



# Suffolk University

## Institutional Master Plan

SUBMITTED TO

Boston Planning and  
Development Agency

PREPARED BY



IN ASSOCIATION WITH  
NBBJ

January 2020

# Suffolk University

Boston, Massachusetts

SUBMITTED TO **Boston Planning and Development Agency**

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# 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 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 2, *Mission and Objectives*);
- › Increase the share of undergraduate students living in University-owned housing to 50 percent (see Chapter 2, *Mission and Objectives*);
- › Optimize space usage within existing facilities (see Chapter 3, *Existing Properties and Uses*);
- › Identify and utilize spaces for various mission-driven initiatives (see Chapter 3, *Existing Properties and Uses* and Chapter 4, *Proposed Future Projects*); and
- › Incorporate sustainability practices, including comprehensive energy management, throughout the physical campus (see Chapter 9, *Environmental Sustainability*).

This IMP is organized into eleven chapters. This introduction provides background information on Suffolk University’s urban campus and describes the history of its institutional planning processes to date, including the Suffolk 2025 Strategic Plan.

### 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. 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.

#### **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.

### **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.

### **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).

### **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.

### **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 IMPNF for the Institutional Master Plan, which highlighted two specific proposed projects: Modern Theatre (525 Washington Street) and the Samia Academic Center (20 Somerset Street). 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.

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

In 2017, the University filed an IMPNF 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 IMPNF, 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 and the dedicated performance, rehearsal, studio, and event space planned for 515 Washington Street (see Chapter 4, *Proposed Future Projects*).

Since filing the IMPNF and the 1 Court Street Residence Hall PNF on September 26, 2019, Suffolk University continues engaging with elected officials, city departments as well as local community organizations and residents. Elected officials and Task Force members will be kept fully informed as developments unfold. Meetings with City and State agencies are currently taking place and will continue. The University will continue to meet with all stakeholders throughout the public comment period and beyond.

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 8 Ashburton Place Boston, MA 02108 617 573 8000 <i>Contact:</i> John Nucci, Senior VP for External Affairs
<b>Architect</b>	NBBJ One Beacon Street, Suite 5200 Boston, MA 02108 617 378 4847 <i>Contact:</i> Alex Krieger Chris Herlich
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<b>Legal Counsel</b>	Rubin and Rudman LLP 53 State Street Boston, MA 02109 617-330-7000 <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 percent to 5 percent, and revising the approach to managing the University's endowment.

## 2.4 Major 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.

## 2.5 University Demographics and Institutional Needs

### 2.5.1 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 2.6, *Student Housing Plan*, provides more information on student residences.

#### Historic Enrollment Trends

Table 2-1 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 2-1, 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 2.1 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 2-1 Historical Enrollment (Full and Part-time) (Fall 2009-Fall 2018)**

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	% Change since 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>Average Annual Rate of Change</b>
<b>Percent Change Over Previous Year</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

**Full-time vs Part-time Enrollment**

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

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

Source: Suffolk University

**Future Undergraduate Enrollment Targets**

In the Suffolk 2025 Strategic Plan (2019), the University has identified the goal of increasing student enrollment. Figure 2.1 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.

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 2-3 summarizes the University's ten-year enrollment projection from Fall 2020 to Fall 2029.

**Table 2-3 Undergraduate Enrollment Projection (Full and Part-time)<sup>1</sup> (2020-2029)**

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

Source: Suffolk University

1 Does not include off-campus / online students

## 2.5.2 Current and Future Institutional Needs

### 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.

## **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 300 additional beds as part of the Residence Hall project at 1 Court Street in downtown Boston.

## **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.

## **2.6 Student Housing Plan**

### **2.6.1 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.

### **2.6.2 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, 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.

### 2.6.3 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 (10 West Street)	274 beds	Opened 2008
› Modern Theatre (525 Washington Street)	200 beds	Opened 2010
› 1047 Commonwealth Ave Residence Hall (1047 Commonwealth Avenue)	368 beds	Opened 2018
<b>TOTAL</b>	<b>1,607 Beds</b>	

#### 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.

#### **2.6.4 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.

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

In Fall 2019, the University acquired an existing building located at 1 Court Street in downtown Boston. The University plans on converting the building from hotel use to student housing, providing students with suite-style rooms containing up to 300 beds.

The University filed a Project Notification Form ("PNF") on September 26, 2019 to initiate review by the BPDA under Article 80B, Large Project Review of the Code concurrent with the subsequent 2020 IMP filing. The University plans on making 1 Court Street Residence Hall 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 68 beds, to 1,539 beds, or approximately 32 percent of the undergraduate student population.

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

#### **2.6.5 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.

### **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.

### **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.

### **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.

### **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.

### **2.6.6 Off-campus Students**

As of Fall 2018, there were approximately 2,638 students (undergraduate and graduate students, both full-time and part-time), who lived off-campus within the City of Boston. Of this population, 24 percent, or 641 students, commuted from home, while 76 percent, or 1,997 students, lived in the private housing market. Figure 2.2 demonstrates off-campus undergraduate student residence locations by Boston neighborhoods.

An additional 2,790 students (undergraduate and graduate students, both full-time and part-time) lived off-campus *outside* the City of Boston.

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.

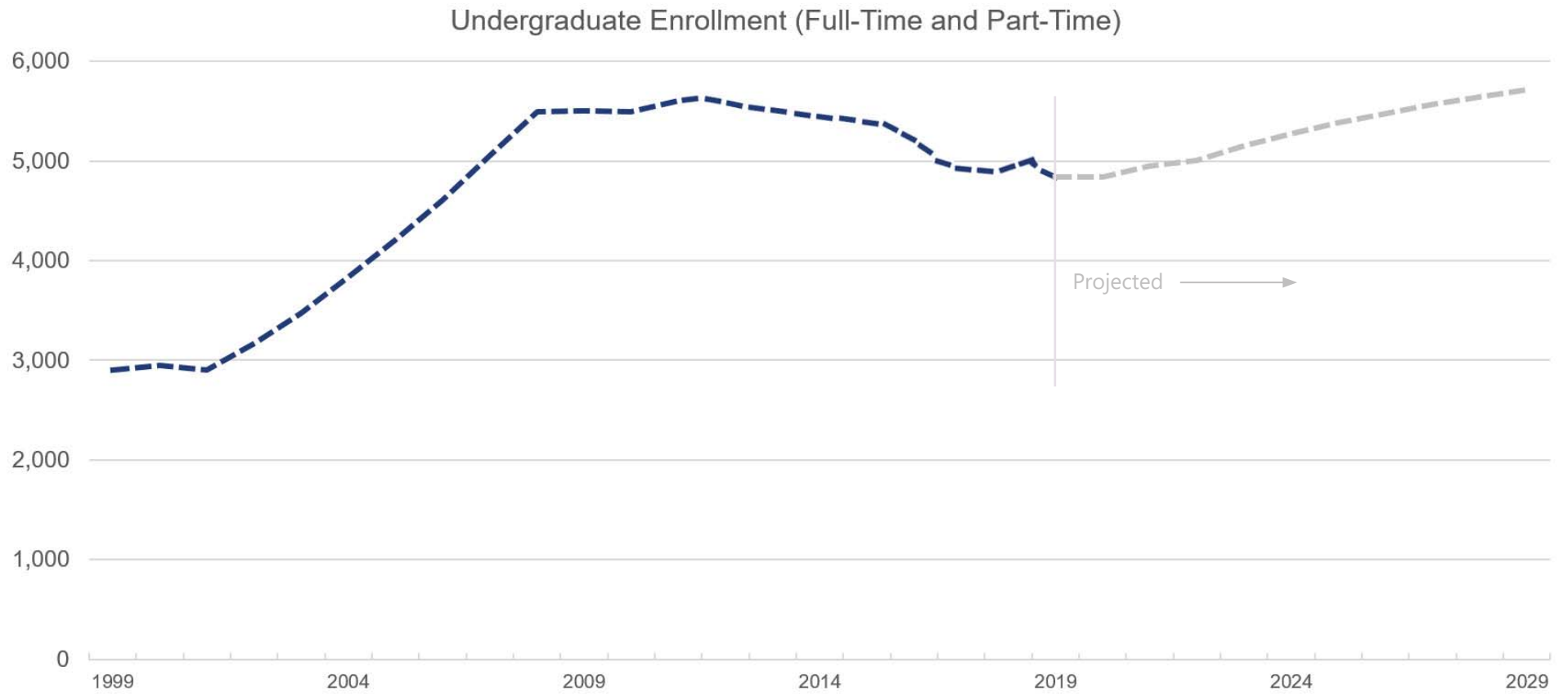
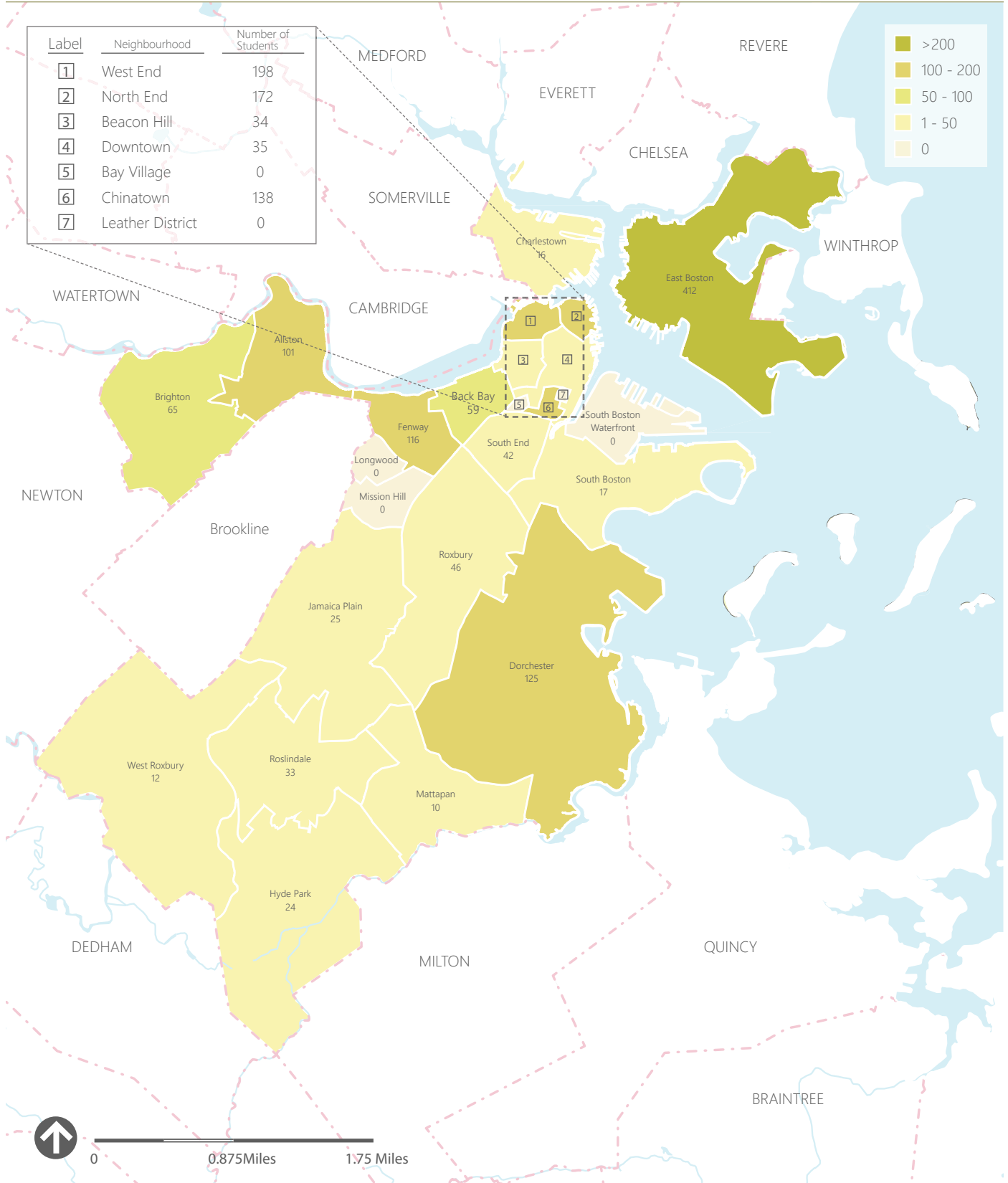


Figure 2.1  
Historic and Projected  
Undergraduate Enrollment  
(1999 - 2029)



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

Graphic Created by NBBJ

Figure 2.2  
 Off-Campus Undergraduate Student  
 Boston Residence Locations

# 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 Residence Hall; 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:

- › The Suffolk University campus, rather than being defined by any one neighborhood, is nested between the edges of Beacon Hill, Government Center, and Downtown Crossing.
- › 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 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 2020 IMP presents an update to the Cluster Model, as outlined in Chapter 5, *Planning Framework*.

## 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 has recently acquired 1 Court Street (see Chapter 4, *Proposed Future Projects*), and is beginning a new lease of space in 22 Beacon Street.

Figure 3.1 illustrates the University's existing 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**

\* Heights are approximate based off remote measurements

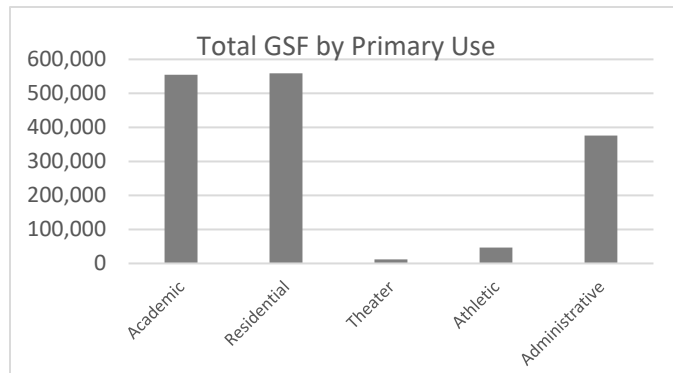
<b>Building Name</b>	<b>Year Built</b>	<b>Year Reno'd</b>	<b>Primary Use</b>	<b>Secondary Use</b>	<b>Owned/Leased</b>	<b>GSF</b>	<b># of Beds</b>	<b># of Parking Spaces</b>	<b>Height in Stories</b>	<b>Height (incl. penthouse)</b>	<b>Notes</b>
One Beacon		1994	Academic		Leased	5,966			37	505ft	Renovated at time of first lease.
Miller Residence Hall	2003		Residential		Owned	131,253	345		19	212ft	Built by SU. Cafeteria on 3rd floor.
Modern Theater	2011		Theater	Residential	Owned	11,943	205		11	136ft	Built by SU. Modern Theater is part of 10 West building, residential complex and theater.
Smith Residence Hall		1995	Residential		Owned	147,336	455		11	153ft	Renovated for use as residence hall. Cafeteria on ground floor.
Ridgeway Building	1989		Athletic	Administrative	Owned	46,791			4	66ft	Built by SU.
Sawyer Building			Academic	Administrative	Owned	149,634			12	141ft	Snack Bar on 2nd floor.
Sargent Hall	1999		Academic	Administrative / Library	Owned	287,358		72	7	124ft	Built by SU. Cafeteria on 4th floor.
Rosalie K Stahl Center		2006/ 2007	Administrative	Library/ Academic	Leased	374,398		17	13	196ft	Renovated at time of first lease. Cafeteria on ground floor.
Samia Academic Center	2015		Academic		Owned	112,000			10	154ft	Built by SU. Useable is estimated, based on 20% deduct from Gross. Assignable is estimated, based on 41%. deduct from Gross. Cafeteria in basement.

