | 6 stories | n/a | - | Own |
| 6. | MTA Building 20 Ashburton Place | Academic, Administrative | 7,300 ³ | 9 stories | n/a | - | Lease |
| 7. | Frank Sawyer Building 8 Ashburton Place | Academic, Administrative, Student Services | 149,170 | 9 stories | n/a | - | Own |
| 8. | Nathan R. Miller Residence Hall 10 Somerset Street | Residential | 131,253 | 19 stories | 345 | - | Own |
| 9. | One Beacon Street One Beacon Street | Academic | 5,966 ³ | 38 stories | n/a | - | Lease |
| 10. | Rosalie K. Stahl Center 73 Tremont Street | Academic, Administrative, Student Service | 185,258 ^{2,3} | 11 stories | n/a | 55 | Master Lease |
| 11. | Administrative Offices 45 Bromfield Street | Administrative | 2,025 ³ | 11 stories | n/a | - | Lease |
| 12. | David J. Sargent Hall 120 Tremont Street | Academic, Administrative, Student Services | 286,940 | 6 stories | n/a | 74 | Own |
| 13. | Residence Hall 150 Tremont Street | Residential | 147,315 | 11 stories | 420 | - | Own |
| 14. | New England School of Art and Design (NESAD) 75 Arlington Street | Academic | 42,959 ³ | 10 stories | n/a | - | Lease |
| 15. | Residence Hall⁴ 10 West Street | Residential | 98,592 | 8 stories | 274 | - | Own |
| 17. | One Bowdoin⁴ One Bowdoin Square | Administrative (faculty offices) | 13,051 ³ | | n/a | - | Lease |
| 18. | 40 Court Street⁴ 40 Court Street | Administrative (faculty offices) | 13,471 ³ | | n/a | - | Lease |
| Own/Master Lease | | | 1,269,557 | | | | 10 |
| Leased | | | 84,772 | | | | 6 |
| TOTAL | | | 1,354,329 | | 1,039 | 129 | 16 |

NOTES:

- 1 Building numbers align with the property numbers identified on Figure 3-2. The two Proposed Institutional Projects within this IMPNF (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.

**Table 3-2
Distribution of Suffolk University Space by Use and Building**



Source: Suffolk University

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 Donahue 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

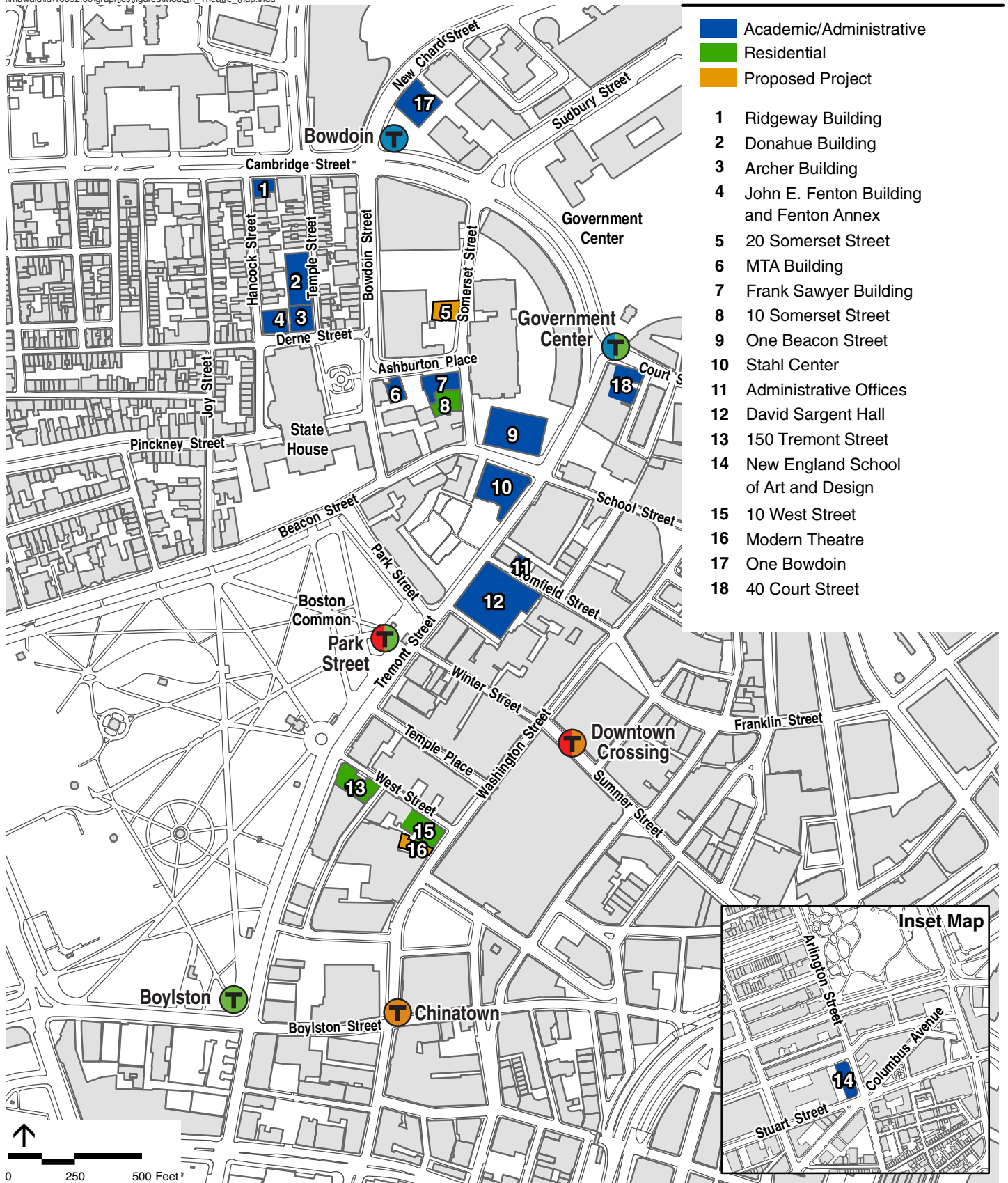
Other venues are requested on an as needed basis.



Vanasse Hangen Brustlin, Inc.

University Location in the City
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts

Figure 3-1



Vanasse Hangen Brustlin, Inc.

Property Locations and Building Footprints
 Institutional Master Plan Notification Form
 Suffolk University
 Boston, Massachusetts

Figure 3-2

4

Demographics and Institutional Needs

This chapter describes the “existing conditions” of the University including its student and faculty demographics and the anticipated institutional needs of Suffolk University during the 10-year term of the IMP. The University has identified these institutional needs in order to meet the objectives of the University, as stated in Chapter 2, and with strong consideration of the unique challenges present when planning an urban campus, as will be illustrated in Chapter 5. 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.

Student Demographics

In the fall of the 2006-2007 academic year, 4,612 full time equivalent (FTE) undergraduate students, 1,007 FTE graduate students and 1,459 FTE law students attended Suffolk University at its downtown Boston campus. The majority of these students are commuters, with 765 undergraduate students housed in Suffolk’s two residence halls (another 274 undergraduate beds at 10 West Street became available in January 2008).

Approximately 2,300 commuting Suffolk students lived in City of Boston neighborhoods.¹ The most popular Boston neighborhoods were Allston/Brighton, Back Bay, Beacon Hill/West End, North End, and South Boston. The rest of Suffolk’s students commuted from outside Boston. Chapter 8, Student Housing Plan, provides detailed information on the residence locations of student living both on-campus and off-campus.



¹ Boston Redevelopment Authority Research Department, *Insight*, February 2006.

■
Past Growth Trends

Table 4-1 summarizes the University's full-time and part-time enrollment at its Boston campus over a period of eleven 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 steps the University has taken to strengthen its program, undergraduate population grew by an average of about 6 percent per year from 1996 to 2007. Enrollments in the graduate and law school programs have seen less substantial change (about 4 percent and 0 percent, respectively).

**Table 4-1
Suffolk University Historical Enrollment¹**

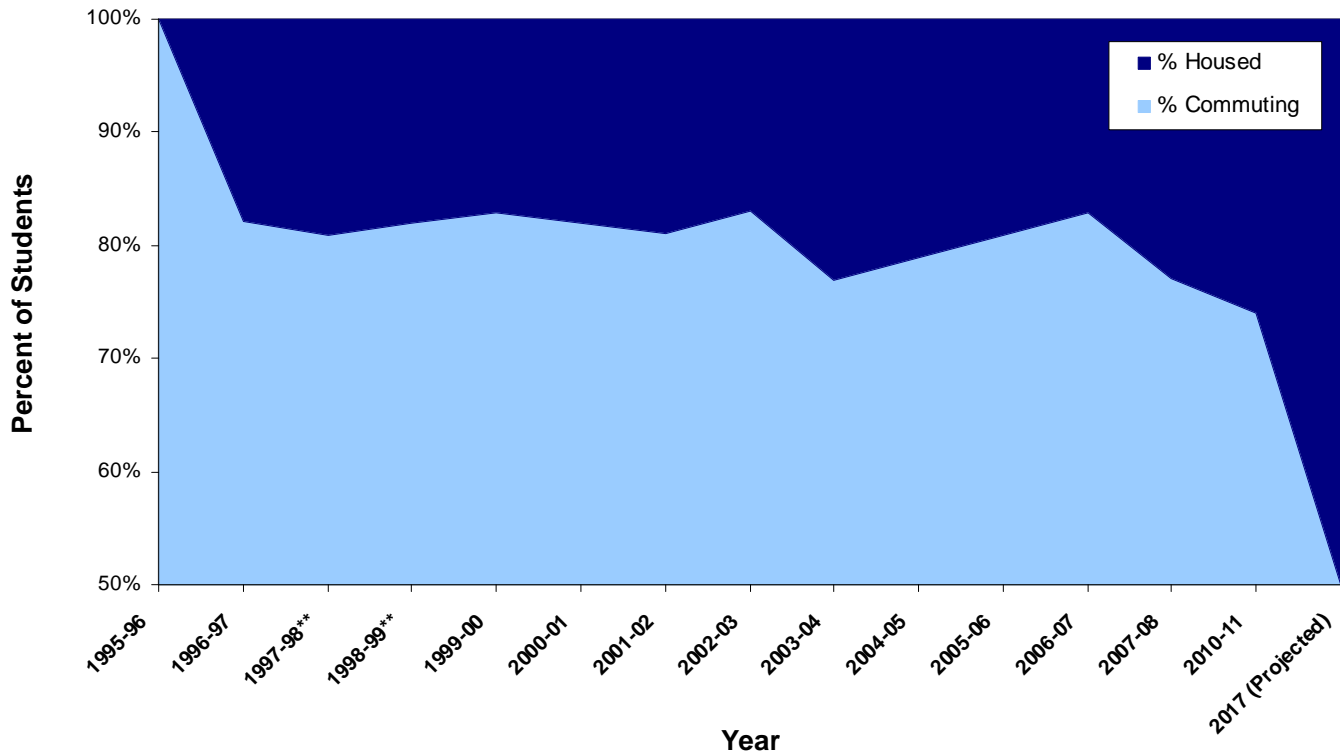
| | 1996-1997 | 1997-1998 | 1998-1999 | 1999-2000 | 2000-2001 | 2001-2002 | 2002-2003 | 2003-2004 | 2004-2005 | 2005-2006 | 2006-2007 | Total Percent Change 1996 to 2007 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------------------------------|
| Undergraduate | 2,515 | 2,535 | 2,795 | 2,900 | 2,950 | 2,906 | 3,169 | 3,469 | 3,833 | 4,210 | 4,612 | 83.4% |
| Graduate | 782 | N/A | 708 | 732 | 802 | 811 | 914 | 951 | 958 | 992 | 1,007 | 28.8% |
| Law School | 1,503 | 1,487 | 1,488 | 1,466 | 1,471 | 1,456 | 1,471 | 1,471 | 1,480 | 1,484 | 1,459 | -2.9% |
| Percent Change over Previous Year | | | | | | | | | | | | Average Annual Rate of Change |
| Undergraduate | | 1% | 10% | 4% | 2% | -1.5% | 9.1% | 9.5% | 10.5% | 9.8% | 9.5% | 6.3% |
| Graduate | | N/A | N/A | 3% | 10% | 1.1% | 12.7% | 4.0% | 0.7% | 3.5% | 1.5% | 3.9% |
| Law School | | -1% | 0% | -1% | 0% | -1.0% | 1.0% | 0.0% | 0.6% | 0.3% | -1.7% | -0.1% |

1. Enrollment expressed in full time equivalents (FTE) for the Boston campus 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.
- N/A Data are not currently available.

As shown above in Table 4-1, the undergraduate student population expanded more rapidly in the later half of the decade studied, with a 10 percent annual growth in enrollment between 2001 and 2007, compared with a 3.5 percent growth in undergraduate enrollment between 1996 and 2001. As discussed later, these increases are expected to level off in the next few years.

Although the majority of undergraduates commute to campus, Suffolk has increased the percentage of students living on campus since 1996-1997. As shown in Table 4-2, Suffolk has transitioned from a strictly commuter school to a partially residential school. In 1995-1996, all Suffolk students were commuting from off campus. In the current academic year, the number of students commuting has decreased to approximately 80 percent. This number is expected to continue to decrease as Suffolk increases its supply of student housing.

Table 4-2
Percent of Students Commuting and Housed in Residence Halls



Source: Suffolk University

Notes: * Full-time undergraduates (Boston Campus)

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

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

Table 4-3 presents the percentages of undergraduate, graduate, and law school enrollment in full-time and part-time programs. About 90 percent of undergraduates are full time students while only 27 percent of graduate students are full time.

Table 4-3
Suffolk University Enrollment Breakdown

| Student Population | Full-Time | Part-Time |
|--------------------|-----------|-----------|
| Undergraduate | 90% | 10% |
| Graduate | 27% | 73% |
| Law School | 63% | 37% |

Source: Suffolk University

■
Future Enrollment Targets

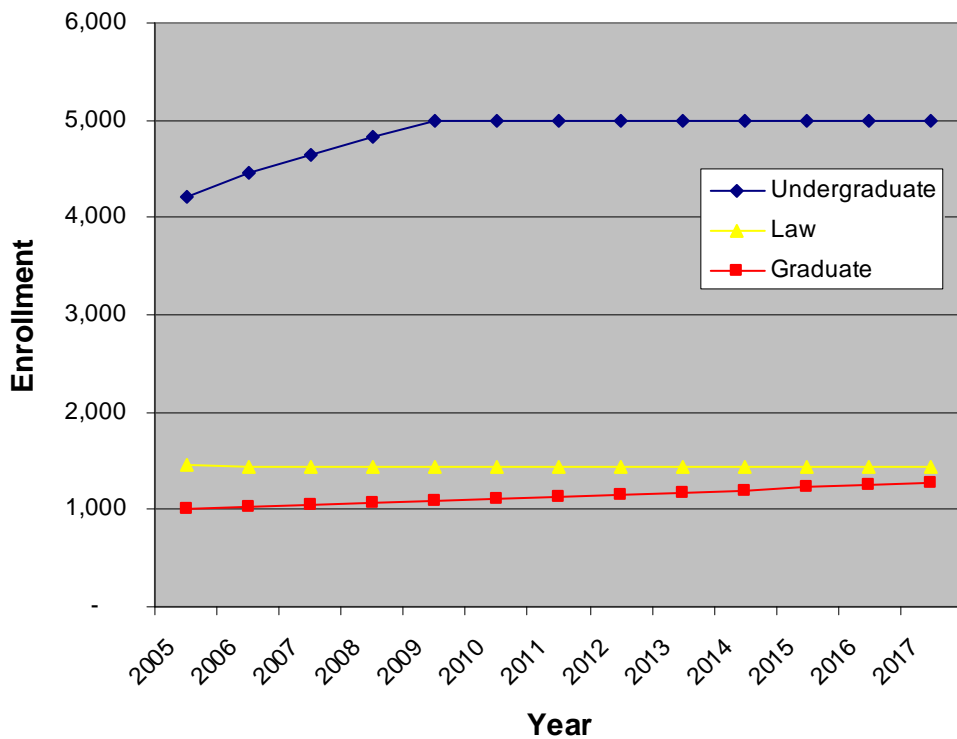
Relatively stable Law School enrollment.

Modest increase in Graduate Business and Arts & Sciences enrollment.

Right-sized undergraduate enrollment at 5,000.

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 4-4 and elsewhere in this document are based on policies of the University, projected student demographics in the Boston area, and current national trends.

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



Source: Suffolk University

The University is focused on stabilizing the undergraduate population on its Boston campus at approximately 5,000 FTE students. 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 the year long planning process with the Task Force, the University identified the reasons for its past growth and

explained its reasoning for setting an undergraduate enrollment target of 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.

The University is committed to maintaining an average undergraduate enrollment of 5,000 undergraduate students over the period of its 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.

Employment and Workforce Development



Employment

As of 2006, the University employed approximately 1,022 full-time employees, of whom 341 were faculty, 585 were staff, and 96 were contract employees (see Table 4-5. Additionally, the University employs 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 the city of Boston; the remaining 76 percent live outside the city (see Table 4-6). This percentage is

relatively unchanged from 2001, when 23 percent of all faculty and staff (part-time and full-time) lived in Boston.

**Table 4-5
Suffolk University Employment**

| Year | Full-Time | | | | Part-Time |
|------|-----------|-------|----------|-------|-----------|
| | Faculty | Staff | Contract | Total | |
| 2001 | 280 | 472 | - | 752 | 70 |
| 2006 | 341 | 585 | 96 | 1,022 | 557 |

Source: Suffolk University

**Table 4-6
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



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.

Current and Future Institutional Needs

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 4-1, listed in Table 4-7 and summarized below. The IMP program includes on-campus 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 4-7
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 | <u>40,000</u> |
| Sub-Total New Facilities | 677,000 |
| Replacement Facilities | |
| NESAD Relocation currently in leased and inadequate facilities | <u>55,000-70,000</u> |
| Sub-Total Replacement Facilities | 55,000-70,000 |



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.



