



# Suffolk University

Institutional Master Plan Notification Form

SUBMITTED TO

Boston Planning and  
Development Agency

PREPARED BY



IN ASSOCIATION WITH  
NBBJ

September 2019

# Suffolk University

Boston, Massachusetts

SUBMITTED TO **Boston Planning and Development Agency**

One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

PROPONENT **Suffolk University**

8 Ashburton Place  
Boston, MA 02108

PREPARED BY **VHB**

99 High Street, 10<sup>th</sup> Floor  
Boston, MA 02110

*In association with:*

NBBJ

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# Table of Contents

## Chapter 1: Introduction

|       |  |     |
|-------|--|-----|
| 1.1   | Background .....   | 1-1 |
| 1.2   | The Urban Campus.....  | 1-2 |
| 1.3   | Institutional Master Planning Background and History.....                          | 1-2 |
| 1.3.1 | 2002 Suffolk University Institutional Master Plan.....                             | 1-2 |
| 1.3.2 | 2005 Amendment to the 2002 IMP.....  | 1-3 |
| 1.3.3 | Renewal Project Notification Form to the 2002 IMP.....                             | 1-3 |
| 1.3.4 | 2007 Amendment to 2002 IMP – 10 West Street Student<br>Residence Hall Project..... | 1-3 |
| 1.3.5 | 2008 Suffolk University Institutional Master Plan.....                             | 1-3 |
| 1.3.6 | 2018 Amendment to the 2008 IMP.....  | 1-4 |
| 1.4   | Public Process and Coordination.....   | 1-5 |
| 1.5   | Institutional Master Plan Team.....  | 1-6 |

## Chapter 2: Mission and Objectives

|       |  |     |
|-------|--|-----|
| 2.1   | Introduction.....                      | 2-1 |
| 2.2   | Mission Statement and Vision .....     | 2-1 |
| 2.3   | University Objectives .....            | 2-2 |
| 2.4   | Academic Programs and Initiatives..... | 2-3 |
| 2.4.1 | College of Art and Sciences .....      | 2-3 |
| 2.4.2 | Sawyer Business School .....           | 2-4 |
| 2.4.3 | Suffolk Law School.....                | 2-5 |
| 2.4.4 | School of Public Engagement .....      | 2-5 |

## Chapter 3: Existing Properties and Uses

|     |   |     |
|-----|---|-----|
| 3.1 | Suffolk University's Urban Campus.....  | 3-1 |
| 3.2 | Existing Campus Facilities .....        | 3-2 |
| 3.3 | Off-campus and External Facilities..... | 3-5 |

## Chapter 4: University Demographics

|       |  |     |
|-------|--|-----|
| 4.1   | Student Demographics.....                    | 4-1 |
| 4.1.1 | Historic Enrollment Trends .....             | 4-1 |
| 4.1.2 | Full-time vs Part-time Enrollment.....       | 4-2 |
| 4.1.3 | Future Undergraduate Enrollment Targets..... | 4-2 |

|       |  |     |
|-------|--|-----|
| 4.2   | Employment and Workforce Development.....      | 4-3 |
| 4.2.1 | Employment .....                               | 4-3 |
| 4.2.2 | Workforce Development .....                    | 4-4 |
| 4.3   | Current and Future Institutional Needs .....   | 4-4 |
| 4.3.1 | Academic and Dedicated Programming Spaces..... | 4-4 |
| 4.3.2 | Housing .....                                  | 4-4 |
| 4.3.3 | Parking.....                                   | 4-4 |

### **Chapter 5: Urban Campus Master Plan**

|       |   |     |
|-------|---|-----|
| 5.1   | Institutional Master Planning Goals.....                    | 5-1 |
| 5.2   | Suffolk University's Urban Context .....                    | 5-1 |
| 5.2.1 | Planning Context .....                                      | 5-2 |
| 5.3   | Campus Planning Framework .....                             | 5-3 |
| 5.4   | Guiding Principles for Growth.....                          | 5-4 |
| 5.4.1 | Growth Areas (Clusters) .....                               | 5-5 |
| 5.4.2 | Non-expansion Areas .....                                   | 5-5 |
| 5.5   | Impacts of University Uses on Neighboring Communities ..... | 5-5 |
| 5.5.1 | Benefits.....   | 5-6 |
| 5.6   | Residential Development in Boston .....                     | 5-7 |

### **Chapter 6: Proposed Development Plan**

|       |   |     |
|-------|---|-----|
| 6.1   | Facility Expansion.....   | 6-1 |
| 6.1.1 | Proposed Student Housing .....                                  | 6-1 |
| 6.2   | Additional Proposed Institutional Projects .....                | 6-3 |
| 6.2.1 | Dedicated Performance, Rehearsal, Studio, and Event Space ..... | 6-3 |
| 6.2.2 | Career Services Office .....                                    | 6-3 |
| 6.2.3 | New School of Public Engagement.....                            | 6-4 |
| 6.2.4 | Additional Laboratory Spaces .....                              | 6-4 |

### **Chapter 7: Zoning and Permitting**

|     |   |     |
|-----|---|-----|
| 7.1 | Current Zoning.....                           | 7-1 |
| 7.2 | Zoning Applicable to Future Development ..... | 7-2 |
| 7.3 | Compliance with IMP and Code Compliance ..... | 7-3 |
| 7.4 | Other Future Institutional Projects.....      | 7-3 |

### **Chapter 8: Student Housing Plan**

|       |   |     |
|-------|---|-----|
| 8.1   | Introduction.....                             | 8-1 |
| 8.2   | Student Housing Goals.....                    | 8-1 |
| 8.3   | Existing Residence Halls .....                | 8-2 |
| 8.3.1 | 1047 Commonwealth Avenue Residence Hall ..... | 8-3 |

|       |   |     |
|-------|---|-----|
| 8.4   | Proposed Student Housing.....                   | 8-4 |
| 8.4.1 | 1 Court Street Residence Hall.....              | 8-4 |
| 8.5   | Student Housing Policies.....                   | 8-4 |
| 8.5.1 | Criteria and Procedure for Student Housing..... | 8-4 |
| 8.5.2 | Alcohol and Drug Policy.....                    | 8-5 |
| 8.5.3 | Security and Public Safety.....                 | 8-5 |
| 8.5.4 | Student Vehicles.....                           | 8-5 |
| 8.6   | Off-campus Students.....                        | 8-5 |

### **Chapter 9: Transportation and Parking Management**

|       |  |     |
|-------|--|-----|
| 9.1   | Introduction.....  | 9-1 |
| 9.2   | Existing Transportation Conditions.....                          | 9-1 |
| 9.2.1 | Mode Share.....  | 9-1 |
| 9.2.2 | Public Transportation.....                                       | 9-2 |
| 9.2.3 | University Parking Supply and Policies.....                      | 9-3 |
| 9.2.4 | Existing Transportation Demand Management Measures in Place..... | 9-5 |
| 9.2.5 | Pedestrian and Bicycle Environment.....                          | 9-5 |
| 9.3   | Student Automobile Ownership, Use, and Parking.....              | 9-6 |
| 9.4   | Move-in / Move-out Traffic Management Procedures.....            | 9-6 |
| 9.5   | Bicycle Transportation and Parking.....                          | 9-7 |
| 9.6   | Loading and Service.....   | 9-7 |
| 9.7   | Construction Management.....                                     | 9-7 |
| 9.7.1 | Construction Hours, Staging, and Pedestrian Safety.....          | 9-8 |
| 9.7.2 | Construction Worker Access.....                                  | 9-8 |
| 9.7.3 | Truck Routes and Volumes.....                                    | 9-8 |

### **Chapter 10: Sustainability at Suffolk University**

|        |  |      |
|--------|--|------|
| 10.1   | Introduction.....  | 10-1 |
| 10.2   | Existing Sustainability Measures.....                                      | 10-1 |
| 10.2.1 | Examples of Suffolk University's Sustainability Practices and Policies.... | 10-1 |
| 10.3   | Greenhouse Gas Emissions Reduction Efforts.....                            | 10-4 |
| 10.4   | Transportation.....  | 10-5 |
| 10.5   | Future Sustainability Programs and Plan.....                               | 10-6 |
| 10.6   | Green Building / LEED.....   | 10-6 |

### **Chapter 11: Historic Resources and Preservation**

|      |                         |      |
|------|-------------------------|------|
| 11.1 | Introduction.....       | 11-1 |
| 11.2 | Historic Resources..... | 11-1 |
| 11.3 | Adjacent Resources..... | 11-5 |

**Chapter 12: Community Benefits Plan**

|        |  |      |
|--------|--|------|
| 12.1   | Introduction.....  | 12-1 |
| 12.2   | Financial Payments.....  | 12-1 |
| 12.2.1 | Payments in Lieu of Taxes (PILOT) Agreement.....   | 12-1 |
| 12.2.2 | Taxes.....   | 12-1 |
| 12.3   | Economic Development Contributions.....  | 12-2 |
| 12.3.1 | Community Contributions.....   | 12-2 |
| 12.4   | Existing Programs/Benefits.....  | 12-3 |
| 12.4.1 | Community Outreach Programs.....   | 12-3 |
| 12.4.2 | Scholarships for Boston Residents.....   | 12-3 |
| 12.4.3 | Cultural Contributions.....  | 12-3 |
| 12.5   | Civic Involvement.....   | 12-4 |
| 12.5.1 | Community, Non-Profit, and Charitable Organizations Supported<br>by the University (partial list)..... | 12-4 |
| 12.5.2 | Jobs.....  | 12-5 |
| 12.6   | Community Relations.....   | 12-5 |

**APPENDIX**

A: Letter of Intent

# List of Tables

| <b>Table No.</b> | <b>Description</b>  | <b>Page</b> |
|------------------|---|-------------|
| 1-1              | Suffolk University Community Task Force Members .....   | 1-5         |
| 3-1              | Suffolk University Owned and Leased Properties.....   | 3-4         |
| 3-2              | Summary of Primary Uses by Total Gross Square Footage .....   | 3-5         |
| 4-1              | Historical Enrollment (Full and Part-time) (Fall 2009-Fall 2018) .....  | 4-2         |
| 4-2              | Full-time vs. Part-time Enrollment.....   | 4-2         |
| 4-3              | Undergraduate Enrollment Projection (Full and Part-time)<br>(2020-2029).....                                  | 4-3         |
| 9-1              | Travel Mode Shares .....  | 9-1         |
| 9-2              | Rapid Transit Service Near Suffolk University .....   | 9-2         |
| 9-3              | MBTA Bus Service Near Suffolk University .....  | 9-3         |
| 9-4              | Study Area Parking Facilities.....  | 9-4         |
| 11-1             | Historic Status of Existing Campus Facilities .....   | 11-2        |
| 11-2             | State Register-listed Historic Districts Adjacent or<br>Proximate to Suffolk University Buildings .....       | 11-3        |
| 11-3             | State Register-listed Individual Properties Adjacent to or<br>Proximate to Suffolk University Buildings ..... | 11-4        |

# List of Figures

\*Note: All supporting graphics are provided at the end of each chapter.

| <b>Figure No.</b> | <b>Description</b>   |
|-------------------|--|
| 1.1               | Campus Locus Map   |
| 3.1               | Existing Property Locations and Building Footprints                        |
| 3.2               | Off-Campus, External, and Shared Footprints                                |
| 3.3               | Consolidation of Leased Spaces to 73 Tremont Street and 20 Somerset Street |
| 4.1               | Historic and Projected Undergraduate Enrollment (1999-2029)                |
| 5.1               | Other Institutions in the Area   |
| 5.2               | Suffolk Crescent and Clusters  |
| 5.3a              | Cluster 1 and Cluster 2  |
| 5.3b              | Cluster 3 and Cluster 4  |
| 5.3c              | Cluster 5  |
| 5.3d              | Cluster 6 (East Boston)  |
| 5.4               | Beacon Hill Non-Expansion Areas  |
| 7.1               | Existing Zoning  |
| 8.1               | Off-campus Undergraduate Student Boston Residence Locations                |
| 9.1               | Public Transportation  |
| 9.2               | Off-Street Public Parking  |
| 9.3               | Bicycle Storage and Public Bike Share Station Locations                    |
| 9.4               | Building Access  |
| 11.1              | Historic Resources   |



# 1

## Introduction

### 1.1 Background

In accordance with Article 80, Large Project Review, Section 80D-5(2), of the Boston Zoning Code (the “Code”), Suffolk University (“Suffolk”, or the “University”), is submitting this Institutional Master Plan Notification Form (“IMPINF”) to prepare a new 2020 Institutional Master Plan (“IMP”) anticipating the next ten years of the University’s growth and development. Suffolk University’s current IMP, dated June 2008, was approved by the Boston Redevelopment Authority (“BRA”), now known as the Boston Planning & Development Agency (“BPDA”), on June 24, 2008, and adopted by the Boston Zoning Commission on July 23, 2008 for a ten-year term until July 24, 2018. This planning process included the BPDA, a nine-member multi-neighborhood Community Task Force (the “Task Force”), and Suffolk University. The 2008 IMP was amended for temporary student housing at 1047 Commonwealth Avenue under an IMP Amendment dated January 2018. Since this most recent filing, the University has embarked on a long-term strategic planning effort, which resulted in the approval of the Suffolk 2025 Strategic Plan in June 2019.

The goals of Suffolk University, as expressed herein, are to:

- › Expand and level out undergraduate enrollment, not to exceed 6,200 full-time equivalent (FTE) students, and accommodate the associated space needs (see Chapter 4, *University Demographics and Institutional Needs*);
- › Optimize space usage within existing facilities (refer to Chapter 5, *Urban Campus Master Plan*);
- › Increase the share of undergraduate students living in University-owned housing to 50% (refer to Chapter 8, *Student Housing Plan*);
- › Identify and utilize spaces for various mission-driven initiatives (refer to Chapter 2, *Mission and Objectives*); and
- › Incorporate sustainability practices, including comprehensive energy management, throughout the physical campus (refer to Chapter 10, *Sustainability at Suffolk University*).

This IMPINF is organized into twelve chapters, following the structure of the IMPINF that the University prepared in 2007 in anticipation of the 2008 IMP. This chapter provides background information on Suffolk University’s urban campus, describes the history of its institutional planning processes to date, including the Suffolk 2025 Strategic Plan (2019), and introduces the strategy for developing the 2020 IMP.

## 1.2 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 opportunities. The public also benefits from the University's central location in Boston. Refer to Figure 1.1 for the campus locus map.

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. There are no green quadrangles, expansive athletic fields, residential villages, and dedicated university utility and circulation systems. In fact, it has 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 community members while also remaining open to its host city.

Suffolk is not alone in this configuration. There are many similar urban universities around the country, such as Boston University, Northeastern University, New York University, and George Washington University 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 campus, the urban university's primary planning process is a joint effort of bringing its academic and social needs into alignment and fruition in the context of the city's evolution and its own.

## 1.3 Institutional Master Planning Background and History

In accordance with Section 80D-1 of the Code, the purpose of IMP review is to provide for the well-planned development of institutional uses 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 provides the public the opportunity for review and comment.

The following sections summarize the history of Suffolk's Institutional Master Planning process, as well as an introduction to the 2020 IMP.

### 1.3.1 2002 Suffolk University Institutional Master Plan

The University's 2002 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. In this IMP, the University proposed the development of the Miller Residence Hall at 10 Somerset Street and construction or renovation of a building for administrative use (which was fulfilled by the Rosalie K Stahl Center project at 73 Tremont Street). When the 2002 IMP expired in February 2007, 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.

In 2004, Suffolk completed the sale of its office condominium units located in 20 Beacon Street. Similarly, the University also sold the building at 56 Temple Street. Both properties are no longer a part of the University and have been withdrawn from the area covered under the IMP.

### **1.3.2 2005 Amendment to the 2002 IMP**

The University's first Amendment to its 2002 IMP, effective April 14, 2005, contained information on the University's ongoing planning efforts. It included its Master Lease of the Rosalie K Stahl Center (73 Tremont Street). Today, the Rosalie K Stahl Center houses administrative, academic, and student offices, as well as the Mildred F. Sawyer Library.

### **1.3.3 Renewal Project Notification Form to the 2002 IMP**

A Renewal Project Notification Form (PNF) to the University's 2002 IMP 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 that a new IMP is made effective, whichever was earlier. The renewal also allowed the University to obtain Certifications of Consistency for its ongoing move into the remaining space at the Rosalie K Stahl Center (73 Tremont Street).

### **1.3.4 2007 Amendment to 2002 IMP – 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 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 was consistent with the City of Boston's policy encouraging additional on-campus university housing and it helped to meet the increasing demand for undergraduate housing by applicants and existing students. The Residence Hall at 10 West Street project was approved by the BRA Board in September 2007 and opened to students in January 2008.

### **1.3.5 2008 Suffolk University Institutional Master Plan**

In 2007, Suffolk University began the process of working with the City to develop a new ten-year IMP, in accordance with Article 80D of the Boston Zoning Code. As part of this process, the Suffolk University Community Task Force was formed to provide critical public input. The University and the Task Force focused their collective effort on identifying the University's needs and establishing a plan to address these needs in a manner that is mutually beneficial to both the University and the City.

In January 2008, Suffolk University submitted an IMP/NF for the Institutional Master Plan, which highlighted two specific proposed projects: the Modern Theatre (525 Washington Street) and the Samia Academic Center (20 Somerset Street) projects. Upon receipt of a Scoping Determination, the University moved forward with the development of the full IMP. On June 24, 2008, the BRA approved the IMP and on July 23, 2008, the Boston Zoning Commission approved it for a 10-year term until July 24, 2018.

The 2008 IMP set forth the future needs of the University to be addressed through ten years of capital projects. In this IMP, the University identified the following goals:

- › Increase the percentage of students living in University owned housing;
- › Provide much needed additional space for academic purposes, including classrooms, offices, and studios;
- › Provide additional space for student services;
- › Provide new athletic facilities; and
- › Consolidate University functions from leased spaces into University-owned facilities.

The 2008 IMP also noted that Suffolk expected to stabilize the undergraduate student population at approximately 5,000 FTE students throughout the term of the plan.

### **1.3.6 2018 Amendment to the 2008 IMP**

In 2017, the University filed an IMP/NF for an Amendment to the 2008 IMP to document a proposed Master Lease of temporary student housing space within a property located at 1047 Commonwealth Avenue in the Allston/Brighton neighborhood of Boston. In response to this IMP/NF, the BPDA issued a Scoping Determination requiring the University to issue an IMP Amendment. The University issued the IMP Amendment in January 2018.

The 2018 IMP Amendment described the University's plan to master lease the student housing facility. The Master Lease, which became effective in Fall 2018, will last for two years, and will terminate on May 31, 2020.

The leased space, featuring micro-apartments with a variety of double-bed and triple-bed arrangements, accommodates approximately 368 students. To date, the University has used this space primarily to house sophomore students.

The Master Lease of 1047 Commonwealth Avenue is a short-term housing solution while the University continues to refine its broader long-term student housing strategy.

## 1.4 Public Process and Coordination

With the assistance of the BPDA, the University is conducting a comprehensive public process and review framework to infuse the IMP process with critical input. A specially appointed Community Task Force consisting of nine members will convene at key moments through the development of the 2020 IMP and offer perspective on the best approach for advancing the University's mission in harmony with the surrounding neighborhoods.

The Task Force will review matters relating to the University's goals, programs, and existing and future student demographics, and provide critical input into the University's management of existing facilities and plans for growth. Given the University campus' existing footprint, members of the Task Force represent the neighborhoods of Beacon Hill, East Boston, Downtown, North End, and Chinatown. The list of appointed Task Force members is presented in Table 1-1 below.

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

| <b>Name</b>           | <b>Affiliation</b>                            |
|-----------------------|---|
| Ernani DeAraujo Esq.  | East Boston Neighborhood Health Center        |
| Rishi Shukla          | Downtown Boston Residents' Association        |
| Conor Finley          | North End resident                            |
| Jason Allulia         | North End resident                            |
| Josh Leffler          | Beacon Hill Civic                             |
| Rob Whitney           | Beacon Hill Civic                             |
| Kris Callahan         | East Boston resident                          |
| Helen Kwong           | Chinatown Business Association                |
| George T. Comeau Esq. | Downtown Boston Business Improvement District |

On September 5, 2019, the Task Force convened for a pre-filing meeting at Suffolk University. In this meeting, the group reviewed the University's previous ten years of Institutional Projects, historical enrollment trends, and ten-year enrollment project. Additionally, the University and the IMP Project Team presented a preview of the 2020 IMP and proposed Institutional Projects including the residence hall project at 1 Court Street (see Chapter 8, *Student Housing Plans*) and the dedicated performance, rehearsal, studio, and event space planned for 515 Washington Street (see Chapter 6, *Proposed Development Plan*).

As part of the 2008 IMP planning process, the University developed a conceptual planning framework consisting of six "clusters," or development areas that can be used for existing and future University facilities. The clusters combine to form the "Suffolk Crescent." Refer to Figure 5.2 for more details about the Suffolk Crescent and Clusters. The University will maintain and update these concepts for the current

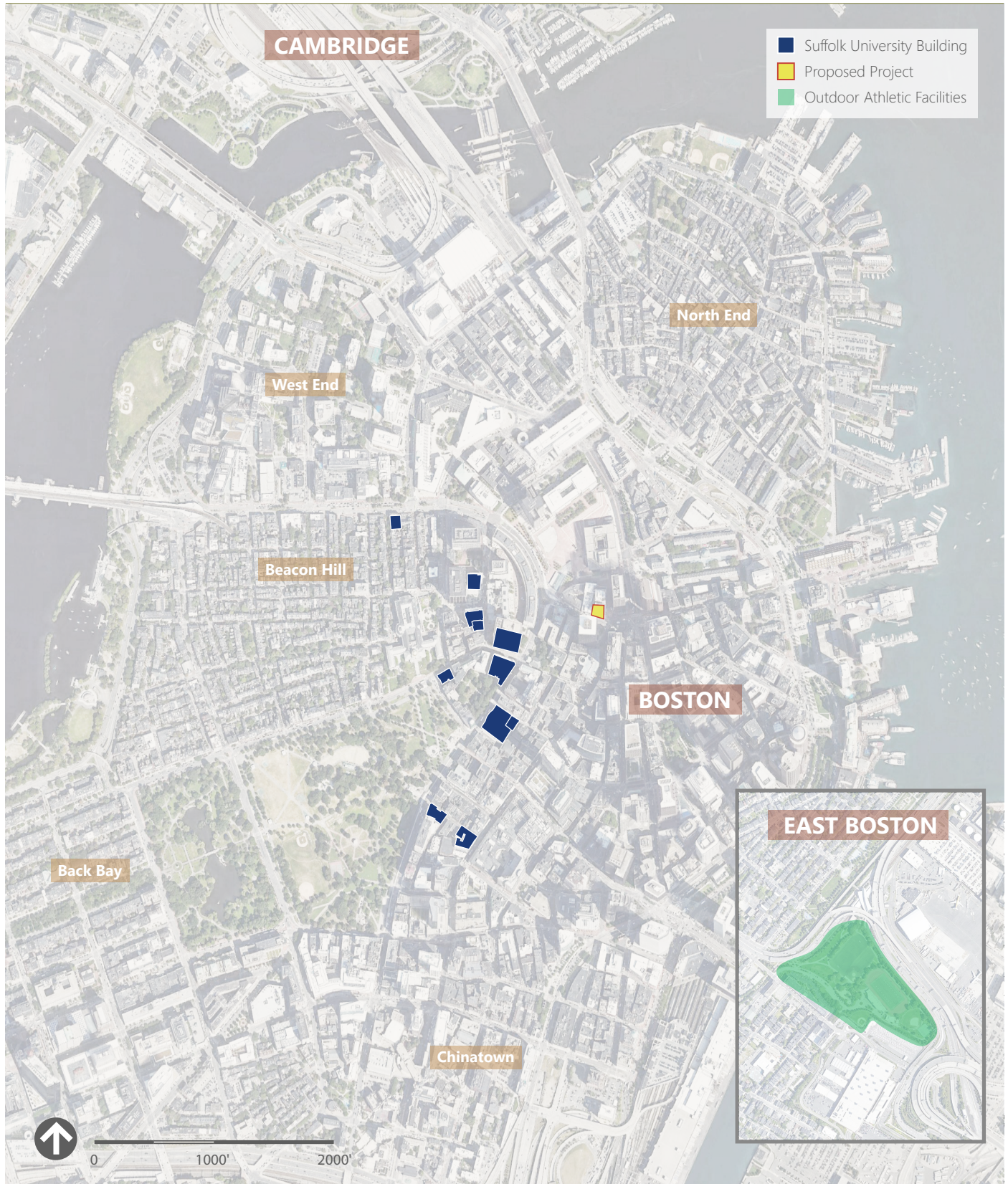
2020 IMP process, and the Task Force will make use of this framework as they provide input and recommendations.