<b>Building Name</b>	<b>Year Built</b>	<b>Year Reno'd</b>	<b>Primary Use</b>	<b>Secondary Use</b>	<b>Owned/Leased</b>	<b>GSF</b>	<b># of Beds</b>	<b># of Parking Spaces</b>	<b>Height in Stories</b>	<b>Height (incl. penthouse)</b>	<b>Notes</b>
1047 Commonwealth Ave			Residential		Leased	98,286	368				Lease ending in May 2020.
22 Beacon Street			Administrative		Leased	1,613			4	69ft	Office space for administrative use.
10 West Street Residence Hall	2007		Residential	Theater	Owned	178,185	281		9	115ft	Built by SU.
1 Court Street Residence Hall	1889	2009	Residential		Owned	102,073	300		14	182ft	Converted hotel use (Ames Hotel) to residence hall, starting Fall 2020-2021

**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

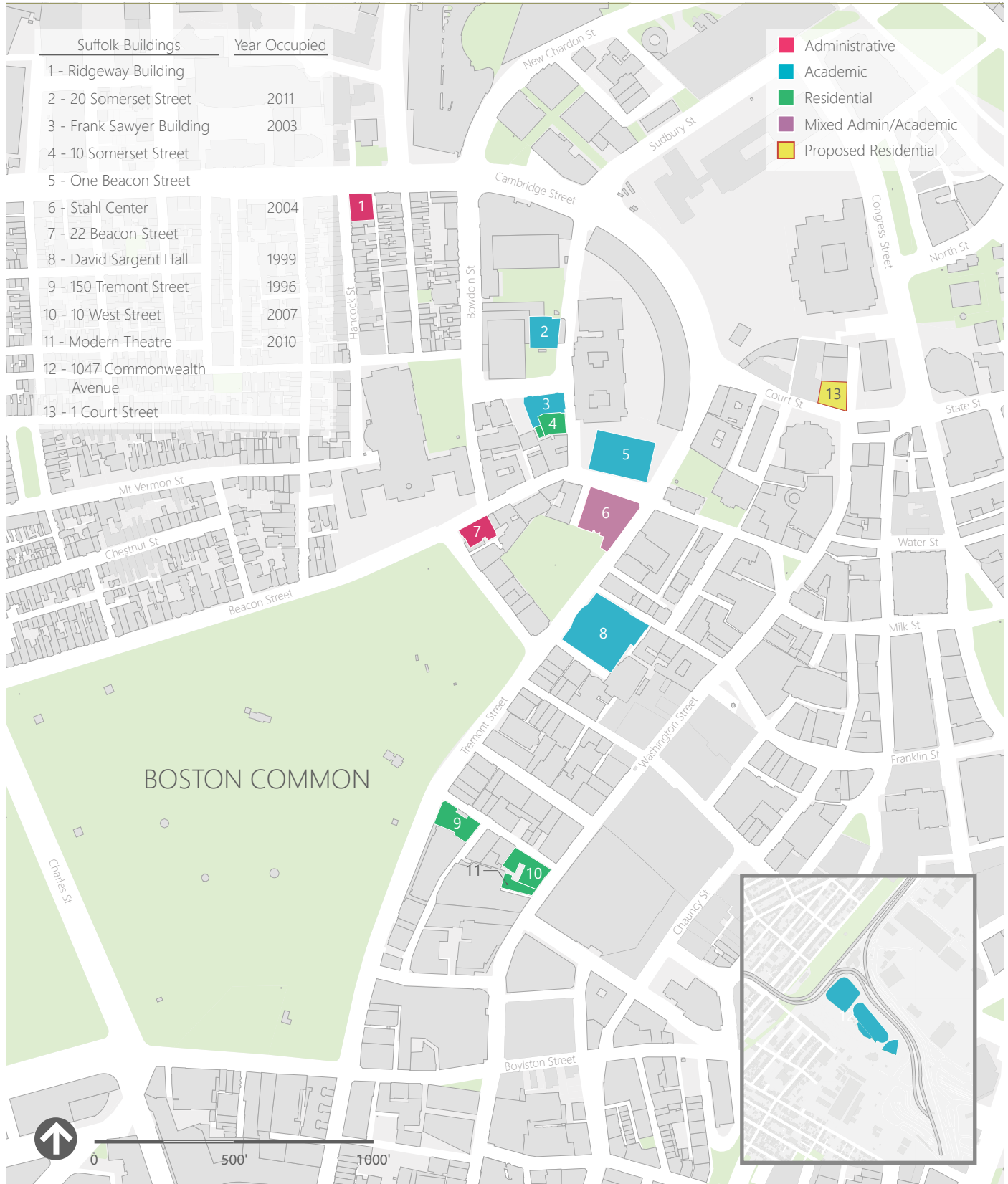


### 3.3 Off-campus and External Facilities

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.

Identification of an indoor athletic facility, including a NCAA-regulation basketball court facility, remains one of the University's ongoing needs. The University is regularly monitoring and exploring possibilities in the downtown area.

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

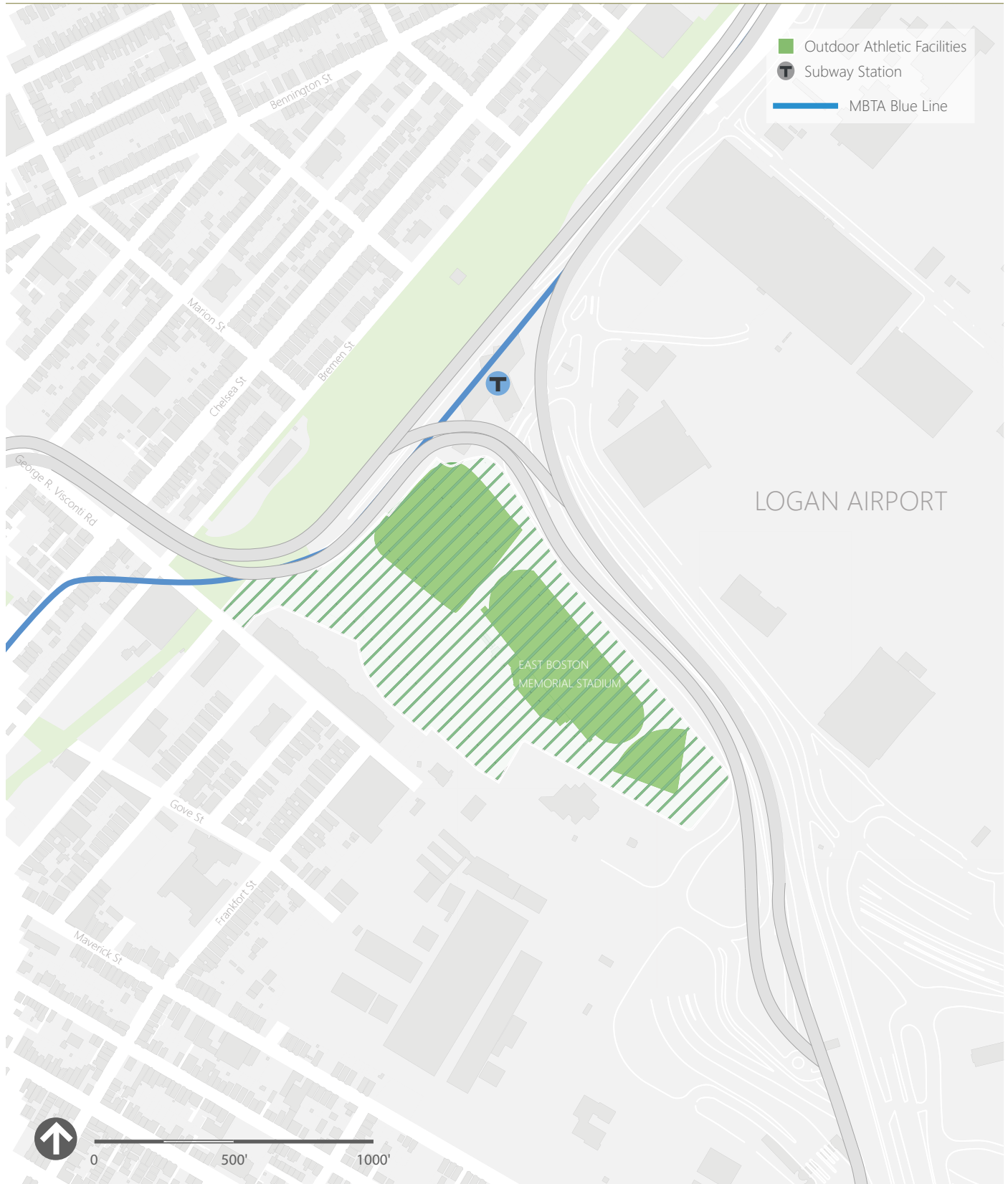


**Suffolk University  
Boston, Massachusetts**

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

# 4

## Proposed Future Projects

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 years following the preparation of the 2020 IMP. This chapter describes the specific types of facilities that the University intends to plan.

### 4.1 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 4.2. 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.

#### 4.1.1 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,

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<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") has been filed on September 26, 2019 to commence the review process. See Figures 4.1 and 4.2 for Proposed Project's site location and existing conditions.

The building at 1 Court Street, formerly the Ames Hotel, is a 14 story, 102,073 gross square foot masonry construction building completed in 1893. With a living area of 74,796 sf and a lot size of 6,135 sf, the existing FAR is approximately 12.2. The building is approximately 210 ft tall, including the mechanical penthouse. No existing floor area is expected to be removed or demolished during the conversion to a dormitory use.

The University anticipates providing approximately 300 beds at this facility, which will be operational in Fall 2020. This Proposed 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.

In addition to the 300 beds and associated entry lobby planned for the building, there will be additional uses on lower floors. At the ground level, a public-facing café/restaurant will front Court Street and the Washington Mall. It is expected that the University will operate this use, though it is possible that a tenant may occupy the space at some point in the future; Suffolk University will operate and/or seek

uses that are affordable to Downtown visitors, workers, and students. This space is expected to fill 1,970 sf of the ground floor. Also at ground level, there will be space dedicated to student gathering. This will be an informal lounge-like area consisting of seating and some workspace. This use is expected to fill approximately 740 sf of the ground floor. The existing entry lobby will remain, and comprises 580 sf of the ground floor. Back-of-house uses are also expected for parts of the ground floor, totaling approximately 680 sf. Potential uses include maintenance, security, and storage, and none of these uses is expected to front a public way.

The second floor will house two spaces that can be made available to the community, formerly used as amenity spaces for the hotel. One space, on the east side of the building will be a large, flexible meeting space of approximately 1,950 sf. The second, which was once the hotel fitness center, will be turned into a smaller meeting space of roughly 515 sf.

There are no parking areas or facilities provided in connection with the 1 Court Street Residence Hall project.

The acquisition of 1 Court Street for student housing illustrates the opportunities the University has available by embracing downtown Boston. This proposed 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.

This Institutional Project's 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.

This proposed 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.

### **Project Timeline**

It is anticipated that renovation of the 1 Court Street Residence Hall will begin in February 2020 and conclude in August 2020.

### **Project Costs**

The University anticipates spending approximately \$70 million in total for the 1 Court Street capital investment. This estimate includes \$63.5 million for the property acquisition and \$0.7 million for acquisition transaction costs. In addition, the

University expects to spend approximately \$6 million on internal renovations required to convert the former hotel into student housing. The renovation expenses include an estimated \$5.2 million for construction and \$0.8 million for associated soft costs.

The most significant construction work involves security features and student amenities, most of which are required to meet building codes. The University will renovate the lobby entrance to provide secure access for student residents, create appropriate security for public access by non-residents, enhance safety of the central staircase, provide an on-site laundry facility for students, and create an apartment for the Resident Director.

## **4.2 Additional Proposed Institutional Projects**

Based on the University's 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.

### **4.2.1 515 Washington Street**

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.

The university concurs with BPDA's suggestions regarding continued activation of the space at a level equal to, or greater than, the previous retail use. Extended hours for public usage, public programming in the evening, and free or discounted use for artist-led community events will all be included in strategies for ensuring that the ground floor space continues to be an active and vital part of the Theater District neighborhood.

#### **Project Timeline**

It is anticipated that the 515 Washington Street project will begin in July 2020 and conclude in October 2020.

#### **4.2.2 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.

#### **4.2.3 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.

#### **4.2.4 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.

### **4.3 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 (MTCDD) areas. See Figure 4.3 for existing zoning.

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.

#### **4.4 Zoning Applicable to Future Development**

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).