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

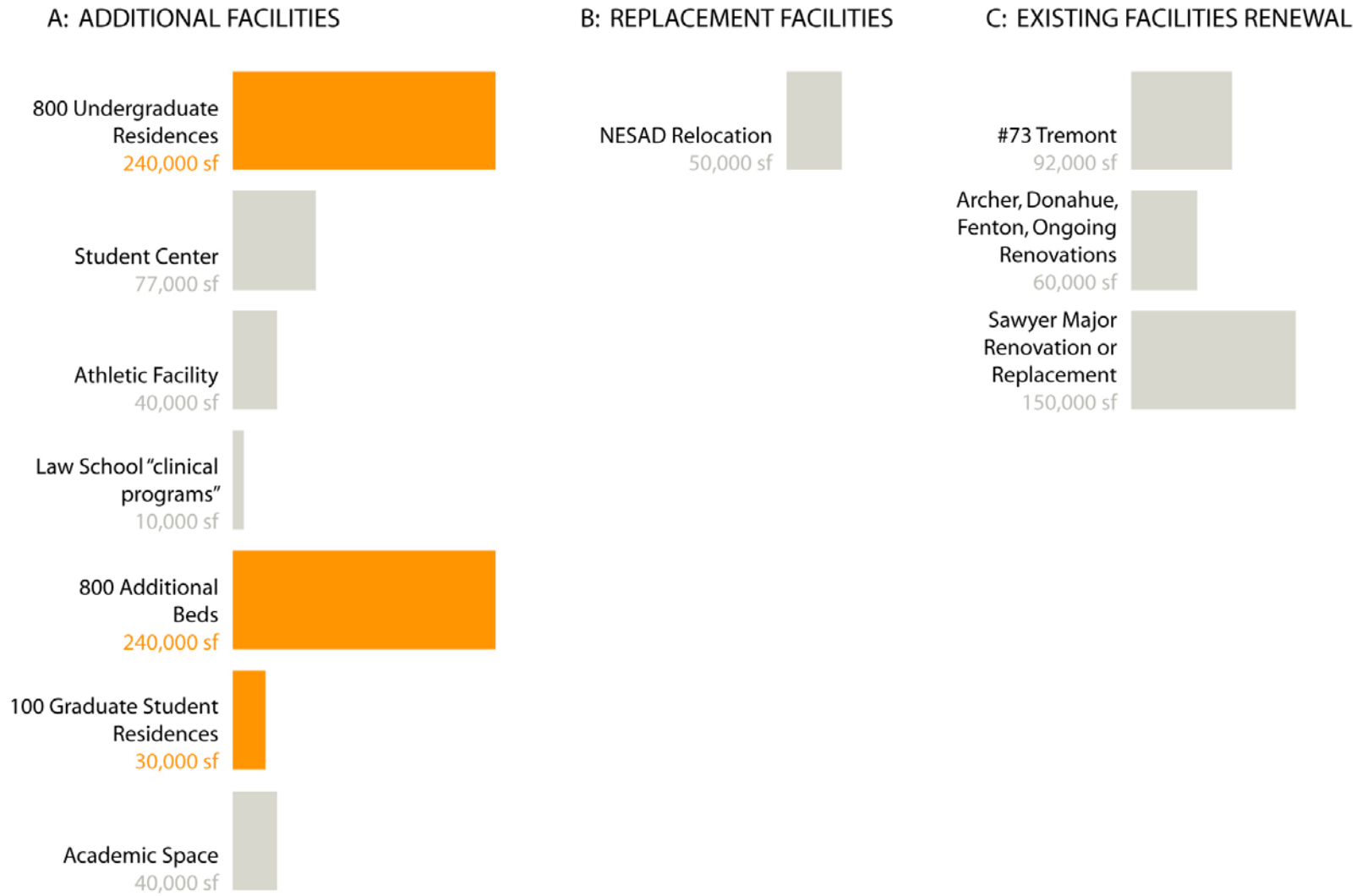
Suffolk has a long-term goal to provide University housing for 50 percent of its full time undergraduate students and to begin development of graduate student housing:

- 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 on campus.
- 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.



Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 4-1
Institutional Program Needs
Institutional Master Plan Notification Form

Suffolk University
Boston, Massachusetts

5

Urban Campus Master Plan

Accommodating growth on dense, urban campuses 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 deserve to have an understanding of the future plans 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.

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 campus;
- Nurture the working relationship with surrounding communities;
- Establish a trajectory for growth that builds on Suffolk's existing campus but sets forth new concentration areas for development. These areas (five in total) are referred to 'clusters' (see Figure 5-1) which taken together form the 'Suffolk Crescent'.

- Seek opportunities for development where no one cluster has to share the burden of 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.
- Identify sites where complimentary programs can coexist and help bolster the existing context.

Suffolk University's Urban Context

The Suffolk University campus 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:

- University campuses located in urban settings are unique environments in which to plan for growth and change.
- Unlike suburban campuses 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 campuses 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.

- While the distance between the buildings that constitute the campus is not significant, it is difficult to discern an overarching campus structure that ties the buildings together in a “campus-like” setting.
- 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.

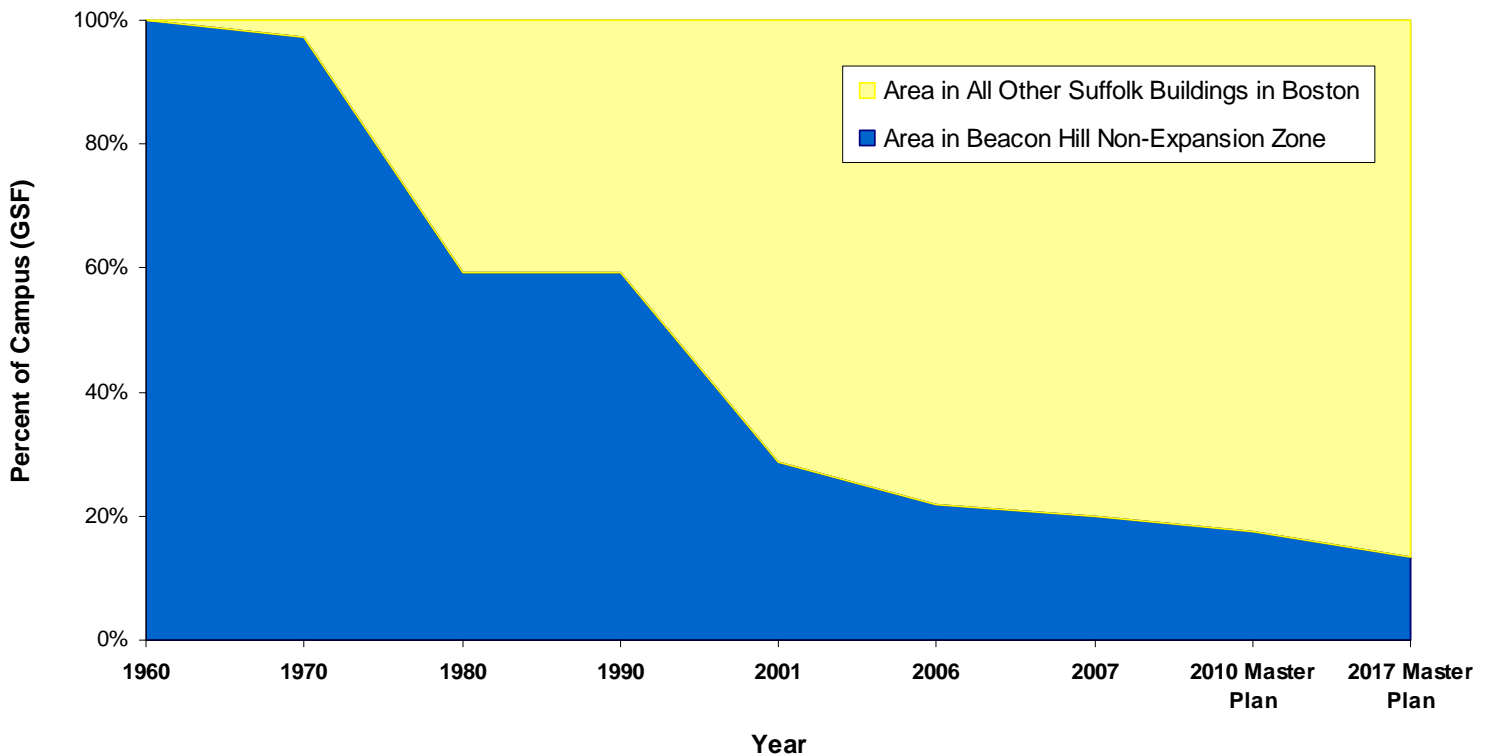
Planning Framework

Suffolk University, together with its neighbors (represented by the BRA-appointed Task Force) engaged in an intensive process to arrive at an overall facilities framework for this urban campus. The planning framework to be presented in the 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 will serve as a road map for planning the future of Suffolk University’s facilities. Projects proposed under this roadmap are presented in Chapter 6.

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

As shown in Table 5-1 below, the University’s presence in Beacon Hill has declined over time. Since 2000, Suffolk sold two buildings in 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 Beacon Hill. These are the five buildings: Archer, Fenton, Donahue, Archer, and Ridgeway.

**Table 5-1
Percent of Suffolk Facilities in Beacon Hill Non-Expansion Area**



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

Guiding Principles for Growth

The following Guiding Principles for Growth, which will establish Suffolk University as An Educational Institution of Distinction, will 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 campus 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



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



Non-Expansion Areas

Suffolk agreed to discuss a second non-expansion area in addition to the existing Beacon Hill Non-Expansion Area. Both areas are described below and shown in Figure 5-2.

Existing Beacon Hill Non-Expansion Area

The Beacon Hill Non-Expansion Area was established over 8 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).

As a result 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. In the 2001 IMP, 23 percent of Suffolk's facilities were located in the Beacon Hill Non-Expansion Area; today, 18 percent of Suffolk's facilities remain in the Beacon Hill Non-Expansion Area. Since the 2001 IMP, Suffolk sold two Beacon Hill buildings, returning them to residential use.

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 the IMP. 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.

This non-expansion zone 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.



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 presented above and described in detail in the following sections.

Cluster 1: Temple Place/West Street

Cluster 1 is generally bounded by Washington and Tremont streets, and includes Temple Place and West Street. Formerly a collection of underutilized properties and surface parking lots on the fringes of Chinatown, this area has 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. Emerson College has a presence in the neighborhood and 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 will soon be joined by the 10 West Street Residence Hall and the future conversion of the Modern Theatre. The historic façade of the Modern Theatre structure and its ground floor cultural use will remain and will be complimented by Suffolk University students housed in a modestly-scaled residential building above. These Suffolk University projects lie within the area labeled as Cluster 1.

A burgeoning housing market begets a wealth of additional amenities that residents and students alike demand: new food services, shopping opportunities and entertainment venues. All of these have emerged and are transforming 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.

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

Cluster 2: Bromfield/Tremont Streets

Cluster 2 is bounded by two major downtown arterials – Tremont and Washington streets. Bromfield Street lies at the approximate center of this cluster which lies 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.

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 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 1 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.

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. Potential Suffolk University uses in Cluster 2 would be student housing, athletics, student services and/or offices.

Cluster 3: Court Street area

Cluster 3 is located to the north of Cluster 2. It is 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 being 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 venerable 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.

While this Cluster has few underutilized or available properties for new construction, it does contain a wealth of large-scale, existing buildings that could be converted into academic or institutional uses.

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 1 Congress Street (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 1 Congress Street Garage that was recently purchased for a large sum of money and 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.

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 more effectively integrate 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 should be studied in light of the long-range opportunities in the area (beyond the 10-year term of the IMP).

Cluster 5: Existing Campus

Cluster 5 represents the historic core of Suffolk University's campus. However, Suffolk University is far from the most significant use in this area which also contains high concentrations of residences, office uses, numerous restaurants and dozens of business and governmental uses surrounding Suffolk's buildings.

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 has moved away from residential area of Beacon Hill toward Tremont Street.

Impacts of University Uses on Neighboring Communities

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.

Students have additional direct impacts on Boston's neighborhoods. Off-campus students occupy housing 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 impacts 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.

Benefits

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 which 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;
 - The Beacon Hill Seminar series in C. Walsh Theater; and
 - 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 expanding 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 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.



Assessment of Impacts

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 should 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.

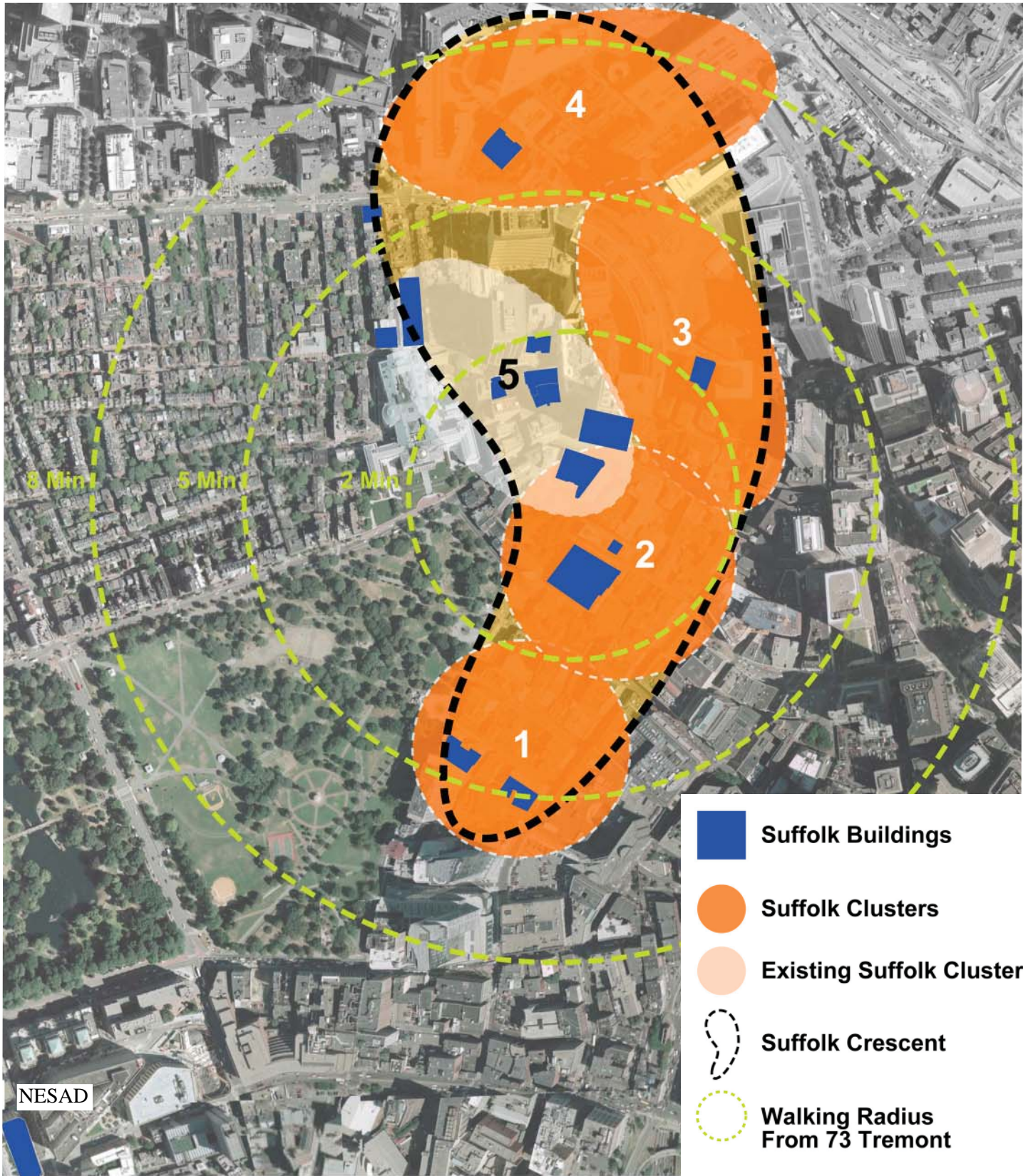
Suffolk University is already generally more distributed and dispersed within Boston than its nearby institutional neighbors such as Massachusetts General Hospital (MGH), Emerson College, and Tufts-New England Medical Center (NEMC), as shown on the Figure 5-3, Other Institutions in the Study Area. The 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.

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 the 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 the 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.

Residential Development in Downtown Boston

Figure 5-4 shows the concentration of residential development within ten minutes of the center of the Downtown Crossing area. It includes existing and proposed residential projects as well as existing and proposed university housing for students.



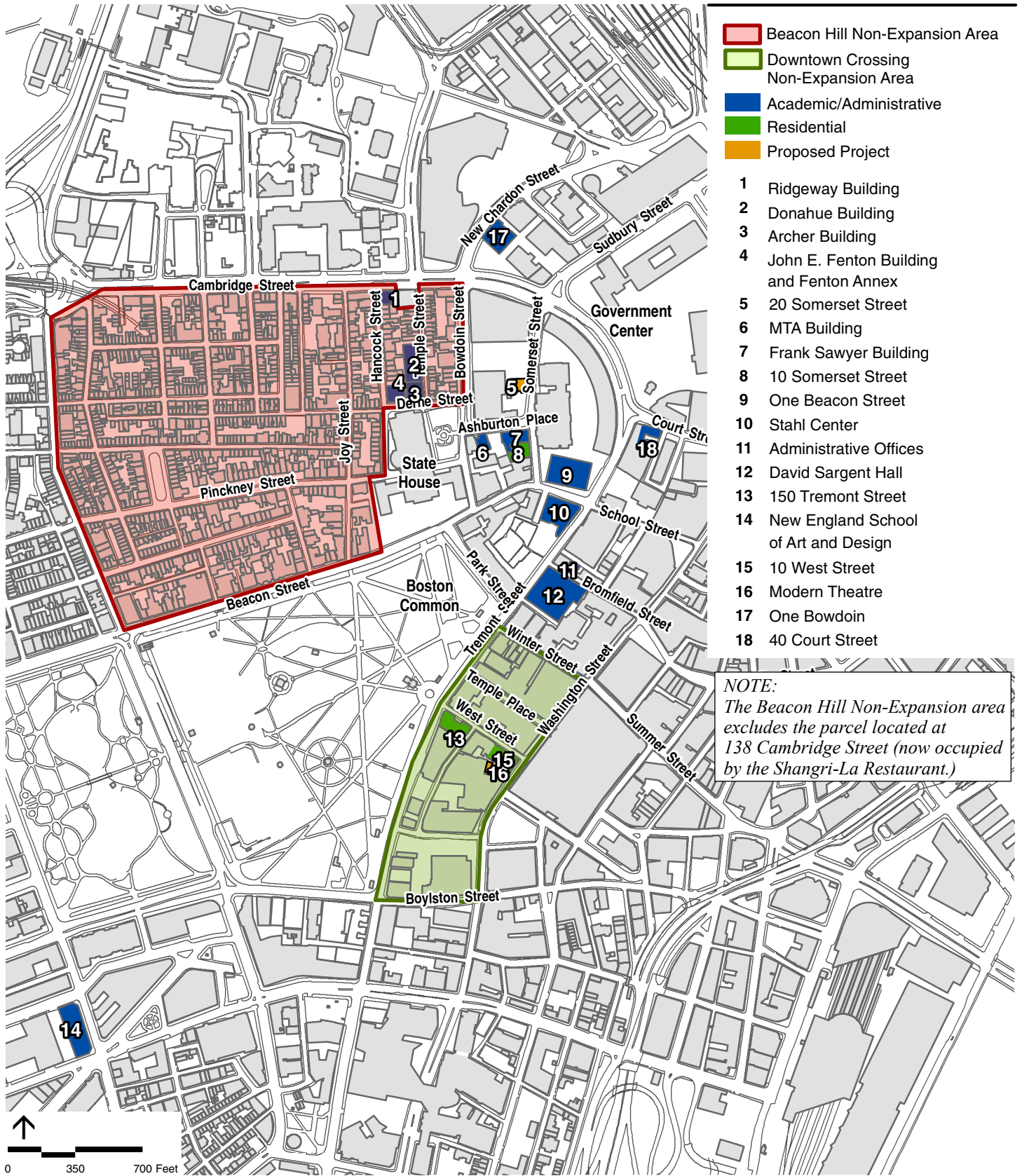
Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Expansion Areas and the “Suffolk Crescent”
Institutional Master Plan Notification Form