In addition to meeting with the Community Task Force, Suffolk University is coordinating with various agencies and civic organizations to ensure that the University's 2020 IMP is well-aligned with existing planning frameworks. These groups are anticipated to include the Boston Transportation Department, the Department of Neighborhood Development, Environment Department, and the Freedom Trail Foundation.

## 1.5 Institutional Master Plan Team

The following lists key members of Suffolk University's IMP Project Team.

|  |   |
|--|---|
| <b>Proponent</b>   | Suffolk University<br>8 Ashburton Place<br>Boston, MA 02108<br>617 573 8000<br><i>Contact:</i> John Nucci, Senior VP for External Affairs   |
| <b>Architect</b>   | NBBJ<br>One Beacon Street, Suite 5200<br>Boston, MA 02108<br>617 378 4847<br><i>Contact:</i> Alex Krieger<br>Chris Herlich  |
| <b>Permitting, Transportation, and Cultural Resources Consultant</b> | VHB<br>99 High Street, 10th Floor<br>Boston, MA 02110<br>617-728-7777<br><i>Contact:</i> Ken Schwartz<br>Lauren DeVoe<br>Luke Mitchell<br>Van Du<br>David Black<br>Nicole Benjamin-Ma |
| <b>Legal Counsel</b>   | Rubin and Rudman LLP<br>53 State Street<br>Boston, MA 02109<br>617-330-7000<br><i>Contact:</i> James H. Greene  |



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 1.1  
Campus Locus Map

# 2

## Mission and Objectives

### 2.1 Introduction

This chapter presents an overview of Suffolk University's mission, vision, institutional objectives, and academic programming initiatives. Each of these subjects has an impact on capital spending and will exert influence over the next ten years of growth and development.

### 2.2 Mission Statement and Vision

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.

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.



In its most recent Strategic Planning effort, the University updated the Mission Statement and Vision, respectively, as follows:

### **Mission Statement**

*At Suffolk University we are driven by the power of education, inclusion, and engagement to change lives and positively impact communities. Committed to excellence, we provide students with experiential and transformational learning opportunities that begin in the center of Boston, reach across the globe, and lead to extraordinary outcomes for our graduates.*

### **Vision**

*Suffolk University will be a leader in experiential learning, known nationally and internationally for excellence in providing students access to real-world and global learning opportunities through outstanding academic and co-curricular programs and partnerships that take full advantage of our borderless, urban campuses in Boston and Madrid. We will advance our mission by ensuring that our students gain the core competencies needed to build successful careers in a rapidly changing world. A sharp focus on preparing students and alumni for lifelong career and community success will put Suffolk at the forefront of career education efforts at colleges and universities nationwide.*

## **2.3 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.

In Summer 2019, the University issued the Suffolk 2025 Strategic Plan, stating the University's Mission Statement and Vision and identifying a strategic framework for achieving them. The Strategic Plan outlines specific goals to be met over the next six-year period (2019-2025).

The Strategic Plan presents six interrelated focus areas, as follows:

1. **Integrated Education** identifies targets relating to the University's academic programming, highlighting a focus on experiential learning and career readiness. This section underscores the University's commitment to lifelong learning, public engagement, civil discourse and service learning, and transformative co-curricular opportunities.
2. **Community** establishes targets for the University's workforce (focusing on diversity, inclusion, safety, health, and wellness) as well as alumni engagement and communications. The University plans to increase the number of faculty and staff from historically underrepresented groups and increase programming to support students from historically underrepresented groups as well.

3. **Reputation** outlines the University's strategy for strengthening its brand and promoting greater visibility. This will be achieved through hosting events, enhancing communications strategy, focusing on improving Suffolk's rankings, and other key initiatives.
4. **Infrastructure** identifies the University's goals for developing campus infrastructure. This includes optimizing space usage in existing facilities, expanding the student housing portfolio, identifying and utilizing dedicated performance spaces, and exploring options for acquiring space to support new academic programs. This section emphasizes the University's plans to develop and refine sophisticated Information Technology systems and policies.
5. **Resources** identifies goals for developing the University's resources with a focus on growing enrollment, retaining a greater percentage of students, decreasing admission rates, and enhancing campus diversity. This section describes the University's plans for increasing philanthropic activity, improving corporate and foundation partnerships, optimizing resources for more efficient operation, and supporting new programs for institutional research.
6. **Finance** identifies strategies for bolstering the University's ability to respond nimbly to a changing marketplace. This section also establishes goals for improving bond ratings, generating an annual operating surplus of 3% to 5%, and revising the approach to managing the University's endowment.

## 2.4 Academic Programs and Initiatives

Suffolk University prides itself on 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; and
- › A convenient downtown location that is accessible to commuters and professionals.

The University's academic programs are offered through three schools: College of Arts and Sciences, Law School, and Sawyer Business School.

### 2.4.1 College of Art and Sciences

The College of Arts and Sciences has as its credo that liberal learning prepares students of all ages and backgrounds to live more fulfilling lives, to appreciate and contribute to the communities of which they are members, and to reach their ethical, personal, intellectual, and financial goals. To help its students maximize their potential, the college emphasizes critical and analytical thinking through a rigorous "success skills" undergraduate core program in written and oral communication, computing, analyzing, and integrating. Faculty scholarship supports diversified

liberal arts concentrations available in the humanities, the natural sciences, and the social sciences, along with graduate programs in several fields, most offering career-related professional program tracks and practical experience on or off campus.

The College of Art and Sciences goals are as follows:

- › To provide students with liberal learning that emphasizes a curriculum of inquiry, expanding perspectives and specialization.
- › To offer undergraduate, graduate and professional education that provides students with the means to explore and adapt their career and personal goals and objectives in a changing economic and technological environment.
- › To assure that undergraduate and graduate students develop an appropriate level of core competencies and their capacities for critical inquiry, creativity, research and analysis.
- › To create a diverse community of teachers and learners where students and faculty engage in the free expression of ideas, fostering independent thought and mutual respect.
- › To provide opportunities for students to enhance their aesthetic, intellectual and moral capabilities, and their sense of self-worth, self-confidence, and civic responsibility.
- › To attract and maintain an excellent faculty with a commitment to teaching, research, and service to the University and the greater community.
- › To attract and retain an increasingly competent student body consistent with the mission of the University.
- › To provide an educational environment, which includes appropriate classrooms, technologies, libraries, laboratories, recreation areas, and other facilities that enhance the process of student learning.
- › To promote research and artistic creation by faculty and students in order to contribute to the expansion of human knowledge and the richness of human existence.

### 2.4.2 Sawyer Business School

The Sawyer Business School provides students a world-class business and public service education. The University's engaged faculty leverages a central Boston location and fosters collaborations with local, national, and global community partners to generate high-quality scholarship and enhance the integration of classroom lessons with experiential learning. In doing so, the University graduates global-minded, knowledgeable, and socially responsible professionals who embrace innovation and change.

The Sawyer Business Schools strategic objectives are:

- › **Global business.** To highlight the contemporary global business environment in all the programs offered.
- › **Career success.** To invest heavily in the careers of our students and to optimize the mix of skills and experiences that can contribute to future career success.

- › **Ethical behavior.** To emphasize the importance of ethical behavior at both individual and organizational levels of activity.
- › **Recognition.** To be recognized as a leading business school by the business partners the University seeks to serve.
- › **Integration.** To pursue an integrative view of business, spanning a range of functional areas and links between the private and public sectors.
- › **Faculty excellence.** To sustain an excellent and diverse faculty whose work and influence within and beyond the classroom supports the University's global vision.
- › **Student vibrancy.** To reinforce the University's global emphasis by maintaining a vibrant and diverse mixture of regional, national, and international students.
- › **Program relevance.** To develop and maintain relevant, cutting-edge programs and alliances informed by the latest ideas and management practices.
- › **Lifelong learning.** To promote lifelong learning across the programs and services offered to students, alumni and our business partners.
- › **Continuous improvement.** To promote an environment that welcomes assessment and measures achievements against the University's desired goals.

### 2.4.3 Suffolk Law School

The Law School offers Juris Doctor and Master of Laws degrees. Founded over a 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.

Suffolk Law graduates are leaders in state and federal government; they are general counsel of global companies; they are judges, prosecutors, and criminal defense lawyers; and they make a social impact through a wide range of other public interest and public service careers. Many use their degrees to succeed in related fields, such as business, education, and finance. In fact, Suffolk Law alumni have made an impact across a number of industries.

### 2.4.4 School of Public Engagement

As stated in the Suffolk 2025 Strategic Plan (2019), the University intends to launch a new School of Public Engagement in the coming years. This new school will solidify the University's historic strength in this important field of study and give the University a more visible platform to launch new programs with significant market potential. Moreover, it aligns with the University's commitments to community, civil discourse, and the promotion of programs relevant to the 21st century marketplace.

# 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.” A year later in 1907, Suffolk moved to Downtown Boston and established its roots in the city and neighborhood it calls home today.

Currently, the University utilizes thirteen buildings within Boston, in addition to one outdoor athletic facility, as follows:

- › One Beacon (1 Beacon Street);
- › Miller Residence Hall (10 Somerset Street);
- › Modern Theatre (525 Washington Street);
- › Smith Residence Hall (150 Tremont Street);
- › Ridgeway Building (148 Cambridge Street);
- › Sawyer Building (8 Ashburton Place);
- › Sargent Hall (120 Tremont Street);
- › Rosalie K Stahl Center (73 Tremont Street);
- › Samia Academic Center (20 Somerset Street);
- › 1047 Commonwealth Ave Residence Hall (1047 Commonwealth Avenue);
- › 10 West Street Residence Hall (10 West Street);
- › 22 Beacon Street (lease agreement effective 9/1/2019);
- › 1 Court Street (acquisition underway); and
- › Outdoor Athletic Facility (East Boston).

This chapter provides a description of Suffolk’s facilities and their uses.

### 3.1 Suffolk University’s Urban Campus

Physically, Suffolk shares little with the classic university campus. There are 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.

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 and social presence in the city. Unlike a more physically distinct campus, the urban university's primary planning process is a joint effort of bringing its academic and social needs into alignment with the evolution of the city.

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

- › Nested between the edges of Beacon Hill, Government Center, and Downtown Crossing, the Suffolk University campus 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 and Downtown. The University is committed to focusing its resources on the Downtown area and building its community and its reputation on that physical and social relationship.
- › New buildings located to the south and east of the campus origins have shifted the school's historic center of gravity away from Beacon Hill neighborhood.

In the 2008 IMP, the University identified five development areas, or "Clusters," which together form the "Suffolk Crescent." These five Clusters were given specific definitions, including existing uses, building footprints, sidewalks and roadways, estimates of residential population, and proposed future uses.

The Clusters concept has been a useful tool for campus planning. The forthcoming 2020 IMP will provide an update on the Cluster model.

## 3.2 Existing Campus Facilities

Since the 2008 IMP was approved, changes have been made to the University's space inventory.

The University owns or leases approximately 1.5 million square feet (SF) of institutional space dedicated to its spaces in thirteen buildings within Boston. This is an increase from the approximately 1.35 million square feet identified in the 2008 IMP. Of that 1.5 million SF, nearly 93 percent (almost 1.4 million SF) is owned by the University or controlled by a master lease. The remaining 7 percent is in short-term leases.

Spaces in the following facilities, which Suffolk previously owned or leased, are no longer being used by the University:

- › Frank J Donahue Building (41 Temple Street);
- › Gleason and Hiram Archer Building (20 Derne Street);
- › John Fenton Building (32 Derne Street);
- › MTA Building (20 Ashburton Place);
- › One Bowdoin Square;

- › 40 Court Street;
- › 75 Arlington Street; and
- › 45 Bromfield Street.

Over the past decade, the University has added several new spaces to their inventory as well. The following facilities are now in active use:

- › Samia Academic Center (20 Somerset St);
- › 10 West Street Residence Hall (10 West Street);
- › Modern Theatre (525 Washington Street);
- › 1047 Commonwealth Ave Residence Hall (1047 Commonwealth Avenue, lease agreement ends May 2020); and
- › Outdoor Athletic Facility (East Boston).

Suffolk University is in the process of acquiring one additional building and leasing space in another, though neither is currently in active use by the University. It is expected that the leased space in 22 Beacon Street will be occupied by January 2020, and 1 Court Street by the autumn of 2020 after a Purchase and Sale closing date of September 2019.

Figure 3.1 illustrates the University's property locations and building footprints, and a summary of the University's owned and leased properties is provided in Table 3-1.

**Table 3-1 Suffolk University Owned and Leased Properties**

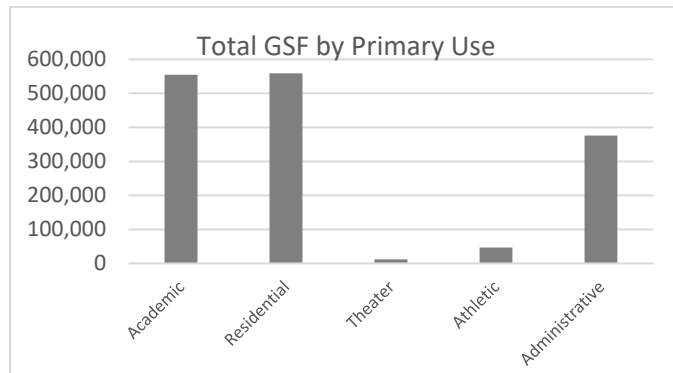
| <b>Building Name</b>          | <b>Year Built</b> | <b>Year Renovated</b> | <b>Primary Use</b> | <b>Secondary Use</b>       | <b>Owned/Leased</b> | <b>Notes</b>  |
|-------------------------------|-------------------|-----------------------|--------------------|----------------------------|---------------------|---|
| One Beacon                    |                   | 1994                  | Academic           |                            | Leased              | Renovated at time of first lease.   |
| Miller Residence Hall         | 2003              |                       | Residential        |                            | Owned               | Built by SU. Cafeteria on 3rd floor.  |
| Modern Theater                | 2011              |                       | Theater            | Residential                | Owned               | Built by SU. Modern Theater is part of 10 West building, residential complex and theater.   |
| Smith Residence Hall          |                   | 1995                  | Residential        |                            | Owned               | Renovated for use as residence hall. Cafeteria on ground floor.   |
| Ridgeway Building             | 1989              |                       | Athletic           | Administrative             | Owned               | Built by SU.  |
| Sawyer Building               |                   |                       | Academic           | Administrative             | Owned               | Snack Bar on 2nd floor.   |
| Sargent Hall                  | 1999              |                       | Academic           | Administrative/<br>Library | Owned               | Built by SU. Cafeteria on 4th floor.  |
| Rosalie K Stahl Center        |                   | 2006/2007             | Administrative     | Library/<br>Academic       | Leased              | Renovated at time of first lease. Cafeteria on ground floor.  |
| Samia Academic Center         | 2015              |                       | Academic           |                            | Owned               | Built by SU. Useable is estimated, based on 20% deduct from Gross. Assignable is estimated, based on 41%. deduct from Gross. Cafeteria in basement. |
| 1047 Commonwealth Ave         |                   |                       | Residential        |                            | Leased              | Lease ending in May 2020.   |
| 22 Beacon Street              |                   |                       | Administrative     |                            | Leased              | Office space for administrative use.  |
| 10 West Street Residence Hall | 2007              |                       | Residential        | Theater                    | Owned               | Built by SU.  |



Table 3-2 shows the distribution of institutional space by uses in Suffolk buildings.

**Table 3-2 Summary of Primary Uses by Total Gross Square Footage**

| Primary Use    | Total GSF |
|----------------|-----------|
| Academic       | 554,958   |
| Residential    | 558,847   |
| Theater        | 11,943    |
| Athletic       | 46,791    |
| Administrative | 376,011   |

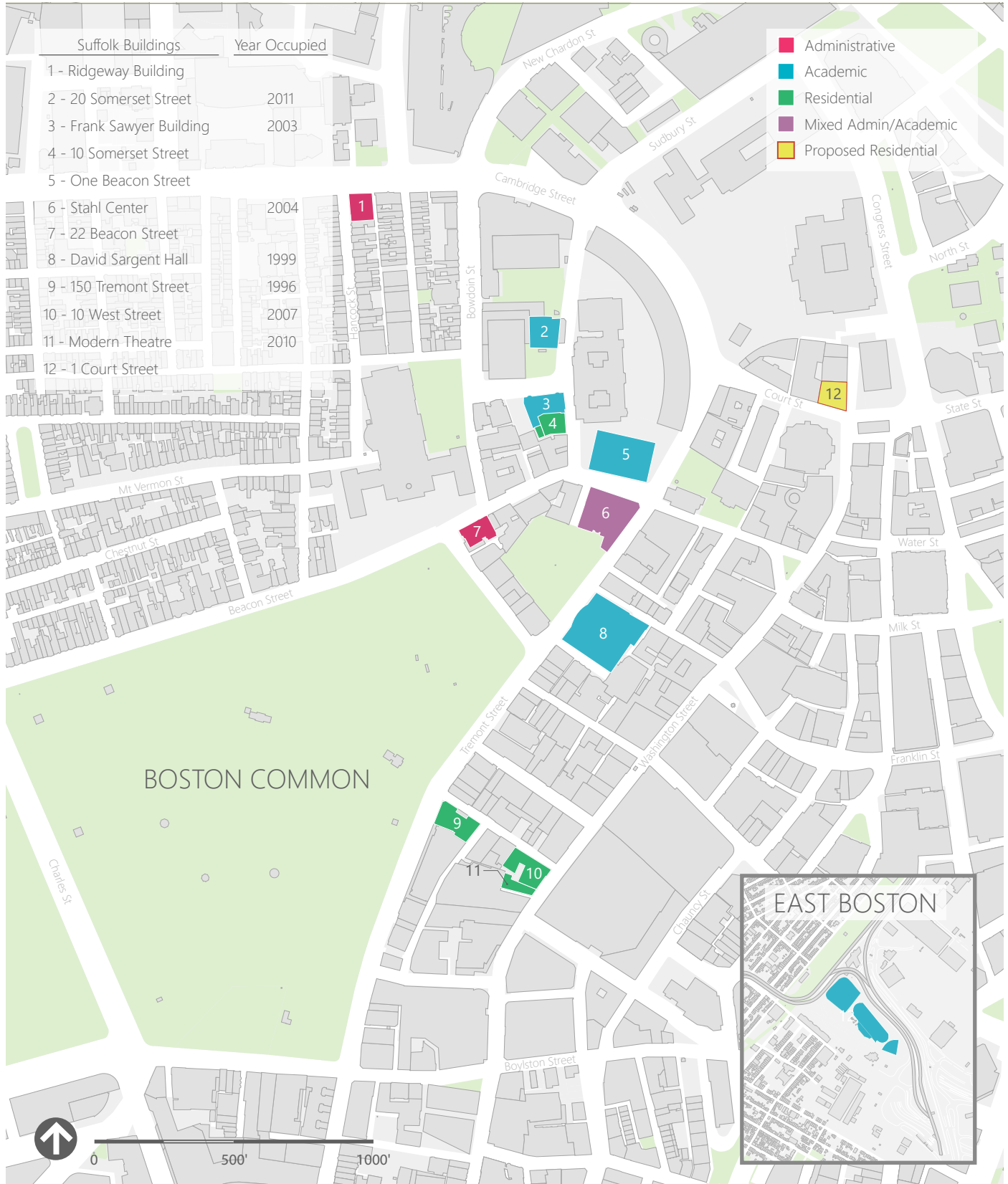


### 3.3 Off-campus and External Facilities

Suffolk uses City-owned athletic facilities on an as-needed basis through the City's established permitting system for its facilities. Currently, the University has a license agreement with the City of Boston for use of the outdoor athletic facilities at East Boston Memorial Park. Suffolk's agreement with the City explicitly provides for the use of the baseball field, softball field, Sartori Stadium, and the stadium building.

It is anticipated that this agreement will be renewed at the end of its term. No additional off-campus athletic facility needs have been identified at this time.

