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September 23, 2013

**BY HAND**

Peter Meade, Director  
Boston Redevelopment Authority  
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)  
Letter of Intent to file IMPNF for Establishment of the MCPHS Institutional Master Plan**

Dear Director Meade:

Please accept this letter as a Letter of Intent under Article 80, Section 80D of the Boston Zoning Code ("Code") submitted to the Boston Redevelopment Authority ("Authority") pursuant to the Executive Order of Mayor Thomas M. Menino entitled: "An Order Relative to the Provision of Mitigation by Development Projects in Boston" for the filing of an IMPNF for the Establishment of a new ten (10) year term ("IMPNF") of the MCPHS University ("MCPHS") Institutional Master Plan ("IMP").

The present MCPHS IMP is embodied in three written documents entitled: "Institutional Master Plan Amendment/Renewal, Massachusetts College of Pharmacy and Health Sciences" dated November 21, 2001, "Supplemental Information to the Master Plan and DPIR" dated March 12, 2002, and the Institutional Master Plan Notification Form/Notice of Project Change for IMP Amendment/Small Project Review Application ("IMPNF/NPC/SPRA") filed with the Authority on April 12, 2007 ("Institutional Master Plan"). The MCPHS IMP was approved by the Authority on March 29, 2002, by the Zoning Commission on May 22, 2002 and by the Mayor on May 24, 2002 for a 10-year term which commenced on May 24, 2002 and expired on May 24, 2012.

The development program of the IMP consisted of four Institutional Projects:

- The White Building Addition (now known as the Matricaria Building) project consisting of 93,300 square feet of floor area, of which approximately 31,430 square feet is devoted

to academic uses and approximately 61,870 square feet is devoted to dormitory uses for 230 beds. This project is six stories at a height limit of 97 feet with a below-grade parking facility for approximately 80 vehicles.

- The White Building Reconfiguration project included interior renovations of the existing White Building.
- The President's House (now known as the Brant House) project is located at 700-702 Huntington Avenue in two row houses with a floor area of approximately 7,232 square feet on two parcels which total approximately 5,217 square feet of land area. The two buildings have been renovated to accommodate a reception area for MCPHS and a residence for the President on the upper floors.
- The Huntington Avenue Academic Building Project (now known as the Griffin Building) at 662-670 Huntington Avenue on a parcel located one block south of the Main Campus and containing approximately 7,636 square foot and consisting of 6-stories above-grade, plus a basement level containing an auditorium, all within a gross floor area of approximately 49,700 square feet, an FAR of 6.5 and at a height of 84 feet, not including a mechanical penthouse. The height of the building including the mechanical penthouse, measured in accordance with Article 2A of the Code, is 100 feet.

MCPHS also acquired the academic program (not the facility) of the Forsyth School for Dental Hygienists and added the Dental Hygiene program to the School of Health Sciences in the fall of the 2002 academic year. With the completion of the White Building Addition, the program has moved to the MCPHS Main Campus in a new 3,000-4,000 square foot clinical lab.

The IMP also 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, 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. MCPHS will continue to pursue similar opportunities with other colleges and institutions in and around the LMA to share facilities, including classrooms, dormitories, student activity space, office space, etc. Since the 2007 filing with the BRA, MCPHS has not undertaken any new Institutional Projects or acquired any property for institutional uses. MCPHS has acquired the building at 660 Huntington Avenue for investment purposes only, and has a small on-site management office.

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Therefore, the building is not subject to Institutional Master Plan review under Article 80D of the Code.

At this time, MCPHS seeks to establish an IMP for a ten (10) year period and does not contemplate any new Institutional Projects within such ten (10) year period. Furthermore, MCPHS proposes no substantive changes to the uses, dimensions, parking, or loading of the existing buildings.

Therefore, MCPHS seeks your acceptance of the filing of this LOI and the initiation of the new IMP under the Article 80D process. Thank you for your consideration of this Letter of Intent.

Very truly yours,

  
James H. Greene

JHG/cad

cc: Charles F. Monahan, President  
Richard J. Lessard, Vice President, Chief Operating Officer, Chief Financial Officer  
Deborah O'Malley, Esq., Vice President and General Counsel  
Connie Kastelnik, CK Communications  
Gregory H. Laham, Chair Development Committee