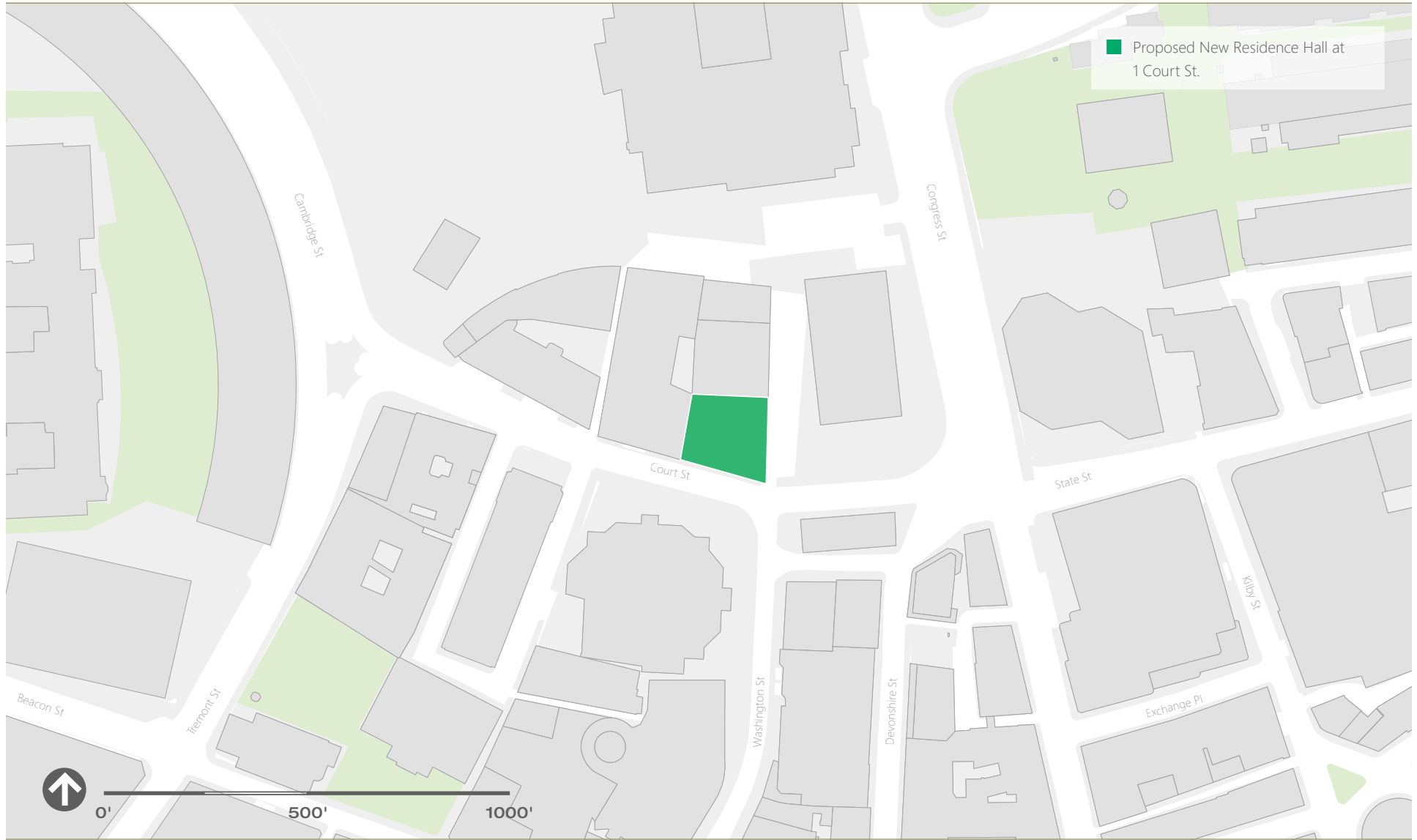
Consistent with the development principles set out above, Suffolk will seek zoning approval under the IMP provisions of the Boston Zoning Code for:

- › The proposed renovation of the former hotel at 1 Court Street into a residence hall consisting of approximately 300 beds; and
- › Other future Suffolk uses within the City of Boston, as described earlier in this chapter, and consistent with institutional master planning and the recommendations of the Community Task Force.

## **4.5 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.

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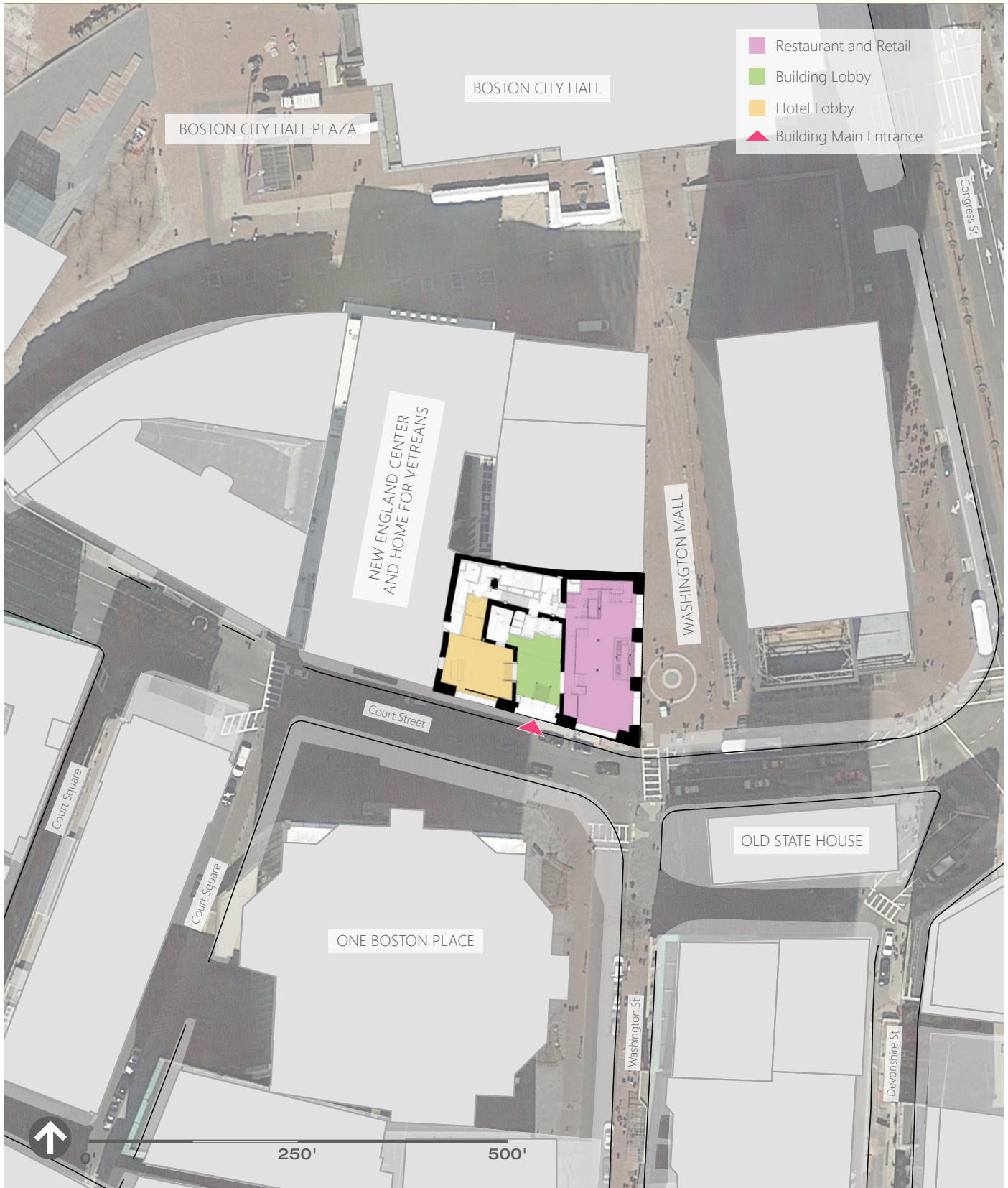


**Suffolk University**  
**Boston, Massachusetts**

Graphic Created by NBBJ

Figure 4.1  
1 Court Street Location and  
Building Footprint





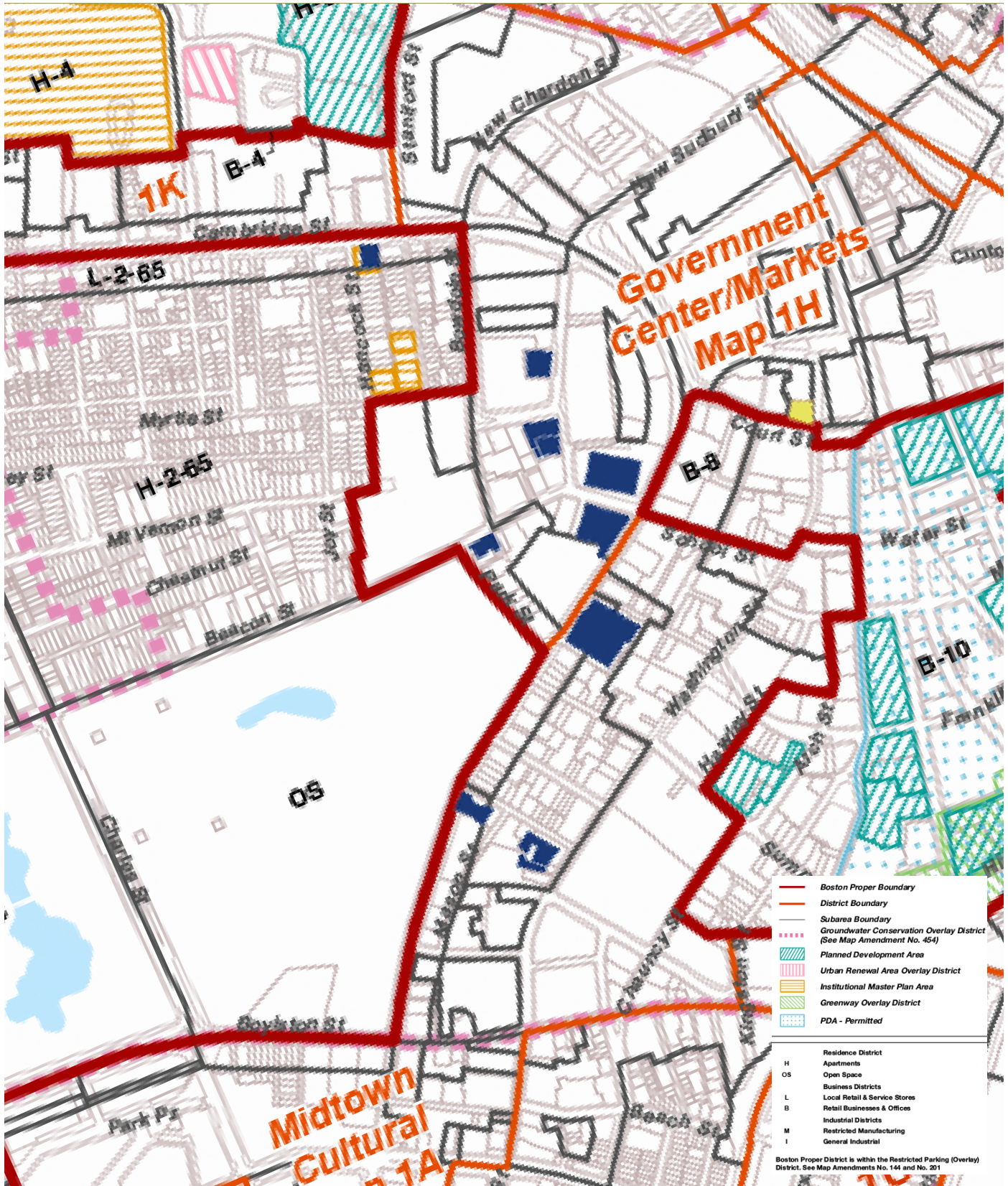
**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 4.2

Site Context and Existing Conditions





Suffolk University  
Boston, Massachusetts

Graphic Created by NBBJ

Figure 4.3  
Existing Zoning

# 5

## Planning Framework

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, campus 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 Campus Planning Goals

The campus planning 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 – four in total – are referred to as “growth clusters,” which, taken together with a fifth “academic central campus” cluster, 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.

Refer to Figure 5.1 for currently location of Suffolk University campus, as well as other institutions in the area.

## 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, based on projected enrollment, balanced with the needs of the City and the communities in which the University is located. Specific proposed future projects are based on projected enrollment, need for additional housing, and need for limited additional classroom and administrative space. The 2020 IMP provides an update on the status of the planning framework.

The 2020 IMP for the Suffolk University campus builds upon 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 recognizes 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.

The academic central campus cluster forms the backbone of the campus, along Cambridge and Tremont Streets. This cluster is focused around 73 Tremont, One Beacon Street, Samia Academic Center, and the Sargent Building. The growth clusters are focused around the peripheral buildings that abut Downtown Crossing.

### **Public Realm**

Suffolk University plans to continue being a thoughtful, forward-looking steward of the public realm surrounding its facilities whenever possible. The University plans to continue employing best management practices for land that it owns in the public realm, including sidewalks and planting areas. The University will strive to incorporate sustainable landscape measures in any changes to the public realm, per the recommendations of a University Sustainability Manager.

As part of the 1 Court St. dormitory project, the University expects to make specific changes to the Washington Mall, as requested by the BPDA and other City agencies. These changes include the removal of a shipping container and other residual infrastructure from the patio immediately to the east of the café/restaurant space; this is expected to create a stronger visual connection between Washington Street and City Hall. Suffolk University also plans on providing movable outdoor seating on

this patio, which will be available to public during hours of operation. Planters and seasonal planters will remain in place to hide existing penetrations into the granite, and access to the patio will be added to the north side with the removal of the shipping container. Previously existing freestanding restaurant signage will also be removed.

In addition to any capital projects, the presence of Suffolk University Police Department officers will continue to provide another layer of security for visitors and the public within the public realm.

## 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

The campus planning framework for the 2020 IMP defines four potential areas for growth (identified in this Master Plan as growth clusters). 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 and East 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 5.3c illustrate the growth areas.

#### **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. Only dormitory and residential uses are excluded from Center Plaza, One Beacon Street, and 73 Tremont Street, per the agreement between BHCA and Suffolk University dated June 18, 2008. 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 (see Chapter 4, *Proposed Future Projects*).