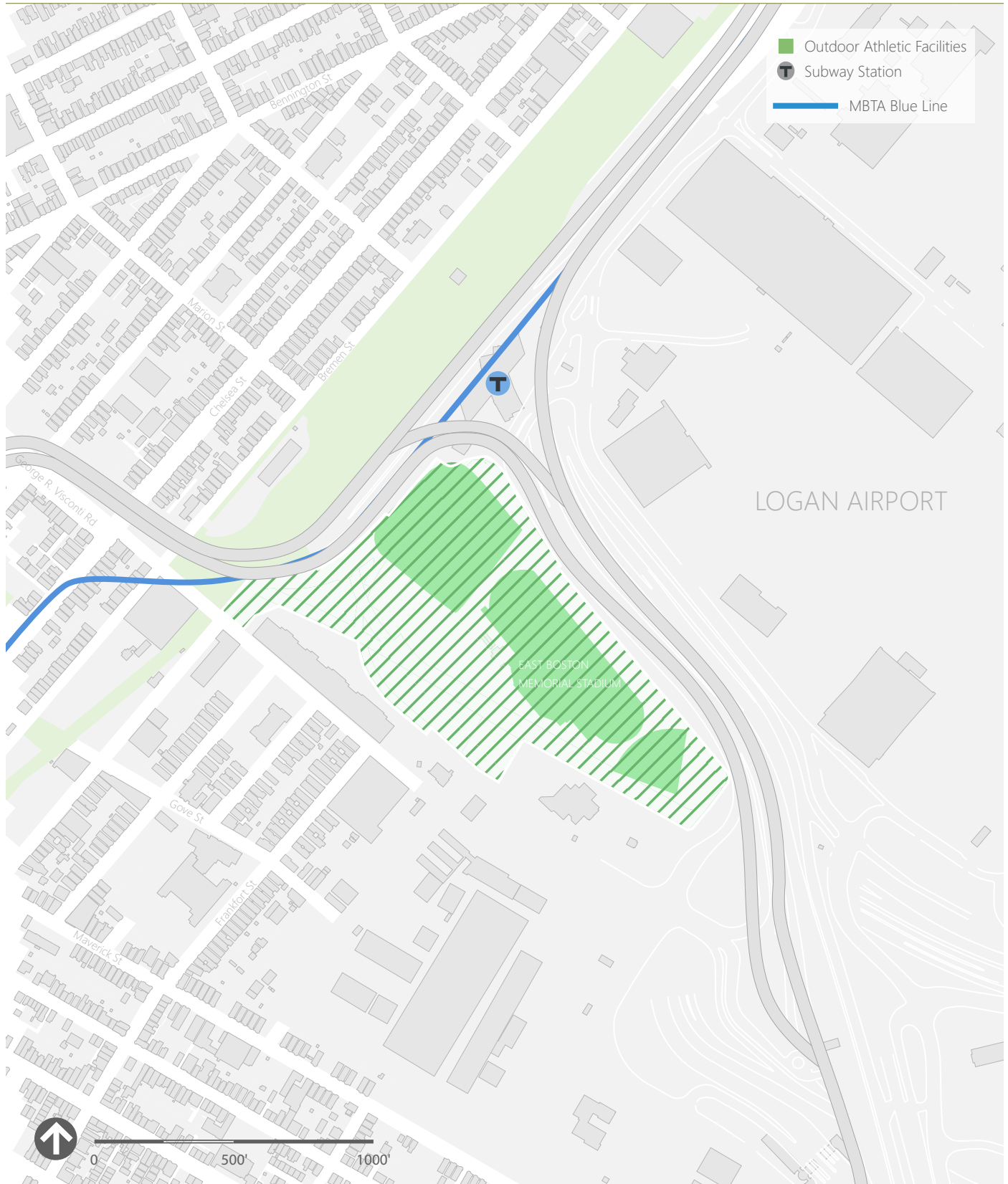
Figure 3.2 shows an illustrative map showing the off-campus/external facilities locations.



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

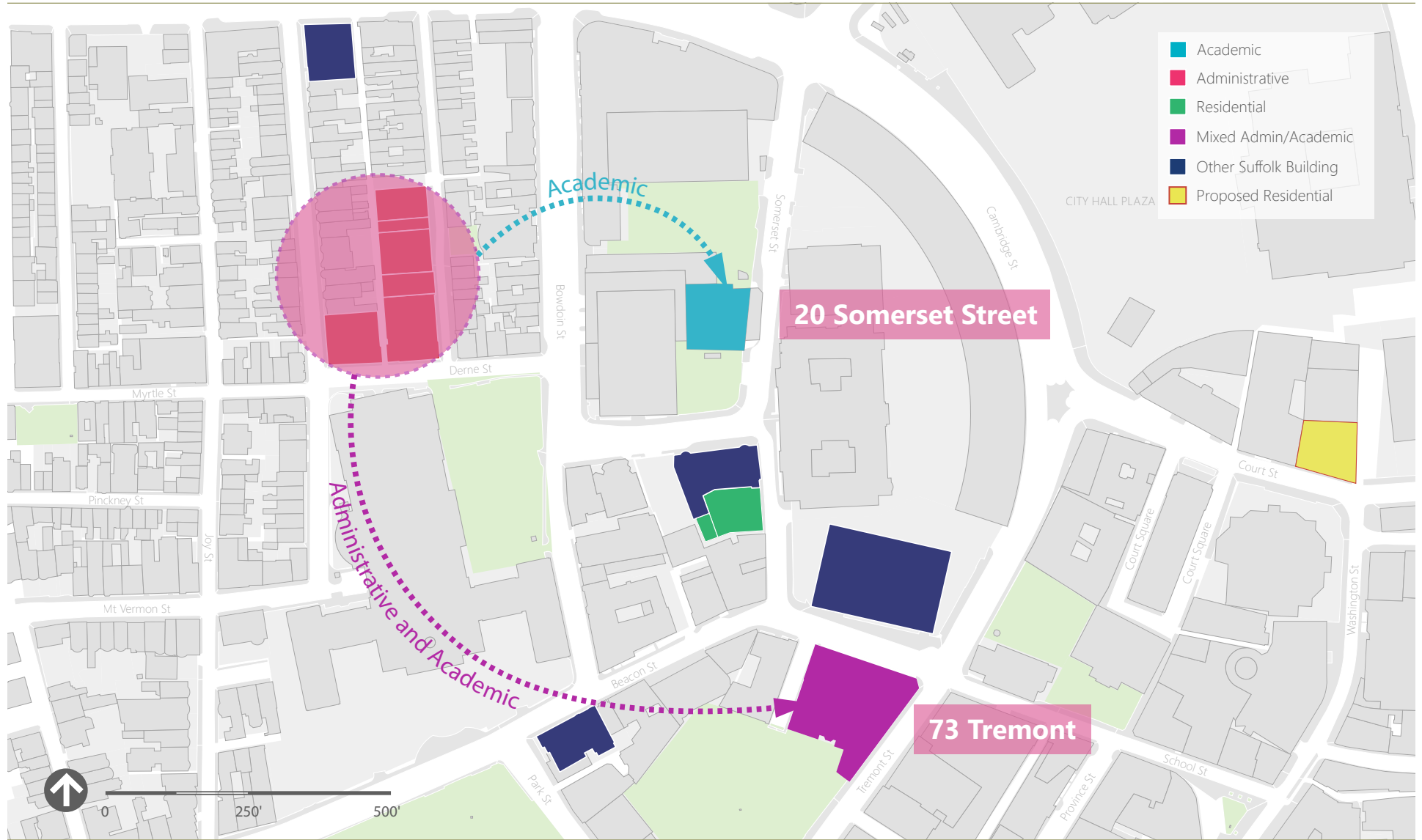
Figure 3.1  
Existing Property Locations and Building  
Footprints



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 3.2  
Off-Campus, External and Shared  
Footprints



**Suffolk University**  
**Boston, Massachusetts**

Graphic Created by NBBJ

Figure 3.3  
Consolidation of Leased Spaces  
to 73 Tremont Street and 20  
Somerset Street

# 4

## University Demographics and Institutional Needs

This chapter describes the University's current student, faculty, and staff demographics and anticipated institutional needs during the ten-year term of the IMP. These needs are consistent with the University's mission and objectives and are identified with respect to the unique opportunities and challenges arising from Suffolk's urban campus context.

### 4.1 Student Demographics

In the Fall of the 2018-2019 academic year, approximately 5,049 undergraduate students, 951 graduate students, and 1,093 law school students (including both full-time and part-time students) attended Suffolk University at its downtown Boston campus, totaling 7,093 students. While the majority of these students were commuters, 1,607 students lived in the University's five residence halls. Section 8.6 of Chapter 8, *Student Housing Plan*, provides more information on student residences.

#### 4.1.1 Historic Enrollment Trends

Table 4-1 summarizes the University's full-time and part-time enrollment in Boston over the ten-year period between Fall 2009 and Fall 2018. The table also shows the percent change over the ten-year period.

As shown in Table 4-1, student enrollment decreased at the undergraduate, graduate, and law school levels between Fall 2009 and Fall 2018. This decrease in enrollment was intentional, resulting from the closure of academic programs that the University identified as inadequately supportive of post-graduation employment based on labor market research. In addition to this consideration, the University desired to "right-size" the undergraduate enrollment as part of an on-going planning dialogue with the Beacon Hill Civic Association.

Figure 4.1 provides a broader snapshot of Suffolk's enrollment history, showing the change that has taken place over the past two decades. As shown, the University's enrollment increased sharply during the ten-year period from 1999-2009, and decreased slightly over the ten-year period from 2009-2019.

**Table 4-1 Historical Enrollment (Full and Part-time) (Fall 2009-Fall 2018)**

|  | 2009-<br>2010 | 2010-<br>2011 | 2011-<br>2012 | 2012-<br>2013 | 2013-<br>2014 | 2014-<br>2015 | 2015-<br>2016 | 2016-<br>2017 | 2017-<br>2018 | 2018-<br>2019 | % Change<br>since<br>2009                        |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--|
| <b>Undergraduate</b>                     | 5,498         | 5,494         | 5,607         | 5,587         | 5,485         | 5,234         | 5,326         | 5,087         | 4,938         | 5,049         | -8%  |
| <b>Graduate</b>                          | 1,691         | 1,641         | 1,575         | 1,445         | 1,317         | 1,240         | 1,162         | 1,064         | 1,001         | 951           | -42%   |
| <b>Law School</b>                        | 1,723         | 1,716         | 1,707         | 1,657         | 1,558         | 1,460         | 1,218         | 1,105         | 1,065         | 1,093         | -38%   |
| <b>Cont. Ed / Cert</b>                   | 277           | 252           | 238           | 202           | 211           | 200           | 144           | 123           | 121           | 95            | -66%   |
| <b>Percent Change Over Previous Year</b> |               |               |               |               |               |               |               |               |               |               | <b>Average<br/>Annual<br/>Rate of<br/>Change</b> |
| <b>Undergraduate</b>                     | n/a           | -0.1%         | 2.1%          | -0.4%         | -1.8%         | -4.6%         | 1.8%          | -4.5%         | -2.9%         | 2.2%          | <b>-0.9%</b>                                     |
| <b>Graduate</b>                          | n/a           | -3.0%         | -4.0%         | -8.3%         | -8.9%         | -5.8%         | -6.3%         | -8.4%         | -5.9%         | -5.0%         | <b>-6.2%</b>                                     |
| <b>Law School</b>                        | n/a           | -0.4%         | -0.5%         | -2.9%         | -6.0%         | -6.3%         | -16.6%        | -9.3%         | -3.6%         | 2.6%          | <b>-4.8%</b>                                     |
| <b>Cont. Ed / Cert</b>                   | n/a           | -9.0%         | -5.6%         | -15%          | 4.5%          | -5.2%         | -28.0%        | -14.6%        | -1.6%         | -22%          | <b>-10.7%</b>                                    |

Source: Suffolk University

### 4.1.2 Full-time vs Part-time Enrollment

Table 4-2 presents the percentages of undergraduate and graduate enrollment in full-time and part-time programs for the 2018-2019 academic year, as well as the 2009-2010 academic year. In the 2018-2019 academic year, approximately 97 percent of undergraduate students attended full-time, while 43 percent of the graduate students attended full time. This represents a change from 2009-2010; both the undergraduate and graduate populations have shifted towards having more full-time students.

**Table 4-2 Full-time vs. Part-time Enrollment**

| Population    | 2018-2019   |             | 2009-2010   |             |
|---------------|-------------|-------------|-------------|-------------|
|               | % Full Time | % Part Time | % Full Time | % Part Time |
| Undergraduate | 97%         | 3%          | 95%         | 5%          |
| Graduate      | 43%         | 58%         | 34%         | 66%         |

Source: Suffolk University

### 4.1.3 Future Undergraduate Enrollment Targets

In the Suffolk 2025 Strategic Plan (2019), the University has identified the goal of increasing student enrollment. Figure 4.1 displays the University's projected ten-year enrollment change and shows moderate growth from year to year, with an outyear projection of 5,712 undergraduate students (full-time and part-time). Suffolk's

admission policies are centered around the University's mission, and the University intends on accepting and offering admission to those who are fully capable of doing college-level work and who are a good fit for the Suffolk community. In addition, as more graduate enrollment shifts to the online arena, the University will have more campus capacity for undergraduate students. Suffolk University developed this enrollment growth strategy with input from the Beacon Hill Civic Association.

To achieve undergraduate enrollment growth, the University has identified the following objectives:

- › Increase recruitment efforts nationwide with further expansion to South/Southwest region via additional marketing/staffing and investment in a virtual tour;
- › Conduct market analysis of potential new programs across the College of Arts and Sciences, Sawyer Business School, the Law School, and the School of Public Engagement;
- › Evaluate online opportunities focusing on non-traditional students, including hybrid and accelerated delivery models;
- › Evaluate and update transfer articulation agreements in place and consider expanding them to other partners;
- › Explore initiatives to maximize partner site UAC in China and assess potential new UAC partnerships with INTO; and
- › Expand the number of alumni assisting in recruitment efforts both on- and off-campus and globally.

Table 4-3 summarizes the University's ten-year enrollment projection from Fall 2020 to Fall 2029.

**Table 4-3 Undergraduate Enrollment Projection (Full and Part-time)<sup>1</sup> (2020-2029)**

|               | 2020-<br>2021 | 2021-<br>2022 | 2022-<br>2023 | 2023-<br>2024 | 2024-<br>2025 | 2025-<br>2026 | 2026-<br>2027 | 2027-<br>2028 | 2028-<br>2029 | 2029-<br>2030 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Undergraduate | 4,839         | 4,951         | 5,008         | 5,154         | 5,274         | 5,381         | 5,477         | 5,564         | 5,642         | 5,712         |

Source: Suffolk University

<sup>1</sup> Does not include off-campus / online students

## 4.2 Employment and Workforce Development

### 4.2.1 Employment

As of January 2019, the University employs approximately 1,523 total employees.

There are 957 full-time employees, of whom 349 were faculty and 608 were staff. Additionally, the University employs approximately 20 part-time faculty, 522 adjunct faculty, and 24 part-time staff.

Of the total University employees, nearly 20 percent % live in the City of Boston and the remaining 80 percent live outside the city.

## **4.2.2 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 tuition remission to its staff 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.

## **4.3 Current and Future Institutional Needs**

### **4.3.1 Academic and Dedicated Programming Spaces**

The University is exploring the following needs for academic and dedicated programming spaces:

- › Additional laboratories to accommodate the growing STEM enrollment;
- › A multi-purpose performing arts space, studios, and event spaces in downtown Boston for student practices, performances, and events;
- › A new Career Services Office; and
- › A new space for School of Public Engagement, initially encompassing a Dean Office's suite with possible later expansion.

The University will explore options for utilizing existing owned or leased space to achieve these programming goals.

### **4.3.2 Housing**

The University will continue to explore opportunities to meet the goal of housing 50 percent of undergraduate FTE students, as initially established in the 2008 IMP. The University's priorities related to securing long-term additional student housing capacity include:

- › Accommodating two years of availability for incoming undergraduate students;
- › Working with external parties to identify and develop sites for additional student housing;
- › Continuing to shepherd housing projects through the entitlement process and incorporating into the Institutional Master Plan; and
- › Adding bed capacity to existing residence halls.

The University will provide up to 280 additional beds as part of the Residence Hall project at 1 Court Street in downtown Boston.

### **4.3.3 Parking**

At this time, Suffolk forecasts that it has no need or plans for additional parking. The University continues to encourage its students and employees to take advantage of the Boston area public transportation system and bike share program rather than using personal automobiles when commuting to and from the downtown campus.



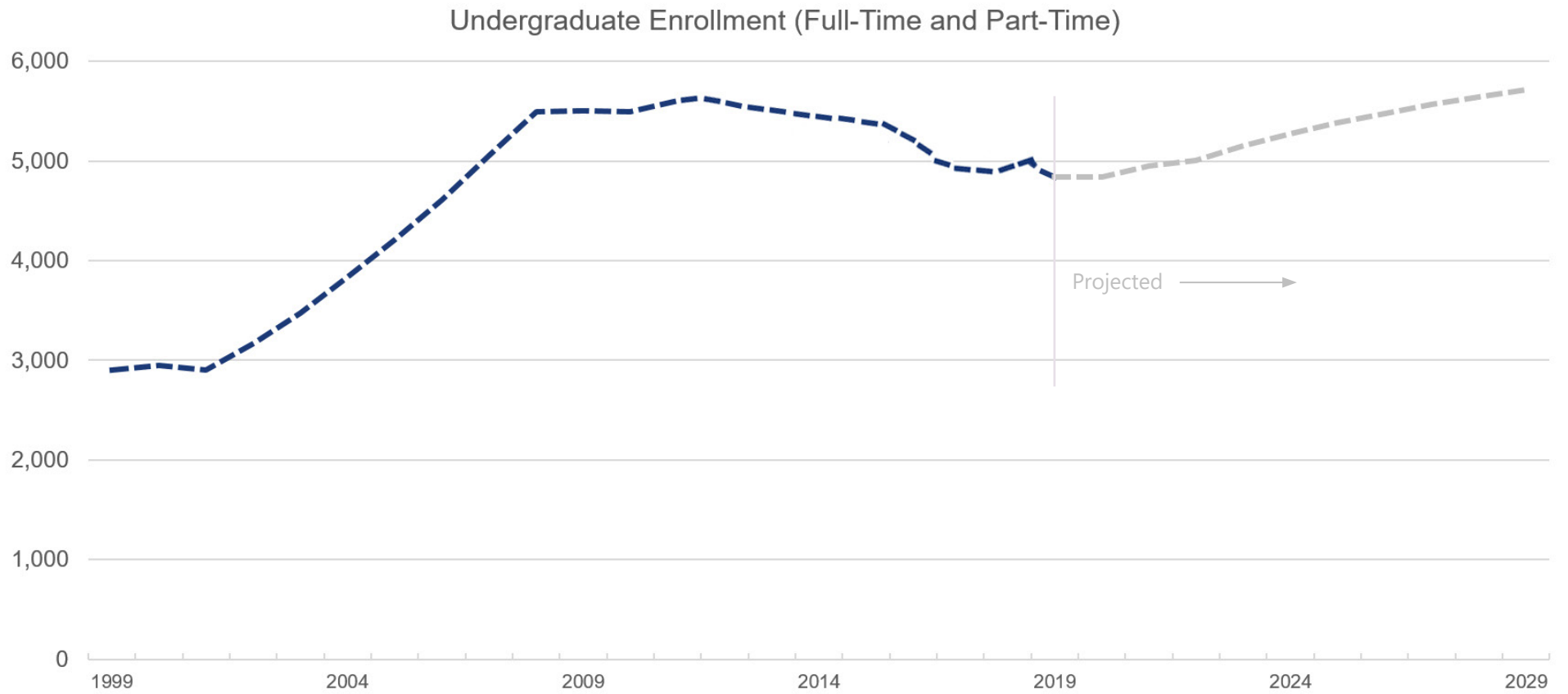


Figure 4.1  
Historic and Projected  
Undergraduate Enrollment  
(1999 - 2029)

# 5

## Urban Campus Master Plan

Accommodating growth on an urban campus poses unique master planning challenges. For instance, while evaluating options for expansion, it is necessary to solicit critical feedback from other public stakeholders. Neighboring abutters and property owners deserve to understand the plans of an academic institution and the impact that these plans will have on the shared urban environment. In addition, it can be difficult to identify opportunities for growth in a speculative real estate context.

In such a setting, Institutional Master Planning requires the University to be clear about preferred areas of expansion and to maintain a proactive approach to opportunities as they arise.

### 5.1 Institutional Master Planning Goals

The goals of the Suffolk University IMP are to:

- › Formalize an on-going 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, particularly through the expansion of student housing in Downtown Boston;
- › Nurture the working relationship with surrounding communities;
- › Establish a trajectory for growth that builds on the University's existing campus but sets forth new concentrated areas for development (these areas – six in total – are referred to as "clusters," which taken together form the Suffolk Crescent);
- › Seek opportunities for development where no one cluster must bear the burden of all of the University's space needs;
- › Locate future uses near existing University assets without overwhelming any one cluster with a saturation of university-related uses; and
- › Identify sites where complementary programs can coexist and help bolster the existing context.

### 5.2 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 eleven buildings that are either owned or leased by the University (anticipated to grow to thirteen buildings by December 2020).

Suffolk's location in the urban center of Boston provides unique planning challenges and opportunities for the University. 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 evaluates these proposals for consistency with its IMP.

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. Some spaces for teaching and learning are in short-term leased space that oftentimes comprises 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.

## 5.2.1 Planning Context

### City Planning Efforts

The City of Boston has undertaken several generational planning efforts since the last Suffolk University IMP was adopted in 2008. Comprehensive neighborhood, transportation, housing, arts and culture, and climate action plans have all been completed in that time, each helping to clarify the City's vision and goals. Many of these planning documents provide guidance for Downtown Boston, which encompasses the majority of the Suffolk University IMP Area.

- › **Imagine Boston 2030.** Downtown is the heart of the highest-density "mixed-use core" district established in the plan. Intensifying use, mixing uses, and providing public realm improvements are top priorities for such districts;
- › **Go Boston 2030.** Downtown is already comparatively well-connected to the region. The plan focuses on desired improvements to pedestrian, bike, and bus networks to increase access to and through Downtown;
- › **Climate Ready Boston & Carbon Free Boston.** Urban heat island and precipitation are the two most serious climate threats to the University's campus. Downtown landowners are encouraged to explore opportunities to mitigate climate change impacts through physical design and reduce carbon output via buildings, waste, and energy strategies, and through carbon offsets; and
- › **Plan: Downtown.** Because downtown Boston is the cultural and economic hub of the region, the BPDA has emphasized the need for physical and economic access for all. Reinforcing the objectives laid out in Imagine Boston 2030, the plan will push for increasing intensity of use of downtown area and supporting a wider range of activities, for more of the day and night.

### **Land Use/Development Trends within Downtown**

- › **Residential.** Downtown Boston is facing significant interest from the development community, particularly for residential projects given the strength of the Greater Boston housing market. The City has established a goal of constructing 69,000 new housing units by 2030 in an attempt to relieve the pressure on housing prices. Because land costs and construction costs Downtown tend to be more expensive than in other parts of the region, housing projects have largely focused on high-rise, luxury apartments and condominiums. Few students are able to afford such rents and they often seek housing in other, lower-priced Boston neighborhoods, further driving local demand;
- › **Office.** Though downtown Boston does not have the highest office rents in the region (the Seaport, Back Bay, and Kendall Square all face higher per-square-foot rents), costs for office rentals have increased significantly since the end of the Great Recession. Vacancy rates are also comparatively low, hovering around 10% in the Financial District. Though few new office buildings are underway, significant renovations and conversions from Class B to A spaces are increasing in frequency;
- › **Retail.** Existing traditional and small retailers continue to struggle with unaffordable rents, leading to significant turnover even along major retail corridors. The high cost of starting and operating a business combined with high ground floor rents have led to some long-term and widespread vacancies in the downtown area. However, food and beverage operators have taken an interest in downtown Boston, with several new restaurants opening in hotels and in the Theater District; and
- › **Academic.** Over the past several decades, institutions of higher learning have committed themselves to a downtown presence. Though Suffolk University has led the charge, Emerson College, Babson College, Endicott College, and the Urban College of Boston maintain a presence in the district and adjacent to Suffolk University's campus.