Figure 5-1

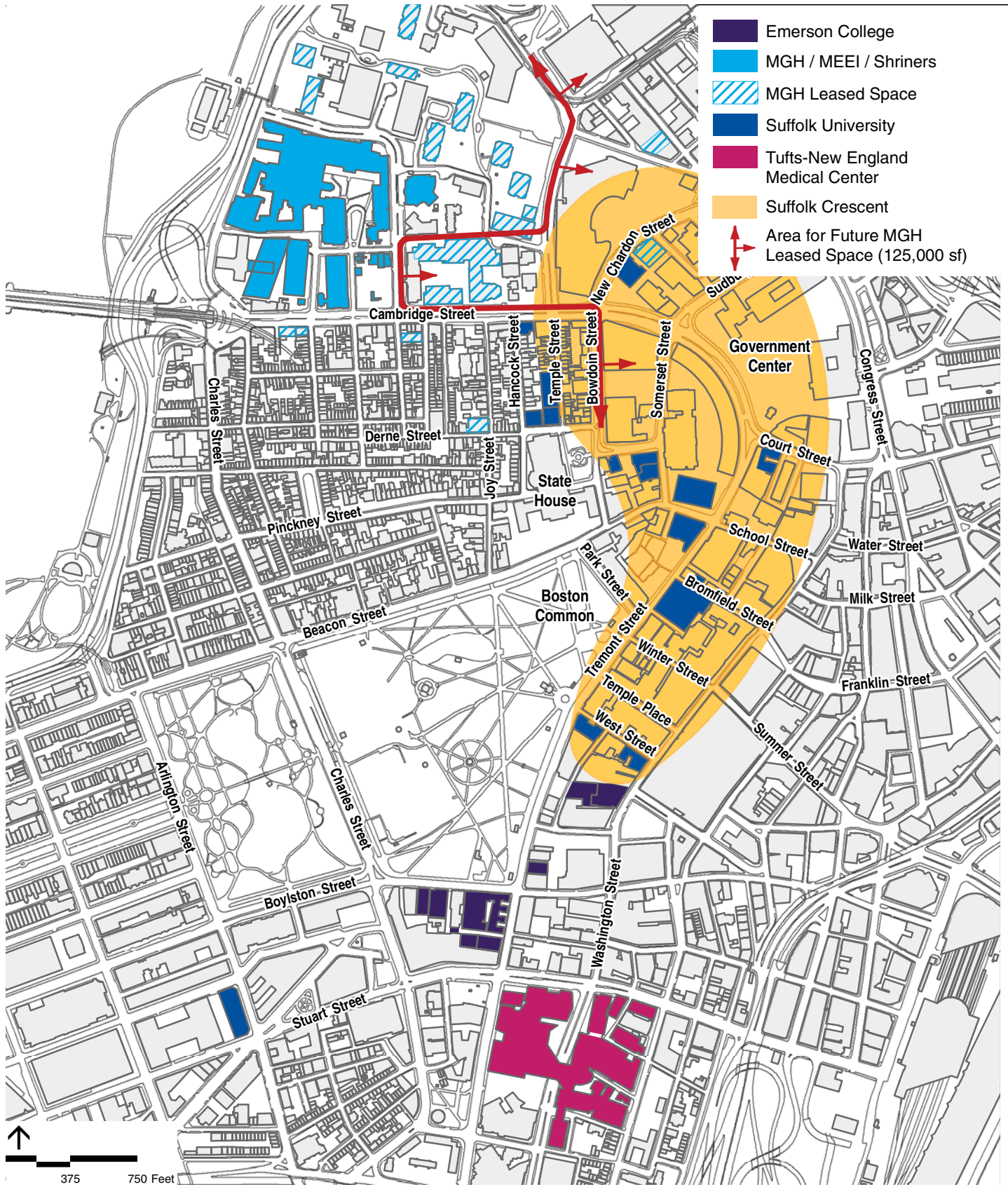
Suffolk University
Boston, Massachusetts



Vanasse Hangen Brustlin, Inc.

Non-Expansion Areas
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts

Figure 5-2

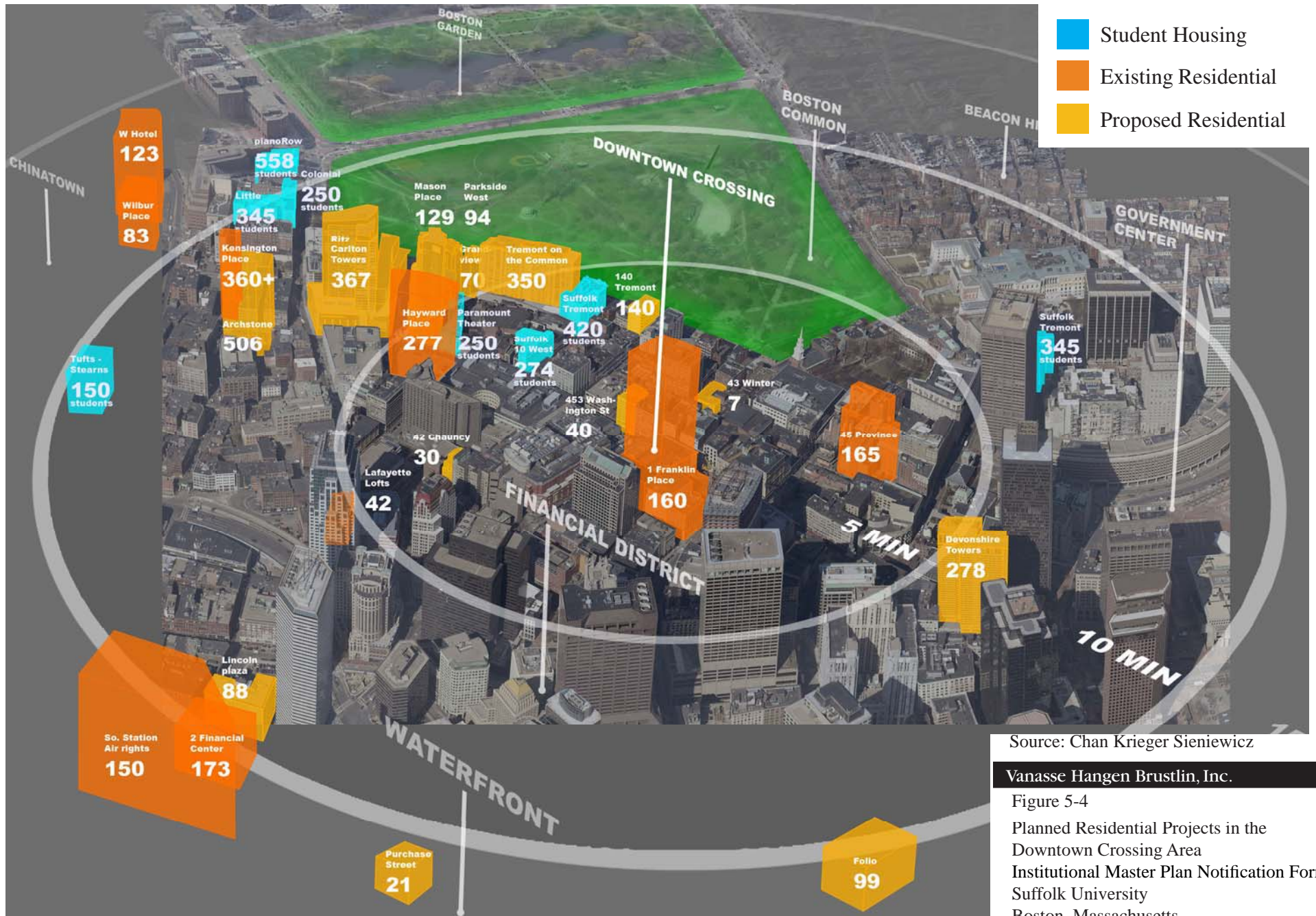


Vanasse Hangen Brustlin, Inc.

Other Institutions in the Study Area
Institutional Master Plan Notification Form

Figure 5-3

Suffolk University
Boston, Massachusetts



Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 5-4
 Planned Residential Projects in the
 Downtown Crossing Area
 Institutional Master Plan Notification Form-
 Suffolk University
 Boston, Massachusetts

6

Proposed Development Plan

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 Institutional 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 below and summarized in Table 6-1. Suffolk is submitting a Project Notification Form (PNF) for the Modern Theatre concurrently with this IMPNF and 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.

**Table 6-1
Proposed Future Projects**

| | Modern Theatre | 20 Somerset |
|---|---|---|
| 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 |
| Approximate building footprint | 4,850 SF | 10,200 SF |
| Current Use | Vacant (formerly theater) | Vacant (formerly government office) |
| Future Uses¹ | College or University Use: Student Housing; Cultural | College or University Use: Classroom, Office, Studio, and Laboratory |
| Proposed Gross Floor Area (SF) <i>(Area to be Demolished)</i> | 60,000 SF <i>(27,500 SF)</i> | 105,000 SF <i>(68,000 SF)</i> |
| Floor Area Ratio | 10.7 | 8.0 |
| Building Height | 12 stories 129± feet | 10 stories 132 feet ¹ |
| 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 | \$35 million | 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 |

1. The proposed building height will be no higher than the existing penthouse, see Figure 6-9.



Modern Theatre

This project is the subject of a PNF submitted concurrently with this IMPNF. 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 will include a new student residential facility to serve Suffolk students and a cultural center that includes a black-box/studio theater and gallery space. 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 University intends to use the cultural spaces for its own performances and exhibits, and for use by non-profit arts and cultural organizations. It will explore alternatives including time-share arrangements and rentals for individual events.

The proposed plan for the project site fits well with Suffolk University's 10 West Street Student Residence Hall (10 West Street). The concept for the proposed project reflects a coordinated 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.

Project 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. The building program includes:

- 2,400 SF, ±200-seat black box/studio theater, which is accessible through an entrance on Washington Street and can be adapted to a variety of uses.
- 800 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 and laundry facilities.

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.

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. Figures 6-1 through 6-4 present the Modern Theatre Washington Street Elevation, Building Section, Integrated Ground Floor Plan and Integrated Upper Floor Plan, respectively.

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 black box 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 black box 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 black-box/studio theater can accommodate smaller production needs.



20 Somerset Street

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 in lieu of residential, student services, or athletics. 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 primary focus of these goals. In addition to its location away from the core of the campus in leased space, the 75 Arlington Street facility fails to meet the needs of the art program because of substandard art studios and classrooms.

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 the historic core of the campus, there will likely be a decrease in student pedestrian travel through Beacon Hill. 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 6-5).

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. 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 the Suffolk campus. 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 school's needs. A building suitable for meeting NESAD's needs can be accommodated on the 20 Somerset Street site.

Existing Conditions

The existing 20 Somerset Street building was built in 1930 and formerly housed the Metropolitan District Commission headquarters. Figure 6-6 shows a photo of the existing building and Figure 6-7 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:¹

- 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 6-8).

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.

Building Program

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. 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 the main campus. The new NESAD space will include studios, classrooms, administrative and support space, and gallery and exhibit spaces.

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 on the main campus and non-NESAD students will have greater access to the school'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.



¹ These include reports by Structures North Consulting Engineers, Inc. for Historic Boston Incorporated (2002) and Simpson Gumperts & Heger for Levin Trusts (2002).

The school has 15 staff members, 19 full-time faculty members and approximately 300 full time equivalent (FTE) 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 (FTEs) |
|----------------------|------------------------------|
| Undergraduate | 204 ¹ |
| Graduate | 81 |
| Continuing Education | <u>28</u> |
| Total | 313 |

Source: Suffolk University

1. Equivalent to 185 full-time students.

A preliminary planning exercise suggests that the classrooms would need to occupy two full floors of the building. At 10,000 net square feet for 10 classrooms, there would be potentially 1,000 additional net square feet per floor that could be used to create small seminar rooms in addition to the larger classrooms.

A preliminary concept for potential distribution of the recommended program within the building is suggested in the section diagram shown in Figure 6-10. While there is logic to the distribution of space proposed in the section, other configurations and program distribution scenarios will be explored. Figure 6-11 shows a proposed site concept plan.

Project Benefits

The proposed project will provide the University with badly needed academic space. 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:

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

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 renovation of existing, cramped classrooms in the Archer, Fenton, 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 6-12 for a depiction of the classroom modernization.

Alternatives Analysis of 20 Somerset

Suffolk and its master planning consultant, Chan Krieger Sieniewicz, have 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 6-13, 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 required to provide a sufficient number of beds for Suffolk to reach its on-campus housing goal. 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 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. These additional projects are described in Table 6-2. 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.

**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 | College or University Use: Office; Meeting Rooms | College or University Use: Office, Meeting Rooms, Dining Facilities, Retail | College or University Use: Athletic Facilities | College or University Use: Student Housing |
| Approximate Proposed Gross Floor Area (SF) | 10,000 | 77,000 | 40,000 | Undergraduate Students -- 480,000 (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 |

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.
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.

Space needs for four major program areas are described 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 6-2 above and as described below, 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.



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 6-14:

- 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 college campus. 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 6-15. 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 on-campus housing would result in 50 percent of full time undergraduate students living in on-campus 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.



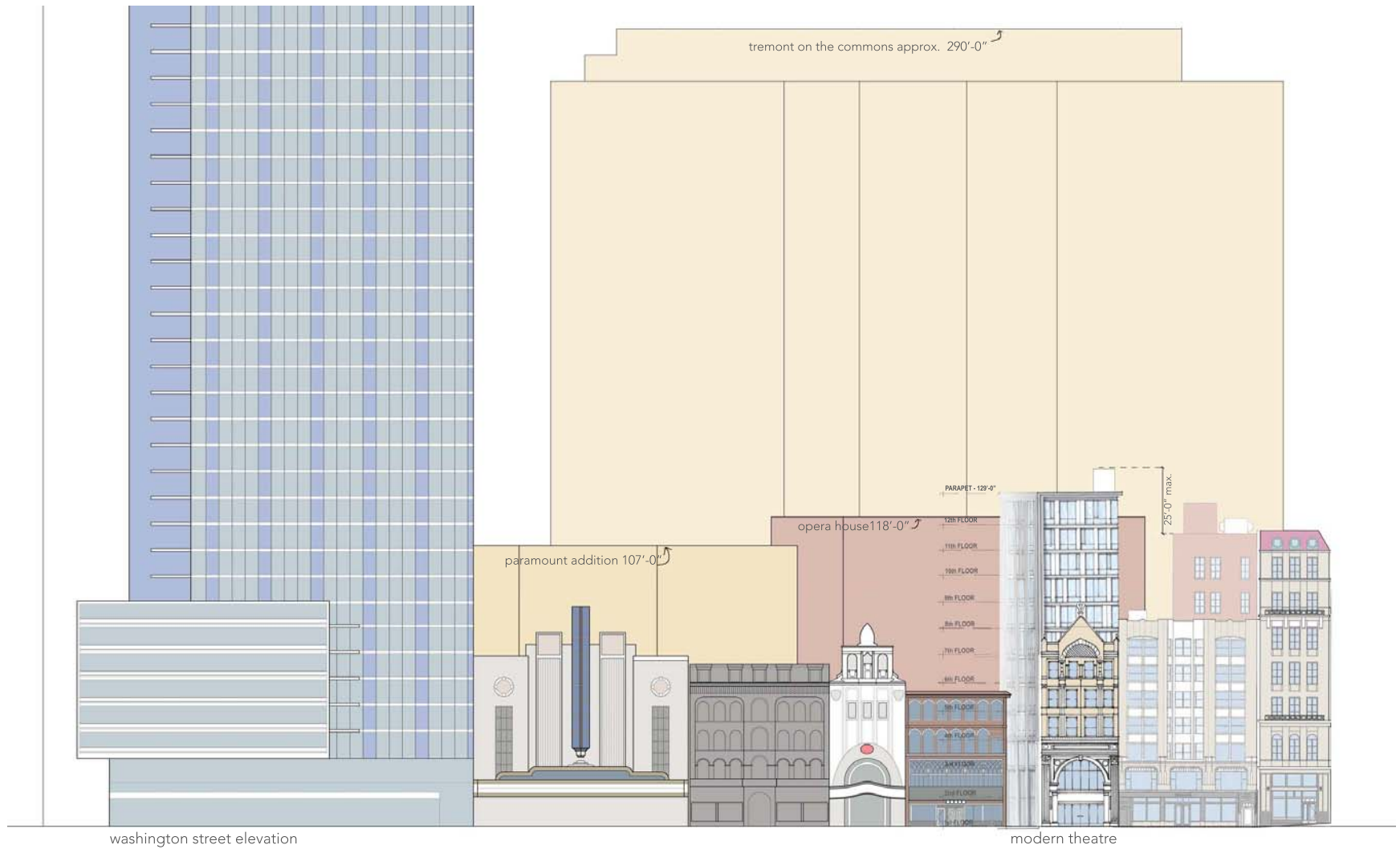
Law School Clinical Programs

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 able to be consolidated into this building. 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 6-16 and 6-17). 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 for academic classrooms and offices, and will continue to do so as space becomes available.



Source: CBT/Childs Bertman Tseckares

Vanasse Hangen Brustlin, Inc.