## 5.7 Pedestrian Circulation Goals and Guidelines

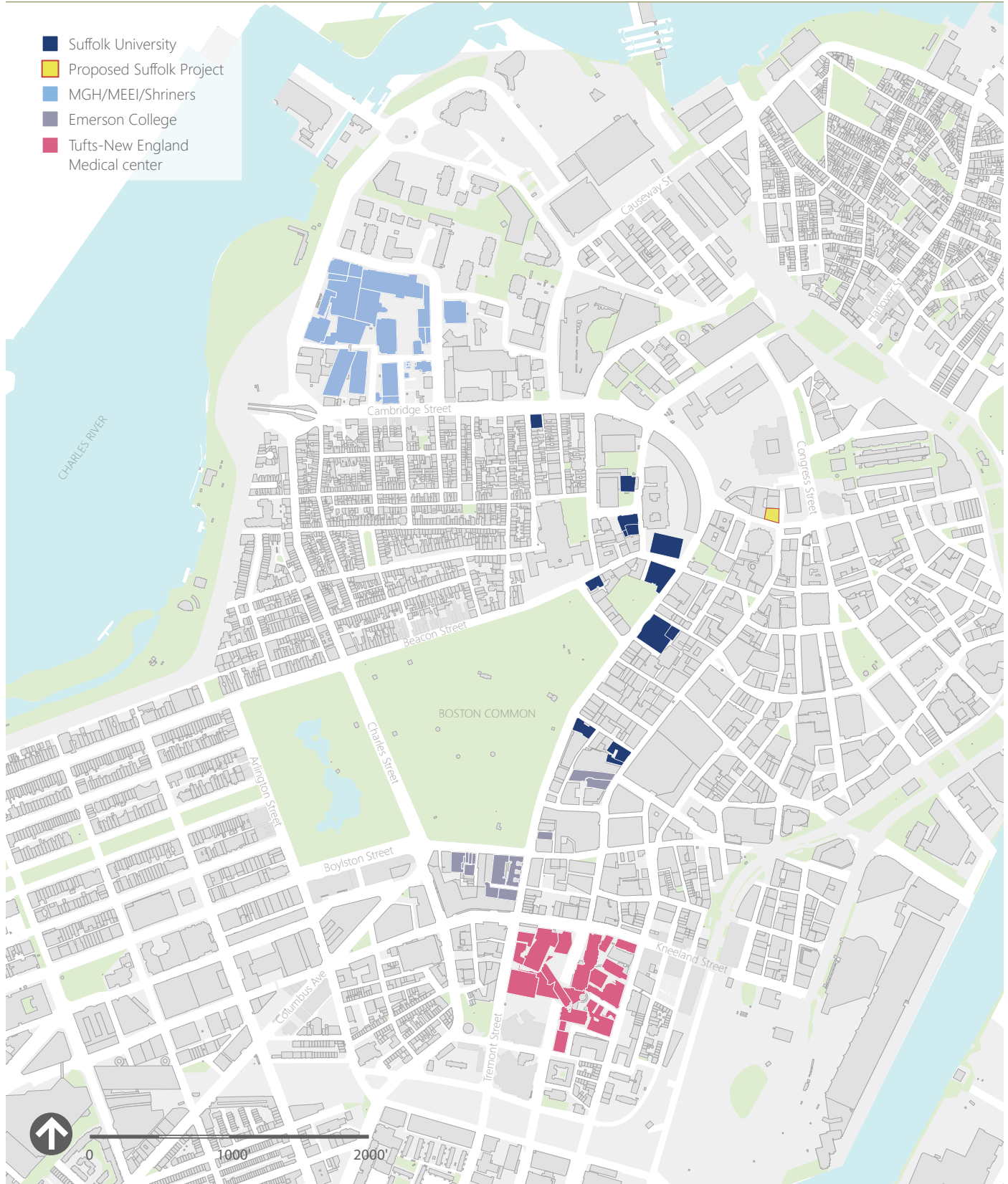
Because Suffolk University buildings are located in several locations, the University does not have a traditional, identifiable campus. Pedestrian accommodations are provided on public sidewalks that serve the general population of residents, workers, and visitors. There are no campus walkways that serve 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.

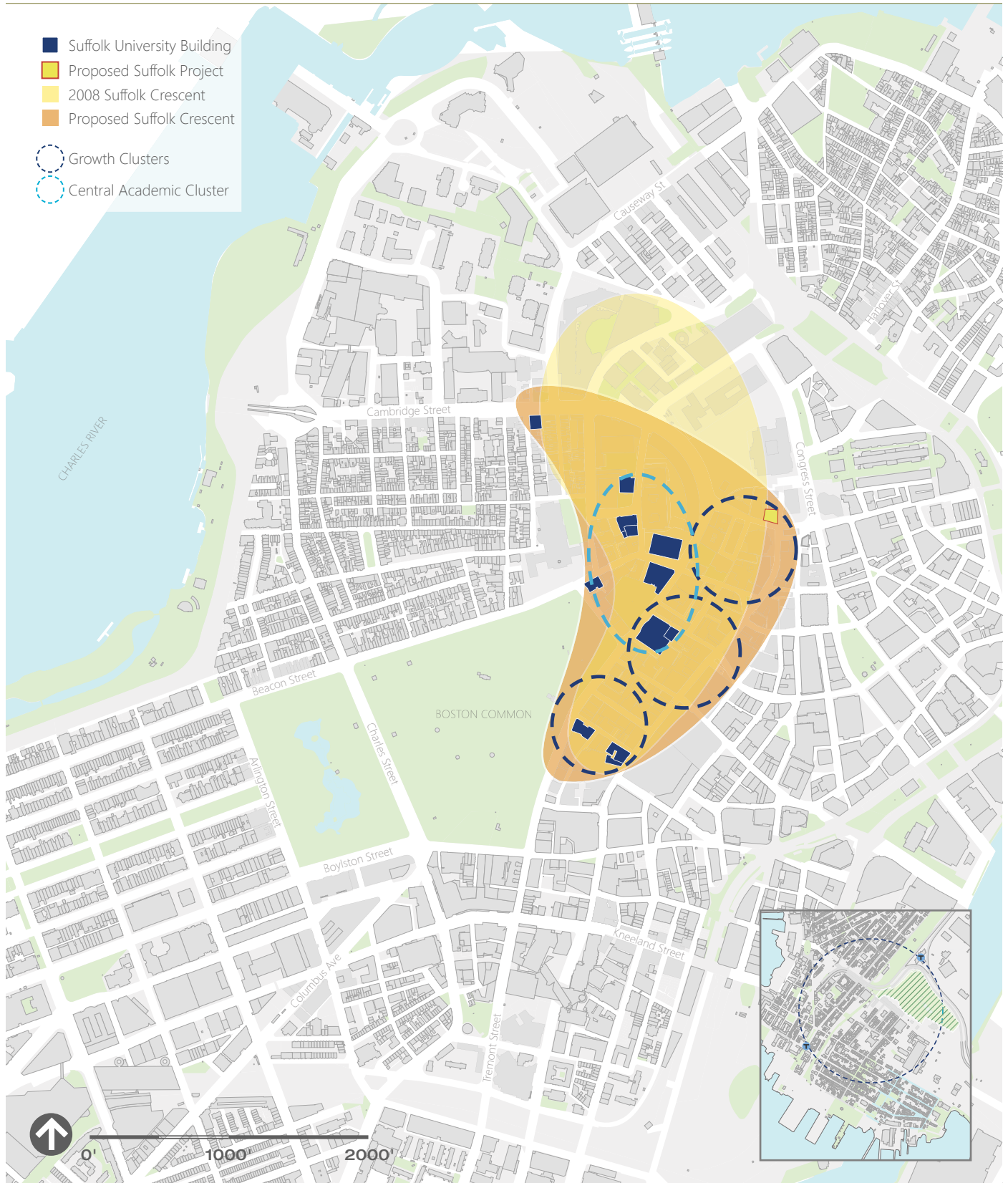
Suffolk University understands that the Boston Transportation Department ("BTD") is currently updating the City's bicycle parking guidelines. The University is committed to continuing to work with BTD and incorporate revised bicycle parking guidelines into campus planning when these are available.



**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

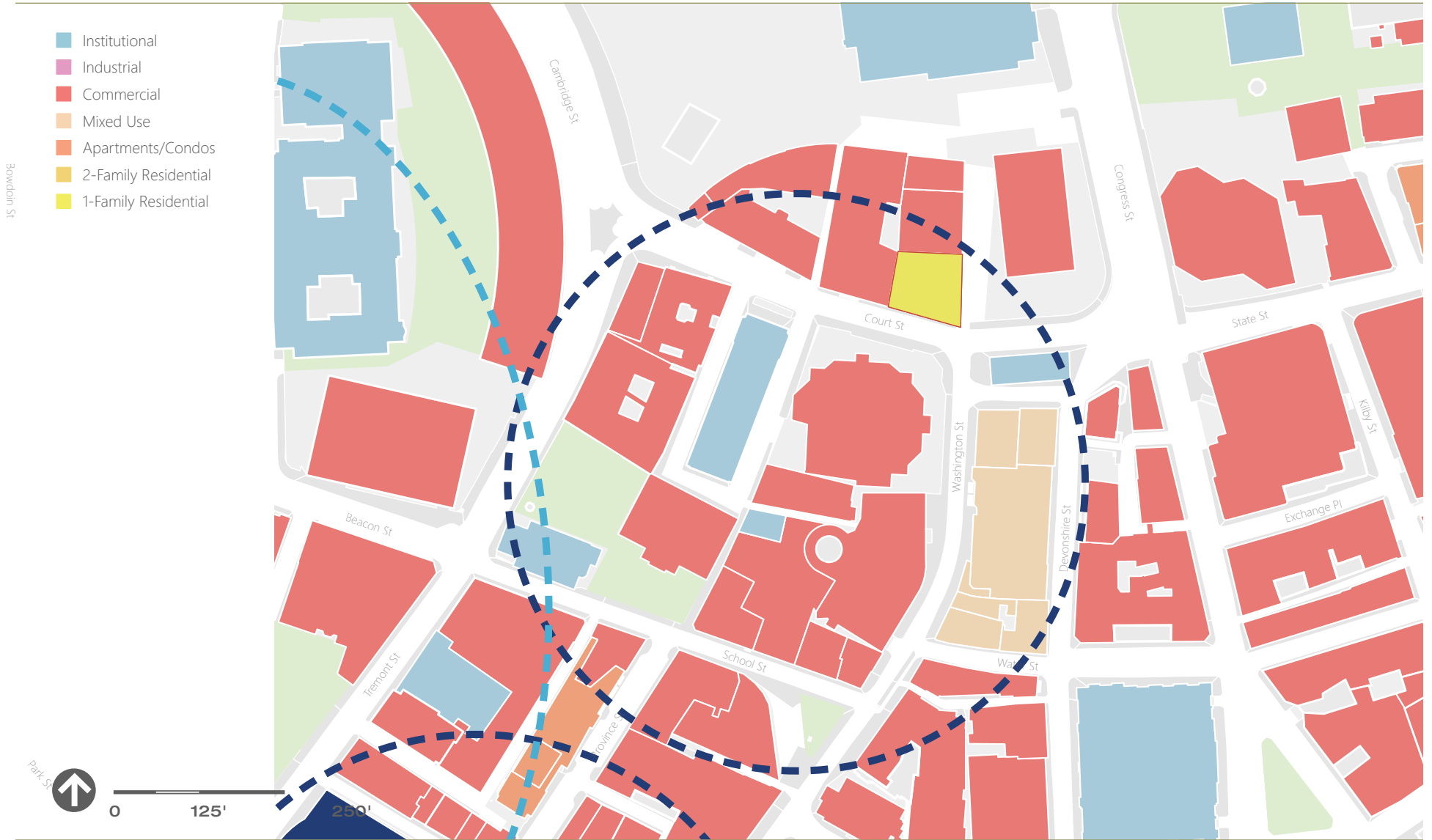


**Suffolk University**  
**Boston, Massachusetts**

Graphic Created by NBBJ

Figure 5.3a  
Cluster 1 and Cluster 2





**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

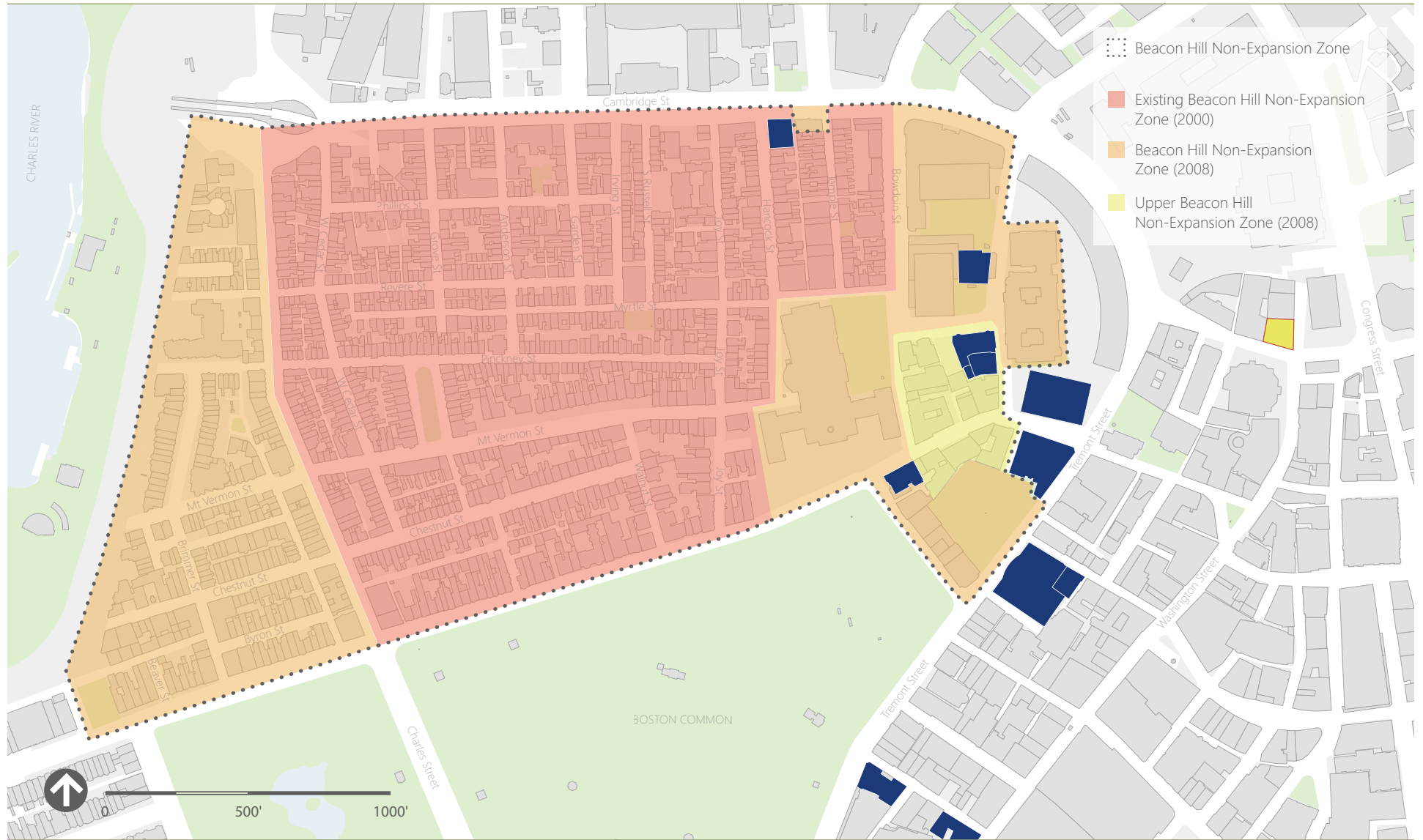
Figure 5.3b  
Cluster 3



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 5.3c  
Expansion Cluster in East Boston



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

Graphic Created by NBBJ

Figure 5.4  
Beacon Hill Non-Expansion  
Areas



# 6

## Transportation and Parking Management and Mitigation Plan

### 6.1 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 6.1 depicts public transportation serving the campus. Cambridge Street, Beacon Street, and Tremont Street are the major roadways serving the University.