### **Transportation**

Though the downtown area and the University's campus enjoy the best transit access of any part of the region, major concerns about reliability and capacity remain as key transportation challenges. The MBTA, street, and paratransit networks are all stretched to their limits and Boston continues to face commute times that negatively impact quality of life. These issues underscore the value of proximity and density for the University.

## **5.3 Campus Planning Framework**

During the development of the 2008 IMPNF and IMP, Suffolk University, together with its neighbors (represented by the BRA-appointed Community Task Force) engaged in an intensive process to arrive at an overall facilities framework for the University's urban campus. The planning framework 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 2020 IMP will provide an update on the status of the planning framework.

The 2020 IMP for the Suffolk University campus will build on the existing campus resources that include the University's historic core, which is located on the edges of Beacon Hill. At the same time, the plan will recognize that recently developed projects such as the 10 West Street Residence Hall (10 West Street) and the Modern Theatre (525 Washington Street) have moved 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 new opportunities for development lie.

The University's presence in Beacon Hill has declined over time. Since 2000, Suffolk sold buildings in Beacon Hill and relocated their uses to the Rosalie K Stahl Center (73 Tremont Street). The vast majority of 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 28.5 percent of the University's building area is located in Beacon Hill.

The vision of the 2020 IMP framework represents a trajectory located along Cambridge and Tremont Streets that extends from the existing core of the campus in the direction of Downtown Crossing. This framework is best described as the Suffolk Crescent, which was originally conceptualized during the 2008 IMP process. The evolution of the Crescent over the last twelve years is demonstrated in Figure 5.2.

## 5.4 Guiding Principles for Growth

The following Guiding Principles for Growth will maintain Suffolk University's reputation as an Educational Institution of Distinction and will form the foundation for developing the new and renovated facilities to meet the University's needs:

- › Receives national recognition 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;
- › Teaches and prepares undergraduates for diverse careers that includes leading and serving the communities in which they live and work;
- › Serves as a home to a wide variety of innovative learning experiences fostering life-long learners;
- › Provides an active campus with many opportunities for personal development in an environment of social diversity;
- › Fosters a supportive environment for motivated, capable students from various backgrounds and cultures; and
- › Serves as an active participant in the life of its host city and a good neighbor.

### 5.4.1 Growth Areas (Clusters)

There are six 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 Boston. 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; and
- › Growth will be directed toward the downtown area, away from traditionally residential neighborhoods, and around existing assets.

Figures 5.3a through 5.3d illustrate the growth areas within these identified clusters.

### 5.4.2 Non-expansion Areas

The Beacon Hill Non-Expansion Area (NEA) is anticipated to continue in its current form. Since the inception of that NEA, Suffolk has vacated four parcels in the area and acquired one additional parcel under an agreement that also limits undergraduate enrollment. Figure 5.4 shows the Beacon Hill Non-Expansion Area.

## 5.5 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 are attracted to internationally renowned educational institutions, making 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.

### 5.5.1 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 that aim to create a mutually beneficial environment in the area. These programs include the Center for Community Engagement, Jobs for Youth, and Neighborhood Beautification, among others. Additionally, the University makes its facilities available for community use, including community meetings and Hill House baseball and softball league clinics in the University's athletic facilities.
- › **Ground Floor Uses.** In recent new building 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 the Rosalie K Stahl Center (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 the 10 West Street Residence Hall (10 West Street), Suffolk has configured nearly the entire street frontage on both West and Washington Streets as publicly accessible, ground floor retail. At Smith Residence Hall (150 Tremont Street), 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 appropriate);
- › **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. To encourage this, the University administers the Ram Card program, which provides students with the ability to easily purchase items at local businesses.
- › **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 Smith Residence Hall (150 Tremont Street), the 10 West Street Residence Hall (10 West Street), and the Modern Theatre (525 Washington Street). 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 of June 2019, the University employs approximately 1,523 total employees, a 3.5 percent increase from the count reported in the 2008 IMP.

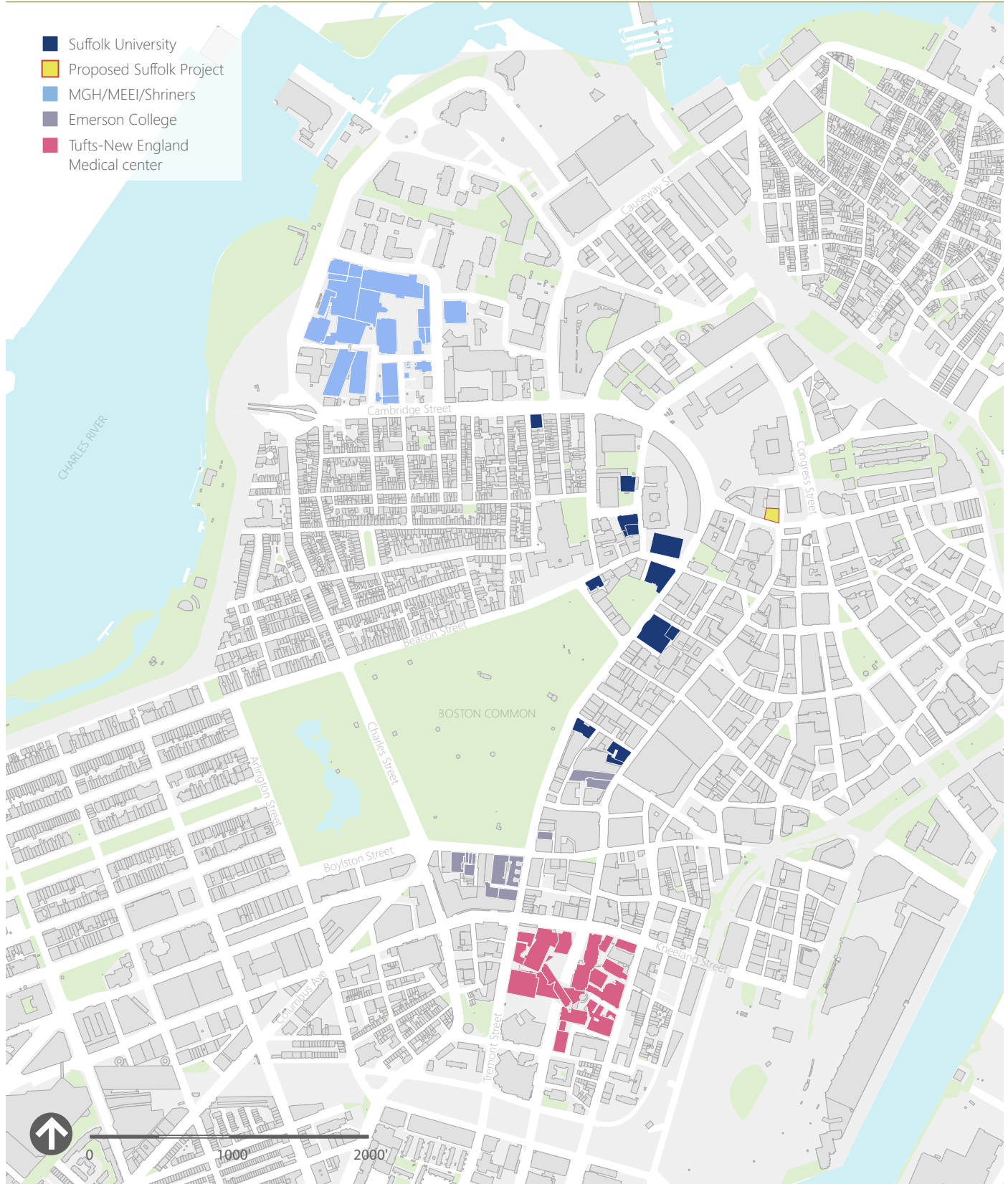
These jobs provide a significant source income that adds to the economic vitality of the City of Boston; and

- › **Faculty/Staff Housing.** Approximately 20 percent of Suffolk’s faculty and staff live in the City of Boston. This is a benefit for the employees themselves, and it contributes to the economic and financial base of the City and helps the stabilization of neighborhoods.

## **5.6 Residential Development in Boston**

Since the adoption of the 2008 IMP, Suffolk entered into a temporary lease of student residences at 1047 Commonwealth Avenue while exploring more permanent opportunities for student residences. While that property fulfilled a critical need for the University, Suffolk is committed to bolstering its Downtown campus and anticipates future student housing to be closer to the center of its existing physical resources. This will include the acquisition of 1 Court Street and conversion to student housing (refer to Chapter 8, *Student Housing* of this IMPNF).

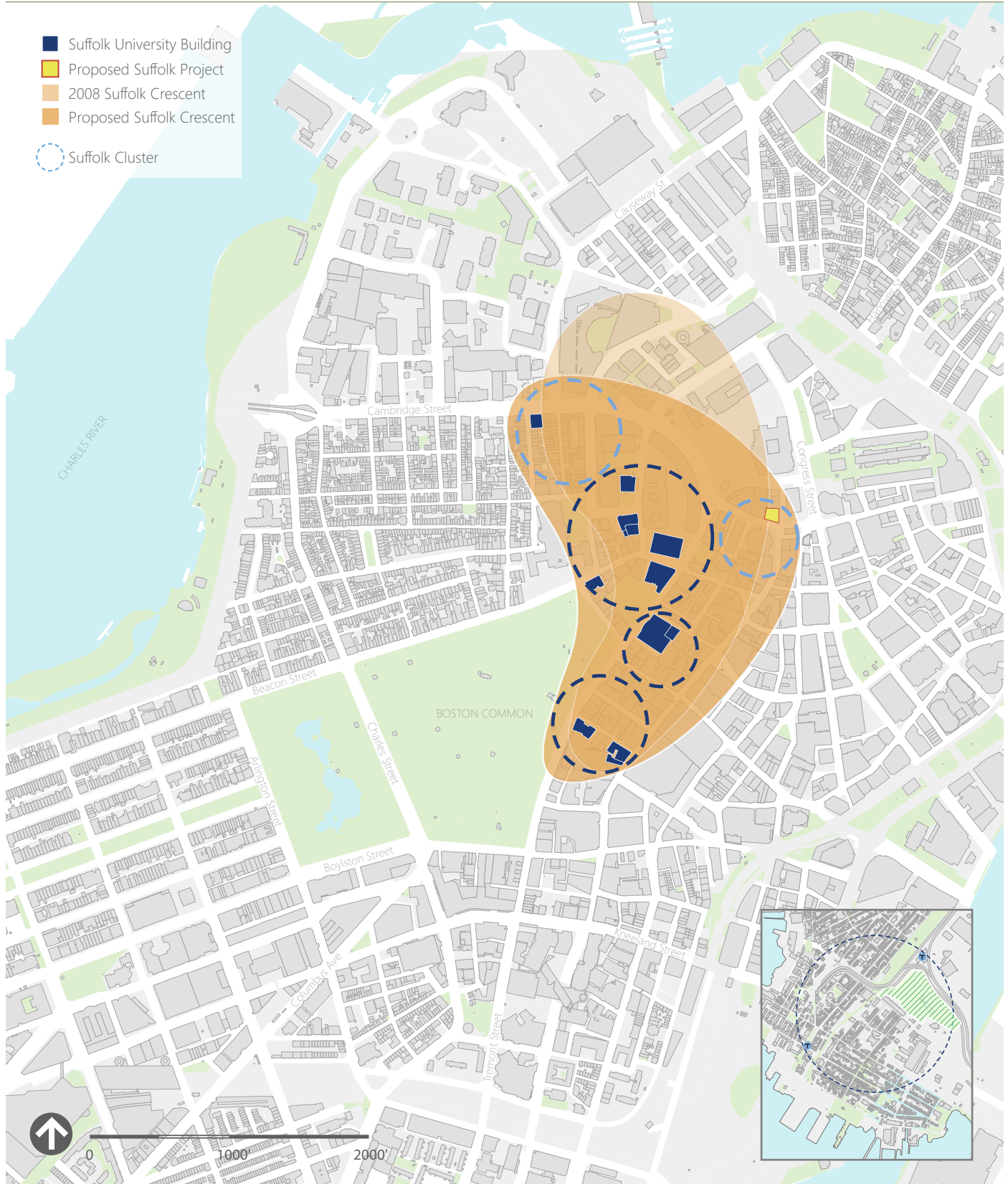




**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 5.1  
Other Institutions in the Area



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 5.2  
Suffolk Crescent and Clusters

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

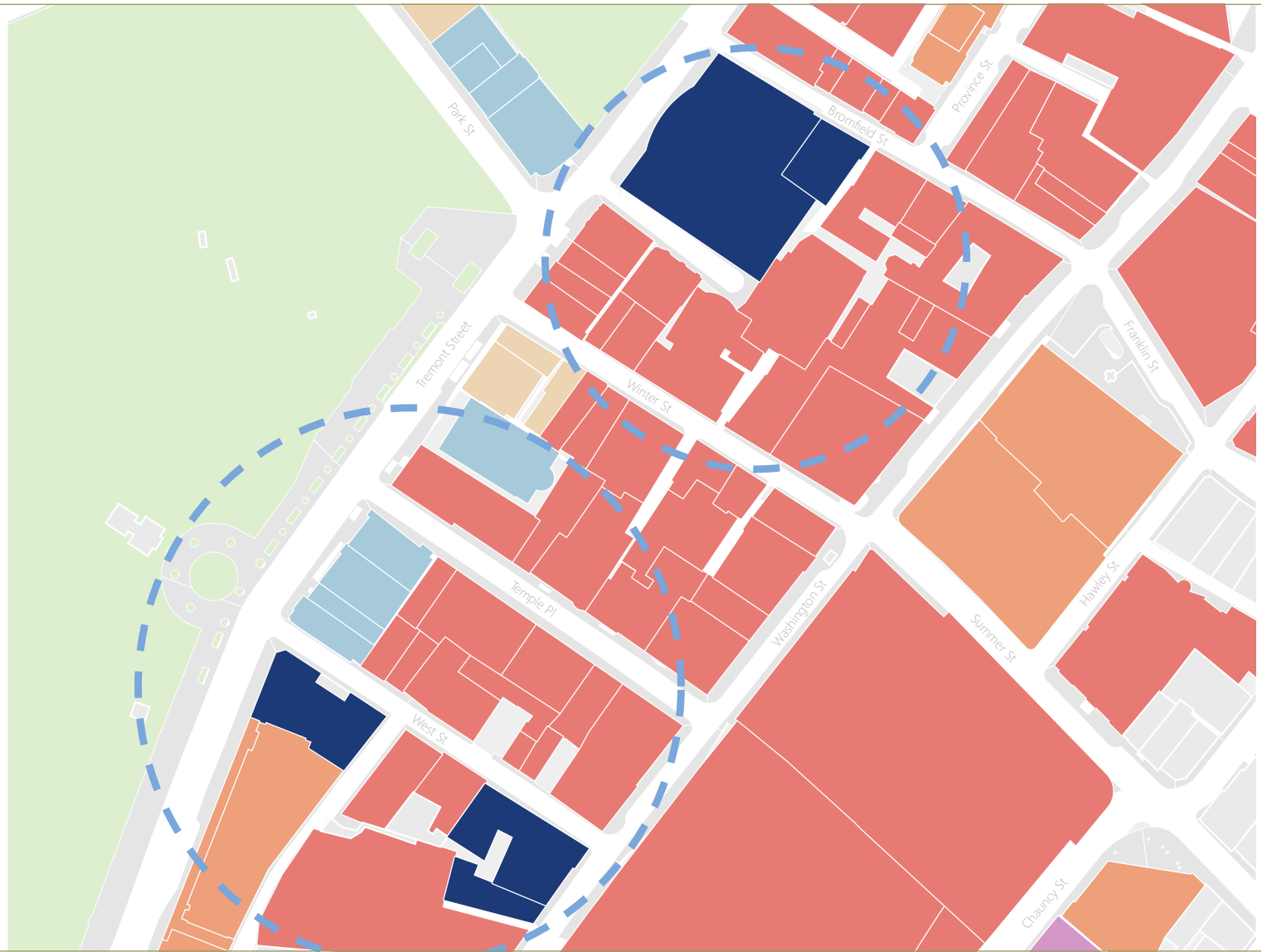
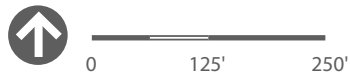
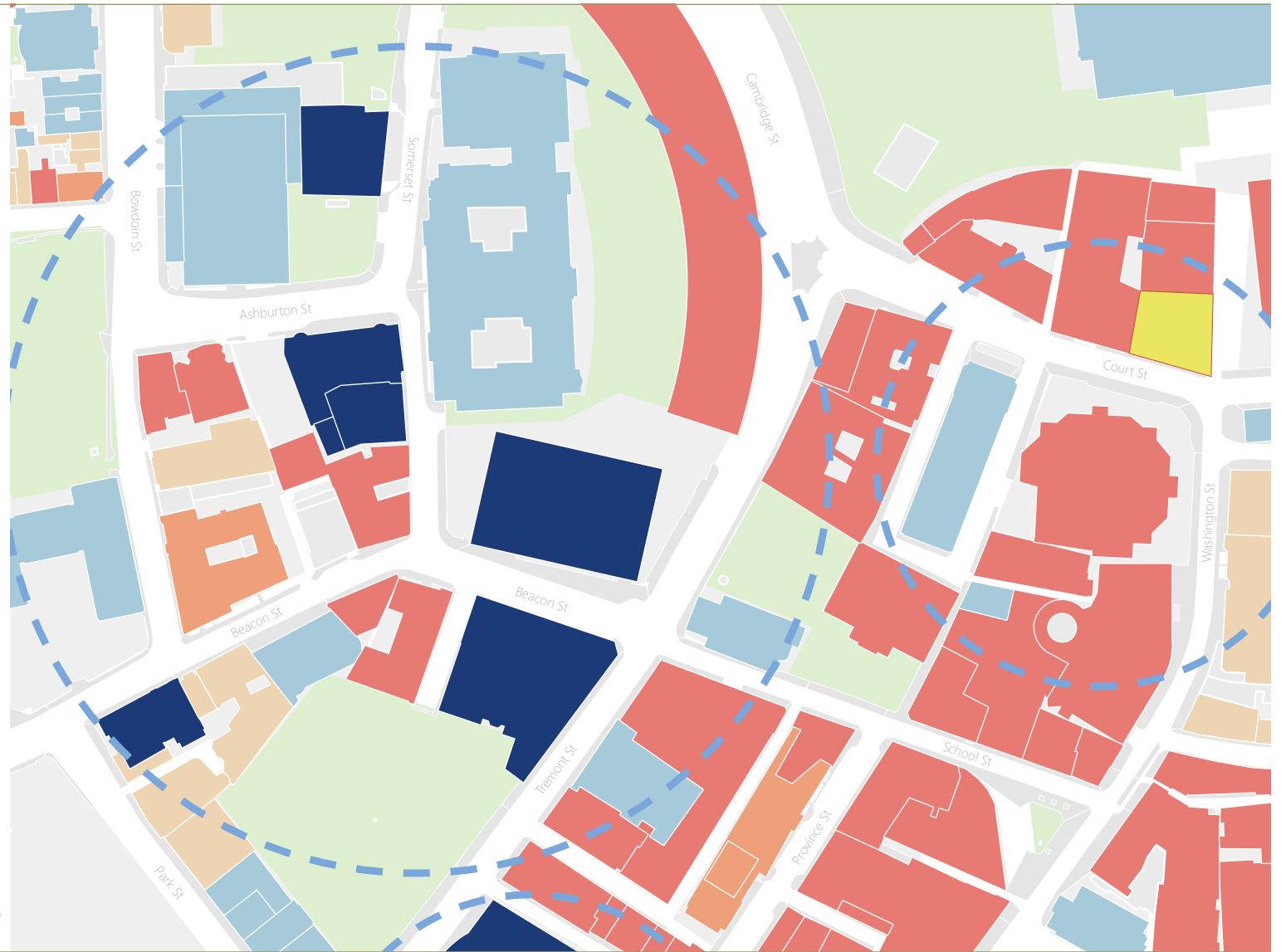


Figure 5.3a  
Cluster 1 and Cluster 2

**Suffolk University**  
**Boston, Massachusetts**

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



**Suffolk University**  
**Boston, Massachusetts**

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Figure 5.3b  
Cluster 3 and Cluster 4

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



**Suffolk University  
Boston, Massachusetts**

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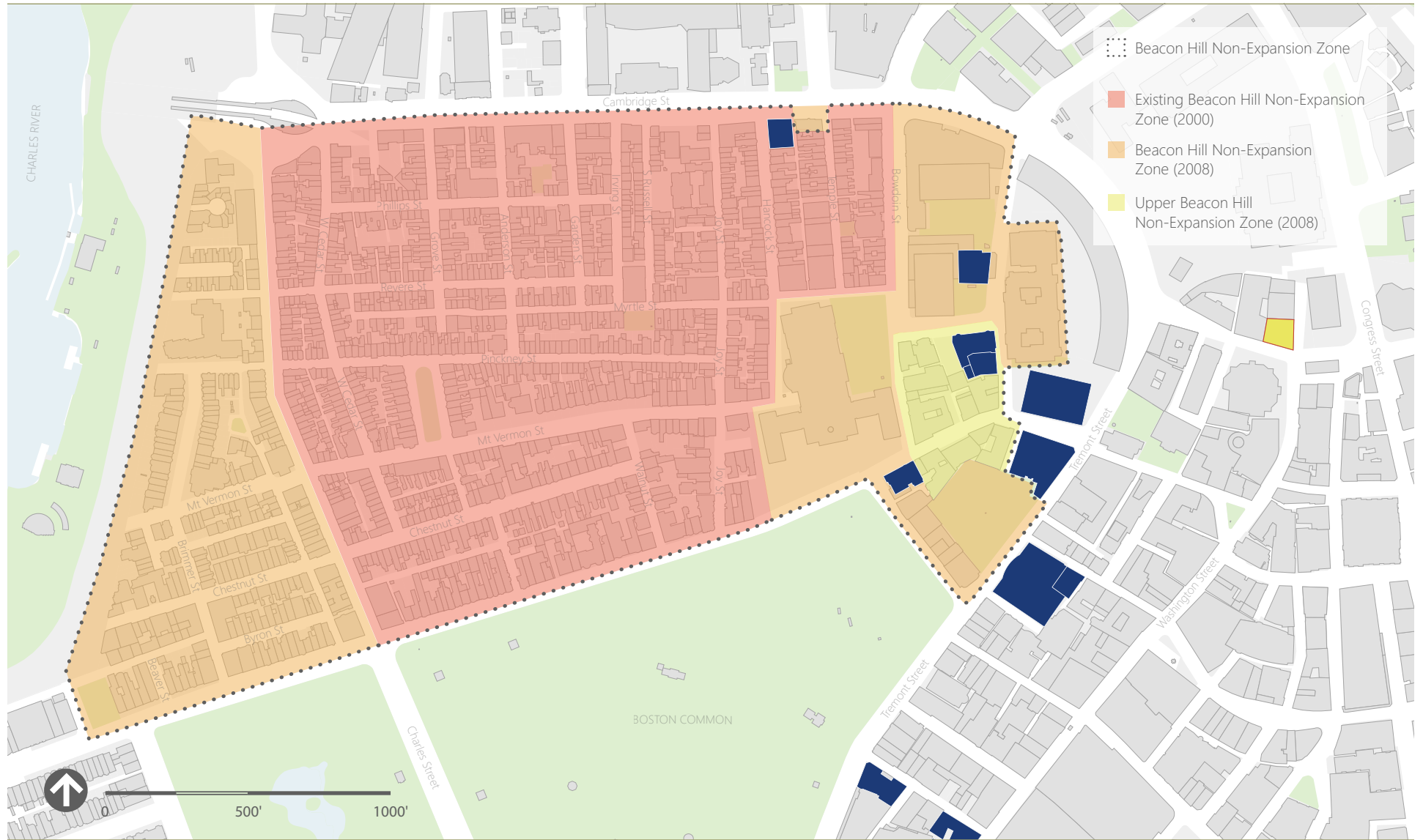
Figure 5.3c  
Cluster 5



**Suffolk University**  
**Boston, Massachusetts**

Graphic Created by NBBJ

Figure 5.3d  
Cluster 6 (East Boston)



**Suffolk University**  
**Boston, Massachusetts**

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Figure 5.4  
Beacon Hill Non-Expansion  
Areas

# 6

## Proposed Development Plan

In the recently completed Suffolk 2025 Strategic Plan (2019), the University expresses several goals for physical expansion, including the creation of student housing. It is anticipated that these goals will be addressed during the ten-year plan of the 2020 IMP. This chapter describes the specific types of facilities that the University intends to plan.