Figure 6-1

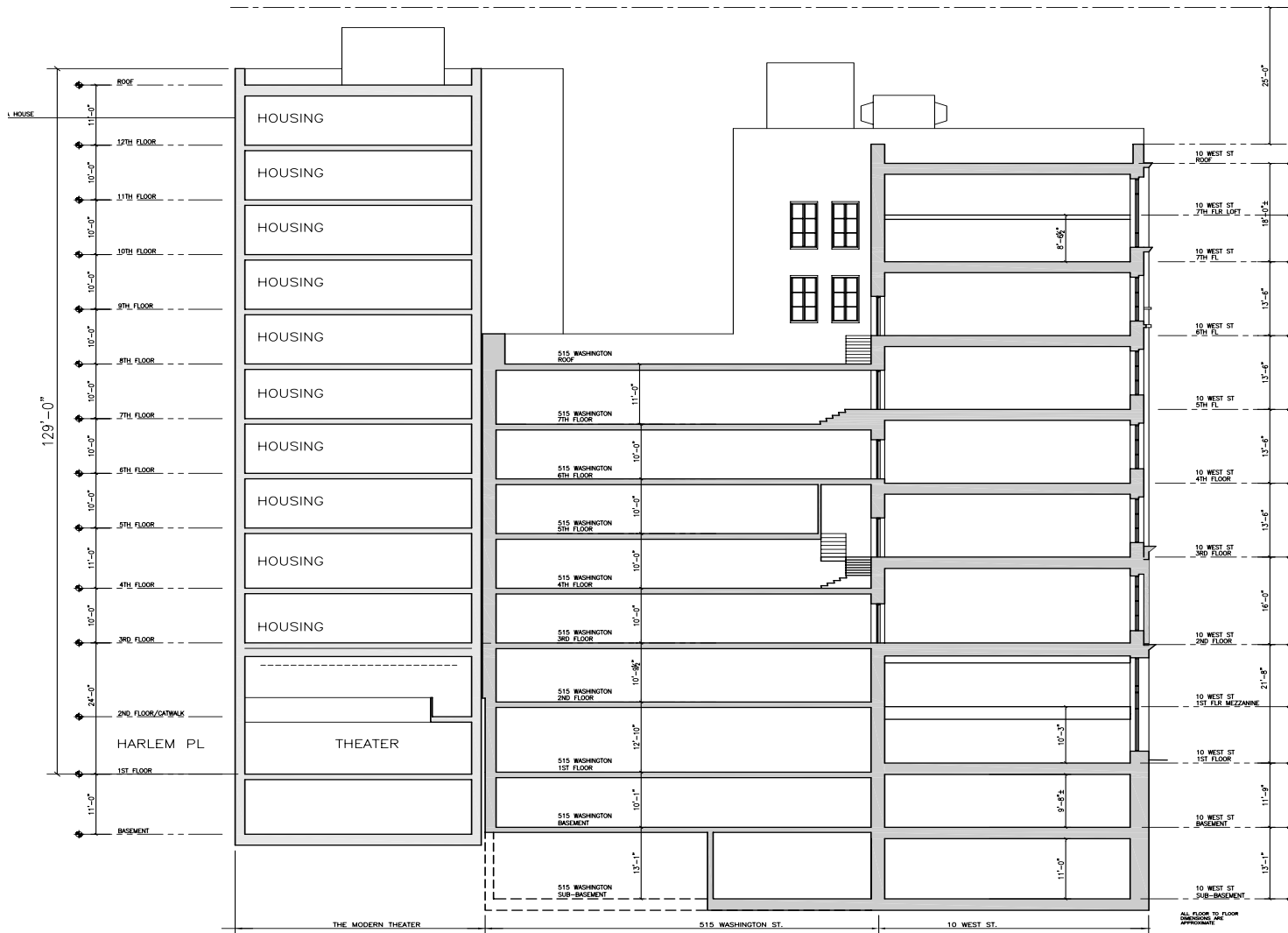
Modern Theatre

Washington Street Elevation

Institutional Master Plan Notification Form

Suffolk University

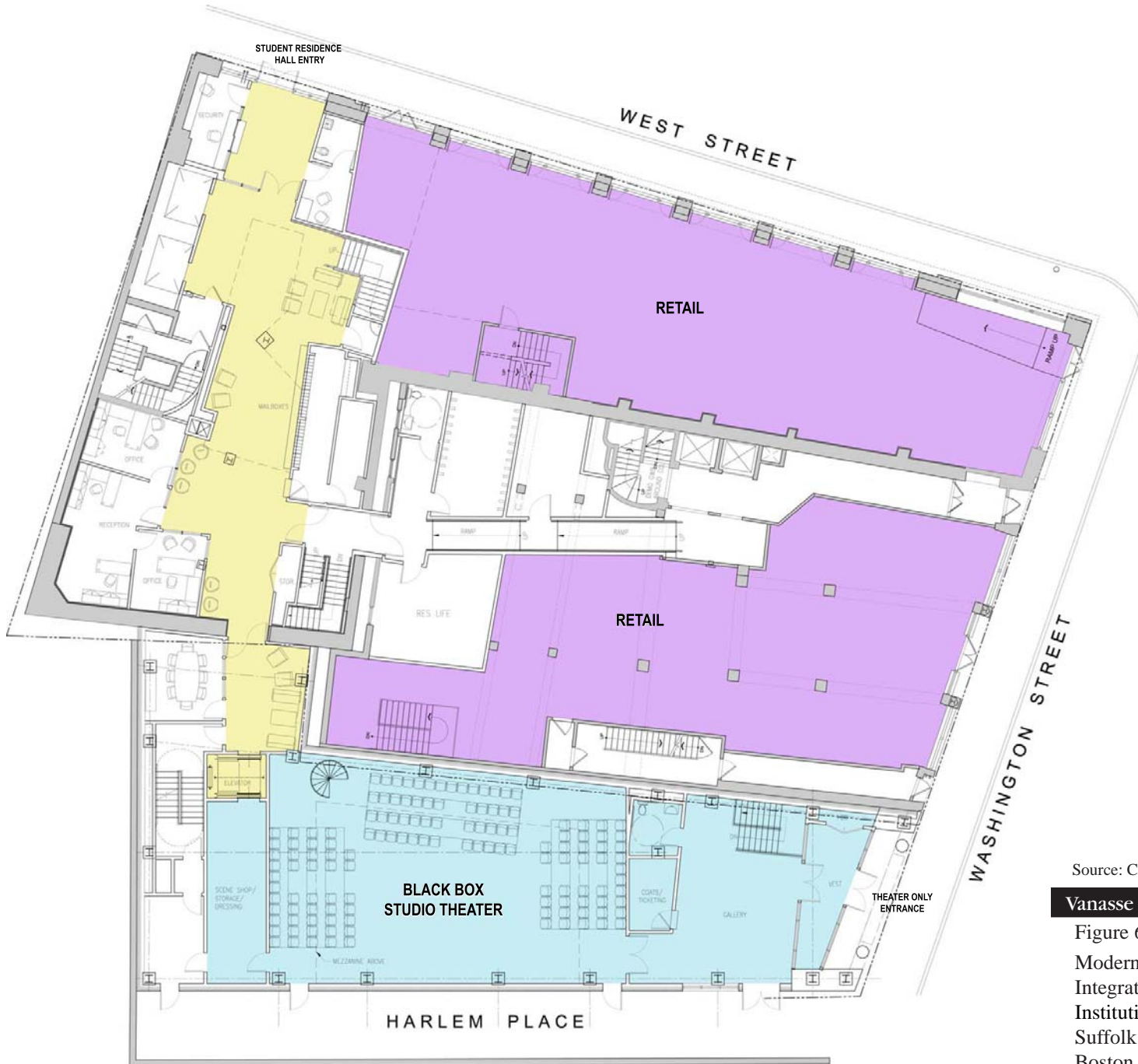
Boston, Massachusetts



Source: CBT/Childs Bertman Tsekares

Vanasse Hangen Brustlin, Inc.

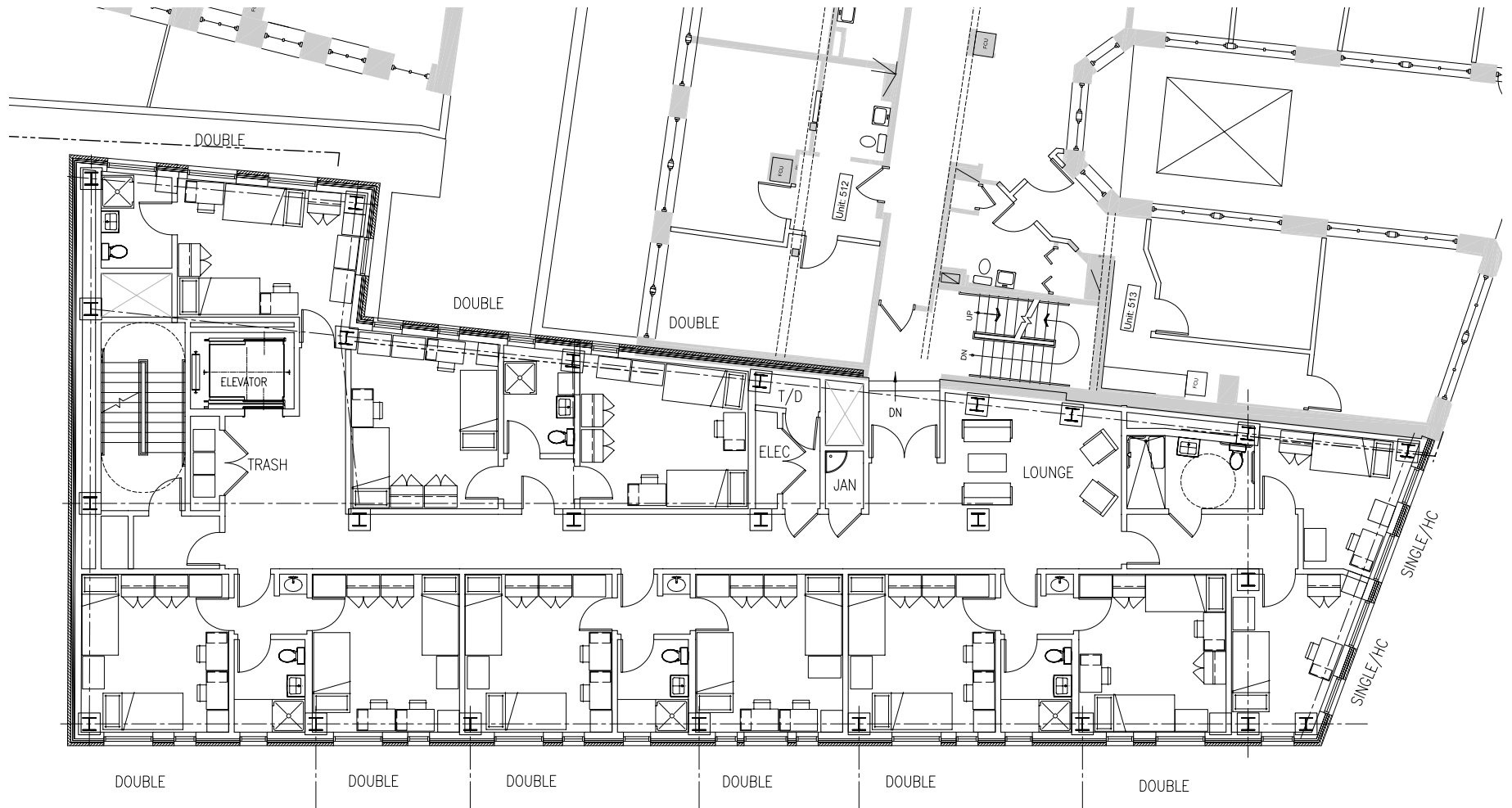
Figure 6-2
 Modern Theatre - Building Section
 Institutional Master Plan Notification Form



Source: CBT/Childs Bertman Tseckares

Vanasse Hangen Brustlin, Inc.

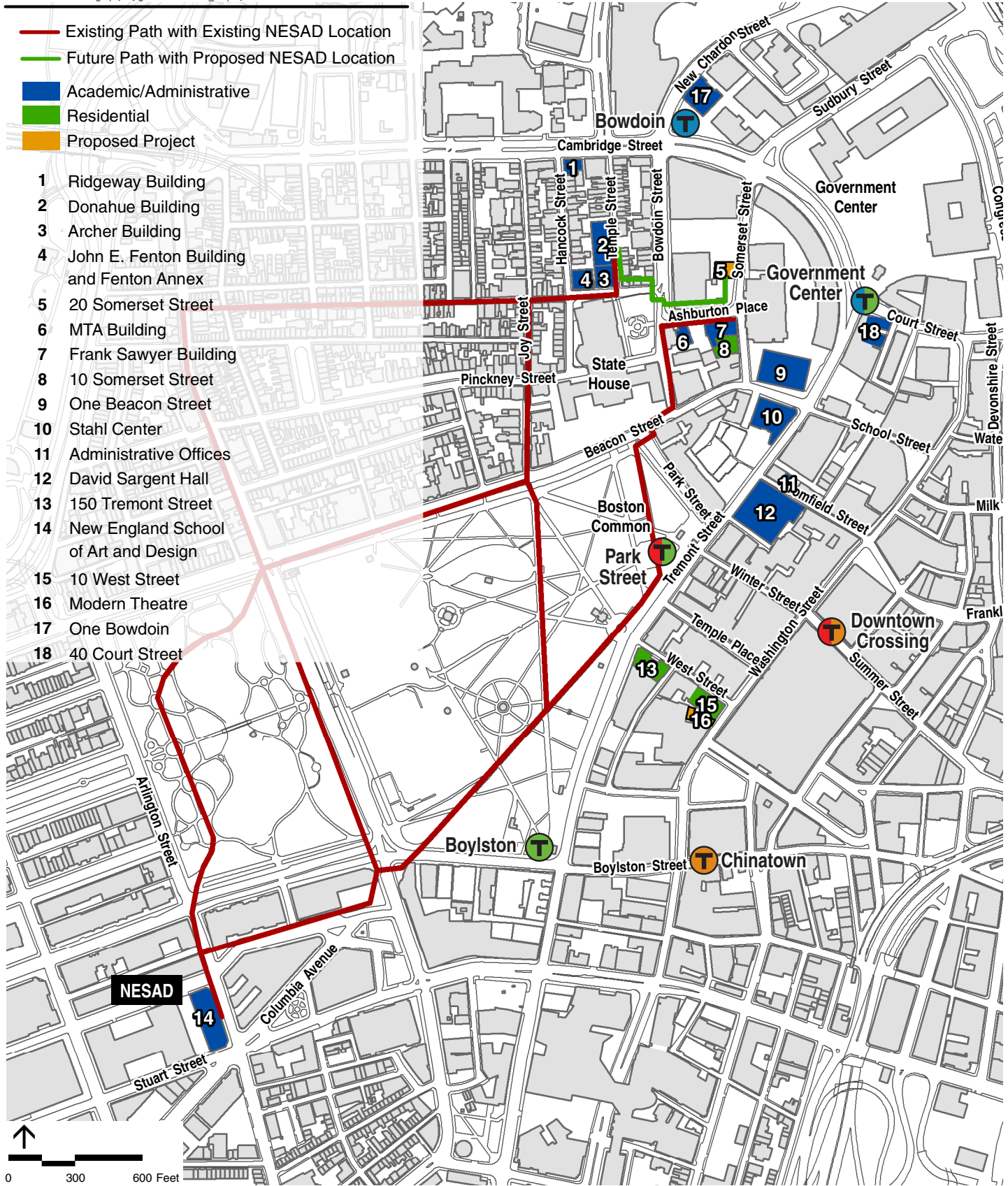
Figure 6-3
Modern Theatre
Integrated Ground Floor Plan
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts



Source: CBT/Childs Bertman Tseckares

Vanasse Hangen Brustlin, Inc.

Figure 6-4
Modern Theatre
Typical Upper Floor Plan (4th - 6th)
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts



Vanasse Hangen Brustlin, Inc.

Pedestrian Paths Between NESAD and Other Academic Buildings
 Institutional Master Plan Notification Form
 Suffolk University
 Boston, Massachusetts

Figure 6-5



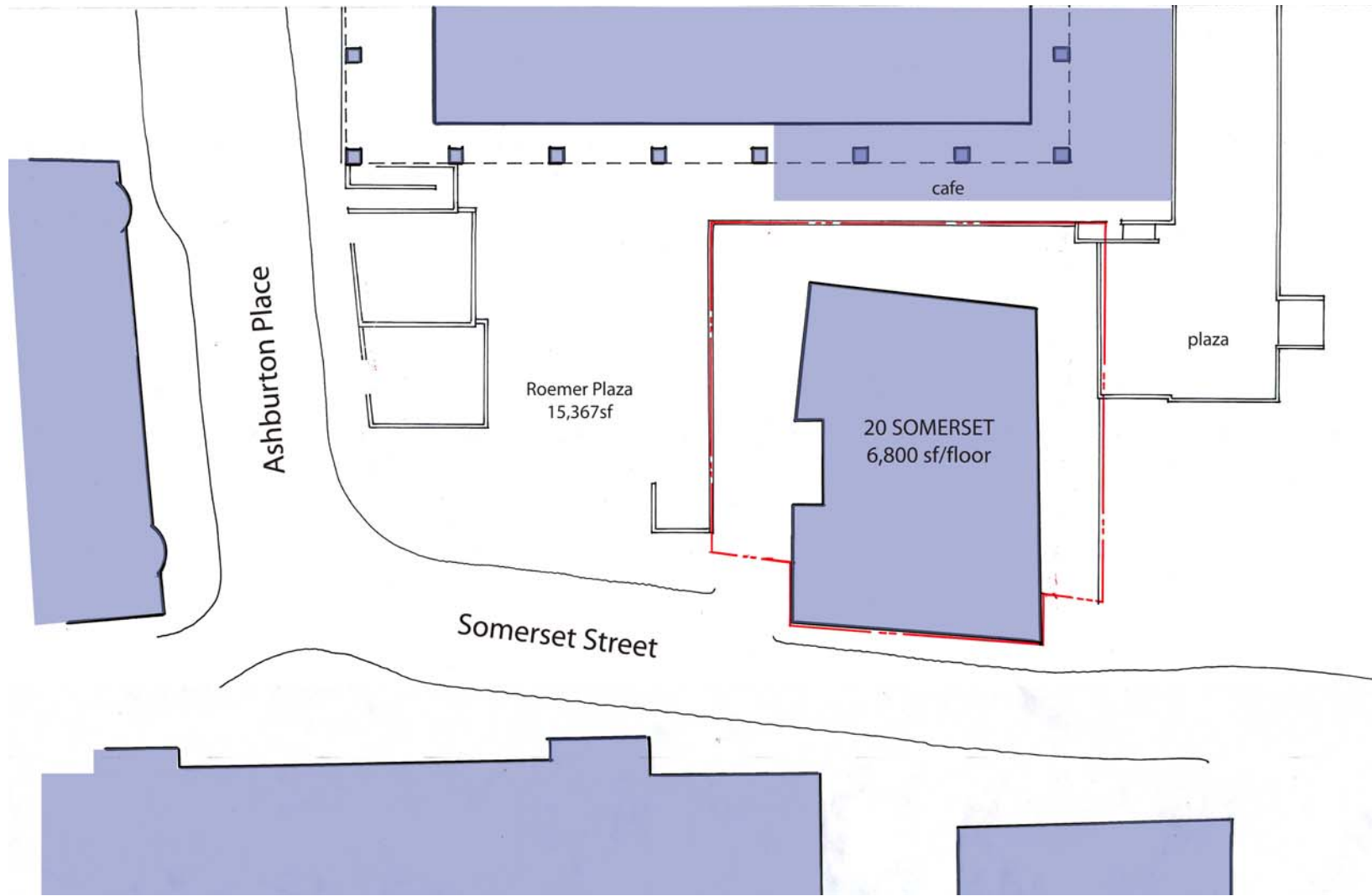
Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-6