### 6.2 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.

#### 6.2.1 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 6-1 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 6-1 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

## 6.2.2 Public Transportation

As shown in Figure 6.1, the University is located within easy walking distance of all four MBTA rapid transit lines and the Silver Line. Table 6-2 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 (see Figure 6.1).

**Table 6-2 Rapid Transit Service Near Suffolk University**

Route	Stations	Frequency/Headways (in min.)		
		Start Time/ End Time	Peak	Off- 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 miles 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 6-3 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 6-3 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

### 6.2.3 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 6.2 and Table 6-4 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 6-4 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.

## 6.2.4 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 6.3 illustrates the location of bicycle racks available to the University community.

## 6.3 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.

## 6.4 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 existing 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.

## 6.5 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.

## **6.6 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.

## **6.7 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.

### **6.7.1 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.

### **6.7.2 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.

### **6.7.3 Truck Routes and Volumes**

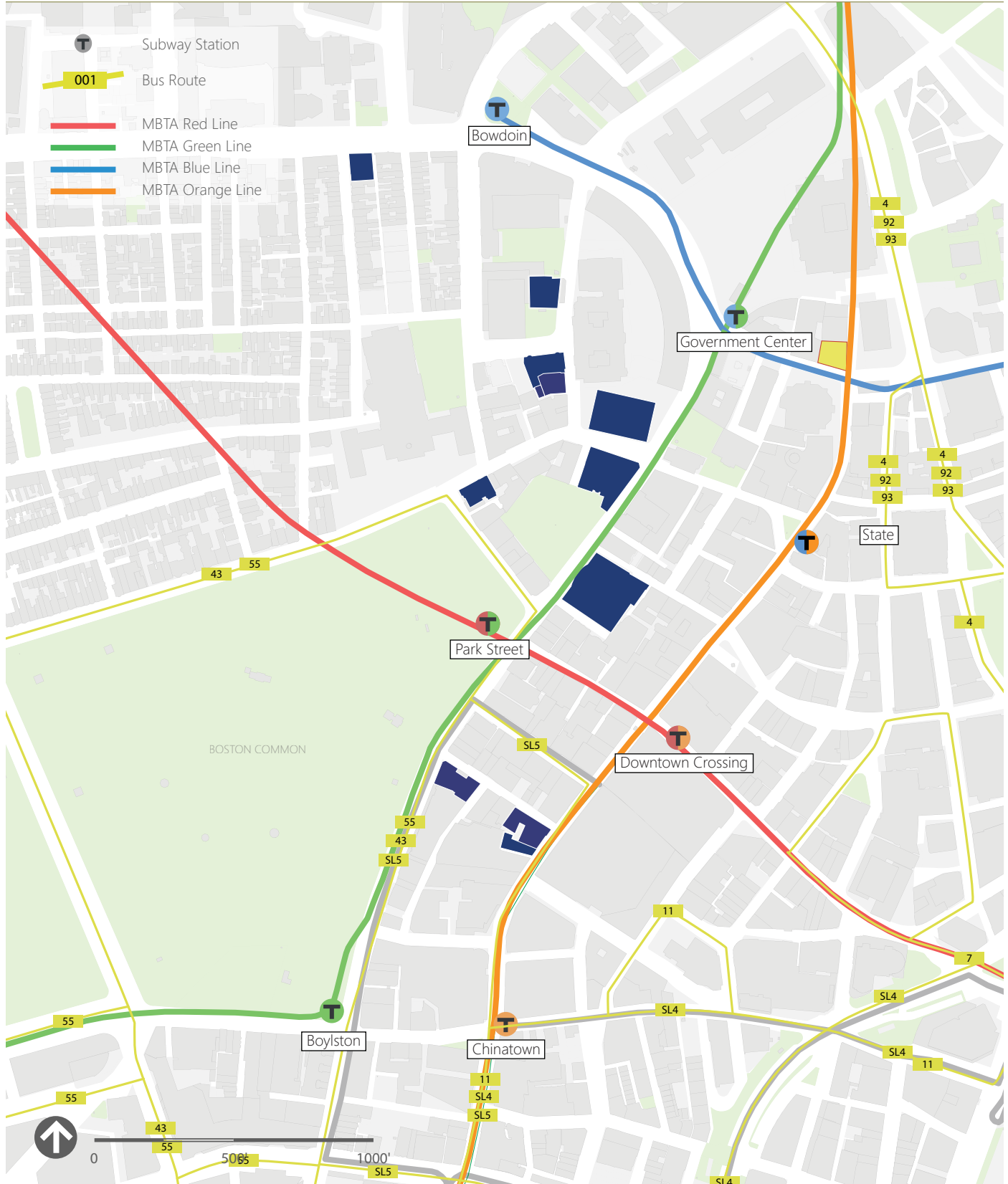
Truck traffic will vary throughout the construction period, depending on the activity. Specific truck routes will be identified for each project and described to the BTD. Construction contracts will include clauses restricting truck travel to those routes meeting BTD requirements.

## **6.8 Impact of New Projects**

As described previously, the University actively discourages students from bringing vehicles to campus. The University's walkability allows students to access multiple destinations and attractions within easy walking distance without the need to use and/or park a car. Parking a car at the University is further disincentivized by the limited availability and cost to park a vehicle in Downtown Boston.

No parking will be provided on the site to support the Proposed IMP Project (1 Court Street Residential Hall). Due to the change in use to residential, the Proposed IMP Project is expected to result in a reduction in auto trip generation compared to the existing hotel use by approximately 10 trips in the morning peak hour and 21 trips in the evening peak hour. The reduction in vehicle trip generation is expected to reduce parking demand associated with the Project site.

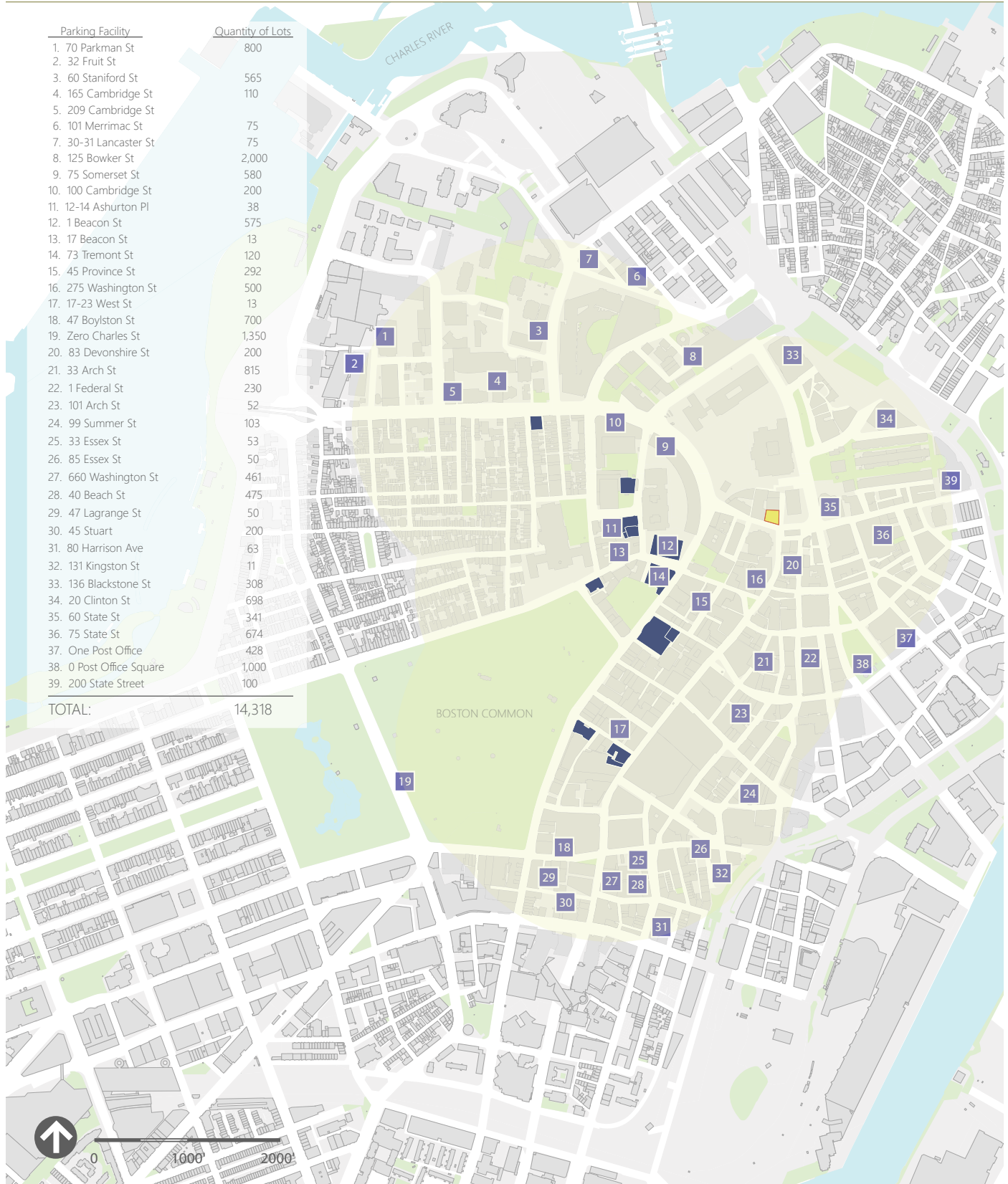




**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 6.1  
Public Transportation



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 6.2  
Off-Street Public Parking

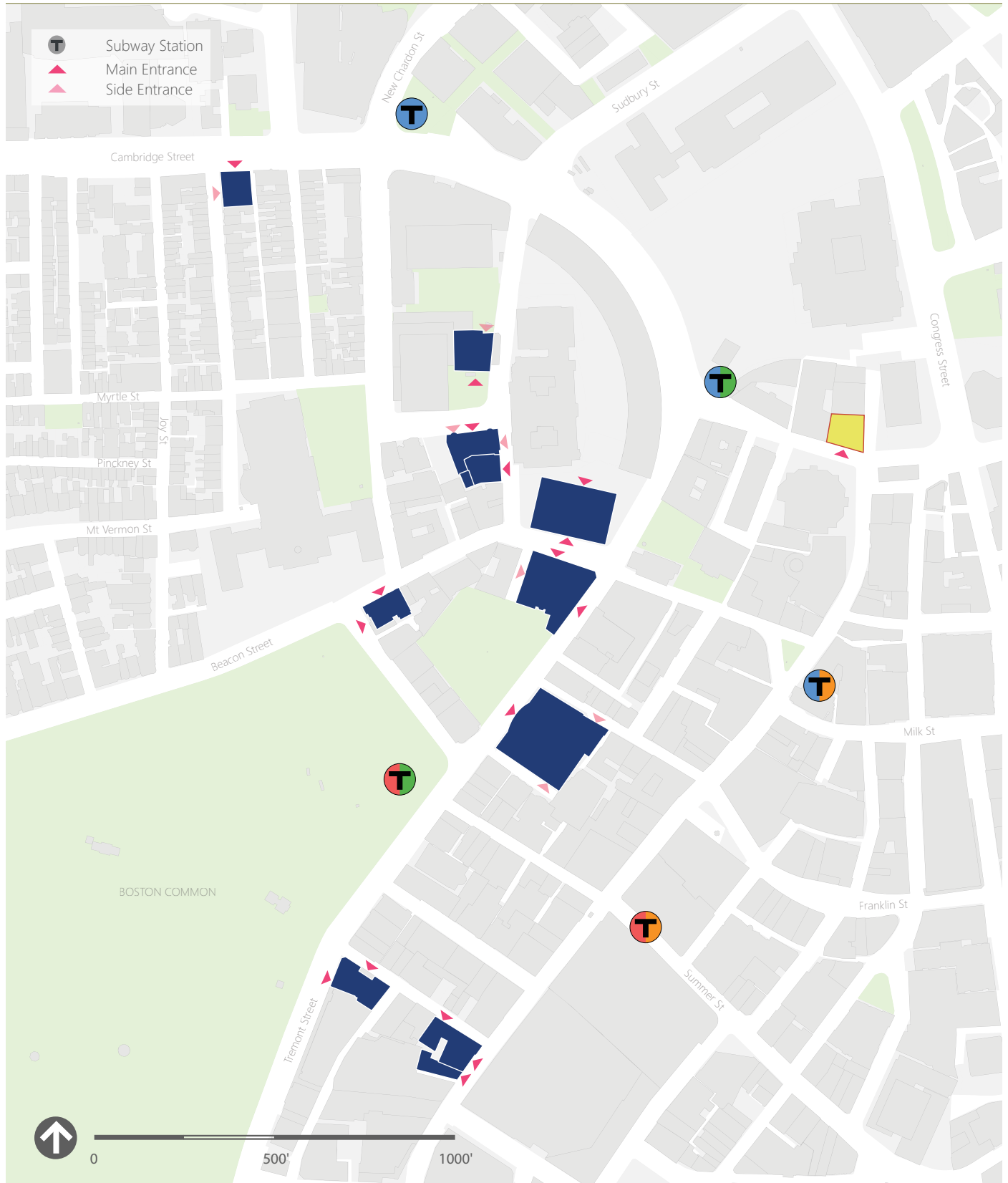


**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 6.3

Bicycle Storage and Public Bike Share Station Locations



**Suffolk University  
Boston, Massachusetts**

Graphic Created by NBBJ

Figure 6.4  
Building Access

# 7

## Economic Development

### 7.1 Employment and Workforce Development

#### 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.

#### 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.

### 7.2 Economic Development

For information on the University's various forms of economic development contributions, see **Chapter 8, *Community Benefits Plan***.