### 6.1 Facility Expansion

Pursuant to Article 80, Section 80D-3, Suffolk University is proposing the 1 Court Street residence hall project within this IMP (“Institutional Project”). This Institutional Project is subject to Institutional Master Plan Review under Article 80D of the Code. 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 BPDA 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. If applicable, each Institutional Project will also receive a Certification of Compliance under Large Project Review (Article 80B of the Code).

The University has identified a number of other space needs for new or reorganized academic and administrative uses, as described below in Section 6.2. While some of these anticipated uses may require new spaces, it is expected that spaces for a multipurpose performing arts rehearsal space, the Career Services Office, and the School of Public Engagement can be found within existing Suffolk University-controlled properties. Suffolk will continue exploring the need for additional lab spaces to accommodate growth in STEM program enrollment, though no specific projects have been identified at this time.

#### 6.1.1 Proposed Student Housing

##### Student Housing Strategy

Suffolk University understands that the BPDA hopes to decrease the reliance of student populations on the private housing market, thereby limiting aggregate demand for workforce-level housing and limiting rent growth.<sup>1</sup> Over the past ten years, Suffolk has made progress in shifting students to live in the Downtown Core and away from living in residential neighborhoods like Beacon Hill, the North End,

<sup>1</sup> *Housing a Changing City: Boston 2030* (2014)



and the West End. The University intends to continue this commitment by increasing on-campus living opportunities.

The commitment to providing additional student housing also reflects the University's goal to create a dense, connected urban campus, continuing its transition from commuter school to residential college. The campus will embrace Downtown Boston and the University's focus will be on growing its community in the downtown neighborhood.

The University recognizes that residential programming is often a desirable and essential tool to build stronger relationships between students. Therefore, the University also views additional housing as a key strategy for successfully competing with other top universities for student talent by providing the most desirable community experience possible. Furthermore, providing as many opportunities as possible for students to live Downtown will be a major attractor of talent.

The neighborhood is one of the most historic and diverse in the nation. Suffolk University aspires to make the neighborhood even more vibrant and engaging, celebrating downtown area while offering students unique and attractive amenities. The University will work to accomplish student housing objectives in a timely fashion, recognizing that the dense, urban neighborhood creates certain challenges that other institutions may not face. As a result, Suffolk University will focus on minimizing delays created by ground-up construction or significant renovation.

### **Summary of Proposed Housing Project**

For the 2020 IMP, the University has identified an Institutional Project, which is the conversion of the former hotel at 1 Court Street into a student residence hall. The Institutional Project will be subject to Article 80B, Large Project Review due to the change in use for building area over 50,000 square feet. A Project Notification Form ("PNF") is filed concurrently with this IMP/NF to commence the review process.

The University anticipates providing approximately 266 to 280 beds at this facility, which will be operational in Fall 2020. The Institutional Project will help reduce the impact of the student population on the surrounding residential neighborhoods of Beacon Hill, the North End, and East Boston by moving students into the Downtown Core.

Although no specific uses or tenants have been identified for the ground floor, the University intends to find an active, publicly-accessible use for the space fronting Court Street. In other properties in downtown Boston, Suffolk has supported retail operators in such spaces, and the University will explore the potential for similar tenants in this facility.

The acquisition of 1 Court Street for student housing illustrates the opportunities the University has available by embracing downtown Boston. The Institutional Project represents a relatively simple conversion of existing building stock into student residential use, leveraging its previous use as a hotel. The building itself is an icon, often referred to as "Boston's first skyscraper," which exemplifies a golden age in Boston's architectural history.

The University anticipates significant student interest in the building. Its proximity to existing major campus facilities makes it particularly desirable and it has the added benefits of excellent transit connections and immediate access to some of the region's top historic, retail, and entertainment centers.

As noted, a use conversion from hotel to student housing presents far fewer challenges than ground-up development or conversion from office or even apartment use. The projected density of beds in 1 Court Street is higher than in a typical apartment building and the conversion can be accomplished in a shorter timeframe due to more straightforward construction logistics.

The Institutional Project comes on the heels of an exhaustive search that the University conducted with a real estate consulting firm to assess feasible locations for additional student housing. The analysis focused largely on transit-oriented development potential along MBTA subway lines, in addition to new development sites within downtown Boston. The Institutional Project represents a solution to some of the University's most significant challenges related to cost, speed, and location. The acquisition of 1 Court Street avoids the difficulty and cost of ground-up construction.

## **6.2 Additional Proposed Institutional Projects**

Based on the institutional needs described in Chapter 4, *University Demographics and Institutional Needs*, the University intends to propose several additional institutional projects during the ten-year span of the 2020 IMP. The following sections describe the areas where Suffolk intends to develop projects to accommodate its additional program needs and the guidelines for identifying specific sites for particular uses. As Suffolk identifies opportunities to proceed with any of these projects, the University will file an amendment to its 2020 IMP for each proposed project to incorporate it into the plan.

### **6.2.1 Dedicated Performance, Rehearsal, Studio, and Event Space**

A need for new performance, rehearsal, studio, and event space was identified during the University's strategic planning process. Existing ground floor space at 515 Washington Street, which is part of the Modern Theatre complex that Suffolk already occupies, is the anticipated location for these new uses. The adjacency to the Modern Theatre and location in the Theater District more broadly make this site a compelling location for performing arts and event space within structures already in use by the University.

### **6.2.2 Career Services Office**

Suffolk University intends to create a consolidated Career Services Office. This use will likely be located in existing and/or recently acquired Suffolk University spaces. No additional new spaces or needs have been identified at this time.

### **6.2.3 New School of Public Engagement**

The University intends to establish a new School for Public Engagement, which will be located within existing and/or recently acquired Suffolk University spaces, such as 22 Beacon Street. No additional new spaces or needs have been identified at this time.

### **6.2.4 Additional Laboratory Spaces**

Suffolk University will continue to explore the need for additional laboratory space as its STEM program enrollment continues to expand. While it is likely this would require new building space in the future, no new spaces or needs have been identified to date. The University is carefully monitoring its student enrollment trends relative to real estate opportunities.

# 7

## Zoning and Permitting

This chapter outlines the zoning use and dimensional regulations currently applicable to Suffolk's leased and owned facilities. This chapter also notes the projects and project concepts for which Suffolk will seek zoning approval under the 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.

### 7.1 Current Zoning

Suffolk's current leased and owned facilities are located throughout downtown Boston but are primarily centered in the Government Center/Markets District and Midtown Cultural District (MTCD) areas (Figure 7.1).

In the Government Center/Markets District, Suffolk owns or leases space in seven properties, five of which are located in the Pemberton Square Protection Area: One Beacon Street (1 Beacon Street), the Rosalie K. Stahl Center (73 Tremont Street), Sargent Hall (120 Tremont Street), Miller Residence Hall (10 Somerset Street), and Samia Academic Center (20 Somerset Street).

One Suffolk-owned property is located within the Boston Proper area (Map 1 of the Code). The Ridgeway Building (148 Cambridge Street) 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.

Four Suffolk-owned or leased properties are located within the Midtown Cultural District (Map 1A of the Code). These include Sargent Hall (120 Tremont Street), 10 West Street Residence Hall (10 West Street), the Modern Theater complex (525 Washington Street), and Smith Residence Hall (150 Tremont Street). Sargent Hall (120 Tremont Street), 10 West Street Residence Hall (10 West Street), and the Modern Theater complex (525 Washington Street) are located in the Ladder Blocks and Washington Street Theater Protection Area. Sargent Hall (120 Tremont Street) is split between two districts – the Ladder Blocks and Washington Street Theater Protection Area, and the Boston Common and Public Garden Protection Area – and is located within the Institutional Master Plan Area as identified on Map 1H of the Boston Zoning Code. Smith Residence Hall (150 Tremont Street) is entirely within 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.

College or University use is conditional in the above zoning subdistricts. Academic use, if not occupying space shared with other uses of the same institution (e.g. dormitories, library, research center, or accessory uses), is forbidden in the H-2-65

District. In the Government Center/Markets District, non-academic ground floor uses are required on buildings fronting certain streets, including Tremont Street and Court Street, where the University has owned or leased property.

## 7.2 Zoning Applicable to Future Development

Suffolk's upcoming development projects are identified in Chapter 6, *Proposed Development Plan*. This includes one project currently underway: a new residence hall at 1 Court Street, which will convert the current use as a hotel to student residences, providing up to 280 beds.

1 Court Street (1-11 Court Street), Ward 3, Boston, Massachusetts (the "Property") consists of an existing 14-story building formerly used as a hotel with 114 rooms, function space and a ground floor restaurant with approximately 102,073 gross square feet of building area on a site containing approximately 6,315 square feet of land area. Suffolk has proposed interior renovations to the building in order to change the occupancy from a hotel and restaurant to a new residence hall with publicly accessible retail/food service areas on the ground floor (the "Proposed Project"). The Property is located within the Government Center/Market Districts Zoning District, as identified on Map 1H of the Zoning District Maps of the City of Boston, and is subject to Article 45 of the Boston Zoning Code (the "Code"). As referenced on Map 1H, the Property is located within the City Hall Medium Density Area Zoning Subdistrict and located adjacent to the Sears Crescent Protection Area Zoning Subdistrict. In addition, the Property is located within a Restricted Parking Overlay District.

Suffolk will seek a change in use of a building greater than 50,000 GSF within a Downtown District. Such use is classified as a High Impact Sub-use of an Institutional Use, and therefore the Proposed Project will be subject to review and approval from both the BPDA and the Boston Zoning Commission (the "BZC") with respect to Large Project Review and Related Approvals under Article 80B and Institutional Master Plan Review under Article 80D.

To the extent that exterior work is proposed for the building, the Proposed Project may be subject to review by the Boston Civic Design Commission ("BCDC") pursuant to Article 28 of the Code. The Proposed Project's location could qualify as a project of special significance because it is a Landmark that was designated by the Boston Landmarks Commission ("BLC") on November 23, 1993 and is in visual proximity to and within 500 feet of another Landmark, the Old State House.

Additionally, the Property is located within the Government Center Urban Renewal Plan, Project No. R-35, dated April 3, 1963, as amended (the "Plan"). The Property is specifically referred to as Parcel 6 of Block 140 under the Plan. On April 12, 2001, the BPDA approved a minor modification of the Plan to allow for the hotel use and other allowed uses on the Property in connection with the original permitting of the Hotel Project. Although the Plan does allow for institutional uses within part of the Plan area, the use of Parcel 6 of Block 160 under Section 303 of the Plan is limited to general office use.

As a result of the proposed change in use, the Proposed Project will require a minor modification (the “Minor Modification”) of the Plan to allow for the institutional use, including but not limited to: student housing-dormitory use. The Minor Modification will require approval by the BPDA Board.

In addition to this student housing project at 1 Court Street, there are several additional proposed projects that have not yet been planned or programmed. These include a multipurpose performing art space, a Career Services office, a new School of Public Engagement, and additional laboratory space to accommodate growing STEM enrollment. As these projects are still at the conceptual level, the University is unable to provide floor areas or final locations for them. However, it is anticipated that these spaces will be created within existing University-controlled properties (with the potential exception of the laboratory space).

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

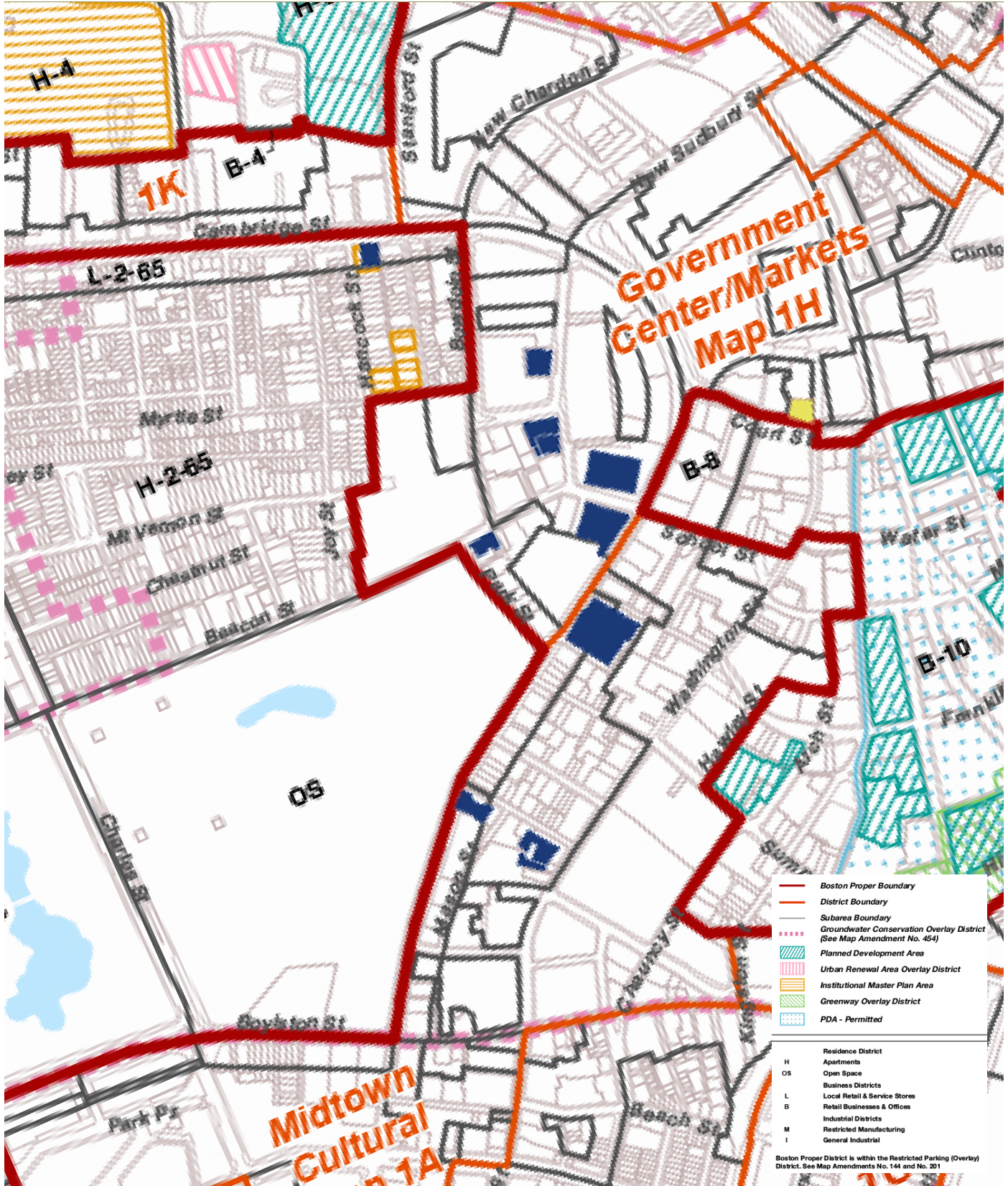
- › The proposed renovation of the former hotel at 1 Court Street into a residence hall consisting of approximately up to 280 beds; and
- › Other future Suffolk uses within the City of Boston, as described in Chapter 6, *Proposed Development Plan*, and consistent with institutional master planning and the recommendations of the Community Task Force.

### **7.3 Compliance with IMP and Code Compliance**

University-owned and leased properties listed in the IMP that are used for institutional purposes are deemed to be in compliance. Occasionally, properties may be repositioned to meet different University uses, including dormitory, academic and administrative uses. Similarly, existing buildings, which include a mix of commercial, retail, service, and restaurant uses on the ground and first floors, may change over time. In addition, building renovations and/or small additions may be required to bring buildings into compliance with accessibility standards or current building, environmental, or energy standards. Subject to these projects being reviewed under Article 80B or 80E of the Code, as applicable, these changes are also deemed to be consistent with the IMP.

### **7.4 Other Future Institutional Projects**

In Chapter 5, *Urban Campus Master Plan*, the University identified the five Clusters where future Suffolk institutional projects may be implemented 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. Please refer to Figures 5.3a through 5.3d for more details about the clusters. 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.



Suffolk University  
Boston, Massachusetts

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Figure 7.1

Existing Zoning

# 8

## Student Housing Plan

### 8.1 Introduction

Suffolk University regards student housing as a critical component of its institutional mission. This chapter identifies the University's existing student housing portfolio, examines where off-campus students are living, and defines the University's goals in relation to expanding the supply of student housing.

### 8.2 Student Housing Goals

Although the majority of undergraduate students commute to campus, Suffolk has continued to transition from a strictly commuter school to a partially residential school over the last twenty years. As the University has grown its housing inventory, a key goal has been to shift students out of residential neighborhoods such as Beacon Hill and the North End and into the Downtown Core.

Within the upcoming ten-year term of the 2020 IMP, the University has committed to a goal of providing approximately 50 percent of its undergraduate students with University-managed housing. As part of this goal, the University has made every effort to seek additional residence halls. 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 own sufficient property to plan flexibly for phased growth (as is typical for non-urban universities).

In spite of these challenges, the University intends to continue efforts to secure long-term additional student housing capacity. This goal is consistent with the Mayor's housing plan, *Housing a Changing City: Boston 2030*. The Mayor's housing plan states that, "addressing the shortage of dorms is necessary to stabilize rents, reduce absentee ownership, and increase ownership." The City has established a goal of reducing the number of undergraduates living off campus and participating in Boston's rental housing market by approximately 50 percent, to less than 12,000 undergraduate students, by the year 2030. Further, the City has called for the colleges and universities to build, collectively, 18,500 new beds of student housing within the same timeframe.

Suffolk shares the City's goal of housing more students on campus to relieve the pressure on the existing housing stock and preserve existing housing for Boston's workforce. The University believes that the benefits of University-owned housing for students are substantial, as they gain from the amenities provided as well as the safety of living in a supervised environment. A residential program enhances the integrated college experience and often provides more affordable living options



than off-campus housing. Suffolk believes that providing student housing is paramount to the University's ability to compete with its peer institutions.

Moreover, the urban neighborhoods surrounding the campus benefit as well. Students stimulate small local service-oriented businesses, 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 periods of time than the typical office worker or resident, students add to the "eyes on the street." They also enhance the urban experience by frequenting parks and other public spaces.

The key steps to increasing the capacity of student housing are identified in the Suffolk 2025 Strategic Plan (2019) as follows:

- › Devise a strategy for expanded student residential capacity that accommodates two years of availability for incoming freshmen;
- › Work with external parties to identify and develop sites for additional long-term student housing capacity;
- › Shepherd housing projects through the entitlement process and incorporate into the Institutional Master Plan; and
- › Add bed capacity to existing residence halls if demand warrants.

Over the next ten-year term of the 2020 IMP, the University is committed to continuing to explore opportunities to reach the goal of providing on-campus housing for 50 percent of the full-time undergraduate student enrollment. The University will make every effort to pursue this goal. However, for an urban university such as Suffolk, the acquisition of property for housing students (in addition to other uses) is contingent upon market opportunities. The cost of land and buildings in downtown Boston, which has increased substantially since the writing of the 2008 IMP, presents a significant challenge. Rapidly escalating construction costs pose a challenge as well.

The University believes that higher education institutions must work collaboratively with the City to address these common housing concerns. Increasing the quantity of residence halls is the most direct way to move students out of neighboring Boston neighborhoods and into University-owned housing.

### **8.3 Existing Residence Halls**

In 1996, Suffolk University opened its first residences in the Smith Residence Hall (150 Tremont Street). Since then, the University has continued to grow its student housing portfolio as opportunities to lease or own new spaces emerge. Housing priority is given to freshmen and sophomores. Currently, on-campus housing is only available to undergraduate students.

To date, Suffolk has made great strides in increasing the availability of student housing. In the 2006-2007 academic year, directly preceding the 2008 IMP exercise, Suffolk operated 765 beds, housing approximately 17 percent of full-time undergraduate

students. Subsequently, the University opened the 10 West Street Residence Hall (10 West Street) (2008), the Modern Theatre Residence Hall (525 Washington Street) (2010), and 1047 Commonwealth Avenue Residence Hall (1047 Commonwealth Avenue) (2018). With each residential project, the percentage of FTE undergraduate students housed increased to approximately 19, 23, and 30 percent, respectively.

In 2015, Suffolk continued its efforts to expand the supply of student housing, within the existing residence hall inventory. This was achieved through bunking and furniture placement and required no new construction. The project, which encompassed the 10 West Street Residence Hall (10 West Street), Smith Residence Hall (150 Tremont Street), and the Modern Theatre complex (525 Washington Street), increased the inventory by 57 beds.

Suffolk's inventory consists of five residence halls, which offer a total capacity of 1,607 beds:

|  |                   |             |
|--|-------------------|-------------|
| › Smith Hall (150 Tremont Street)                                    | 420 beds          | Opened 1996 |
| › Miller Hall (10 Somerset Street)                                   | 345 beds          | Opened 2003 |
| › 10 West Street Residence Hall<br>(10 West Street)                  | 274 beds          | Opened 2008 |
| › Modern Theatre (525 Washington Street)                             | 200 beds          | Opened 2010 |
| › 1047 Commonwealth Ave Residence Hall<br>(1047 Commonwealth Avenue) | 368 beds          | Opened 2018 |
| <b>TOTAL</b>   | <b>1,607 Beds</b> |             |

Refer to Figure 3.1 for the location of the existing student residences.