20 Somerset Street - Existing Building
Institutional Master Plan Notification Form

Suffolk University
Boston, Massachusetts

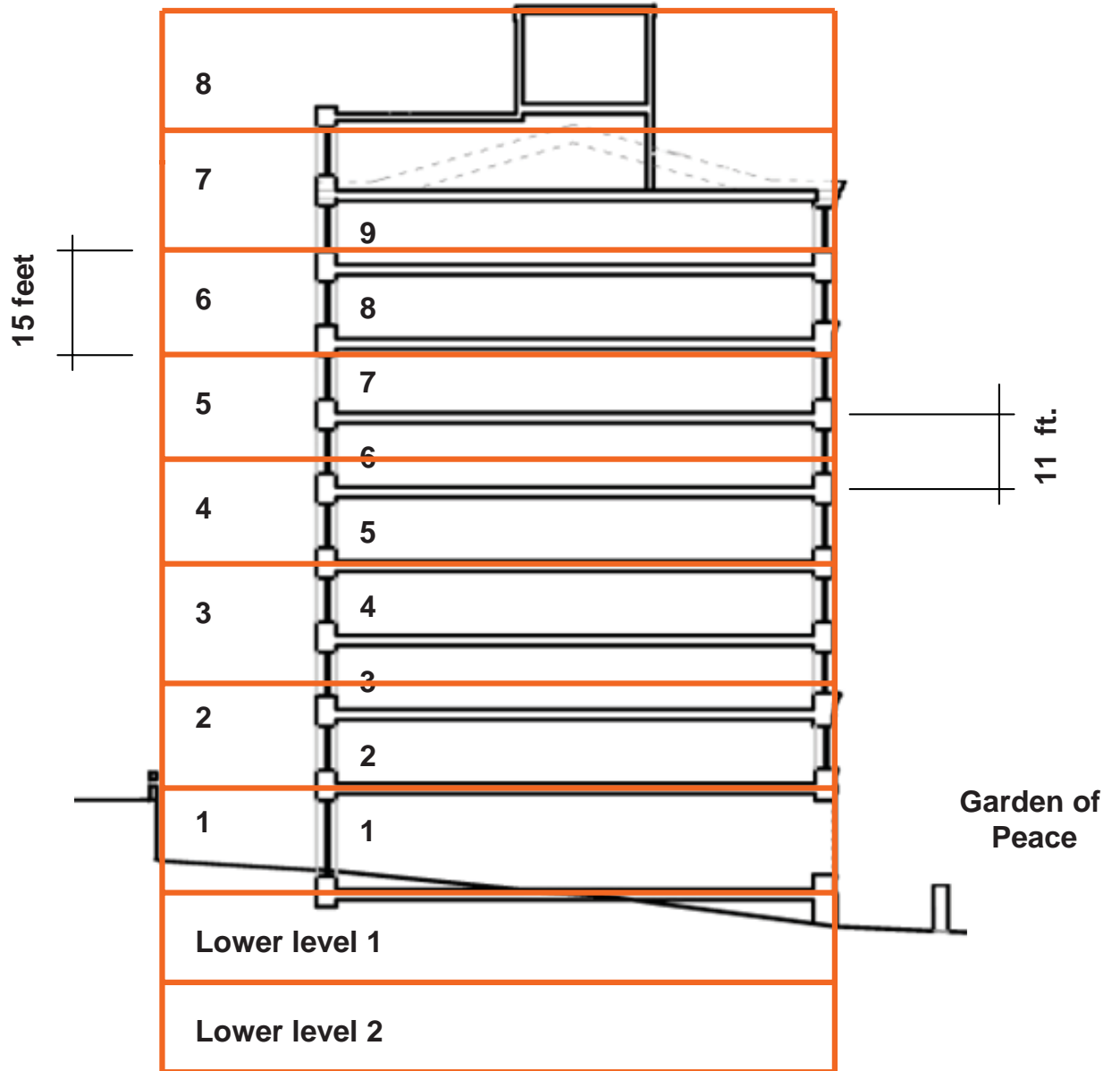


Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-7
20 Somerset Street -
Existing Building Footprint
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts

Inadequate Floor to Floor Heights for Most Modern Academic Uses and Especially Art Studios

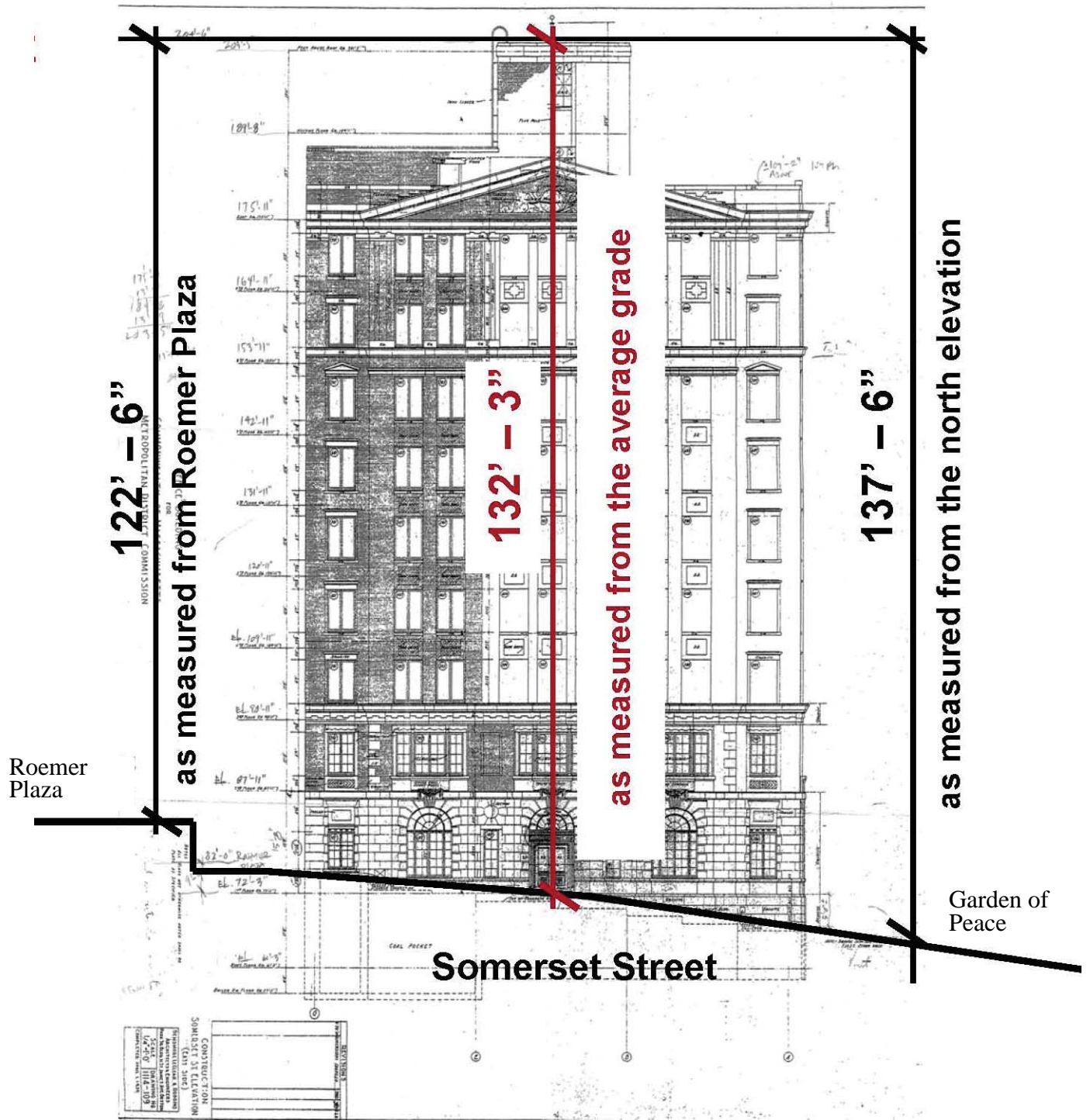


Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

20 Somerset Street - Inadequate Floor-to-Floor Figure 6-8
Institutional Master Plan Notification Form

Suffolk University
Boston, Massachusetts



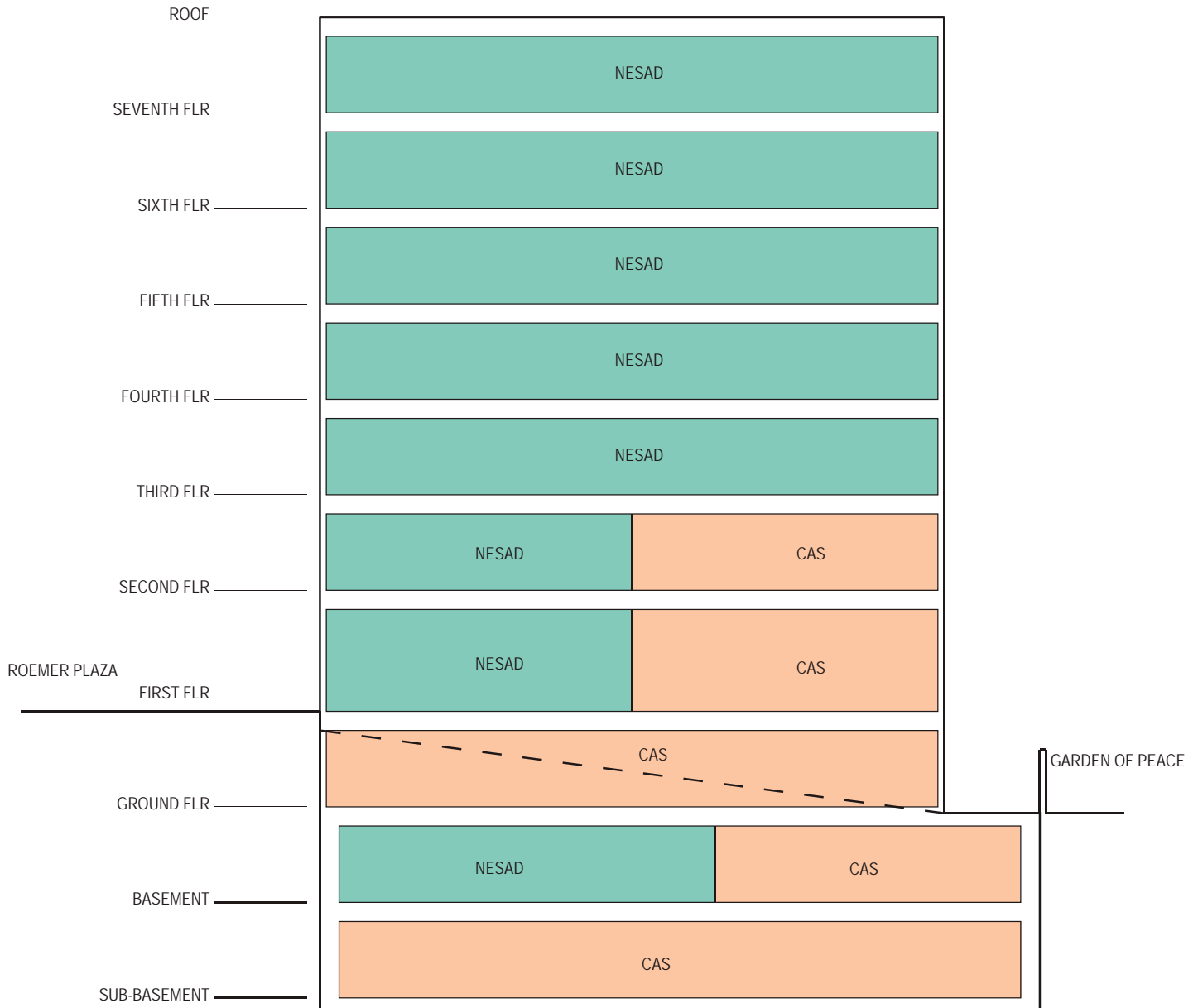
Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

20 Somerset Street - Existing Building Height Institutional Master Plan Notification Form Figure 6-9

Suffolk University
Boston, Massachusetts

NESAD = New England School of Art and Design
CAS = College of Arts and Sciences



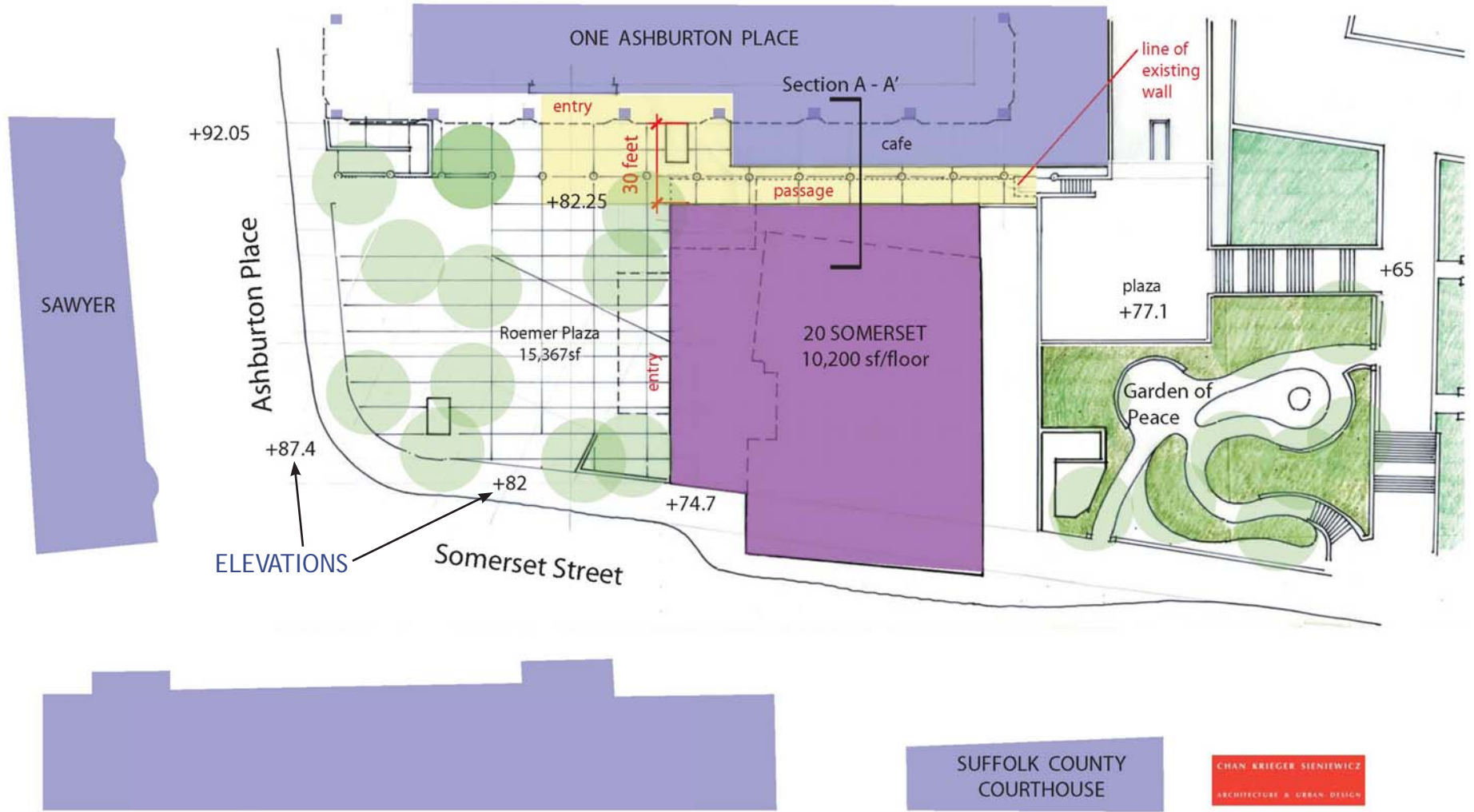
DRAWING NOT TO SCALE

Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

20 Somerset Street - Possible Uses
Institutional Master Plan Notification Form

Figure 6-10



Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-11

20 Somerset Street - Concept Plan
Institutional Master Plan Notification Form

Suffolk University
Boston, Massachusetts



BEFORE

AFTER

Vanasse Hangen Brustlin, Inc.

