



June 13, 2017

Brian P. Golden, Director
Boston Planning and Development Agency
9th Floor City Hall
One City Hall Plaza
Boston, MA 02201-1007

**Re: MCPHS University (f/k/a Massachusetts College of Pharmacy and Health Sciences),
Institutional Master Plan
Letter of Intent to file IMPNF for Amendment of Institutional Master Plan**

Dear Director Golden:

In accordance with Article 80D of the Boston Zoning Code (the "Code"), on behalf of the Trustees of MCPHS University, formerly known as Massachusetts College of Pharmacy and Health Sciences ("MCPHS"), this letter constitutes a Letter of Intent to file an Institutional Master Plan Notification Form (the "IMPNF") with the Boston Redevelopment Authority ("BRA"), doing business as the Boston Planning and Development Agency (the "BPDA"), consistent with Executive Order entitled, "An Order Relative to the Provision of Mitigation by Development Projects in Boston, to amend the MCPHS 2014 Institutional Master Plan (the "2014 IMP") to allow the inclusion of 704 Huntington Avenue in the existing President's residence, known as the Brant House, located at 700-702 Huntington Avenue. No other changes to the 2014 IMP are requested at this time.

The 2014 IMP reports that the University did not have any institutional projects in the City of Boston either underway or contemplated because its planned growth was focused on its other campuses in Worcester and Manchester, New Hampshire, as well as within its distance learning division, MCPHS Online. The submission of the 2014 IMP was to ensure compliance with Section 80D-5 of the Code, rather than to seek approval of a project or projects.

On December 5, 2016, MCPHS submitted to you its Bi-Annual Update (the "2016 Update") pursuant to Section 80D-7 of the Code, and noted MCPHS's acquisition of 704 Huntington Avenue in 2016. The 2016 Update stated that, at that time, planning for 704 Huntington Avenue was still in the preliminary stages. Since then, MCPHS has determined that, because the current President's residence shares a party wall with 704 Huntington Avenue, the inclusion of 704 Huntington Avenue in the existing President's residence (the "Project") made the most sense for

the institutional use of 704 Huntington Avenue and would have a low impact and a de minimis effect on the neighborhood.

The Project would add approximately 2,000 square feet of space at 704 Huntington Avenue to the existing approximately 5,000 square feet of space at 700 -702 Huntington Avenue. All three properties (700,702 and 704 Huntington Avenue) are zoned for residential use, and the properties at 700-702 are included in the 2014 IMP. The existing President's residence is used for all permitted residential uses, including occupancy by MCPHS's President, his family, and their guests, entertaining, a home office, etc., and those uses commonly pertaining to a college or university's president's use of his/her residence, such as alumni receptions and fundraising, university events, meetings, etc. The addition of 704 Huntington to the current MCPHS President's residence will simply increase the size of the President's residence, but would not alter the current, permitted use of the President's residence.

The Project consists of simply the construction of doorways in the party wall on each floor between 702 and 704 Huntington Avenue to introduce access from the current President's residence to 704 Huntington Avenue to combine the adjoining row houses into a single residence for MCPHS's President. The Project is located on Huntington Avenue in the Mission Hill Neighborhood District.

The Project involves an approximately 2,000 square foot expansion of the existing President's residence, well below the 50,000 square foot threshold for Large Project review, and proposes no other changes to the IMP other than the addition of this single Project. Accordingly, MCPHS requests an expedited Institutional Master Plan amendment pursuant to Section 80D-9.2, Amendment of Institutional Master Plan – Expedited Review for Certain Small Projects.

The inclusion of 704 Huntington Avenue in the existing President's residence is another example of MCPHS's striving to meet its mission and goals while at the same time respecting its neighbors. MCPHS has continuously pursued strategic relationships with the Colleges of the Fenway to share resources so as not to unnecessarily duplicate institutional uses of facilities, thereby working to lessen institutional impacts on its neighborhood.

The 2014 IMP described two important cooperative programs with nearby institutions. MCPHS has established a particularly strong partnership with the Massachusetts College of Art and Design ("MASSART"), resulting in a joint campus bookstore located on the MASSART campus at 621 Huntington Avenue. The two institutions also developed a shared dining facility on the MASSART campus, which provides food service for students living on the Main Campus, and both institutions now share dormitory space within the new 500 room MASSART residence hall on Huntington Avenue. In addition, MASSART, the Wentworth Institute of Technology and MCPHS have a shared student health center on the 2nd floor of the new MASSART residence hall and a shared Wellness Center, located in Beatty Hall on the Wentworth campus. MCPHS also leases additional dormitory beds from Wentworth on an "as needed" annual basis.

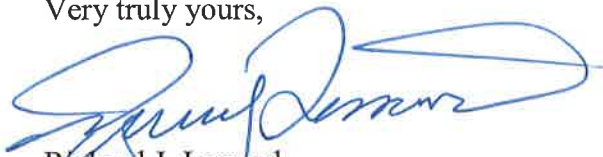
The 2016 Update reported that MCPHS has continued its commitment to collaborate with the Colleges of the Fenway to maximize use of all student housing and future student housing in the areas surrounding MCPHS. To that end, MCPHS has entered into a long term lease for

approximately 256 beds in the new dormitory currently under construction on the Emmanuel College campus. Occupancy is expected for the fall of 2018.

MCPHS will continue to pursue opportunities with other colleges and institutions in and around the Longwood Medical Area (the "LMA") to share facilities, including classrooms, dormitories, student activity space, office space, etc. MCPHS will periodically update the BPDA regarding MCPHS's collaborative efforts in and around the LMA.

MCPHS, and in particular, its President, Charles F. Monahan, Jr, have been very active and constant members of the Mission Hill, LMA and Colleges of the Fenway communities, engaging the public and its neighbors, in MCPHS's master planning and project development efforts. MCPHS believes that engaging its neighbors and community in its planning will make the Project and the MCPHS campus as a whole the best they can be for MCPHS, its neighborhood, and the City of Boston. MCPHS looks forward to working with you, your agency, other City agencies and the MCPHS Task Force throughout the Article 80 review process.

Very truly yours,



Richard J. Lessard
Executive Vice President, Chief Operating
Officer and Chief Financial Officer

cc: Katelyn Sullivan, Senior Project Manager, BPDA
Charles F. Monahan, President, MCPHS
Deborah O'Malley, Esq., Vice President and General Counsel, MCPHS