### 8.3.1 1047 Commonwealth Avenue Residence Hall

In January 2018, the University filed for an IMP Amendment to temporarily lease the residential portions of the building at 1047 Commonwealth Avenue in the Allston/Brighton neighborhood to provide temporary housing for up to 368 students, including six student Resident Assistants and one professional Residence Director. The facility consists of a six-story, 98,286 square-foot structure with commercial uses on the ground floor and residential units on floors one through six. The basement provides parking spaces for 40 vehicles and bicycles. The residential floors include apartment-style units, including single- and double-occupancy rooms. Each unit is equipped with a full kitchen and a washer/dryer. Operating as an apartment-style student residence, Suffolk University intends to lease the residential portions of floors one through six of the structure for a term beginning in August 2018 and terminating on May 31, 2020.

The addition of the residence hall at 1047 Commonwealth Avenue is considered a short-term, temporary solution while the University explores opportunities for long-term student housing.

## **8.4 Proposed Student Housing**

In the 2008 IMP, the University set a target of housing 50 percent of the FTE undergraduate student population by 2018. Although the University increased its student housing portfolio substantially, the University continues its efforts to meet the goal. For the 2020 IMP, Suffolk will renew its commitment to this target. The planned student housing at 1 Court Street will represent the University's latest planning effort to secure long-term student housing over the next ten years.

### **8.4.1 1 Court Street Residence Hall**

In Fall 2019, the University will begin the process of acquiring an existing building located at 1 Court Street in downtown Boston. The University will convert the building from hotel use to student housing, providing students with suite-style rooms containing approximately 266 to 280 beds.

The University plans to file a Project Notification Form ("PNF") to initiate review by the BPDA under Article 80B, Large Project Review of the Code concurrent with the subsequent 2020 IMP filing. The 1 Court Street Residence Hall will become operational following the termination of the lease of 1047 Commonwealth Avenue on May 31, 2020. The net change to the housing inventory will be a decrease of 88 beds, to 1,519 beds, or approximately 30 percent of the undergraduate student population.

No parking will be provided at the 1 Court Street Residence Hall.

## **8.5 Student Housing Policies**

Suffolk's policies relating to residential life are available to all students on the University's website. This comprehensive set of well-defined policies establishes the rules and regulations by which on-campus students are required to live, including policies relating to alcohol and drugs, animals and pets, and safety and security. The University understands that residence life policy is the primary mechanism for governing the behavior of students and safeguarding the relationship with community residents. The following sections highlight some of the University's key policies.

### **8.5.1 Criteria and Procedure for Student Housing**

To be eligible for on-campus housing, students must be full-time undergraduate students in good academic standing. As of Fall 2018, all incoming freshmen are guaranteed two years of University-sponsored housing spanning traditional-style dorms, suites, and apartments.

Students must submit applications for housing and make a series of required deposits. A lottery is then run to determine the selection order. During room selection, students may select to live in a group setting, such as suites or apartments.

Each resident must sign the Suffolk University Housing License Agreement, an academic year-long agreement that covers both Fall and Spring semesters. Students

may be released on request from the license to participate in the University's study abroad program. The license agreement may be cancelled by the University at any time for violation of the University's community standards.

### **8.5.2 Alcohol and Drug Policy**

The following policies are described in detail in the University's residence life handbook and on the University's website.

- › All University housing is alcohol free:
  - Alcohol is not permitted in any university housing area, regardless of age; and
  - 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; and
  - Marijuana is prohibited in the residence halls and throughout campus.

### **8.5.3 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 residence 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.

### **8.5.4 Student Vehicles**

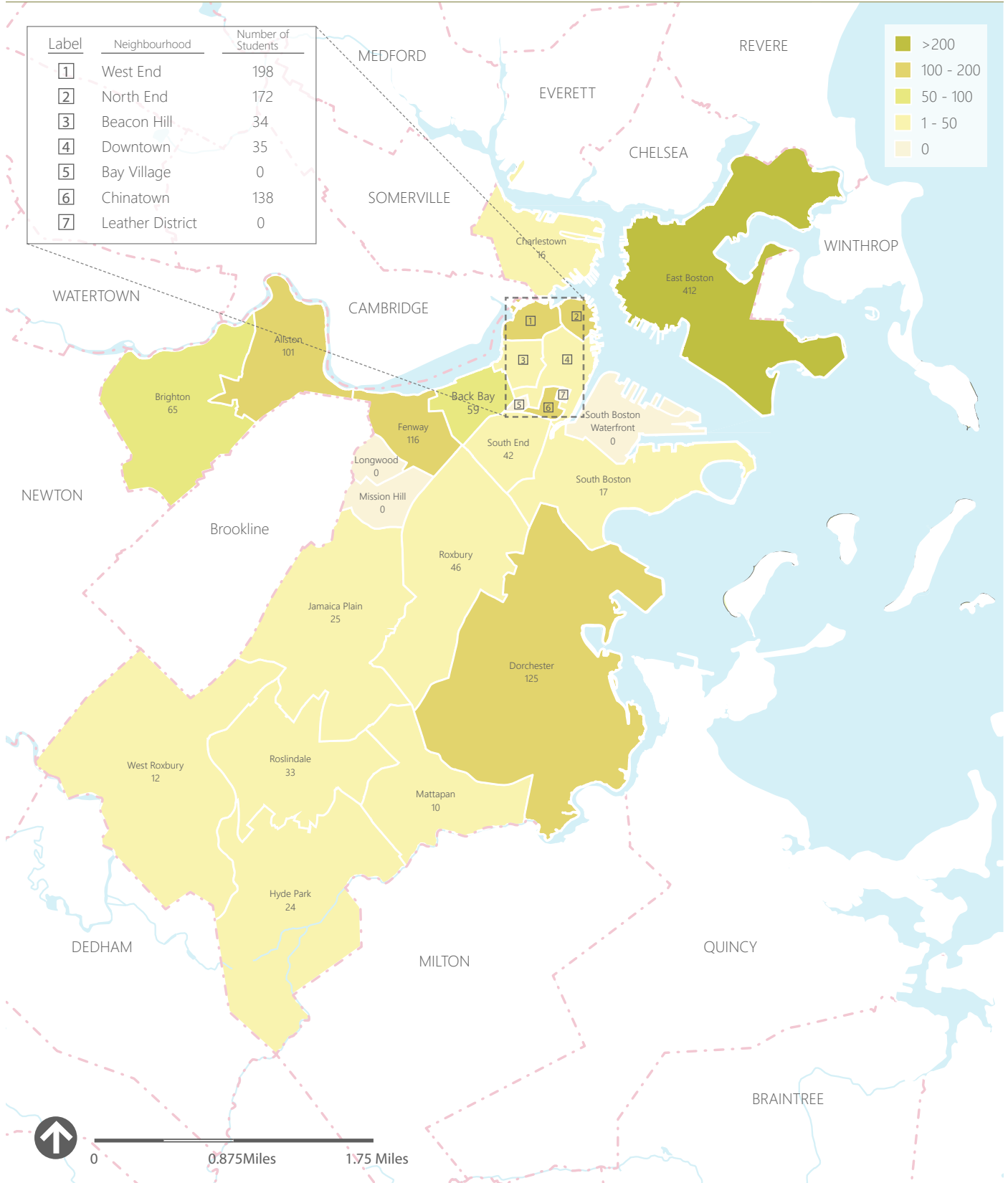
University students are discouraged from bringing cars to campus due to the lack of available on-campus parking facilities for students and the expense of public parking in downtown Boston. The University has worked cooperatively with the Boston Transportation Department to ensure that no on-campus residents 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.

## **8.6 Off-campus Students**

As of Fall 2018, there were approximately 5,428 undergraduate and graduate students, both full-time and part-time who lived off-campus, either in or outside the

City of Boston. Just under half of this total (approximately 2,638 students) lived in City of Boston neighborhoods and approximately 2,790 students commuted from outside Boston. More specifically, approximately 1,753 full-time undergraduate students (just over half of the total number of off-campus students) live off-campus in various City of Boston neighborhoods. Figure 8.1 demonstrates off-campus undergraduate student residence locations by Boston neighborhoods.

The University's Off-Campus Housing Office (OCHO), which is open year-round, provides a variety of free resources and listings for students. Services include a roommate request listing, as well as advice and counseling to students regarding the housing process. Further, the OCHO assists students who need to acquire resident parking, update their voter registration, or get to know the City's trash pick-up schedule.



**Suffolk University**  
**Boston, Massachusetts**

Graphic Created by NBBJ

Figure 8.1  
 Off-Campus Undergraduate Student  
 Boston Residence Locations

# 9

## Transportation and Parking Management

### 9.1 Introduction

Suffolk University is well served by multiple transportation modes. 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 are the major roadways serving the University.

### 9.2 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.

#### 9.2.1 Mode Share

The University has significantly fewer students, faculty, and staff driving alone to the campus than other area peer institutions. The University's low drive-alone rate can be attributed to the extensive transit service available to the campus, limited University parking, and the cost of public parking in the area. As shown in Table 9-1 below, only 5 percent of the University's students and staff drive alone and 3 percent carpool or vanpool to the University. Approximately 74 percent of respondents use public transit and 8 percent walk or bicycle.

**Table 9-1 Travel Mode Shares**

| <b>Mode</b>                              | <b>Staff and Students</b> |
|--|---------------------------|
| Drive Alone                              | 5%                        |
| Carpool/Vanpool                          | 3%                        |
| Transit                                  | 74%                       |
| Walk/Bicycle                             | 8%                        |
| Other/Telecommute/Flextime/Out of Office | 10%                       |
| <b>Total</b>                             | <b>100%</b>               |

Source: 2018 MassDEP Rideshare Report

## 9.2.2 Public Transportation

As shown in Figure 9.1, the University is located within easy walking distance of all four MBTA rapid transit lines and the Silver Line. Table 9-2 below 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; and
- › Government Center at Cambridge Street/Tremont Street/Court Street – Blue and Green Lines.

In addition, the Silverline SL4 branch stops at both Tufts Medical Center on Tremont Street and Essex Street at Atlantic Avenue and the SL5 branch stops at Temple Place at Washington Street (Figure 9.1).

**Table 9-2 Rapid Transit Service Near Suffolk University**

| Route           | Stations  | Frequency/Headways<br>(in min.) |      |              |
|-----------------|---|---------------------------------|------|--------------|
|                 |   | Start Time/<br>End Time         | Peak | Off-<br>Peak |
| Red Line        | Park Street, Downtown Crossing, Charles/MGH       | 5:13a / 1:05a                   | 9    | 12-14        |
| Green Line      | Park Street, Government Center                    | 5:01a / 12:52a                  | 6-7  | 7-11         |
| Orange Line     | Downtown Crossing, State                          | 5:16a / 12:30a                  | 6    | 8-12         |
| Blue Line       | State, Government Center, Bowdoin                 | 5:13a / 1:00a                   | 5    | 9            |
| Silver Line SL4 | Tufts Medical Center, Essex Street @ Atlantic Ave | 5:20a / 12:52a                  | 12   | 14-19        |
| Silver Line SL5 | Temple Place @ Washington Street                  | 5:15a / 1:18a                   | 7-8  | 10-17        |

Source: MBTA Fall/Winter 2019

Commuter rail service at North Station and South Station is only a few stops away by rapid transit. Northern 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 9-3 below 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 several cities and towns located throughout northeastern Massachusetts and New Hampshire.



**Table 9-3 MBTA Bus Service Near Suffolk University**

| Bus Route | Origin – Destination  | Rush-hour Headway (min.) |
|-----------|---|--------------------------|
| #4        | North Station – Tide Street                                 | ~20                      |
| #7        | City Point – Otis & Summer Streets                          | ~8                       |
| #11       | City Point – Bedford Street & Chauncy Street                | ~6-12                    |
| #43       | Ruggles Station – Park Street Station                       | ~19-30                   |
| #55       | Jersey Street & Queensberry Street – Park Street Station    | ~15-30                   |
| #92       | Sullivan Square Station – Downtown (via Main Street)        | ~9-22                    |
| #93       | Sullivan Square Station – Downtown (via Bunker Hill Street) | ~8-15                    |

Source: MBTA Fall/Winter 2019

### 9.2.3 University Parking Supply and Policies

The University provides a limited supply of parking for faculty and staff. Seventy-two parking spaces are provided in the underground garage at Sargent Hall (120 Tremont Street). These spaces are allocated on a first-come, first-served basis for University-wide uses. Seventeen spaces are available at the Rosalie K. Stahl Center garage (73 Tremont Street). The University does not provide on-campus parking for students. The University charges market rates for faculty and staff parking.

Within a half-mile of the University, forty lots and garages with public parking are available. Figure 9.2 and Table 9-4 below illustrates and lists, respectively, the names and locations of parking facilities and number of public spaces. Evening students can take advantage of special parking rates during off-peak hours at selected garages.

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 metered spaces on Bowdoin Street, Cambridge Street, Staniford Street, New Chardon Street, and Park Street.

**Table 9-4 Study Area Parking Facilities**

| <b>Map No. 1</b> | <b>Parking Facility</b> | <b>Parking Capacity</b> |
|------------------|-------------------------|-------------------------|
| 1                | 70 Parkman Street       | 800                     |
| 2                | 32 Fruit Street         | NA <sup>1</sup>         |
| 3                | 60 Staniford Street     | 565                     |
| 4                | 165 Cambridge Street    | 110                     |
| 5                | 209 Cambridge Street    | NA <sup>1</sup>         |
| 6                | 101 Merrimac Street     | 75                      |
| 7                | 30-31 Lancaster Street  | 75                      |
| 8                | 125 Bowker Street       | 2000                    |
| 9                | 75 Somerset Street      | 580                     |
| 10               | 100 Cambridge Street    | 200                     |
| 11               | 12-14 Ashurton Place    | 38                      |
| 12               | 1 Beacon Street         | 575                     |
| 13               | 17 Beacon Street        | 13                      |
| 14               | 73 Tremont Street       | 120                     |
| 15               | 45 Province Street      | 292                     |
| 16               | 275 Washington Street   | 500                     |
| 17               | 17-23 West Street       | 13                      |
| 18               | 47 Boylston Street      | 700                     |
| 19               | Zero Charles Street     | 1350                    |
| 20               | 83 Devonshire Street    | 200                     |
| 21               | 33 Arch Street          | 815                     |
| 22               | 1 Federal Street        | 230                     |
| 23               | 101 Arch Street         | 52                      |
| 24               | 99 Summer Street        | 103                     |
| 25               | 33 Essex Street         | 53                      |
| 26               | 85 Essex Street         | 50                      |
| 27               | 660 Washington Street   | 461                     |
| 28               | 40 Beach Street         | 475                     |
| 29               | 47 Lagrange Street      | 50                      |
| 30               | 45 Stuart Street        | 200                     |
| 31               | 80 Harrison Ave         | 63                      |
| 32               | 131 Kingston Street     | 11                      |
| 33               | 136 Blackstone Street   | 308                     |
| 34               | 20 Clinton Street       | 698                     |
| 35               | 60 State Street         | 341                     |
| 36               | 75 State Street         | 674                     |
| 37               | One Post Office         | 428                     |
| 38               | 0 Post Office Square    | 1,000                   |
| 39               | 200 State Street        | 100                     |
| <b>Total</b>     |                         | <b>14,318</b>           |

Source: NBBJ

1 Parking Capacity data not available.

## 9.2.4 Existing Transportation Demand Management Measures in Place

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

### Preferential Carpool Parking

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

### Transit Passes

Suffolk students are able to purchase MBTA Semester Passes. These pre-paid passes provide discounted travel on any MBTA service. In an average semester, approximately 910 passes are sold to students. Employees are able to purchase MBTA passes on a pre-tax basis.

### Bicycle Incentives

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

#### Short-term Bicycle Parking

- › Rosalie K. Stahl Center (73 Tremont Street) – *near Mildred Sawyer Library* (20 spaces);
- › Sargent Hall (120 Tremont Street) – *in the garage* (10 spaces);
- › Samia Academic Center (20 Somerset Street) – *in the plaza* (20 spaces);

#### Long-term Bicycle Parking

- › Miller Residence Hall (10 Somerset Street) (10 spaces);
- › 10 West Street Residence Hall (10 West Street) – *basement of the Fitness Center* (15 spaces);
- › 1047 Commonwealth Ave Residence Hall (1047 Commonwealth Avenue) (20 spaces)

Further, Bike Shares are available at various locations around campus. Figure 9.3 illustrates the location of bicycle racks available to the University community.

## 9.2.5 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.

The University's urban campus afford no traditional, defined bike paths. On the roadways surrounding the campus, there are several bicycle accommodations

including bike lanes provided on portions of Cambridge Street, buffered/separated bicycle lane on portions of Congress Street, and bike lanes on Pearl, Franklin, Milk and Kilby streets. Sharrows (shared lane markings) are also provided on select roadways, including Court Street as it approaches the intersection of Tremont Street at Cambridge Street and Court Street.

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.

Suffolk University understands that the Boston Transportation Department (“BTD”) is currently updating the City’s bicycle parking guidelines. The University is committed to continuing to work with BTD and incorporate revised bicycle parking guidelines into campus planning when these are available.

### **9.3 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 stressed – and will continue to stress – that a lack of automobile transportation does not hamper mobility.

In addition, the University actively engages and participates in the purchase and administration of MBTA Student Discount Passes to encourage the use of public transit.

### **9.4 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. The University will use the same general process at any new residence hall that becomes operational.

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 areas. 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. Students are strongly discouraged from arriving outside of their specific move-in time through all assignment notifications. 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 on Ashburton Place and West Street for temporary peak loading and 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 Suffolk's other residence halls. 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.

## 9.5 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.

## 9.6 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 Sargent Hall's parking garage are designated for short-term delivery vehicle parking as well.

## 9.7 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 Institutional 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.

### **9.7.1 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 the 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.

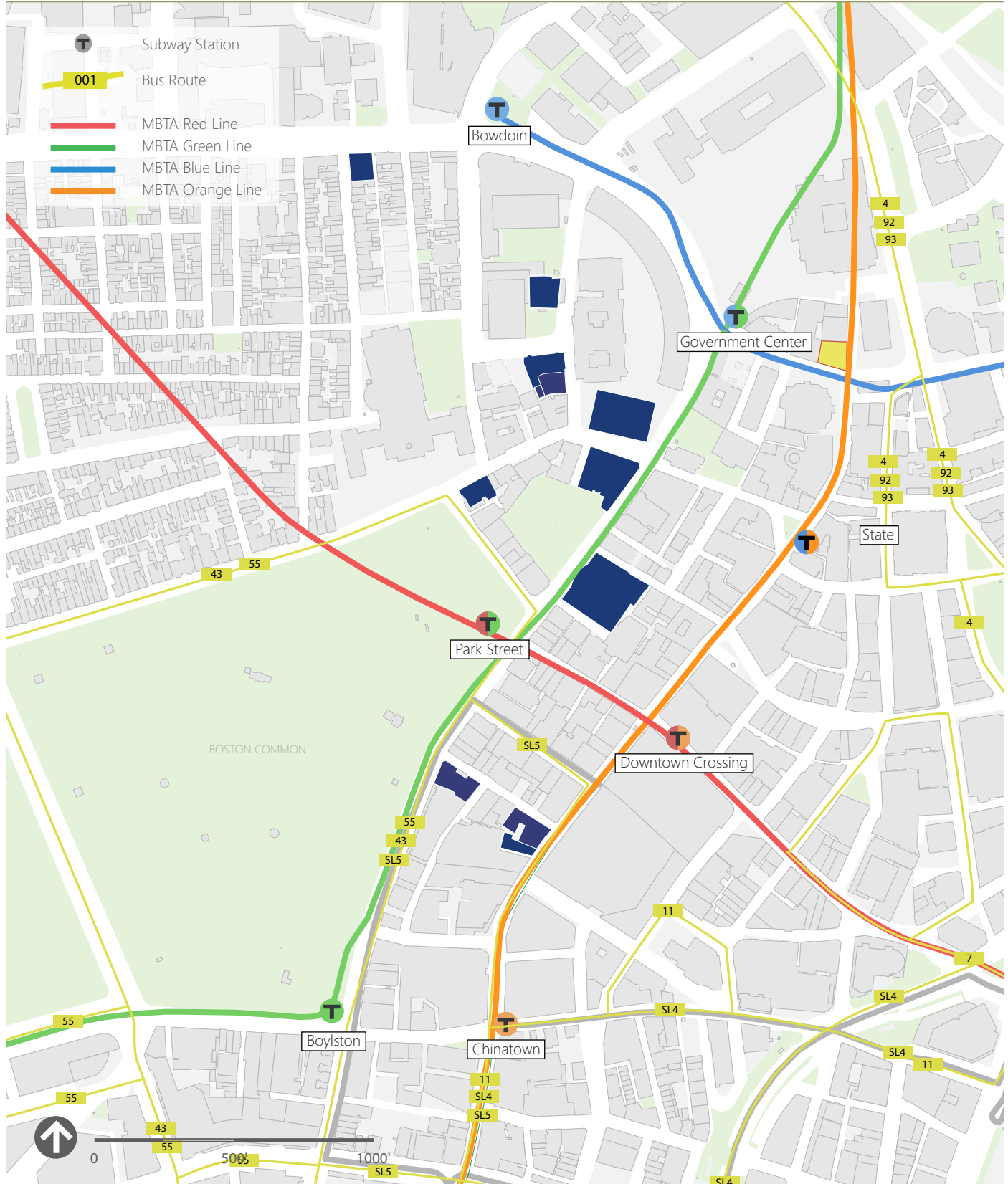
The staging plan for each Institutional Project will be designed to isolate demolition and construction activity while providing safe access for pedestrians and automobiles during normal day-to-day activities and emergencies. A dumpster for construction debris will be available as needed. Proper signage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

### **9.7.2 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.

### **9.7.3 Truck Routes and Volumes**

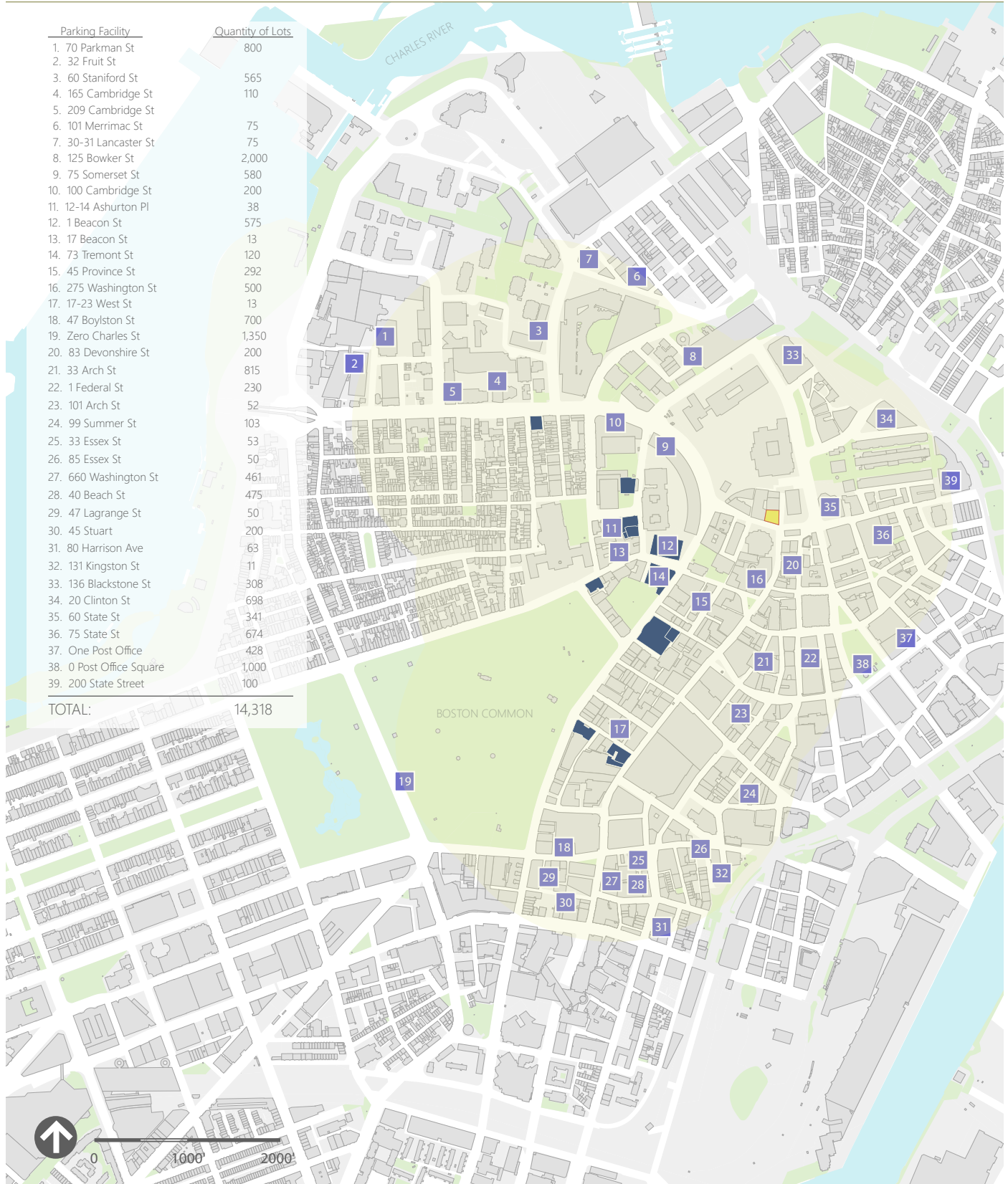
Truck traffic will vary throughout the construction period, depending on the activity. Specific truck routes will be identified for each project and described to the BTM. Construction contracts will include clauses restricting truck travel to those routes meeting BTM requirements.