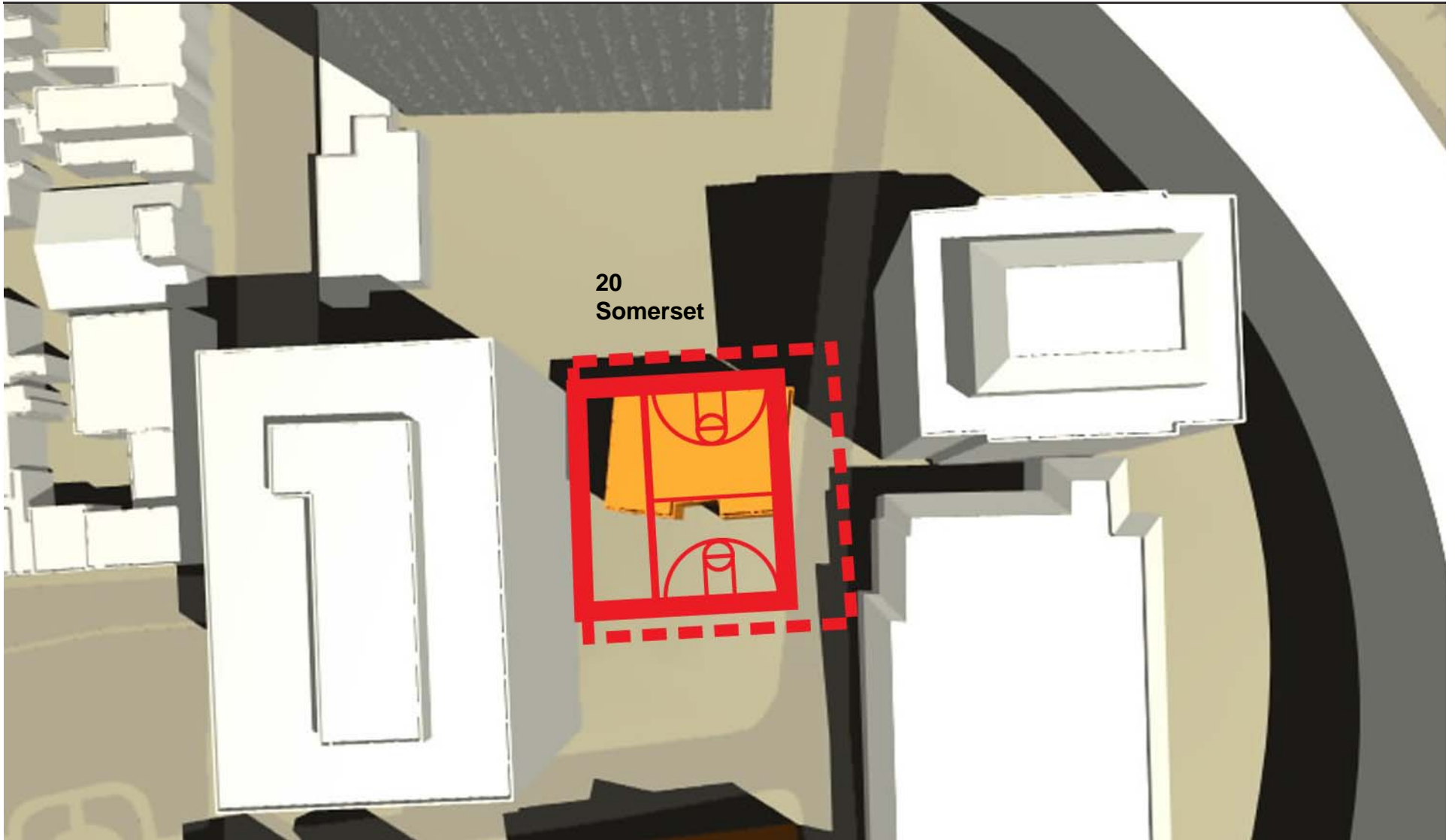
Figure 6-12

Modernizing Classrooms

Institutional Master Plan Notification Form

Suffolk University

Boston, Massachusetts



Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-13

20 Somerset Street

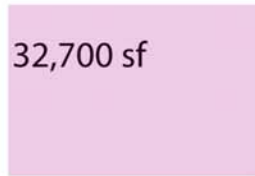
Athletic Facility Alternative

Institutional Master Plan Notification Form

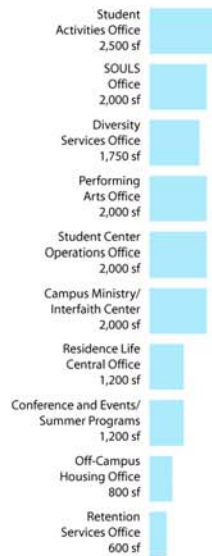
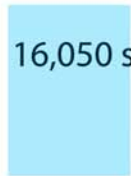
Suffolk University

Boston, Massachusetts

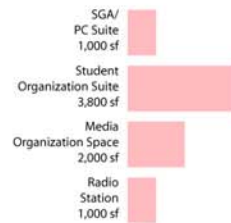
PROGRAMMING + MEETING SPACE



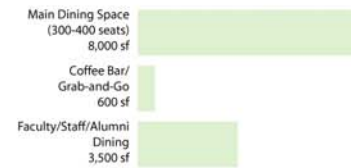
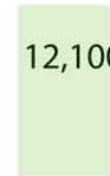
STUDENT SERVICE ADMIN. SPACE



STUDENT-FOCUSED ORGANIZATION SPACE



DINING PROGRAM



ADDITIONAL SERVICE/ RETAIL SPACE

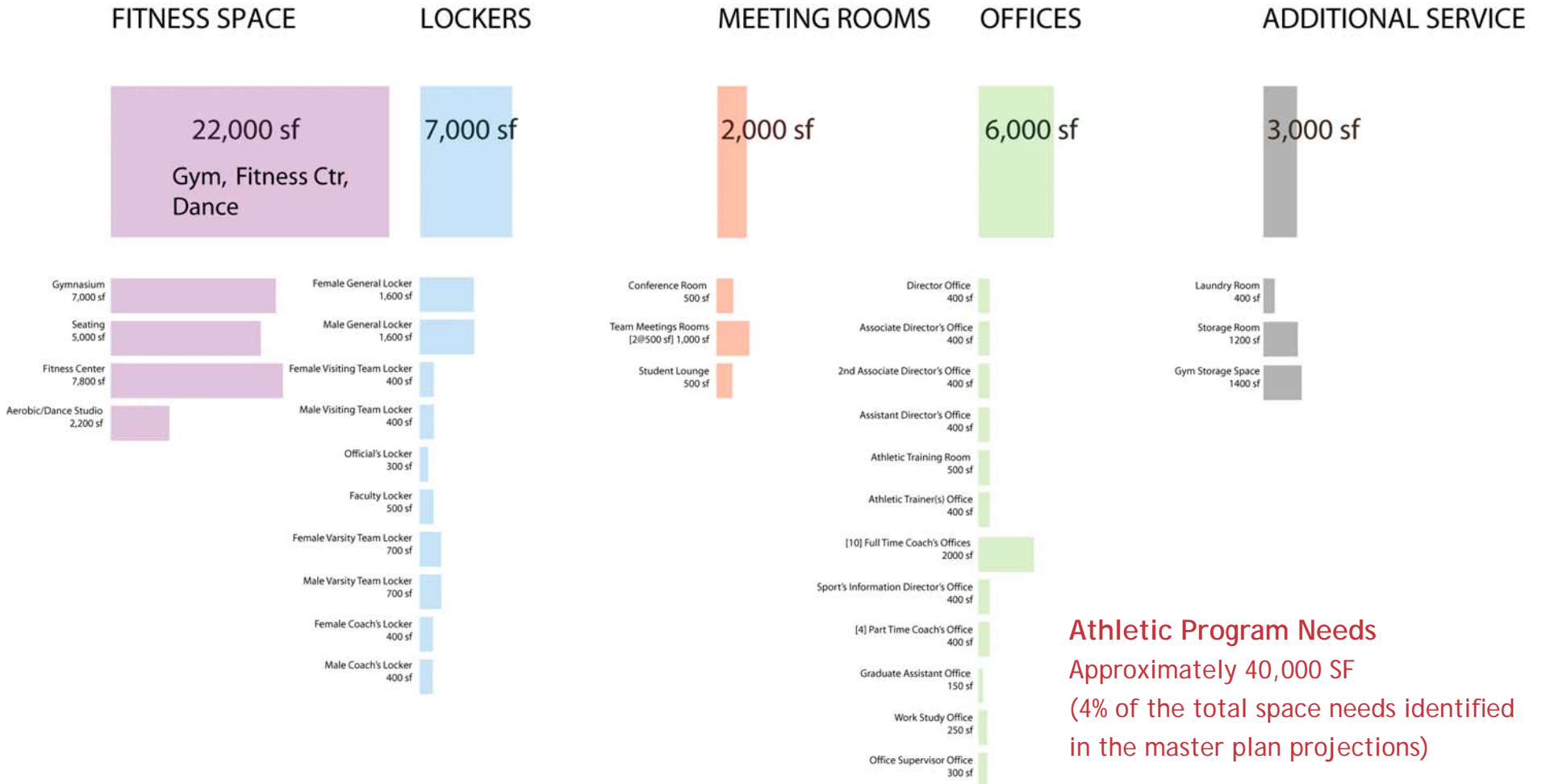


Student Center Program Needs
 Approximately 77,000 SF
 (8% of the total space needs identified in the master plan projections)

Source: Chan Krieger Sieniewicz
Vanasse Hangen Brustlin, Inc.

Figure 6-14
 Student Services Program Needs
 Institutional Master Plan Notification Form

Suffolk University
 Boston, Massachusetts



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

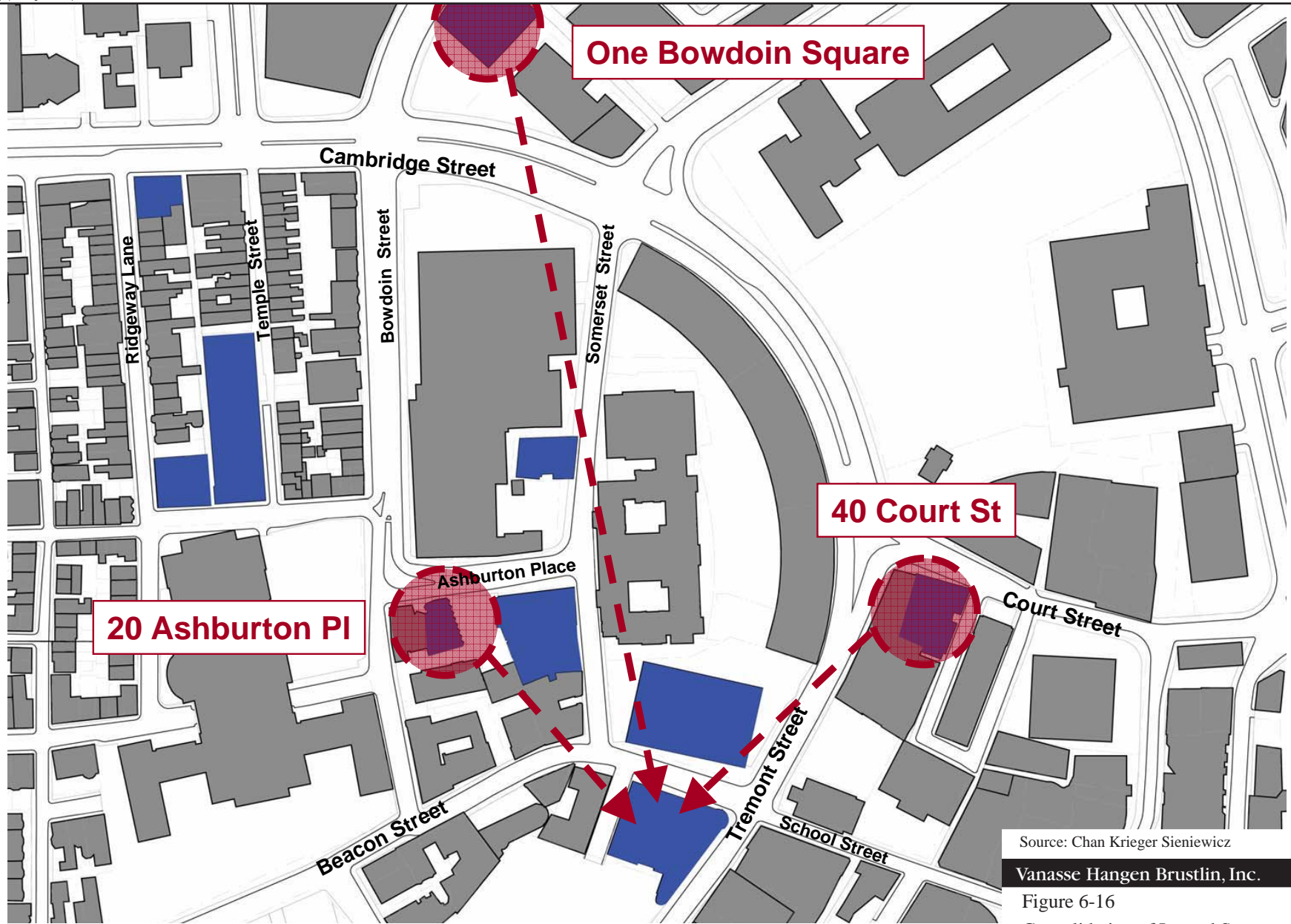
NEED: NCAA regulation basketball court with a minimum of 6 feet surrounding sideline and 300-500 rollout bench seating area (30 feet high)

Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-15
 Athletic Program Needs
 Institutional Master Plan Notification Form

Suffolk University
 Boston, Massachusetts

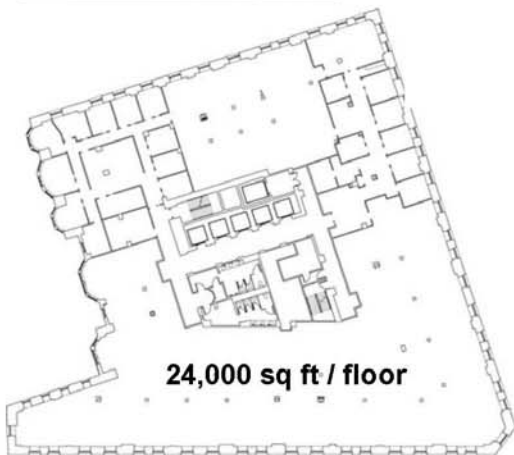


Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-16
Consolidation of Leased Spaces
to 73 Tremont Street
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts

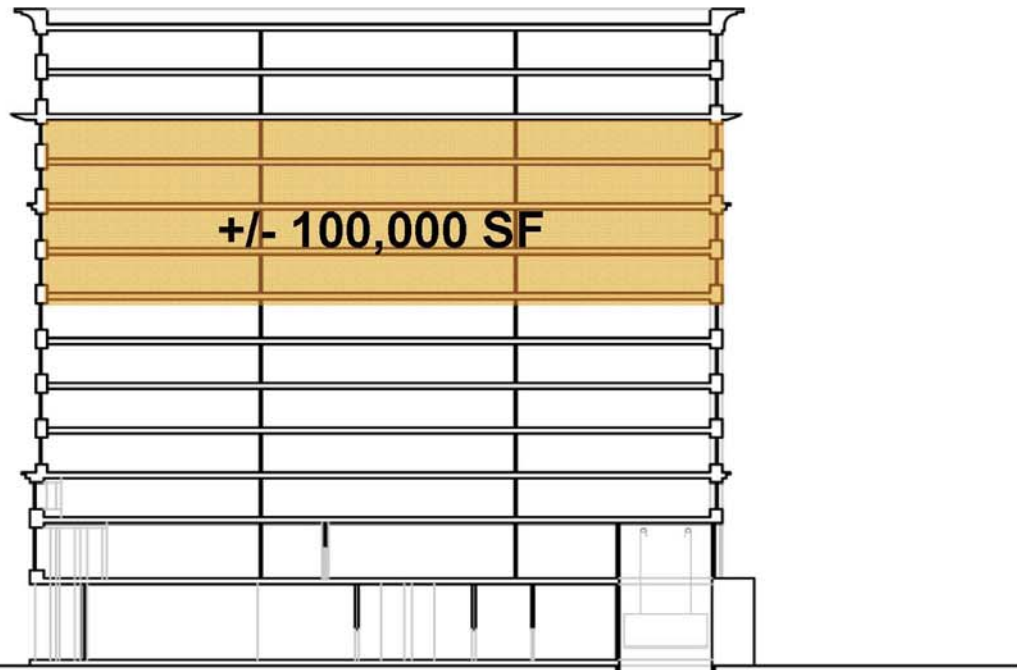
Post 2009-2014
100,000 SF



Library Expansion **1 floor**

Swing Space **1 floor**

Consolidation of other spaces **2 floors**



Source: Chan Krieger Sieniewicz

Vanasse Hangen Brustlin, Inc.

Figure 6-17
Consolidation of Leased Spaces
at 73 Tremont Street
Institutional Master Plan Notification Form
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 discussed in Chapter 6, Suffolk is or will seek approval from the Boston Redevelopment Authority (BRA) and Boston Zoning Commission (BZC) for the following Proposed Future Projects pursuant to Article 80:

- A new residence hall and theater, 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 black box theater and associated support space on the ground floor, with a building height of 125 feet, as described in Chapter 6.
- A new home for the New England School of Art and Design (NESAD) and other academic uses at 20 Somerset Street; and
- Relocation of academic and administrative uses within existing Suffolk owned and leased space.

In addition, the University will seek longer term approval for the campus development concepts described under Institutional Needs in Chapter 4 and in Table 6-2. The University's goal is to create new or 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.

Current Zoning

ZONING DISTRICTS OF SUFFOLK PROPERTIES:

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

Government Center/Markets District
Pemberton Square Protection Area

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 in, but primarily centered in the Government Center/Markets District 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).

Five Suffolk owned or leased properties are located within the Midtown Cultural District (Map 1A of the Code). These include Sargent Hall, 45 Bromfield Street, 10 West Street and the Proposed Modern Theater, which are all in the Ladder Blocks and Washington Street Theater Protection Area. 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 residence Hall at 150 Tremont Street is entirely within the Boston Common and Public Garden Protection Area and is 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 conditional in the above zoning subdistricts. However, if not occupying space shared with other educational uses of the same institution, such as dormitories, library, research center, or accessory uses, then all other College and University uses are forbidden in the H-2-65 District. In the Government Center/Markets District, ground floor uses are required on buildings fronting the certain streets, including Tremont Street and Court Street where the University has owned or leased property.

Zoning Applicable to Future Development

Suffolk's future development is intended to satisfy program needs of approximately 750,000 square feet (SF) of additional space set. As shown previously in Table 4-1, the program needs are allocated as follows: (i) 480,000 square feet of student housing (1,600 beds); (ii) 40,000 SF of athletic space; (iii) 77,000 SF for student services; (iv) 55,000-70,000 SF for NESAD; (v) 40,000 SF of additional academic space; (vi) Law School Clinical Programs at 10,000 SF; and (vii) 100 graduate student residences at 30,000 SF.

Consistent with the development principles set out above, Suffolk will seek zoning approval under the IMP provisions of the Boston Zoning Code for:

- (i) The proposed renovation of the Modern Theatre into a mixed-use residence hall and cultural facility;
- (ii) The proposed reuse of 20 Somerset Street to accommodate relocation of the New England School of Art and Design (NESAD) and other related academic uses; and,
- (iii) Other future Suffolk uses within specified geographic areas (the Clusters) described in Chapter 5 and consistent with institutional master planning and the recommendations of the Task Force.



Modern Theatre

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. Upon request during the 10 West Street Large Project Review process, the University agreed to investigate feasibility of a 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 black box/studio 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 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.



20 Somerset Street

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. However, the proposed new facility will be no taller than the existing structure. 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, and which would include about 105,000. In addition to the NESAD, the proposed project will include other academic uses. These anticipated principal uses include College and University uses such as: classroom, studio space, office, and academic laboratory, which are considered a Conditional use in the Boston Zoning Code, and subject to approval of an Institutional Master Plan.

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 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.



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 institutional master planning process and the recommendations of the Task Force. These future institutional projects will be subject to Task Force review and individual project review. Specific approvals and permits required for future institutional projects will be identified on a project by project basis, as proposals come forward, and reviewed with the Task Force.