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# 8

## Community Benefits Plan

### 8.1 Introduction

Suffolk's ongoing commitment to community and service to date has earned the University its second Carnegie Community Engagement Classification, a designation held by only 243 higher education institutions nationwide. Based on data related to community engagement activities, impacts on campus and the community, the classification recognizes "dynamic and noteworthy community engagement," which Suffolk University fulfills through efforts supported by the University's Center for Community Engagement as well as through the robust Law School clinical and pro bono programs. As the University prepares for its 2020 reclassification, it aims to demonstrate an ever-deepening commitment to community engagement, which the Carnegie guidelines describe as "the partnership (of knowledge and resources) between colleges and universities and the public and private sectors to enrich scholarship, research, and creative activity; enhance curriculum, teaching, and learning; prepare educated, engaged citizens; strengthen democratic values and civic responsibility; address critical societal issues; and contribute to the public good." The classification study looks at data related to community engagement, related data, and impact on the community and campus.

Furthermore, 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).

### 8.2 Financial Payments

#### 8.2.1 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.

### **8.2.2 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.

## **8.3 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.

### **8.3.1 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.

## **8.4 Existing Programs/Benefits**

### **8.4.1 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.

### **8.4.2 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.

### **8.4.3 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;
- › Afriterrra Map Collection;
- › Ford Hall Forum Lecture Series;
- › Collection of Women Studies; and
- › Poetry and Rare Book Collection.

## **8.5 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 and Home for Veterans (NECHV). 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.

### **8.5.1 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

### **8.5.2 Jobs**

As identified in Chapter 7, *Economic Development*, 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.

## **8.6 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.

# 9

## Environmental Sustainability

### 9.1 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.

### 9.2 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. The Committee serves as the administrative structure for formulating innovative sustainability programs and initiatives for the University. This Committee meets periodically and serves as an advisory group regarding operation initiatives, research, education, and outreach in the area of sustainability.

The Committee will continue working to:

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

The Committee's annual goal is to enhance the sustainability programming and other initiatives year over year, but has not yet established concrete greenhouse gas emissions reduction targets at this time.

#### 9.2.1 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.

Waste diversion is part of the main focus of the Sustainability Committee to expand on. Currently, the University does not have specific waste reduction goals, however, waste management measures are incorporated throughout where possible. Construction waste management are required to follow LEED guidelines as best practices.

### **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.

### 9.3 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.

## 9.4 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).

## 9.5 Future Sustainability Programs and Plan

The University strives to create a culture where sustainability practices (including energy reduction, waste management, water conservation, and more) are 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 are completed and anticipated to reduce wasted energy.
- › Larger projects will strive to incorporate water conservation measures, and to increase on-site rainwater harvesting techniques for internal re-use (such as flushing, HVAC make-up water, irrigation, etc.).
- › Future developments will consider strategies to reduce stormwater discharge into storm sewers, as well as explore opportunities for reuse of retained stormwater and for groundwater recharge.
- › 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.

## 9.6 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 all future developments. Where feasible, building projects will incorporate high-performance standards in areas including materials and resources (recycled content, construction waste management, local/regional materials, etc.), energy (energy performance, renewable energy, etc.), water management (water efficiency, stormwater management, graywater and stormwater recycling, etc.), and indoor environmental quality. Suffolk builds all projects with LEED principles as best practices, but does not certify every project that occurs on campus.

# 10

## Historic Resources and Preservation

### 10.1 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.

### 10.2 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 10-1 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 10-2 and 10-3 list the properties in the vicinity of Suffolk University's buildings that have been listed in the State Register of Historic Places. Figure 10.1 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 10.1 or listed in Table 10-2 below.

**Table 10-1 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. 148 Cambridge St	Academic, Student Services, Athletic	Not inventoried / within Beacon Hill NRHD	1991	Own
2	Samia Academic Ctr 20 Somerset St	Academic	Not Inventoried	2015	Own
3	Frank Sawyer Bldg. 8 Ashburton Place	Academic, Administrative, Student Services	Inventoried MHC #BOS.1979 (12-14 Somerset St)	1913	Own
4	Nathan R Miller Residence Hall 10 Somerset St	Residential	Not inventoried	2003	Own
5	One Beacon St	Academic	Inventoried MHC #BOS.1551	1969	Lease
6	Rosalie K Stahl Ctr 73 Tremont St	Academic, Administrative, Student Services	Within Park St Hist District Inventoried MHC #2068	1895 (1990)	Master Lease
7	22 Beacon St	Academic	Within Park St Hist District Inventoried MHC #1937	1803	Lease
8	David J Sargent Hall 120 Tremont St	Academic, Administrative, Student Services	Not inventoried	1999	Own
9	Residence Hall 150 Tremont St	Residential	Within West St Historic District Inventoried MHC #BOS.2299	1903 (1995)	Own
10	Residence Hall 10 West St	Residential	Within Washington St Theatre District Inventoried MHC #BOS.2322	1912 (2007)	Own
11	Modern Theatre 523 Washington St	Theatre, Student Services	Local Landmark Within Washington St Theatre District Inventoried MHC #BOS.2324	1913	Own
12	Residence Hall 1047 Commonwealth Ave	Residential	Not inventoried	2016	Temporary Lease
13	Residence Hall 1 Court Street	Residential	Local Landmark National Register-listed Inventoried MHC #BOS.1678	1893	<i>Own as of 9/24/2019</i>

**Table 10-2 State Register-listed Historic Districts Adjacent or Proximate to Suffolk University Buildings**

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

<sup>1</sup> Refer to Figure 10.1 for location on map.

**Table 10-3 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

<sup>1</sup> Refer to Figure 10.1 for location on map.

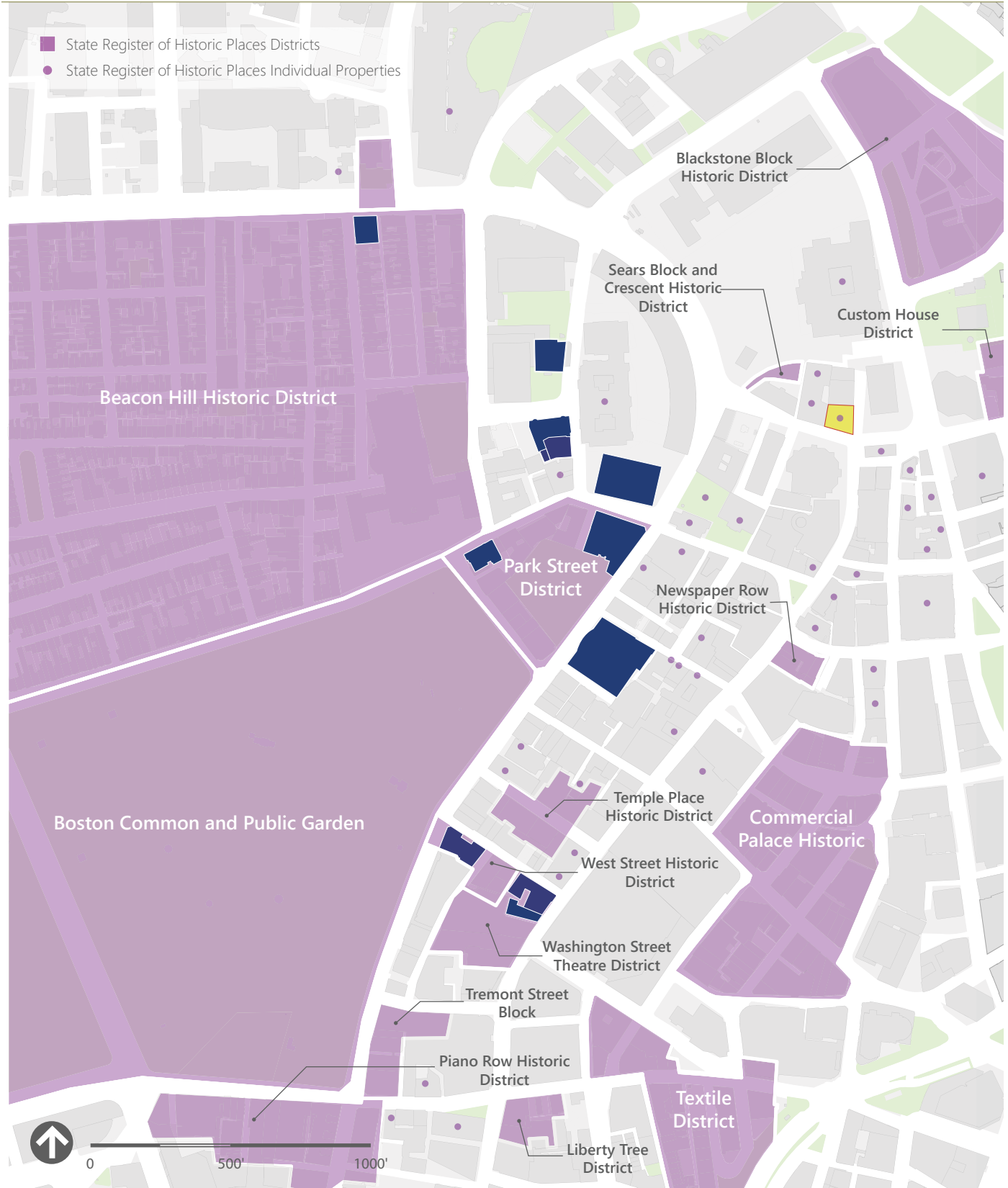
### 10.3 Adjacent Resources

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 10.1 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 10.1.

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

Graphic Created by NBBJ

Figure 10.1  
Historic Resources

# 11

## Response to Comments

This chapter presents responses to the BPDA Scoping Determination and all public comments received on the Institutional Master Plan Notification Form (IMP NF) and 1 Court Street Residence Hall Project Notification Form (PNF). A copy of the Scoping Determination and each comment letter received by the BPDA during the public review period are attached in this document. Each letter is assigned a number, as listed in Table 10-1. Where appropriate, reference is made to the corresponding section of the IMP as well as the Supplementary Information Document (SID) for 1 Court Street PNF.

**Table 10-1 IMPNF and 1 Court Street PNF Comment Letters**

<b>Letter No.</b>	<b>Commenter</b>	<b>Affiliation</b>	<b>Date Received (2019)</b>
Scoping Determination	Edward Carmody	Boston Planning and Development Agency (BPDA)	November 13
1	BPDA Planning Staff	BPDA	October 28
2	John (Tad) Read, Senior Deputy Director, Transportation & Infrastructure Planning; Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow; and Ryan Walker, Smart Utilities Program Associate	BPDA	October 28
3 & 4*	John Sullivan	Boston Water and Sewer Commission	October 24
5	Eve Waterfall, Chair	Beacon Hill Civic Association	October 25
6	Greg Galer, Executive Director	Boston Preservation Alliance	October 25
7-16	Public Commenters	Various	Various

\* BWSC provided separate comment letter for the IMPNF and the 1 Court Street PNF, respectively.

## 11.1 Scoping Determination: Boston Planning and Development Agency

### Comment SD.1

*All development projects have construction impacts. As with any urban development there needs to be a balance of construction related inconveniences with the daily activities that will continue to occur adjacent to the project site. A detailed approach to the construction management must be included in the DPIR.*

#### Response:

Prior to the construction phase of the Project, the Construction Manager (CM) will prepare a Construction Management Plan, detailing measures to ensure the maintenance of existing levels of services and to minimize disruption to the area. A draft Construction Management Plan, highlighting key measures to be undertaken during the construction phase, has been provided in Appendix A of the Supplementary Information Document (SID) for 1 Court Street Residence Hall PNF.

### Comment SD.2

*Throughout this initial phase of review, the Proponent has taken steps to meet with local residents, elected officials, abutters, and City and State agencies. These conversations must continue, ensuring that what is presented in the DPIR is beneficial to the adjacent neighborhoods and the City of Boston as a whole.*

#### Response:

Since filing the IMPNF and the 1 Court Street Residence Hall PNF, Suffolk University continues engaging with elected officials, city departments as well as local community organizations and residents. Elected officials and Task Force members will be kept fully informed as developments unfold. Meetings with City and State agencies are currently taking place and will continue. The University will continue to meet with all stakeholders throughout the public comment period and beyond. Some highlights of meetings facilitated to date include:

- › December 12, 2019: Meeting with Boston Landmark Commission (BLC)
- › January 6, 2020: Meeting with BPDA Planning staff
- › January 6, 2020: Meeting with Boston Transportation Department (BTD) staff
- › January 13, 2020: Meeting with Boston Water & Sewer Commission (BWSC)

### Comment SD.3

*The BPDA encourages the Proponent to continue to work closely with City agencies, including the Boston Transportation Department ("BTD"). In particular, collaboration with the Transportation Demand Management (TDM) program and coordinator is*

*strongly encouraged to enhance Suffolk's current transit, parking management, and other TDM measures.*

**Response:**

On January 6, 2020, Suffolk University met with representatives from the Boston Transportation Department. The University will continue coordinating with BTM to further enhance Suffolk's current transit, parking management, and TDM program.

**Comment SD.4**

*The increase in on-campus student housing provided by the 1 Court Street Project is welcomed by the public, and the IMP should include a continued review of undergraduate and graduate student populations, particularly commuter (living at home) versus off-campus student counts, to provide full transparency of the University's current and projected enrollment and progress toward stated student housing goals.*

**Response:**

Refer to Section 2.6.6 of Chapter 2, *Mission and Objectives* in the 2020 IMP.

**Comment SD.5**

*Suffolk should work closely with BPDA and City staff on a proposed signage plan for the 1 Court Street building that resonates with its new use while respecting its historic façade. This should be consistent with a comprehensive campus signage package. Please see BPDA Urban Design comments in Appendix 1.*

**Response:**

Since the filing of the IMPNF and the 1 Court Street PNF, the University has met with representatives from BPDA, Boston Landmarks Commission and Boston Preservation Alliance regarding proposed signage. The University has worked with its Project Team to incorporate feedback from these agencies where feasible. Design review with the Boston Landmarks Commission has been scheduled for January 28, 2020.

**Comment SD.6**

*Site improvements to the portion of the Washington Mall abutting the proposed ground floor café space should be considered in collaboration with BPDA staff.*

**Response:**

The University met with BPDA Planning staff on January 6, 2020 to discuss various site improvement opportunities, including the portion of the Washington Mall. The University will continue working with the appropriate city departments to discuss potential site and street scape improvements.