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 9.1  
Public Transportation



**Suffolk University  
Boston, Massachusetts**

Figure 9.2  
Off-Street Public Parking

Graphic Created by NBBJ

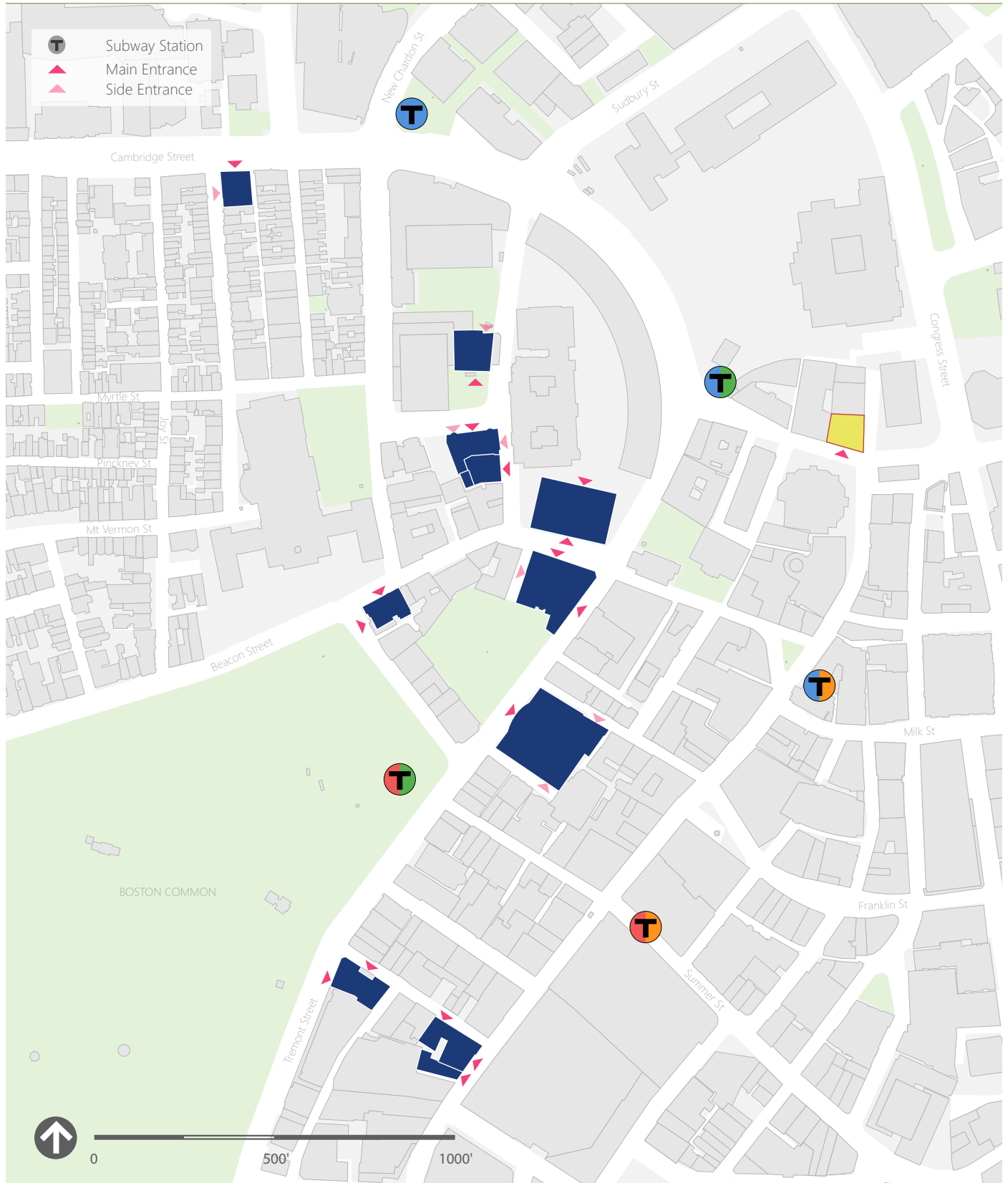




**Suffolk University  
 Boston, Massachusetts**

Graphic Created by NBBJ

Figure 9.3  
 Bicycle Storage and Public Bike Share  
 Station Locations



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 9.4  
Building Access

# 10

## Sustainability at Suffolk University

### 10.1 Introduction

Sustainability is a focus of Suffolk University's operations and construction programs. New construction and major renovation projects are required to comply with Article 37 of the Boston Zoning Code relative to the City's Green Building policies and procedures. Internally, the University maintains a Sustainability Committee to support sustainability efforts at the University. Members of the committee represent champions who conduct research, develop, implement and promote sustainable practices across campus.

### 10.2 Existing Sustainability Measures

Since the 2008 IMP, the University has implemented numerous new sustainability initiatives as described below. In 2017, Suffolk University's acting President Marisa Kelly reconvened a Sustainability Committee that had been inactive since 2015. This Committee meets periodically and serves as an advisory group regarding operation initiatives, research, education, and outreach in the area of sustainability. The Committee is working to:

- › Track utility, waste, and procurement metrics;
- › Secure renewable energy sources for Suffolk;
- › Develop sustainability programming in partnership with student Environmental Club; and
- › Lend guidance and raise awareness among University community members.

#### 10.2.1 Examples of Suffolk University's Sustainability Practices and Policies

The following sections describe the sustainability practices and policies currently implemented by the University.

##### **Energy Conservation**

The University has a commitment to incorporating significant elements of green or sustainable design in each of its new projects and throughout the University facilities in its ongoing repair and upgrading programs. In 2019, the University partnered with ABM, an integrated facilities management contractor, to conduct a University-wide Energy Audit in order to identify and service potential energy conservation measures. The audit is due to be completed in the last quarter of 2019 as a roadmap for future conservation measures.

Suffolk University's Facility Management staff practices an aggressive preventative maintenance regimen to prolong HVAC equipment life and ensure that the systems operate efficiently. In addition, all facilities are equipped with full metering of electricity, gas, steam, and water to permit monitoring and future auditing of conservation programs.

The University also purchased Renewable Energy Credits ("RECs") to offset 25 percent of the University's total electricity on campus in 2018. RECs are tradable environmental commodities that represent proof that 1 megawatt-hour (MWh) of electricity was generated from an eligible renewable energy source. Specifically, the University purchased RECs from a wind farm in Texas.

The University is required to report all building-related energy usage to the City each year under the Building Energy Reporting and Disclosure Ordinance (BERDO) program.

### **Utilities**

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

### **Waste Diversion**

Since 2008, the University has continued exploring ways to incentivize waste diversion, such as introducing single-stream recycling and composting on campus. As a result, the waste diversion rate, including recycling and composting, at the University was 27 percent in FY19. The waste diversion program includes:

- › Placement of single-stream recycling bins and receptacles throughout campus, including common areas, event spaces, all cafeteria kitchens, and at each office desk. Composting has also been implemented in all University cafeteria kitchens. New signage was also developed to accommodate this new expanded waste diversion program;
- › A residence hall recycling program that provides trash and recycling rooms on each floor with large signs to help facilitate the sorting process;
- › Cardboard recycling with on-site bailing in collaboration with food service vendors;
- › Organics recycling program in the kitchen at all cafeterias on campus;
- › Coordination with the University's Environmental Health and Information Technology departments to allow for recycling of e-waste, hazardous waste, and other specialty waste; and
- › Continued operating the "Mug Club" Program, a partnership between Suffolk University and Sodexo (as noted in the 2008 IMP), to provide a 25-cent discount on fountain beverages and coffee by using a reusable mug at Suffolk Sodexo Cafes.

### **Operations/Responsible Purchasing**

The University implemented several paper-saving techniques, such as purchasing recycled-content printing paper, mandating double-sided printing, and reducing the need to print via Operation PaperCut. The University also partnered with ABM, through their ABM GreenCare Program, to use green cleaning products across campus.

The University has also undertaken a program to replace fluorescent lighting with LED fixtures across campus facilities since 2014.

### **Campus Planning and Construction**

To date, the University has made major building system upgrades through careful engineering study, resulting in more efficient systems, such as a campus-wide integrated building controls system and chiller, roof, and boiler replacements across campus. The Samia Academic Center and various renovated spaces on campus were built to LEED standards. These projects featured energy and water efficient systems, utilization of local building and construction materials, and improved indoor lighting with natural light.

The University has also employed new fixture standards for water fountains, including bottle-filling stations to promote reusable bottle use on campus.

### **Dining**

The University worked with Dining Services to provide more local food options, recycled-content napkins, composting of kitchen waste, reusable mugs/to-go containers, tray-less dining, and compostable catering goods. In Spring 2019, the kitchen transitioned to using paper straws.

### **Engagement and Education**

Since 2008, the University has maintained and expanded the original Sustainability webpage on the Campus Planning and Facilities website to inform students, faculty, and staff on ongoing sustainability initiatives and the Sustainability Committee's contact information. Highlighted activities included hosting a semester-long series of lectures on sustainability topics and a celebration of Earth Day with activities throughout a week in April 2019, curated by a partnership between the Sustainability Committee, the Student Environmental Club, and the Center for Urban Ecology and Sustainability. Other ongoing sustainability activities included a green building tour, lecture by local State Senator Jamie Eldridge, a farmer's market at 73 Tremont Street, a film screening, and an Earth Day Fair with local vendors.

### 10.3 Greenhouse Gas Emissions Reduction Efforts

Sustainability practices and policies have shaped the overall effort to reduce greenhouse gas (“GHG”) emissions from the campus and by the community. The University’s efforts to reduce GHG emissions include:

- › Purchasing renewable energy credits to offset GHG emissions produced on campus. The University is currently at 25 percent of the total energy being offset with wind power generated in Texas. The Sustainability Committee is working toward improving that percentage by collaborating with a local renewable energy service to provide alternative energy and a local living lab experience for students and faculty.
- › Developing facilities capital projects that reduce GHG emissions. Projects completed or planned for 2019 include:
  - Upgrade and integrate a Building Automation System campus-wide;
  - Convert Air Handling Unit pneumatic to digital controls at Sargent Hall (120 Tremont Street);
  - Chiller overhaul at Rosalie K. Stahl Center (73 Tremont);
  - Install building-wide heat pumps in Smith Residence Hall (150 Tremont Street);
  - Replace water heater and boiler at 10 West Street Residence Hall (10 West Street);
  - Replace loading dock doors across campus;
  - Replace roof at Sawyer Building (8 Ashburton Place) with insulated roof; and
  - Install LED retrofits in the Sargent Hall garage (120 Tremont Street), 11th floor, and One Beacon Street (1 Beacon Street) classrooms.
- › Additional anticipated projects include:
  - Complete envelope upgrades to windows/doors at Smith Residence Hall (150 Tremont), 10 West Street Residence Hall (10 West Street), and Ridgeway Building (148 Cambridge Street);
  - Replace roof at Ridgeway Building (148 Cambridge Street) and Sargent Hall (120 Tremont Street);
  - Replace electric fan coil units in Rosalie K. Stahl Center (73 Tremont Street);
  - Replace emergency generators across campus;
  - Replace chiller and cooling tower at Rosalie K. Stahl Center (73 Tremont Street);
  - Replace boiler at Sargent Hall (120 Tremont Street); and
  - Upgrade apartment appliances in 10 West Street Residence Hall (10 West Street).

- › Continuing to renovate campus-wide spaces with space and energy efficiency in mind. Recent successes over the last five years have included:
    - Classroom and office redesigns of floors at Rosalie K Stahl Center (73 Tremont Street), Sargent Hall (120 Tremont Street), and Sawyer Building (8 Ashburton Place); and
    - Restroom upgrades in Sawyer Building (8 Ashburton Place) and Smith Residence Hall (150 Tremont Street).
  - › Improving waste diversion program to drive more participation have included:
    - Increased marketing and new student programs on recycling;
    - Installation of more frequent bottle filling stations; and
    - Purchasing new trash receptacles that ease and standardize cross campus sorting.
  - › Continuing to support alternative ways of commuting to campus to stay within 10 percent of single-rider trips to campus by providing discounted MBTA passes and keeping all campus growth within walking distance to public transportation.
- Future projects are still being aligned with the newest strategic plan.

## 10.4 Transportation

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 little on-campus parking. The University undertook a Rideshare report in Spring 2019, which presents current data regarding commuting practices of employees and students. Of the 790 respondents, 76.5 percent of commuters travel via public transit, 7.5 percent by walking, and only 5.5 percent by single-occupancy car.

The higher percent of commuters traveling via alternative modes of transportation can be attributed to the University's support and offering of incentives to promote and encourage students and staff not to drive. For all university employees, a payroll deduction program for MBTA monthly passes is offered to pay for transit on a pre-tax basis. A discounted MBTA Semester Pass is available to undergrad students; bicycle racks and storage are provided at or close to all Suffolk buildings; carpool and vanpool matching is available to the entire Suffolk community through MassRIDES; preferential parking is available to carpoolers at the Rosalie K. Stahl Center (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. Shower facilities for bicyclists are also provided at Rosalie K. Stahl Center (73 Tremont Street).

## 10.5 Future Sustainability Programs and Plan

The University strives to create a culture where energy conservation is in the forefront. Campus Planning and the Facilities Department demonstrate this behavior by proactively completing;

- › LED lighting and automated controls in all renovation and new construction.
  - The majority of classrooms on campus already feature lighting sensors to reduce lighting during unoccupied times.
- › LED lighting retrofit projects in at least three spaces per year.
  - 2019 projects include: Sargent Hall (120 Tremont Street) garage, Rosalie K. Stahl Center (73 Tremont Street) 11th floor, and One Beacon Street (1 Beacon Street) classrooms.
- › Capital projects completed and anticipated to reduce wasted energy.
- › The Sustainability Committee has also initiated a pilot a green-office program. The Committee hopes to expand and integrate a green-dorm initiative into the program to enhance additional participation in easy behavioral changes that decrease energy use.

## 10.6 Green Building / LEED

Since 2008, The University has built and renovated spaces to LEED standards, including several that have received LEED Silver or Gold certifications:

- › Miller Residence Hall (10 Somerset Street), Designed to LEED Specification in 2003;
- › 10 West Residence Hall (10 West Street), Gold Certified 2008;
- › Modern Theater Residence Hall (525 Washington Street), Silver Certified in 2008;
- › Samia Academic Center (20 Somerset Street), Designed to LEED Specification in 2015; and
- › Sargent Hall (120 Tremont Street) 5th Floor Renovation, Certified LEED Gold in 2016.

This dedication to green building principles will continue to be integrated into smaller projects and other future developments. Suffolk builds all projects with LEED principles as best practices, but does not certify every project that occurs on campus.



# 11

## Historic Resources and Preservation

### 11.1 Introduction

This chapter identifies the historic resources associated with the Suffolk University campus and discusses the historic status of those properties that the University owns or leases, as well as those in proximity to the campus.

### 11.2 Historic Resources

Suffolk University owns or leases a variety of buildings in Beacon Hill and the Central Business District. Due to its location in Boston's historic core, many of the buildings that the University owns or leases and those nearby 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 (the "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 Rosalie K. Stahl Center (73 Tremont Street), the University cannot physically alter the exterior of any leased properties; therefore, these leased buildings are not included below. Tables 11-2 and 11-3 list the properties in the vicinity of Suffolk University's buildings that have been listed in the State Register of Historic Places. Figure 11.1 shows the location of all properties listed in the State Register of Historic Places in relation to 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 and ongoing Downtown survey efforts through the Boston Landmarks Commission. Inventoried properties that are not listed in the State Register are not shown on Figure 11.1 or listed in Table 11-2 below.

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

| <b>No.</b> | <b>Building Name and Address</b>                 | <b>Function</b>                            | <b>Historic Status</b>   | <b>Year Built</b> | <b>Tenure</b>              |
|------------|--|--|--|-------------------|----------------------------|
| 1          | Ridgeway Bldg.<br>148 Cambridge St               | Academic, Student Services, Athletic       | Not inventoried / within Beacon Hill NRHD  | 1991              | Own                        |
| 2          | Samia Academic Ctr<br>20 Somerset St             | Academic                                   | Not Inventoried  | 2015              | Own                        |
| 3          | Frank Sawyer Bldg.<br>8 Ashburton Place          | Academic, Administrative, Student Services | Inventoried MHC #BOS.1979 (12-14 Somerset St)  | 1913              | Own                        |
| 4          | Nathan R Miller Residence Hall<br>10 Somerset St | Residential                                | Not inventoried  | 2003              | Own                        |
| 5          | One Beacon St                                    | Academic                                   | Inventoried MHC #BOS.1551  | 1969              | Lease                      |
| 6          | Rosalie K Stahl Ctr<br>73 Tremont St             | Academic, Administrative, Student Services | Within Park St Hist District<br>Inventoried MHC #2068                                | 1895<br>(1990)    | Master Lease               |
| 7          | 22 Beacon St                                     | Academic                                   | Within Park St Hist District<br>Inventoried MHC #1937                                | 1803              | Lease                      |
| 8          | David J Sargent Hall<br>120 Tremont St           | Academic, Administrative, Student Services | Not inventoried  | 1999              | Own                        |
| 9          | Residence Hall<br>150 Tremont St                 | Residential                                | Within West St Historic District<br>Inventoried MHC #BOS.2299                        | 1903<br>(1995)    | Own                        |
| 10         | Residence Hall<br>10 West St                     | Residential                                | Within Washington St Theatre District<br>Inventoried MHC #BOS.2322                   | 1912<br>(2007)    | Own                        |
| 11         | Modern Theatre<br>523 Washington St              | Theatre, Student Services                  | Local Landmark<br>Within Washington St Theatre District<br>Inventoried MHC #BOS.2324 | 1913              | Own                        |
| 12         | Residence Hall<br>1047 Commonwealth Ave          | Residential                                | Not inventoried  | 2016              | Temporary Lease            |
| 13         | Residence Hall<br>1 Court Street                 | Residential                                | Local Landmark<br>National Register-listed<br>Inventoried MHC #BOS.1678              | 1893              | <i>Own as of 9/24/2019</i> |

**Table 11-2 State Register-listed Historic Districts Adjacent or Proximate to Suffolk University Buildings**

| <b>Historic Resource</b>  | <b>Address/Location<sup>1</sup></b>   |
|---|---|
| <b>Beacon Hill Historic District</b><br>Beacon Hill includes a local historic district, National Register district, and National Historic Landmark district, which overlap within the neighborhood. The area also contains a number of individually listed properties that are within the boundaries of all or some of these districts. | Roughly bounded by Beacon Street, Bowdoin Street, Charles Street, and Storrow Drive   |
| <b>Boston Common and Public Garden Historic District</b><br>This National Register district includes several features, and the Public Garden is also a Local Landmark and National Historic Landmark  | Bounded by Beacon Street, Arlington Street, Tremont Street, and Park Street   |
| <b>Park Street District</b><br>National Register district contained within the Beacon Hill Local Historic District  | Bounded by Tremont Street, Park Street, and Beacon Street   |
| <b>Sears Crescent and Sears Block (National Register)</b><br>Newspaper Row (National Register)  | City Hall Plaza, formerly 36-68 and 70-72 Cornhill<br>Washington Street, Milk Street, and Hawley Street                                 |
| <b>Temple Place Historic District (National Register)</b><br>This district also includes a Local Landmark at 13-15 West Street  | 11-55 and 26-58 Temple Place  |
| <b>West Street Historic District (National Register)</b>  | West Street and Mason Street  |
| <b>Washington Street Theatre District</b><br>This National Register district includes some individual Local Landmarks, including one with a Preservation Restriction  | 511-599 Washington Street   |
| <b>Piano Row Historic District (National Register)</b><br>This National Register district includes some individual Local Landmarks, including one with a Preservation Restriction   | Boylston Street and Tremont Street  |
| <b>Tremont Street Block between Avery and Boylston Streets</b><br>A National Register district wholly contained within the Piano Row Historic District  | 174-175 and 176 Tremont Street (demolished),<br>177, 178-179, 180-182 Tremont Street  |
| <b>Commercial Palace Historic District (determined eligible for National Register)</b>  | Roughly bounded by Bedford Street, Summer Street, Franklin Street, Hawley Street, and Chauncy Street                                    |
| <b>Liberty Tree District (National Register)</b><br>This district includes a Local Landmark building at 628-636 Washington Street   | Essex Street and Washington Street  |
| <b>Textile District (National Register)</b>   | Roughly bounded by Avenue De Lafayette, Essex Street, Kingston Street, Ping On Street, Oxford Street, and the Harrison Avenue Extension |
| <b>Custom House District (National Register)</b>  | Roughly bounded by Chatham Street, Batterymarch Street, High Street, and Purchase Street  |
| <b>Blackstone Block Historic District</b><br>This National Register District includes the Blackstone Block Street Network district, which is listed in the National Register and is a Local Landmark  | Bounded by Union Street, North Street, Blackstone Street, and Hanover Street  |
| <b>Boston National Historical Park (National Register)</b>  | Discontiguous   |

<sup>1</sup> Refer to Figure 11.1 for location on map.