8

Student Housing Plan

This chapter outlines Suffolk’s student housing goals, describes existing student housing, discusses where off-campus students live and presents Suffolk’s current housing policies.

Housing Goals

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 and since that time has made the transition to providing more on-campus 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 10 West Street project 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.’

To remain competitive with other universities and support Mayor Menino’s policy of increasing on-campus 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 compete with its peer institutions (which are also adding student residence halls, as shown below). Students are interested in University housing because it provides a more integrated college experience and can be more affordable than living in off-campus housing.

Suffolk has reevaluated its housing needs since the 2002 IMP, when the University proposed its first student residence hall at 10 Somerset Street. 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's policy is consistent with the Mayor's and is focused on the provision of additional student 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



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.

As reported from the research department of the Boston Redevelopment Authority (BRA) and shown in Table 8-1, academic institutions in Boston increased on-campus 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 has 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 the table potentially returned about 1,750 units to the local rental housing market.²

**Table 8-1
Additional On-Campus 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

Existing Student Housing

The university currently houses a relatively small proportion of its students in University owned facilities compared to peer institutions. Suffolk University agrees with the generally held view that students who live in off-campus 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 impact on any one particular area.

In 1996, Suffolk University began to house its students in university residence halls and to identify locations for future facilities outside of the Beacon Hill neighborhood. Suffolk University opened its first residence hall at 150 Tremont Street in August



² The report assumes four students per off-campus apartment.

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. On-campus housing is not offered to graduate students. To be eligible for on-campus housing, students must be enrolled in a full-time undergraduate program. Housing priority is given to freshmen and sophomores.

The changes in on-campus housing and undergraduate enrollment since the 1995-1996 academic year and projected through the 2017-2018 academic year are shown in Table 8-2. 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 on-campus housing for 1,039 students or about 23 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.

Table 8-2
Percent of Students Housed in University Owned Residence Halls

| Date | Enrollment ¹ | On-Campus Undergraduate Beds | Percent Housed | Residence Halls |
|---------|-------------------------|------------------------------|----------------|-------------------------------|
| 1995-96 | 2,138 | 0 | 0 | none |
| 1996-97 | 2,358 | 420 | 18 | 150 Tremont (420) |
| 1997-98 | 2,535 ² | 500 | 19 | 131 Tremont (80) ³ |
| 1998-99 | 2,712 ² | 500 | 18 | |
| 1999-00 | 2,889 | 500 | 17 | |
| 2000-01 | 2,696 | 500 | 18 | |
| 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 | 3,982 | 765 | 19 | |
| 2006-07 | 4,394 | 765 | 17 | |
| 2007-08 | 4,522 | 1,039 | 23 | 10 West (274) |
| 2010-11 | 4,600 ⁴ | 1,239 ⁵ | 27 | Modern Theater (200) |
| 2017-18 | 4,750 ⁴ | 2,365 ⁵ | 50 | Need 1,126 more beds |

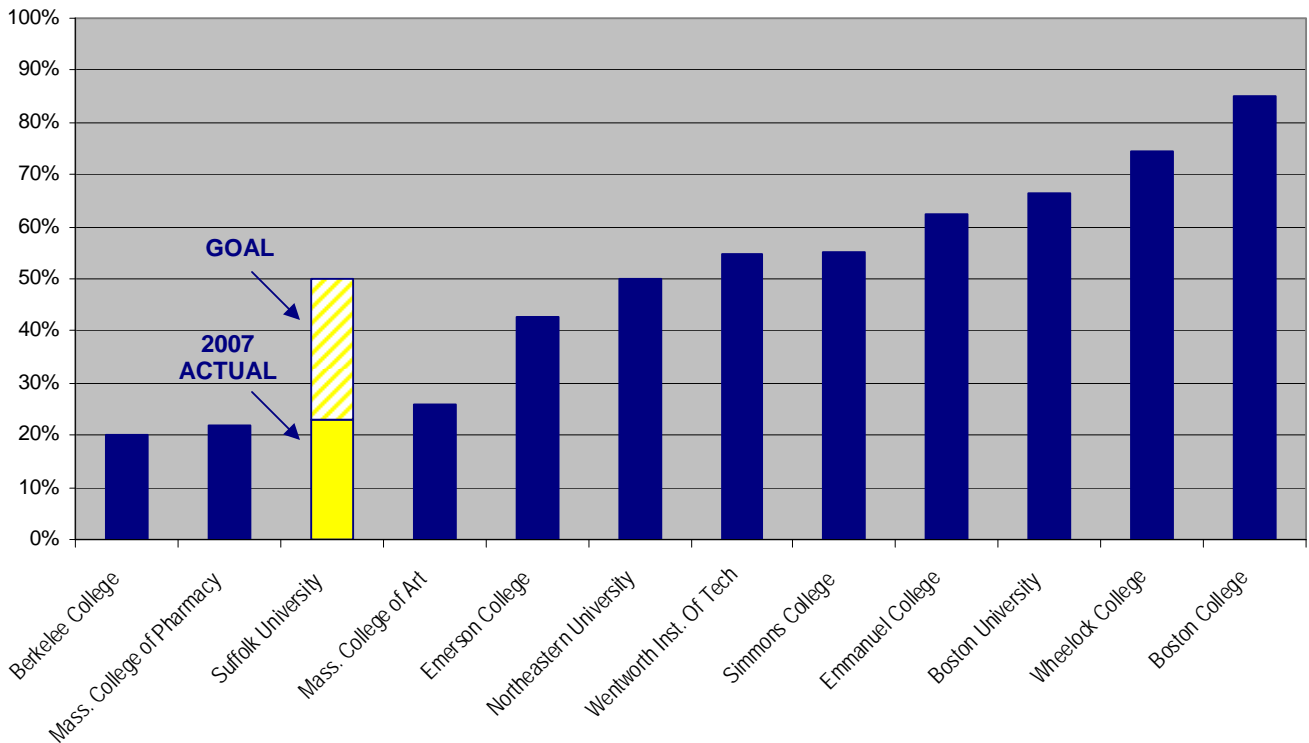
Source: Chan Krieger Sieniewicz and Suffolk University

1. Full-time undergraduates (Boston Campus)
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. Projected based on projected FTE enrollment.
5. Projected based on the plan goals.

To meet the City of Boston’s challenge to local universities to house approximately 50 percent of full-time undergraduate students in on-campus housing, Suffolk must build residence halls with another 1,126 beds to accommodate 50 percent of full-time undergraduate students at a stabilized enrollment of 5,000 FTE.

Table 8-3 below 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, Suffolk is well below other universities in providing undergraduate student housing.

**Table 8-3
Comparison: Percent of Full-Time Undergraduate Students Housed on Campus**



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

Student Residence Locations

The following sections describe where students who reside off-campus live, the assistance provided to them by the University and their impact on the housing market.



Residence Locations of Students Living Off-Campus

Of the 83 percent of full-time undergraduate students who live off-campus, approximately 29 percent live in Boston. Approximately 68 percent and 45 percent, respectively, of the full-time and part-time graduate student population live in Boston. The remaining students commute from communities outside of the City. Figures 8-1 and 8-2 illustrate the locations of the undergraduate and graduate student population, respectively.



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.

Student Housing Policies

Each incoming student living in University housing receives a copy of “The Guide to Residence Life” prior to arrival on campus. 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.



Criteria and Procedure for Student Housing

To be eligible for on-campus housing, students must be full-time undergraduate students in good academic standing. Due to the limited number of residence hall spaces available, no student is guaranteed housing beyond their first year. 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. Once the housing spaces are occupied, a waiting list is created based on the geographic location of the student’s primary residence and academic merit.



Student Vehicle Ownership Policy

University students are discouraged from bringing cars to campus due to the lack of available on-campus 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 on-campus residents of the University's residence halls are eligible to receive resident parking stickers in the City of Boston while residing on-campus. This same policy will pertain to all new student residence halls.



Residence Life Policies

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.

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 on-campus residence halls is the most direct way to get students out of the neighborhood housing and into supervised settings.³

Housing a larger percentage of their student population on-campus 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 “off-campus.” 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 the 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 8-4
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

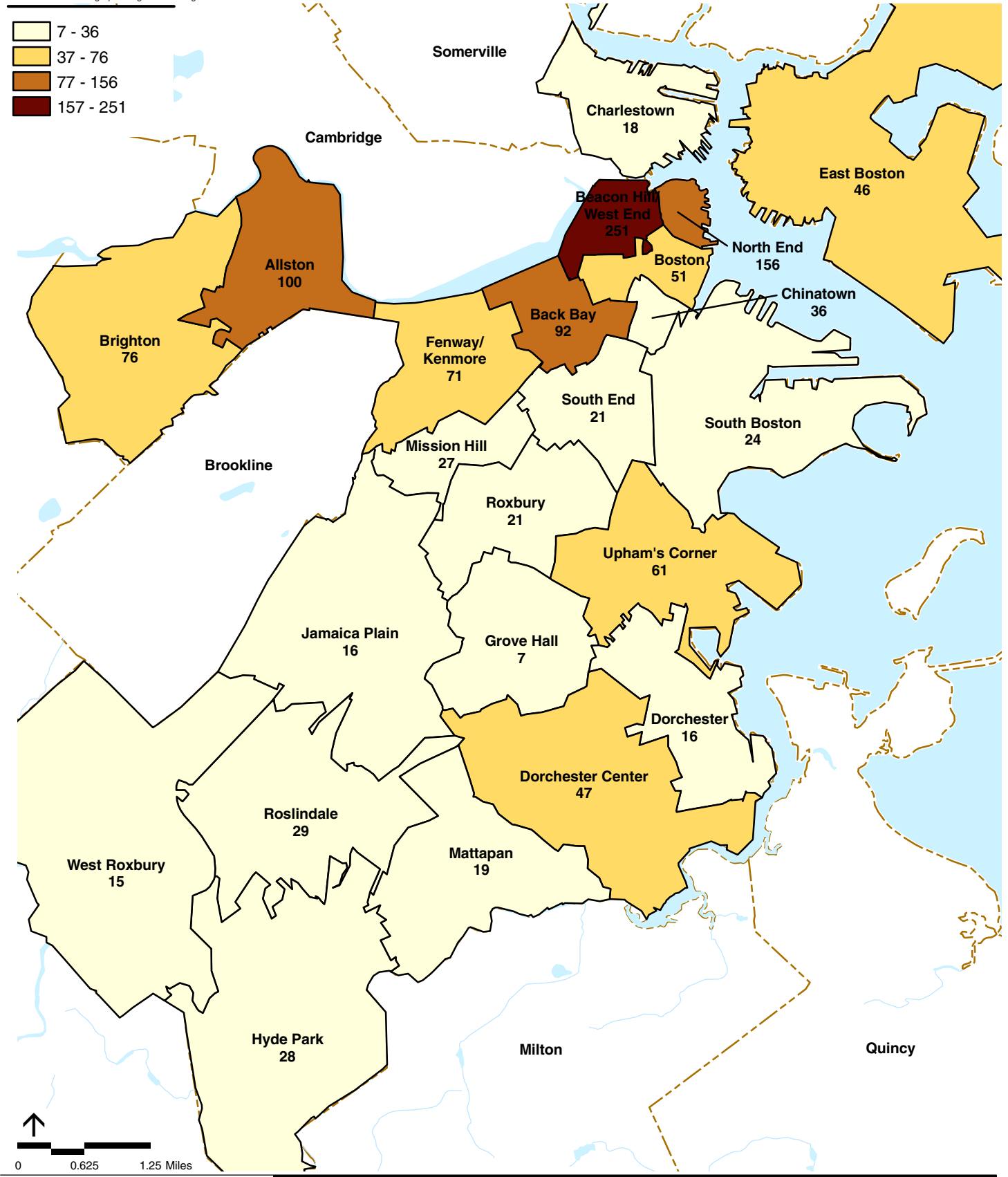


³ Insight: Boston Redevelopment Authority Research Department, February 2006.

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 student population living on campus.⁴ Many local universities such as Northeastern and Boston University have greatly expanded their on-campus 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 campus and place, reinforcing student retention and bring more “eyes on the street” to their local environments.



⁴ Insight: Boston Redevelopment Authority Research Department, January 2000.



Vanasse Hangen Brustlin, Inc.

Off-Campus Undergraduate Student
Boston Residence Locations
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts

Figure 8-1



Vanasse Hangen Brustlin, Inc.

Off-Campus Graduate Student
Boston Residence Locations
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts

Figure 8-2

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 campus. The campus is also well served by several bus lines. Figure 9-1 depicts public transportation serving the campus. Cambridge Street, Beacon Street, and Tremont Street serve as the major roadways near the University.

Existing Transportation Conditions

This section describes existing transportation conditions as they relate to the University campus. This review discusses mode share, 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 to the campus than other area peer institutions as shown in Table 9-1. The University's 2004 Rideshare Program Base Report, filed with the Massachusetts Department of Environmental Protection (DEP), showed that only about 8 percent 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 33 percent of faculty, staff, and students driving alone. The University's low drive alone rate is due to its efforts and the extensive transit service to the campus, limited University parking, and the cost of public parking in the area.

Table 9-1
Drive-Along 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% |
| <i>Total</i> | <i>100%</i> | <i>100%</i> |

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 the campus 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 – Red and Green Lines.
- **Government Center** at Cambridge Street/Tremont Street/Court Street – Blue and Green Lines.

In addition, the Silver line stops at Temple Place (Downtown Crossing).

**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.mbt.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-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 the campus. The Coach Co. provides weekday bus service between downtown Boston and nine cities and towns located throughout northeastern Massachusetts and New Hampshire.



University Parking Supply and Policies

The University provides a limited supply of parking for faculty and staff. Seventy-four parking spaces are provided in its 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 on-campus parking for students. The University charges market rates for faculty and staff parking.

**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.mbta.com/schedules_and_maps/bus/

1 varies during peak hour; headway shown is average of morning and evening peak hour

Within a half-mile of the University, sixteen lots and garages with public parking are available. The Boston Common Garage, providing 1,475 spaces, is approximately one-quarter mile from the main portion of the University campus. Figure 9-2 and Table 9-5 illustrates and lists, respectively, the names and locations of parking facilities and number of public spaces.

Daytime 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).

Much of the on-street parking located around the campus 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.

**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 | 9,825 |

Source: VHB
1. See Figure 9-2



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

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 that serve only the University community. In addition, bicyclists share the public roadways with motorists. Because of the University's urban campus, there are no traditional, defined bike paths.

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

- maintain a walkable campus;
- provide safe and clear paths of travel between University facilities;
- maintain the shared public/private pedestrian environment;
- seek ways to provide connections between campus 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.

Student Automobile Ownership, Use, and Parking

The University actively discourages students from bringing vehicles to campus. 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 around campus 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.

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.

Bicycle Transportation and Parking

As described previously, 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.

Loading and Service

Most deliveries to the University requiring a large truck are completed between 5:30 AM and 8:00 AM. Two spaces in the Law School's parking garage are designated for short-term delivery vehicle parking as well.

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.



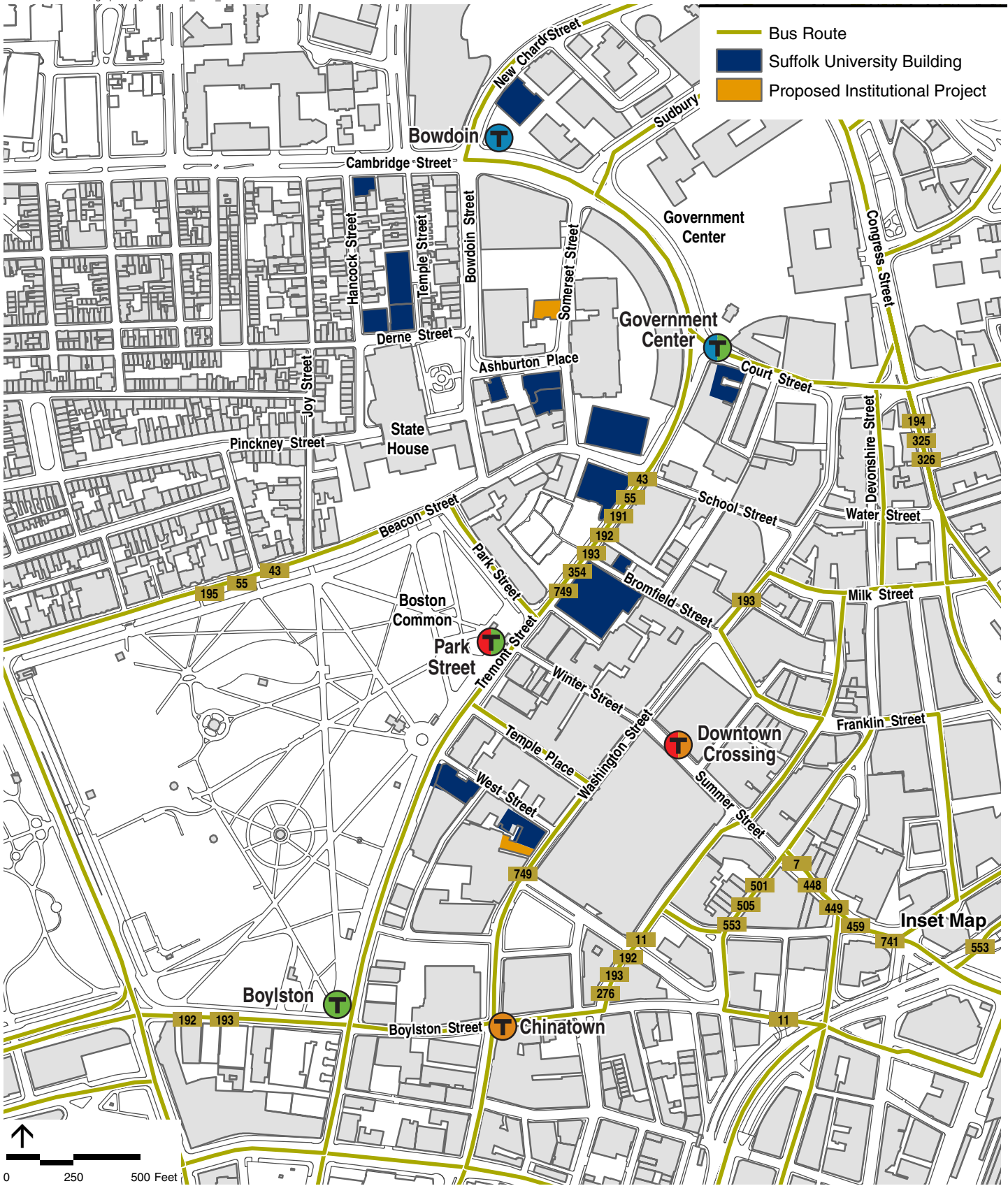
Construction Worker Access

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 BTM requirements.