**Comment SD.7**

*[The IMP should include the following elements:]*

**MISSION AND OBJECTIVES**

*Organizational Mission and Objectives. Define Suffolk's institutional mission and objectives, and describe how the development contemplated or proposed in the IMP advances the stated mission and objectives.*

**Response:**

Refer to Sections 2.1 through 2.6 of Chapter 2, *Mission and Objectives* in the 2020 IMP.

**Comment SD.8****MISSION AND OBJECTIVES (cont.)**

*Major Programs and Initiatives. Update any major programs or initiatives that will drive physical planning in the future. Included in the description should be current and future trends that are impacting Suffolk and shaping program objectives, employment numbers, number of beds, etc. Provide any updates to Suffolk's current employee population, disaggregated by faculty/staff, full-time/part-time, Boston residents/nonresidents, as well as projected employment over the term of the new IMP.*

**Response:**

Refer to Sections 2.1 through 2.6 of Chapter 2, *Mission and Objectives* and Section 7.1 of Chapter 7, *Economic Development* in the 2020 IMP.

**Comment SD.9****EXISTING PROPERTY AND USES**

*The IMP should present applicable updated maps, tables, narratives, and site plans clearly providing the following information:*

- › *Owned and Leased Properties. Provide an updated inventory of land, buildings, and other structures in the City of Boston owned or leased by Suffolk as of the date of submission of the IMP, with the following information for each property.*
- › *Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.*
- › *Land and building uses.*
- › *Building gross square footage and, when appropriate, number of dormitory beds or parking spaces.*
- › *Building height in stories and, approximately, in feet, including mechanical penthouses.*

- › *Tenure (owned or leased by Suffolk).*

**Response:**

Refer to Sections 3.1 through 3.3 of Chapter 3, *Existing Properties and Uses* in the 2020 IMP.

**Comment SD.10***PROPOSED FUTURE PROJECTS*

*Article 80D Requirements. Pursuant to Article 80D, the IMP should provide the following information for the Proposed Projects:*

- › *Site location and approximate building footprint.*
- › *Uses (specifying the principal sub-uses of each land area, building, or structure, such as classroom, laboratory, parking facility).*
- › *Square feet of gross floor area.*
- › *Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.*
- › *Floor area ratio.*
- › *Building height in stories and feet, including mechanical penthouses.*
- › *Parking areas or facilities to be provided in connection with Proposed Projects;*
- › *Any applicable urban renewal plans, land disposition agreements, or the like.*
- › *Current zoning of site.*
- › *Total project cost estimates.*
- › *Estimated development impact payments.*
- › *Approximate timetable for development of proposed institutional projects, with the estimated month and year of construction start and construction completion for each.*

**Response:**

Refer to Sections 4.1 through 4.4 of Chapter 4, *Proposed Future Projects* in the 2020 IMP.

**Comment SD.11***PROPOSED FUTURE PROJECTS (cont.)*

*Rationale for Proposed Project. Discuss the rationale for the program and location of proposed buildings in light of discussions on mission, facilities' needs, and campus planning objectives. Discuss the rationale for the scale of the proposed buildings.*

**Response:**

Refer to Section 4.1.1 of Chapter 4, *Proposed Future Projects* in the 2020 IMP.

**Comment SD.12***PLANNING FRAMEWORK*

*This section should discuss, at a minimum, the following:*

*Existing Context. Describe Suffolk's place in the broader context of adjacent land uses, and the surrounding neighborhoods. Reference any City policies or plans that shape the planning context for the area and for Suffolk.*

**Response:**

Refer to Sections 4.3 and 4.4 of Chapter 4, *Proposed Future Projects*, and Sections 5.1 through 5.7 of Chapter 5, *Planning Framework* in the 2020 IMP.

**Comment SD.13***PLANNING FRAMEWORK (cont.)*

*Factors Driving Facilities' Needs. Provide any update since filing the previous IMP of current facilities utilization rates and Suffolk's ability to accommodate patient number growth with existing facilities, by type of facility.*

**Response:**

Based on the University's projected enrollment, there will remain a need for additional student housing as well as limited additional classroom and administrative space. Student dining space may be expanded but only within existing facilities. See Chapter 3, *Existing Properties and Uses* and Chapter 4, *Proposed Future Projects*, for more details.

**Comment SD.14***PLANNING FRAMEWORK (cont.)*

*Campus Vision and Identity. Describe any updates to Suffolk's vision of its desired physical identity and, in general terms, strategies for achieving that identity.*

**Response:**

Refer to Section 5.3 of Chapter 5, *Planning Framework* in the 2020 IMP.

**Comment SD.15***PLANNING FRAMEWORK (cont.)*

*Overview of Urban Design Guidelines and Objectives. Discuss any current or new urban design guidelines and objectives that have emerged and strategies for implementing them in conjunction with the Proposed Projects or in the future.*

**Response:**

Refer to Section 5.4 of Chapter 5, *Planning Framework* in the 2020 IMP.

**Comment SD.16**

*PLANNING FRAMEWORK (cont.)*

*Public Realm. Discuss any updates to the existing public realm conditions (i.e. parks, plazas, streetscapes) in the vicinity of Suffolk facilities, regardless of ownership. Discuss key urban design and public realm goals and objectives proposed by Suffolk for the campus, with a focus on creating a high-quality interface between the campus and the surrounding neighborhoods and transit stations.*

**Response:**

Refer to Section 5.3 of Chapter 5, *Planning Framework* in the 2020 IMP.

**Comment SD.17**

*PLANNING FRAMEWORK (cont.)*

*Pedestrian Circulation Goals and Guidelines. Provide a statement of goals and guidelines for pedestrian circulation both within and through Suffolk's campus and in relation to the Proposed Projects.*

**Response:**

Refer to Section 5.7 of Chapter 5, *Planning Framework* in the 2020 IMP.

**Comment SD.18**

*TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN*

*The following submission requirements relate to the proposed IMP.*

*Existing Conditions. Provide any updates to Suffolk's existing transportation and parking characteristics, including data on mode share for employees, parking spaces owned and operated by Suffolk, and policies regarding patient, visitor and employee parking, transportation demand management measures in place, etc.*

**Response:**

Refer to Sections 6.1 through 6.7 of Chapter 6, *Transportation and Parking Management* in the 2020 IMP.

**Comment SD.19**

*TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN (cont.)*

*Impact of New Project. Discuss the impact of the Proposed Project on parking demand and supply.*



**Response:**

The University actively discourages students from bringing vehicles to campus. No parking will be provided on site for the proposed Institutional Project at 1 Court Street. Refer to Section 6.8 of Chapter 6, *Transportation and Parking Management, and Mitigation Plan*.

**Comment SD.20***ECONOMIC DEVELOPMENT*

*The IMP should address the following topics:*

*Employment and Workforce Development. Provide any updates to existing and proposed programs to train and hire Boston residents for Suffolk jobs.*

**Response:**

Refer to Section 7.1 of Chapter 7, *Economic Development* in the 2020 IMP.

**Comment SD.21***COMMUNITY BENEFITS PLAN*

*The IMP should describe any updates to Suffolk's Community Benefits Plan since the approval of the previous IMP and in relation to the Proposed Project.*

**Response:**

Refer to Sections 8.3 and 8.4 of Chapter 8, *Community Benefits Plan* in the 2020 IMP. As for the proposed Institutional Project, 1 Court Street Residence Hall, the University will discuss community benefits with BPDA during the development of the Project's Cooperation Agreement.

**Comment SD.22***ENVIRONMENTAL SUSTAINABILITY*

*Existing Sustainability Measures. Update if applicable Suffolk's existing sustainability measures at the building and campus-wide level, including but not limited to energy, stormwater, solid waste, transportation, and infrastructure and utilities. Explain the administrative structure for making decisions about and promoting innovation in the area of building a sustainable campus. Describe any formal goals or principles that Suffolk has adopted in the area of sustainability since the approval of the previous IMP.*

**Response:**

Refer to Sections 9.2 of Chapter 9, *Environmental Sustainability* in the 2020 IMP.

**Comment SD.23***ENVIRONMENTAL SUSTAINABILITY (cont.)*

*Green Building. New campus buildings should achieve a superior level of performance in the areas of materials and resources (recycled content, construction waste management, local/regional materials), energy (energy performance, renewable energy), water management (water efficiency, stormwater management, graywater and stormwater recycling, etc.), indoor environmental quality, and other standard performance areas of high-performance or "green" buildings. Whenever possible, buildings should achieve a high level of certification through LEED or another appropriate system.*

**Response:**

Refer to Section 9.6 of Chapter 9, *Environmental Sustainability* in the 2020 IMP.

**Comment SD.24***ENVIRONMENTAL SUSTAINABILITY (cont.)*

*Energy Use. Future campus development should consider the impact of new buildings on the existing heating and cooling infrastructure. Reducing the current energy use of existing buildings should be addressed prior to expanding or building new power plants. Planning should consider the possible benefits of localized heating and cooling systems within a section of the campus or within an individual building, allowing for alternative energy sources to be easily explored.*

**Response:**

Refer to Sections 9.2.1 of Chapter 9, *Environmental Sustainability* in the 2020 IMP.

**Comment SD.25***ENVIRONMENTAL SUSTAINABILITY (cont.)*

*Water Use. Future campus development should incorporate water use, conservation, and rainwater harvesting strategies at a campus level. New construction allows opportunities for storage systems to be installed for use by the new and adjacent buildings. Collected water can be used for flushing, HVAC make-up water, and irrigation.*

**Response:**

Refer to Section 9.5 of Chapter 9, *Environmental Sustainability* in the 2020 IMP.

**Comment SD.26***ENVIRONMENTAL SUSTAINABILITY (cont.)*

*Stormwater Retention/Treatment/Reuse and Groundwater Recharge. Suffolk's development should go beyond the minimum requirements related to stormwater runoff. In particular, the new developments proposed as part of this IMP should set a goal of reducing stormwater discharge from the sites into the storm sewers, not simply avoiding any additional runoff. This goal should be considered in conjunction with strategies for reuse of retained stormwater and strategies for groundwater recharge. Individual building design, site design, and street-level interventions should all maximize the opportunities for stormwater retention, treatment, and reuse, as well as groundwater recharge, through innovative approaches. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area.*

**Response:**

Refer to Section 9.5 of Chapter 9, *Environmental Sustainability* in the 2020 IMP.

**Comment SD.27***ENVIRONMENTAL SUSTAINABILITY (cont.)*

*Solid Waste. Campus master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings.*

**Response:**

Refer to Section 9.2.1 of Chapter 9, *Environmental Sustainability* in the 2020 IMP.

**Comment SD.28**

*Public Notice. Suffolk will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of the submission of the IMP to the BPDA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP by the BPDA. In accordance with Article 80, public comments on the IMP shall be transmitted to the BPDA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, Suffolk shall submit to the BPDA a copy of the published Notice together with the date of publication.*

**Response:**

Comment is noted.

**BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY**

**SCOPING DETERMINATION**

**FOR**

**SUFFOLK UNIVERSITY  
INSTITUTIONAL MASTER PLAN**

**PREAMBLE**

On September 26, 2019, Suffolk University (“Suffolk”) submitted to the Boston Planning & Development Agency (“BPDA”) an Institutional Master Plan Notification Form (“IMP/NF”) and a Project Notification Form (“PNF”) seeking approval of a new Suffolk Institutional Master Plan (“IMP”) and detailing the 1 Court Street Residence Hall Project totaling approximately 102,073 square feet, a conversion of the former Ames Hotel into approximately 266-280 student housing beds, for its Campus in the Government Center area of Downtown, a site bounded by Court Street, the Washington Mall, and two existing structures at 17 Court Street and 1 Washington Mall. The program includes approximately 2,200 square feet of active ground floor use that consists of publicly accessible retail/café space as well as a secured student lounge (“Proposed Project”).

The BPDA will review the proposed IMP pursuant to Sections 80D and 80B of the Boston Zoning Code (“Code”). As part of the BPDA’s Article 80 review, Suffolk is required to prepare and submit to the BPDA a proposed IMP pursuant to Section 80D. The document must set forth in sufficient detail the planning framework of the institution and the cumulative impacts of the Proposed Projects included in the IMP to allow the BPDA to make a determination about the merits of the proposed IMP and Proposed Projects. **The proposed IMP shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.**

Copies of the IMP/NF and PNF were made available to the public in both electric and hard copy format. Task Force Meetings were held on September 5, 2019 and October 16, 2019, and a Public Meeting was held on October 16, 2019 at which the Proposed Project was presented. A Scoping Session was held on October 11, 2019 with public agencies. The comment deadline for the IMP/NF and PNF was October 28, 2019.

Based on review of the IMPNF/PNF, related comments, as well as a Scoping Session and Public Meeting, the BPDA hereby issues its written Scoping Determination (“Scope”) pursuant to Section 80D of the Code. A Draft Project Impact Report is not required for the Proposed Project at this time. However, Suffolk is requested to respond to all comments pertaining to the Proposed Project in the submission of the IMP. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP or in another appropriate manner over the course of the review process. At other points during the public review of the IMP, the BPDA and other City agencies may require additional information to assist in the review of the Proposed IMP and Proposed Project.

In addition to the specific submission requirements outlined in the sections below, the following general issues should be noted:

- All development projects have construction impacts. As with any urban development there needs to be a balance of construction related inconveniences with the daily activities that will continue to occur adjacent to the project site. A detailed approach to the construction management must be included in the DPIR. SD.1
- Throughout this initial phase of review, the Proponent has taken steps to meet with local residents, elected officials, abutters, and City and State agencies. These conversations must continue, ensuring that what is presented in the DPIR is beneficial to the adjacent neighborhoods and the City of Boston as a whole. SD.2
- The BPDA encourages the Proponent to continue to work closely with City agencies, including the Boston Transportation Department (“BTD”). In particular, collaboration with the Transportation Demand Management (TDM) program and coordinator is strongly encouraged to enhance Suffolk’s current transit, parking management, and other TDM measures. SD.3
- The increase in on-campus student housing provided by the 1 Court Street Project is welcomed by the public, and the IMP should include a continued review of undergraduate and graduate student populations, particularly commuter (living at home) versus off-campus student counts, to provide full transparency of the University’s current and projected enrollment and progress toward stated student housing goals. SD.4
- Suffolk should work closely with BPDA and City staff on a proposed signage plan for the 1 Court Street building that resonates with its new use while respecting its historic façade. This should be consistent with a comprehensive campus signage package. Please see BPDA Urban Design comments in Appendix 1. SD.5

- Site improvements to the portion of the Washington Mall abutting the proposed ground floor café space should be considered in collaboration with BPDA staff. SD.6

## SUBMISSION REQUIREMENTS

### FOR THE

### SUFFOLK UNIVERSITY IMP

The Scope requests information required by the BPDA for its review of the proposed IMP in connection with the following:

1. Approval of the Suffolk IMP pursuant to Article 80D and other applicable sections of the Code.
2. Recommendation to the Zoning Commission for approval of the Suffolk IMP.