**Table 11-3 State Register-listed Individual Properties Adjacent to or Proximate to Suffolk University Buildings**

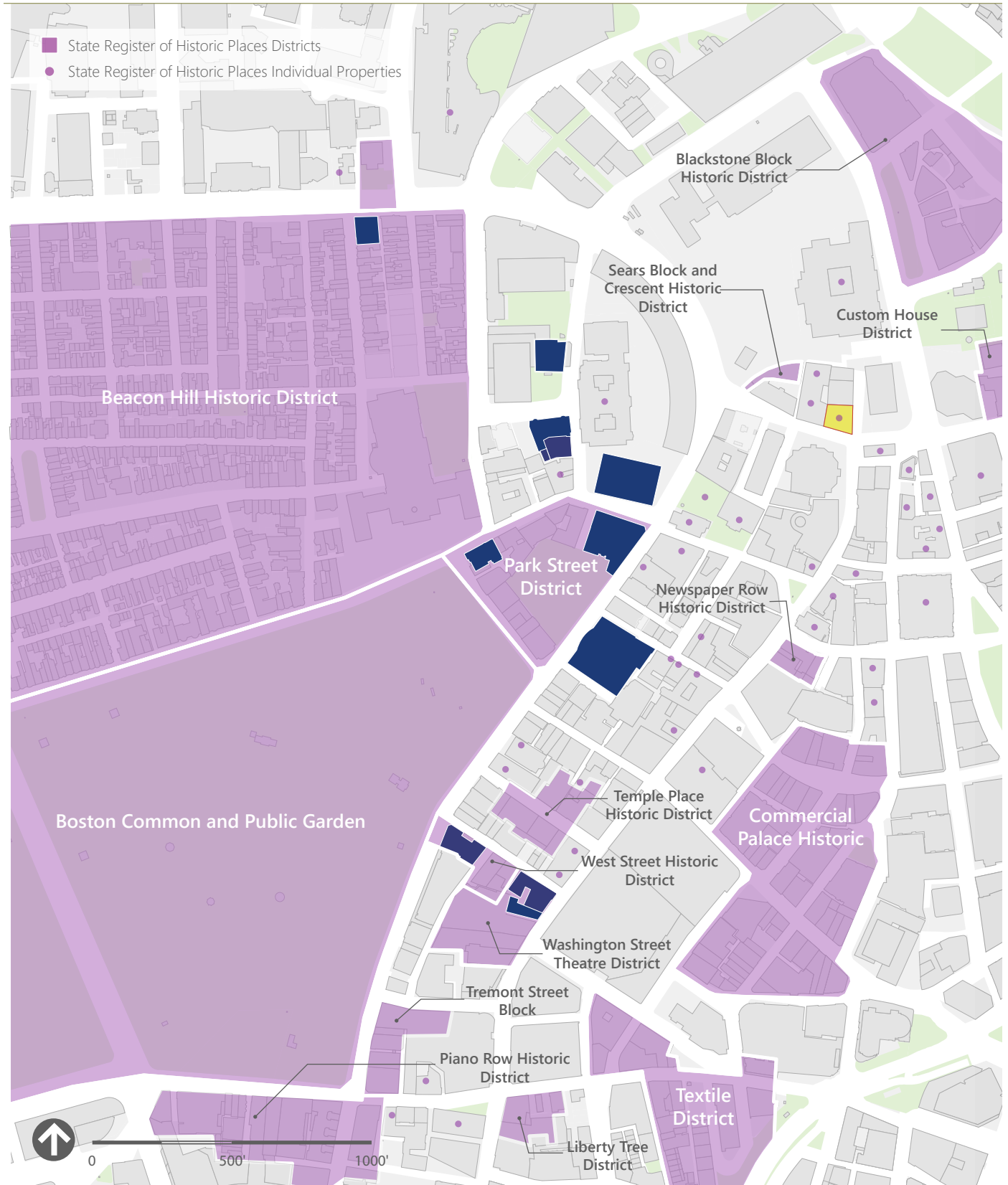
| <b>Historic Resource</b>   | <b>Address/Location<sup>1</sup></b>     |
|--|---|
| Old Colony Trust Company Building (Determined Eligible for National Register, two buildings)                                       | 17-19 Court Street                      |
| King's Chapel Burial Ground (National Register, Preservation Restriction)  | Tremont Street (north of King's Chapel) |
| King's Chapel (National Historic Landmark, Preservation Restriction, Massachusetts Historic Landmark)                              | 58 Tremont Street                       |
| Parker House (Determined Eligible for National Register, pending Local Landmark)   | 60 Tremont Street                       |
| Tremont Temple Baptist Church (Determined Eligible for National Register)  | 76-88 Tremont Street                    |
| Publicity Building (National Register)   | 40-44 Bromfield Street                  |
| I. J. Fox Building (National Register)   | 407 Washington Street                   |
| Jewelers Building (Determined Eligible for the National Register, pending Local Landmark)  | 371-379 Washington Street               |
| Hutchinson Building (Determined Eligible for the National Register, pending Local Landmark)  | 32-54 Province Street                   |
| Blake and Amory Buildings (National Register, two buildings)   | 59-65 Temple Place                      |
| St. Paul's Church (National Historic Landmark)   | 136 Tremont Street                      |
| RH Stearns Building (National Register)  | 140 Tremont Street                      |
| Old City Hall (National Historic Landmark)   | 41-45 School Street                     |
| Wesleyan Association Building (Determined Eligible for National Register)  | 32-38 Bromfield Street                  |
| Boston Edison Electric Illuminating Company (National Register)  | 25-39 Boylston Street                   |
| Young Men's Christian Union (National Register, Local Landmark)  | 48 Boylston Street                      |
| Boylston Building (National Register, Local Landmark)  | 2-22 Boylston Street                    |
| Ballard Block (Local Landmark)   | 20-30 Bromfield Street                  |
| Locke-Ober Restaurant (National Register)  | 3-4 Winter Place                        |
| Old Corner Bookstore (National Register, Massachusetts Historic Landmark, Preservation Restriction)                                | 277-285 Washington Street               |
| Old South Meeting House (National Historic Landmark, Massachusetts Historic Landmark, Preservation Restriction)                    | 308 Washington Street                   |
| Filene's Department Store (National Register, Local Landmark)  | 426 Washington Street                   |
| Old State House (National Historic Landmark, Local Landmark, Preservation Restriction)   | 208 State Street                        |
| Old South Building (pending Local Landmark)  | 280-306 Washington Street               |
| Winthrop Building (National Register, Local Landmark)  | 276-278 Washington Street               |
| Boston City Hall (Determined Eligible for National Register, pending Local Landmark)   | 1 City Hall Plaza                       |
| Lindeman Center (Determined Eligible for National Register)  | 25 Staniford Street                     |
| Suffolk County Courthouse (National Register)  | 1 Pemberton Square                      |
| Boston Transit Commission Building (National Register)   | 15 Beacon Street                        |
| Second Brazer Building (National Register, Local Landmark)   | 25-29 State Street                      |
| Quaker Lane (pending Local Landmark)   | Quaker Lane                             |
| Worthington Building (pending Local Landmark)  | 31-33 State Street                      |
| Monks Building - National Shawmut Bank Building (two buildings, Determined Eligible for National Register, pending Local Landmark) | 33-59 Congress Street                   |
| John W. McCormack Federal Building (National Register, Local Landmark)   | 5 Post Office Square                    |
| Stock Exchange Building (Local Landmark)   | 53-65 State Street                      |
| International Trust Company Building (National Register, Local Landmark)   | 39-47 Milk Street                       |

1 Refer to Figure 11.1 for location on map.

### 11.3 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 that 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 individual contributing properties within listed districts are not included in the figure or the list.

Nearly 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 and have not been officially evaluated for their significance by local or state historic preservation agencies. Inventoried buildings that have not received any official designation are not shown on Figure 11.1.



**Suffolk University**  
**Boston, Massachusetts**

Figure 11.1  
Historic Resources

Graphic Created by NBBJ

# 12

## Community Benefits Plan

### 12.1 Introduction

Suffolk University makes financial, economic, civic, and cultural contributions to improve the City of Boston. Over the course of its history, the University has established and maintained many positive programs and linkages with surrounding businesses, the legal community, and the government. Through community involvement programs, such as the Center for Community Engagement, Jobs for Youth, and Neighborhood Beautification, the University and the City maintain a mutually supportive relationship.

The University will continue to cooperate with its neighbors in extending the benefits it has to offer, as codified in the University's existing Cooperation Agreements with the BPDA and as expressed in the Suffolk 2025 Strategic Plan (2019).

### 12.2 Financial Payments

#### 12.2.1 Payments in Lieu of Taxes (PILOT) Agreement

The University makes annual Payment in Lieu of Taxes (PILOT) to help defray the costs of City services. PILOT Payments for FY19 totaled \$479,671 for seven properties: Sawyer Building (8 Ashburton Place), Miller Residence Hall (10 Somerset Street), Samia Academic Center (20 Somerset Street), Sargent Hall (120 Somerset Street), Ridgeway Building (148 Cambridge Street), Smith Residence Hall (150 Tremont Street), and the Modern Theater complex (525 Washington Street). The University paid \$3,241,012 in property taxes for the leased property in the Rosalie K. Stahl Center (73 Tremont Street) in FY19.

#### 12.2.2 Taxes

For facilities that the University owns, the University pays property taxes on spaces that are used for retail or other non-academic purposes. This includes the ground floor spaces in Smith Residence Hall (150 Tremont Street) and 10 West Street Residence Hall (10 West Street).

The University also pays taxes on all commercial and retail spaces in University-owned buildings that are leased to other parties. For three dining locations (Sal's Pizza, Back Deck Restaurant, and Boston Common Coffee), the University paid property taxes totaling \$85,052.

In spaces that the University leases from other property owners, the University pays taxes indirectly through its lease payments.

## 12.3 Economic Development Contributions

Suffolk University contributes annually to the neighborhoods surrounding its campus and facilities via direct and indirect spending by students and employees, as well as induced impacts. The total direct impact in Boston from Suffolk University in FY 2019 was \$47.9m, including \$19.4m payroll expenditures to employees and \$28.5m in other direct costs paid to Boston vendors. In addition to this, Suffolk's students and employees provided an induced impact via spending on non-educational items (i.e. food, entertainment, services, etc.).

The addition of more students to the campus housing in the area will significantly increase the students' contribution to the local economy, considering that student spending is the largest contribution overall to the University's local expenditures.

Suffolk University also hosts cultural, educational, and social events, directly or through institutional affiliates. These events bring additional dollars to the neighborhoods through hotel bookings, restaurants, and other related expenditures. Groups that have conducted events in the University's facilities include non-profits like the YWCA, Massachusetts Women's Political Caucus, Bridge Over Troubled Waters, and History Camp, state agencies such as the Suffolk DA's Office, the Attorney General's Office, and the MBTA Transit Police, and the Boston City Council, in addition to many other agencies and organizations.

Overall, Suffolk University continues to make a significant positive impact on the local economy.

### 12.3.1 Community Contributions

- › Since 2015, for the joint use of the East Boston Memorial Park (the University's outdoor athletic fields), the University contributes \$100,000 annually to the Fund for Parks and Recreation for the costs associated with maintaining the park. The University also contributes \$15,000 annually to East Boston High School in support of an annual awards banquet and athletic uniforms.
- › For the ownership of 10 West Street Residence Hall (10 West Street), the University has committed to donating \$25,000 annually to the Downtown Crossing Clean Corners Program.
- › The University provides ten summer employment positions through the Private Industry Council Program, as part of the 20 Somerset project's Cooperation Agreement with the BPDA.
- › The University also contributed \$5,000 towards Boston Common's maintenance and improvements program, and \$10,000 to Cambridge Street Community Development Corp for the maintenance and plantings on Cambridge Street.



## **12.4 Existing Programs/Benefits**

### **12.4.1 Community Outreach Programs**

As part of Cooperation Agreements for its renovation and construction projects, the University provides various programs and benefits to the surrounding communities, including (but not limited to):

- › Summer jobs and youth programs;
- › Public access to Suffolk University facilities and community meeting spaces;
- › Participation in non-credit academic programs at the University; and
- › Public realm improvements, such as sidewalk improvements, installation of security cameras in neighborhood, street design enhancements, etc.

### **12.4.2 Scholarships for Boston Residents**

- › Per the Cooperation Agreement with the City of Boston for the 10 West Street Residence Hall project, the University established the Downtown Crossing/Leather District Scholarships program, which awarded five 4-year scholarships.
- › Per the Cooperation Agreement with the City of Boston for the joint use of the East Boston Memorial Park, the University allocates two merit scholarships to East Boston High School, in accordance with the University's standard admissions criteria and scholarship policies.
- › The Martin J. Walsh Scholarship is awarded annually to academically qualified City employees who have demonstrated the potential for advancement and leadership in city government. The scholarship covers tuition for Suffolk's Master of Public Administration (MPA) program.
- › Per the Cooperation Agreement for the Samia Academic Center (20 Somerset Street) project, the University offers Boston Public School-course scholarships for seven classrooms and five online courses over a 10-year period. The University also offers academic self-enrichment courses, which allow Boston residents to attend one course, for non-credit.
- › In Spring 2018, nine Boston Public School (BPS) educators registered for an on-campus course and six registered for an online course. In Fall 2018, nine educators registered for an on-campus course and 10 registered for an online course. The University is currently processing Fall 2019 registrations. To date, 49 BPS educators have elected to take advantage of the course scholarship.

### **12.4.3 Cultural Contributions**

The University provides a number of important cultural benefits to the community, such as the archives and special collections, including:

- › Collection of African American Literature;

- › Afriterra Map Collection;
- › Ford Hall Forum Lecture Series;
- › Collection of Women Studies; and
- › Poetry and Rare Book Collection.

## **12.5 Civic Involvement**

The University fosters a spirit of service and civic engagement in a wide variety of platforms. The University is a leader in higher education in voter registration drives, service-learning courses, law clinics, and the promotion of volunteer opportunities.

The University is also involved in civic organizations, including the Beacon Hill Business Association, Midtown Park Plaza Neighborhood Association, Area A1 Advisory Committee, and the Downtown Boston Residents Association.

The University has a partnership with the New England Center for Homeless Veterans. As part of this program, student groups volunteer to cook and serve meals to veterans on Saturday and Sunday mornings.

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.

### **12.5.1 Community, Non-Profit, and Charitable Organizations Supported by the University (partial list)**

Highlights of community, non-profit, and charitable organizations supported by the University include (but not limited to):

- › West End Civic Association
- › Beacon Hill Civic Association
- › Action for Boston Community Development (ABCD)
- › Urban College of Boston
- › Downtown Crossing Business Improvement District
- › Fund for Parks and Recreations
- › Temple Street Park
- › The ARC of Greater Boston
- › West End Children's Festival
- › Brian Honan 5K Road Race
- › Boston Chamber of Commerce

- › Camp Harbor View Foundation
- › Boston Police Relief Association
- › Read Boston
- › East Boston YMCA

### **12.5.2 Jobs**

As discussed in Chapter 4, *University Demographics and Institutional Needs*, as of January 2019, the University employs approximately 1,523 total employees – approximately 957 full-time employees and approximately 564 part-time employees.

The University also contributes to the development of Boston's workforce by providing its students with an education, which enables its students 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.

## **12.6 Community Relations**

Suffolk University is committed to being a good neighbor to its surrounding communities. One critical component of this is the police support provided at the University's residence halls.

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.

In an effort to address neighborhood 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 External 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.

# **APPENDIX A: Letter of Intent**



SUFFOLK  
UNIVERSITY  
BOSTON

May 4, 2018

Brian P. Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

**Re: Suffolk University  
Letter of Intent to file IMPNF for New Institutional Master Plan**

Dear Director Golden:

Please accept this letter as a Letter of Intent submitted to the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency ("BPDA") pursuant to the Executive Order entitled: "An Order relative to the provision of Mitigation by Development Projects in Boston" for the filing of an Institutional Master Plan Notification Form ("New IMPNF") for the new Suffolk University Institutional Master Plan ("Suffolk IMP") in accordance with the provisions of Article 80, Section 80D of the Boston Zoning Code ("Code") for a ten (10) year term until July 24, 2028.

The Suffolk University IMP was established by the following actions of the BPDA and the Boston Zoning Commission ("BZC"). In 2002 Suffolk University completed an Institutional Master Plan ("IMP"), effective February 25, 2002. The IMP was subsequently amended by a first amendment, effective April 14, 2005. The initial term of the IMP was for five years, subject to the renewal on or about February 25, 2007. In accordance with Section 80D of the Code, on February 7, 2007 Suffolk University submitted an Institutional Master Plan Notification Form ("IMPNF") for renewal without change for one year or until such time as a new IMP was effective. The renewal was approved by the BPDA Board on April 24, 2007.

In 2007, a comprehensive public process and review framework was started by Suffolk University with the assistance of the BPDA to develop the new ten year Institutional Master Plan for the University. The public process included the establishment of a Suffolk University Community Task Force which helped guide Suffolk in its planning efforts. The 18 member Task Force involved residents and business leaders from the North End, Downtown, Beacon Hill, West End and Upper Beacon Hill Neighborhood Associations, as well as concerned citizens.

The development of the 10 year Institutional Master Plan included reviewing the goals of Suffolk, existing and future student demographics, Suffolk's major program needs in several areas, the existing urban context surrounding the University and the plans for the 10 West Street Residence Hall project. Working together, the Task Force and Suffolk developed the concept of five clusters or development areas in which the suitability for various uses would be defined.

Brian P. Golden, Director  
May 4, 2018  
Page 2

On January 11, 2008 Suffolk submitted an IMPNF for the Master Plan, which included two new institutional projects, the Modern Theatre redevelopment project and the 20 Somerset Street academic building project. On June 24, 2008, the BPDA approved the IMP and on July 23, 2008, the BZC approved the IMP for a ten (10) year term until July 24, 2018.

At this time, Suffolk wishes to undertake a new planning process for the new ten (10) year term of the Suffolk IMP. This new process will expand the 2007/2008 planning process which was focused for the most part on the Downtown, Beacon Hill and West End neighborhoods of Boston. Suffolk University has over the past years experienced a greater demand by its students for guaranteed residential accommodation for the first and second years of enrollment. Suffolk University believes it could enhance the experience of its students by offering a guarantee of housing for the first two years of undergraduate enrollment. The University currently offers 1,636 beds in its residence halls.

With the campus located in the heart of Boston, the longer-term strategy envisions University-sponsored housing in areas well served by public transportation that offer convenient access to Suffolk. The University is currently engaged in a process of establishing criteria to meet housing needs on a longer-term basis as well as reviewing existing proposals and soliciting new proposals. Suffolk anticipates being able to discover attractive alternatives during the initial term of the IMP and to turn the best alternatives into University-sponsored housing offerings within the next several years. Suffolk University desires to undertake an immediate planning effort with the BPDA to explore other appropriate sites within the City's neighborhoods for student housing. As part of this effort, Suffolk has retained Colliers International to explore sites and facilities beyond the historic Boston Downtown core of the University.

Suffolk's goal in identifying additional sites for supervised student housing during the term of the new IMP is consistent with Mayor Walsh's housing plan: Housing a Changing City: Boston 2030. Suffolk agrees with Mayor Walsh that the creation of new student dormitories will relieve the pressures on the existing housing stock and will preserve and recapture housing units for Boston's workforce. As noted in Boston 2030: "An important part of Boston's workforce housing production strategy must include reducing the pressure students create in the rental housing market. Assuming stable enrollments, for every three additional students housed in dorm beds, approximately one unit of rental housing is returned to the workforce housing market. Therefore, student housing creation is a critical relief value for Boston's rental housing market."

The Mayor's goal is also Suffolk's goal and is reflected in the approval of its use by the BPDA on an interim temporary basis of the existing student residential facility at 1047 Commonwealth Avenue in Allston/Brighton. For example, based on current University statistics, there are approximately 180 Suffolk University students living in the Allston/Brighton neighborhood. The immediate availability of 1047 Commonwealth Avenue will have a positive impact in reducing the number of off-campus student housing units with on-campus housing units, and thus reduce the pressure on workforce housing, and Suffolk has agreed to offer to its Allston/Brighton students a preference in the selection of units at 1047

Brian P. Golden, Director  
May 4, 2018  
Page 3

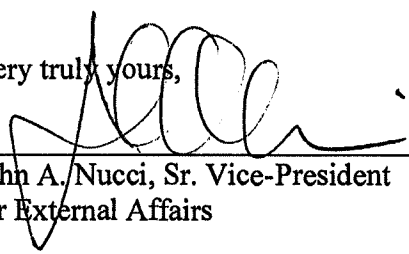
Commonwealth Avenue. When the BPDA Board approved on April 12, 2018 Suffolk's use of 1047 Commonwealth Avenue, the BPDA noted that the project was well-received at a community meeting with several comments in support and none in opposition. Both the BPDA and the Department of Neighborhood Development ("DND") determined that the 1047 project can help meet the city's goal of providing more housing for undergraduate students.

As part of the planning effort with the BPDA during the term of the new IMP, Suffolk intends to explore the possibility of encouraging off-campus students who might reside or do reside in Boston's neighborhoods to relocate into new approved Suffolk supervised student residential facilities, similar to the 1047 project. By planning and working with the BPDA, Suffolk is committed to a successful planning effort to alleviate pressure on neighborhood housing and create more University supervised residential facilities.

Although prior filings under Section 80D for the Suffolk IMP referenced specific projects, the new IMPNF may not specify a proposed project, but will include at least one potential site for student housing. As set forth in Section 80D-8.2 of the Code, the review and approval requirements for the renewal of an IMP are the same as those for the initial approval, except as set forth in Section 80D-5.2(e) and Section 80D-6 of the Code. Therefore, in accordance with the provisions of Section 80D-5.2 of the Code (Boston Redevelopment Authority Procedures for Institutional Master Plan Review), Suffolk intends to file a new IMPNF which will contain those elements identified in Sections 80D-3, including Mission and Objectives. Although a description of future projects is also referenced in Section 80D-3.4, the new IMPNF may not include a specific proposed project, but will establish the planning framework for the inclusion of one or more new project sites in the new IMP.

Suffolk looks forward to working with the BPDA in the IMP planning process. Thank you for your consideration of this Letter of Intent.

Very truly yours,



John A. Nucci, Sr. Vice-President  
for External Affairs

JAN/ss

cc: Robert Lamb, Chair, Board of Trustees  
Marisa Kelly, President  
Gerald Autler, Sr. Project Manager, BRA  
Teresa Polhemus, Executive Director/Secretary, BRA  
James H. Greene, Esq.