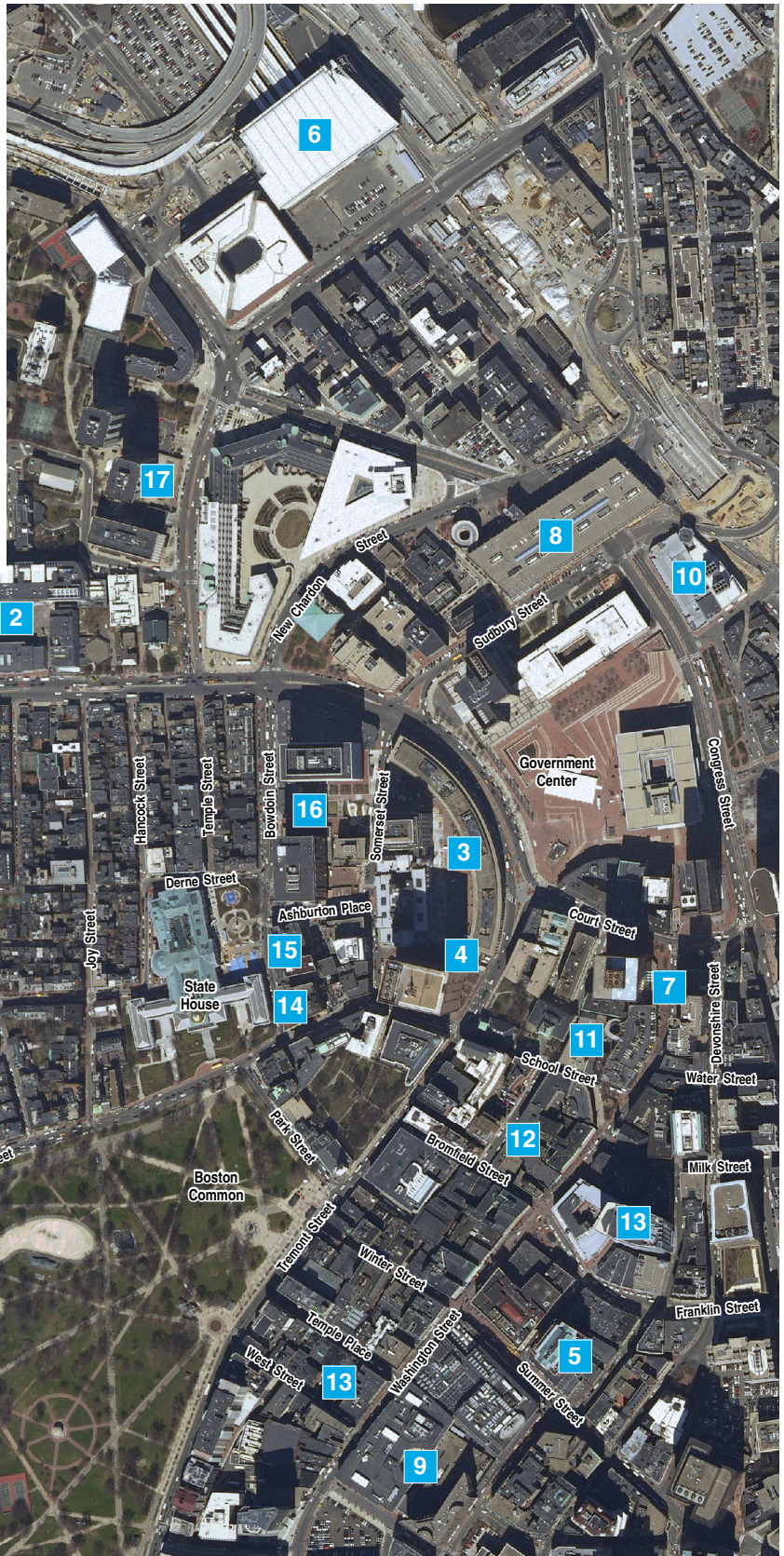


Vanasse Hangen Brustlin, Inc.

Public Transportation
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts

Figure 9-1

| 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 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 |

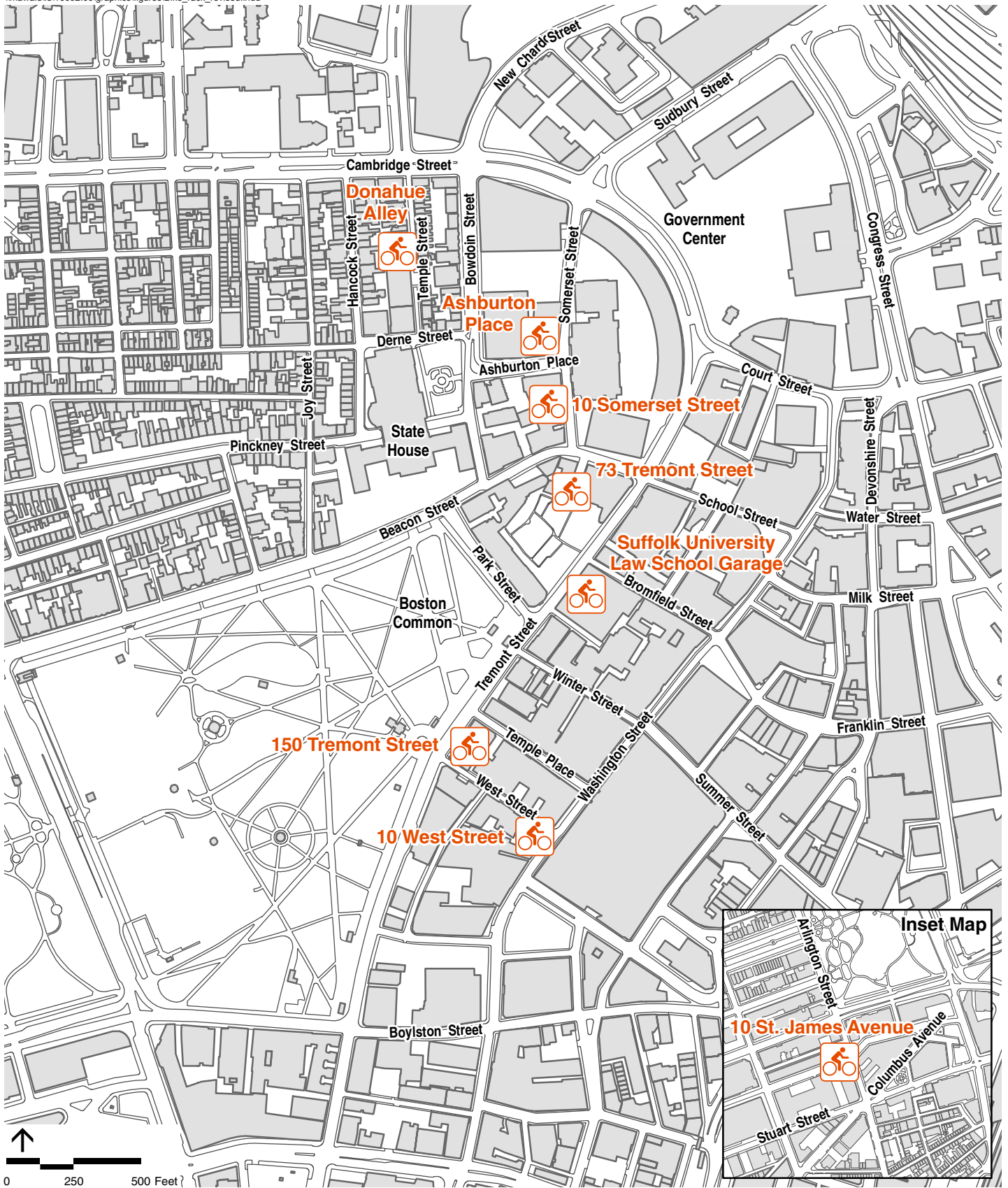


Source: HSH

Vanasse Hangen Brustlin, Inc.

Off-Street Parking
 Institutional Master Plan Notification Form
 Suffolk University
 Boston, Massachusetts

Figure 9-2



Vanasse Hangen Brustlin, Inc.

Bicycle Rack Locations
Institutional Master Plan Notification Form
Suffolk University IMPNF
Boston, Massachusetts

Figure 9-3

10

Environmental Sustainability

Introduction

Sustainability has become a focus of Suffolk University's operations and construction programs. New construction and major renovation projects more than comply with the City of Boston's Article 37, 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 Task Force and Green Teams within departments. These groups research, develop, and implement sustainable practices. Some of their key goals are:

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

Existing Sustainability Measures

Since the 2001 IMP, the University has implemented new sustainability initiatives that are described below.

In January 2007, Suffolk University Facilities Planning & Management convened a Sustainability Task Force that meets periodically and serves as an advisory group regarding operation initiatives, research, education, and outreach in the area of sustainability. The Task Force 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 campus-wide energy management program
- Retrofitted lights in the Ridgeway and Sawyer Buildings to increase efficiency
- Worked with Dining Services to ban the use of Styrofoam, replacing it with more sustainable materials

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.



Recycling

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 4 percent to 16 percent of waste diverted from the waste stream, and are seeking further improvement;
- Outdoor recycling receptacles at six University properties for bottle and paper recycling;
- Appropriate paper 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;
- 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. The University also participated in a Dorm Clean Out with the non-profit Dump and Run. Residents of 150 Tremont and 10 Somerset 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.

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 program expansion resulted in going from recycling 30 tons in a year to recycling over 100 tons; at the same time, decreasing trash output by 25 percent.



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 campus 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 regime to prolong HVAC equipment life and ensure that the systems operate efficiently.

As the phased upgrade of lighting infrastructure continues with periodic renovations across its campus, Suffolk intends to evaluate the potential benefits of a campus 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, Suffolk University 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. In support of alternatives to vehicular commuting, Suffolk offers incentives and programs to students and staff who arrive to campus 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 campus 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.

Potential Future Sustainability Programs and Plans

- The University will be moving forward with several energy conservation measures to reduce the carbon footprint of the campus.
- Suffolk is working with Dining Services to explore additional green dining options.
- Suffolk is using green cleaning products on campus.
- The University is committed to incorporating sustainability principles into future projects and will pursue LEED Certification.

Green Building / LEED®

For the 10 West Residence Hall Project, the University has been working with CBT Architects and the Green Roundtable 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 will continue for Future Institutional Projects.

11

Historic Preservation

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 will include a Preservation Plan.

Historic Resources

Suffolk University owns or leases a variety of buildings in Beacon Hill, the Central Business District, and in the Back Bay/Park Square area. Due to its location in Boston's historic core, many of the buildings that they own or lease and 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 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 cannot physical 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 Campus 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 | None | 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**

| |
|---|
| <p>The First Harrison Gray Otis House (National Register property, National Historic Landmark, Preservation Restriction, and Massachusetts Historic Landmark) 141 Cambridge Street</p> |
| <p>Suffolk County Courthouse Addition (Determined Eligible for National Register of Historic Places) Pemberton Square</p> |
| <p>Old Colony Trust Company Building (Determined Eligible for National Register of Historic Places) 17 Court Street</p> |
| <p>King's Chapel Burying Ground (National Register property, Preservation Restriction) Tremont Street (north of King's Chapel)</p> |
| <p>King's Chapel (National Register property, National Historic Landmark, Preservation Restriction, and Massachusetts Historic Landmark) 58 Tremont Street</p> |
| <p>Parker House (Determined Eligible for National Register of Historic Places) 56-72 School Street</p> |
| <p>Tremont Temple Baptist Church (Determined Eligible for National Register of Historic Places) 76-88 Tremont Street</p> |
| <p>St. Paul's Church (National Register property, National Historic Landmark) 136 Tremont Street</p> |
| <p>R. H. Stearns Building (National Register property) 140 Tremont Street</p> |
| <p>Old City Hall (National Register property, National Historic Landmark) 41-45 School Street</p> |
| <p>Wesleyan Association Building (Determined eligible for National Register of Historic Places) 32-38 Bromfield Street</p> |
| <p>20-30 Bromfield Street (Local Landmark) 20-30 Bromfield Street</p> |
| <p>Locke-Ober Restaurant (National Register property) 3-4 Winter Place</p> |
| <p>Ames Building (National Register property, Local Landmark) 1 Court Street</p> |
| <p>Old Corner Bookstore (National Register property, Massachusetts Historic Landmark, Preservation Restriction) 277-285 Washington Street</p> |
| <p>Old South Meeting House (National Register property, National Historic Landmark, Massachusetts Historic Landmark) 308 Washington Street</p> |
| <p>Filene's Department Store (National Register property (426 Washington Street only), Local Landmark) Block bounded by Washington, Summer, Franklin, and Hawley Streets)</p> |
| <p>Old State House (National Register property, National Historic Landmark, Massachusetts Historic Landmark, Preservation Restriction) 208 State Street</p> |

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

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

25 Staniford Street

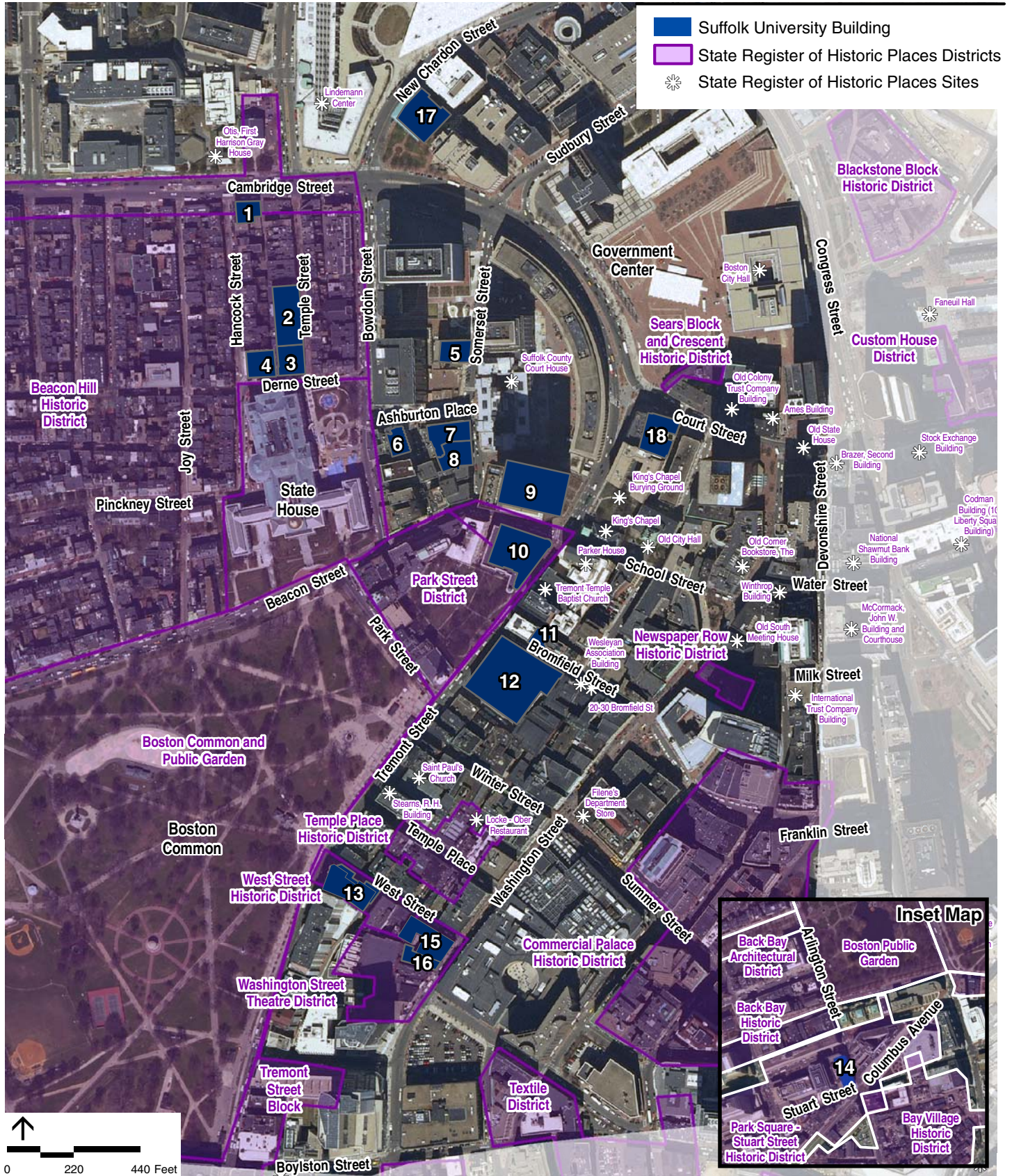
International Trust Company Building (National Register property, Local Landmark)

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.



Vanasse Hangen Brustlin, Inc.

Historic Resources Map
Institutional Master Plan Notification Form
Suffolk University
Boston, Massachusetts

Figure 11-1

12

Community 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 legal 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.

Financial Payments



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, 1997.¹ The University will enter into a PILOT agreement for the 10 West Street Student Residence Hall. The University makes annual PILOT payments to help defray the costs of City services. PILOT Payments for FY 2006 totaled \$310,000 and the University paid \$5,000 in property taxes for the convenience store located at 150 Tremont Street.

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.



¹ The term of the PILOT Agreement for 120 Tremont Street runs through 2009.



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 2006, the University paid a tax levy of approximately \$2,100,279 to the City.

In addition, the University pays taxes indirectly in its lease payments for facilities including 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 - \$835,000

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.

Historical Mitigation Payment - \$400,000

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.



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

The University has also contributed to infrastructure improvements at the Granary Burial Ground and King's Chapel. In addition, the University provides daily trash pick-up services in the Granary Burial Ground and clears the sidewalk and steps in front of the Burial Ground, which is located on the Freedom Trail.

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.

Economic Development Contribution of the University

It is important to consider the positive economic impacts Suffolk has had on Beacon Hill and the surrounding areas 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.

Suffolk University contributes annually to the neighborhoods surrounding its campus via direct and indirect spending by students and employees, as well as induced impacts.² 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 2006³.

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 University's students currently live on campus (less than 20%), and commuter students' spending is estimated to be lower than on campus students' spending. The addition of more students to the campus 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



² 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.

³ Tuerck, David and Paul Bachman, "The Impact of Suffolk University on the Boston Economy," Beacon Hill Institute at Suffolk University: August 2006.

expenditures. It is worthwhile to note that the BHI report could not account for some unrecorded impacts, such as the local spending by campus visitors. 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.

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.

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 Berg 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

Cultural Contributions

The University provides a number of important cultural benefits to the community, including:

- Collection of African American Literature
- Gallery 28
- Gallery at Sargent Hall
- Lowell Lecture Series
- Walsh Theatre

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 4, 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.



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, which is the repository for all off-campus 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.