The Suffolk IMP should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP at public meetings. Ten (10) hard copies of the full report should be submitted to the BPDA, in addition to an electronic version in .pdf format. Hard copies of the document should also be available for distribution to the Suffolk Task Force, community groups, and other interested parties in support of the public review process. The IMP should include a copy of this Scoping Determination. **The IMP should include the following elements:**

- **MISSION AND OBJECTIVES**

- **Organizational Mission and Objectives.** Define Suffolk's institutional mission and objectives, and describe how the development contemplated or proposed in the IMP advances the stated mission and objectives. SD.7

- **Major Programs and Initiatives.** Update any major programs or initiatives that will drive physical planning in the future. Included in the description should be current and future trends that are impacting Suffolk and shaping program objectives, employment numbers, number of beds, etc. Provide any updates to Suffolk's current employee population, disaggregated by faculty/staff, full-time/part-time, Boston residents/non-residents, as well as projected employment over the term of the new IMP. SD.8

- **EXISTING PROPERTY AND USES**

The IMP should present applicable updated maps, tables, narratives, and site plans clearly providing the following information:

- **Owned and Leased Properties.** Provide an updated inventory of land, buildings, and other structures in the City of Boston owned or leased by Suffolk as of the date of submission of the IMP, with the following information for each property. SD.9

- Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.
- Land and building uses.
- Building gross square footage and, when appropriate, number of dormitory beds or parking spaces.
- Building height in stories and, approximately, in feet, including mechanical penthouses.
- Tenure (owned or leased by Suffolk).

SD.9 (cont.)

- **PROPOSED FUTURE PROJECTS**

**Article 80D Requirements.** Pursuant to Article 80D, the IMP should provide the following information for the Proposed Projects:

- Site location and approximate building footprint.
- Uses (specifying the principal sub-uses of each land area, building, or structure, such as classroom, laboratory, parking facility).
- Square feet of gross floor area.
- Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
- Floor area ratio.
- Building height in stories and feet, including mechanical penthouses.
- Parking areas or facilities to be provided in connection with Proposed Projects;
- Any applicable urban renewal plans, land disposition agreements, or the like.
- Current zoning of site.
- Total project cost estimates.
- Estimated development impact payments.
- Approximate timetable for development of proposed institutional projects, with the estimated month and year of construction start and construction completion for each.

SD.10

**Rationale for Proposed Project.** Discuss the rationale for the program and location of proposed buildings in light of discussions on mission, facilities needs, and campus planning objectives. Discuss the rationale for the scale of the proposed buildings.

SD.11

- **PLANNING FRAMEWORK**

This section should discuss, at a minimum, the following:



- **Existing Context.** Describe Suffolk’s place in the broader context of adjacent land uses, and the surrounding neighborhoods. Reference any City policies or plans that shape the planning context for the area and for Suffolk. SD.12
- **Factors Driving Facilities Needs.** Provide any update since filing the previous IMP of current facilities utilization rates and Suffolk’s ability to accommodate patient number growth with existing facilities, by type of facility. SD.13
- **Campus Vision and Identity.** Describe any updates to Suffolk’s vision of its desired physical identity and, in general terms, strategies for achieving that identity. SD.14
- **Overview of Urban Design Guidelines and Objectives.** Discuss any current or new urban design guidelines and objectives that have emerged and strategies for implementing them in conjunction with the Proposed Projects or in the future. SD.15
- **Public Realm.** Discuss any updates to the existing public realm conditions (i.e. parks, plazas, streetscapes) in the vicinity of Suffolk facilities, regardless of ownership. Discuss key urban design and public realm goals and objectives proposed by Suffolk for the campus, with a focus on creating a high-quality interface between the campus and the surrounding neighborhoods and transit stations. SD.16
- **Pedestrian Circulation Goals and Guidelines.** Provide a statement of goals and guidelines for pedestrian circulation both within and through Suffolk’s campus and in relation to the Proposed Projects. SD.17

▪ **TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN**

The following submission requirements relate to the proposed IMP.

- **Existing Conditions.** Provide any updates to Suffolk’s existing transportation and parking characteristics, including data on mode share for employees, parking spaces owned and operated by Suffolk, and policies regarding patient, visitor and employee parking, transportation demand management measures in place, etc. SD.18
- **Impact of New Project.** Discuss the impact of the Proposed Project on parking demand and supply. SD.19

▪ **ECONOMIC DEVELOPMENT**

The IMP should address the following topics:

- **Employment and Workforce Development.** Provide any updates to existing and proposed programs to train and hire Boston residents for Suffolk jobs. SD.20

▪ **COMMUNITY BENEFITS PLAN**

The IMP should describe any updates to Suffolk's Community Benefits Plan since the approval of the previous IMP and in relation to the Proposed Project.

SD.21

▪ **ENVIRONMENTAL SUSTAINABILITY**

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. Suffolk's Proposed Project provides exciting opportunities for innovation and excellence. Suffolk will be expected to work with the BPDA, the City of Boston Environment Department, and others to set and meet ambitious environmental sustainability goals in the design of the Proposed Project. The IMP should present as much information as possible on the topics below, with the understanding that not all of them may be relevant at this current time.

▪ **Existing Sustainability Measures.** Update if applicable Suffolk's existing sustainability measures at the building and campus-wide level, including but not limited to energy, stormwater, solid waste, transportation, and infrastructure and utilities. Explain the administrative structure for making decisions about and promoting innovation in the area of building a sustainable campus. Describe any formal goals or principles that Suffolk has adopted in the area of sustainability since the approval of the previous IMP.

SD.22

▪ **Green Building.** New campus buildings should achieve a superior level of performance in the areas of materials and resources (recycled content, construction waste management, local/regional materials), energy (energy performance, renewable energy), water management (water efficiency, stormwater management, graywater and stormwater recycling, etc.), indoor environmental quality, and other standard performance areas of high-performance or "green" buildings. Whenever possible, buildings should achieve a high level of certification through LEED or another appropriate system.

SD.23

▪ **Energy Use.** Future campus development should consider the impact of new buildings on the existing heating and cooling infrastructure. Reducing the current energy use of existing buildings should be addressed prior to expanding or building new power plants. Planning should consider the possible benefits of localized heating and cooling systems within a section of the campus or within an individual building, allowing for alternative energy sources to be easily explored.

SD.24

▪ **Water Use.** Future campus development should incorporate water use, conservation, and rainwater harvesting strategies at a campus level. New construction allows opportunities for storage systems to be installed for use by the new and adjacent buildings. Collected water can be used for flushing, HVAC make-up water, and irrigation.

SD.25

▪ **Stormwater Retention/Treatment/Reuse and Groundwater Recharge.** Suffolk's development should go beyond the minimum requirements related to stormwater runoff. In particular, the new developments proposed as part of this IMP should set a goal of reducing stormwater discharge from the sites into the storm sewers, not

SD.26

simply avoiding any additional runoff. This goal should be considered in conjunction with strategies for reuse of retained stormwater and strategies for groundwater recharge. Individual building design, site design, and street-level interventions should all maximize the opportunities for stormwater retention, treatment, and reuse, as well as groundwater recharge, through innovative approaches. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area.

SD.26  
(cont.)

- **Solid Waste.** Campus master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings.

SD.27

- **OTHER**

- **Public Notice.** Suffolk will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of the submission of the IMP to the BPDA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP by the BPDA. In accordance with Article 80, public comments on the IMP shall be transmitted to the BPDA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, Suffolk shall submit to the BPDA a copy of the published Notice together with the date of publication

SD.28

## 11.2 Letter 1: BPDA Planning Staff

### Comment 1.1

*Signage for this building should be considered as part of the wider campus signage program, taking into account the unusually significant nature of this building. Because of the historic nature of the building, banner signage is not appropriate. Understanding that there is an interest in conveying to the public and students that the 1 Court Street Residence Hall is part of the University, creative ideas are welcome. Focusing on the ground floor windows is one place to start, as they offer good visibility and are often used for effective vinyl signage (while not blocking the view to the interior). Additionally, the awnings on the Washington Mall side of the building could be replaced with a solid, dark color (Suffolk University blue for example) with the name of the university on the free edge.*

#### **Response:**

Since the filing of the IMPNF and the 1 Court Street PNF, the University has met with representatives from BPDA, Boston Landmarks Commission (BLC), and Boston Preservation Alliance regarding proposed signage. The University has worked with its Project Team to incorporate feedback from these agencies where feasible. For instance, the proposed signage includes a flag along the Court Street frontage; non-illuminated lettering above the main entry canopy; replacement of existing awning fabric with solid, Suffolk University blue; and other minor signage elements that do not touch the original 1 Court Street building façade itself while still being consistent with Suffolk's campus signage program. Design review with the Boston Landmarks Commission is scheduled for January 28, 2020.

### Comment 1.2

*BPDA Urban Design staff encourage the University to meet early with Boston Landmarks Commission staff and the BPDA to come to a good signage proposal.*

#### **Response:**

Since the filing of the IMPNF and the 1 Court Street PNF, the University has met with representatives from BPDA, Boston Landmarks Commission and Boston Preservation Alliance regarding proposed signage. The University has worked with its Project Team to incorporate feedback from these agencies where feasible. Design review with the Boston Landmarks Commission has been scheduled for January 28, 2020.

### Comment 1.3

*For the 1 Court Street Residence, note that the area of Washington Mall adjacent to the Ames Building, including the granite terrace, is owned by the Boston Planning and Development Agency. Suffolk University will need to enter into a licensing agreement with the BPDA for the use of this area.*

**Response:**

Suffolk University has met with BPDA on January 6, 2020 to discuss the licensing agreement for the use of the Washington Mall area adjacent to the Project Site.

**Comment 1.4**

*Many of the changes made by the Cultivar restaurant were to be removed when the restaurant closed. That has not happened so we offer our best suggestions for how the University can move forward in this area.*

- › *Retain the planters and seasonal plantings to hide the numerous penetrations to the granite. Alternately, remove the planters and railings and then repair the granite.*
- › *Remove the large, wood clad growing container to reestablish connectivity from the north of Washington Mall. Restore the steps on that side and replace the handrail to match the guardrails.*
- › *Remove the structure of the unapproved freestanding Cultivar sign on Washington Mall.*

**Response:**

Suffolk University intends to keep the seasonal planters along the Washington Mall frontage as requested, while removing the large growing container. The container and its associated infrastructure will be reused at another location on the Suffolk campus (specific location has not yet been determined). In its place, pedestrian access to the north side of the patio will be restored. The freestanding Cultivar sign has already been removed. The University will continue coordinating with BPDA Planning staff to address site improvements where feasible.

**Comment 1.5**

*Continue to work with the BPDA and BTM to determine the appropriate adjustments to the existing curbside regulations in front of the site (which is currently a valet zone).*

**Response:**

On January 6, 2020, Suffolk University met with BPDA and BTM staff to discuss opportunities for adjustments to the existing curbside regulations in front of the Project Site. An urban design analysis of the intersection demonstrates limited pedestrian benefit to a curb extension at the intersection of Washington and Court Streets and at the scale described by the City (approximately 18-24 inches). The location indicated by City staff is not a pedestrian crossing point, so unlike the extension at the intersection of Court Street and Court Square, this requested change would not reduce pedestrian-vehicular conflicts. Furthermore, there is ample pedestrian space in the adjacent Washington Mall, in addition to an existing sidewalk which is approximately 9 feet wide; which is consistent with the remainder of the block to the west of the Washington Mall. While such a curb extension would

create some additional sidewalk space, it would require significant disruption to infrastructure (including sewer and telecommunications) for a very limited increase in pedestrian area. The University remains committed to working with the BDPA and BTM to address concerns related to comfort and safety through the most effective and efficient means possible at the 1 Court Street site through other approaches.

### **Comment 1.6**

*Continue to work with the City to refine the currently proposed bike parking room from a design and capacity perspective. In-room accommodations can also be considered.*

#### **Response:**

On January 6, 2020, Suffolk University met with the Boston Transportation Department to discuss bicycle parking. In view of the constraints of retro-fitting an existing building to provide a bike room, and the inadequacy of existing elevators and corridors to facilitate in-room bike storage, it is infeasible to accommodate on-site bike parking. To compensate for this, Suffolk University is committed to making a one-time contribution to supplement existing BlueBikes accommodations in the vicinity of the Project Site. In addition, Suffolk University will review existing on-site bike accommodations throughout the campus to identify additional opportunities for increased bike parking capacity.

### **Comment 1.7**

*Contribute to the expansion of nearby BlueBikes facilities.*

#### **Response:**

On January 6, 2020, Suffolk University met with the Boston Transportation Department to discuss bicycle parking capacity. Suffolk University will make a one-time contribution to supplement existing BlueBikes accommodations in the vicinity of the Project site.

### **Comment 1.8**

*A new curb extension was recently installed at the end of the block at the existing Court St/Court Sq crosswalk. Additional curb extensions should be strongly considered to improve the public realm/pedestrian conditions at the Washington St end of the block to formalize and protect curb side operations and prevent moving through vehicles from using the curb side lane.*

#### **Response:**

Suffolk University is eager to promote pedestrian safety at the intersection of Washington and Court Streets. However, an urban design analysis of the intersection demonstrates limited pedestrian benefit to a curb extension at the named location and at the scale described by the City (approximately 18-24 inches). The location

indicated by City staff is not a pedestrian crossing point, so unlike the extension at the intersection of Court Street and Court Square, this requested change would not reduce pedestrian-vehicular conflicts. Furthermore, there is ample pedestrian space in the adjacent Washington Mall, in addition to an existing sidewalk which is approximately 9 feet wide; which is consistent with the remainder of the block to the west of the Washington Mall. While such a curb extension would create some additional sidewalk space, it would require significant disruption to infrastructure (including sewer and telecommunications) for a very limited increase in pedestrian area. The University remains committed to working with the BDPA and BTB to address concerns related to comfort and safety through the most effective and efficient means possible at the 1 Court Street site through other approaches.

### **Comment 1.9**

*BPDA staff encourage Suffolk to consider options such as opening the gallery for extended hours to the public, developing regular public programming in the evenings and weekends, and/or allowing for free or reduced-price use of the space for artist-led community events. A combination of these options or others will encourage a similar level of activation to the previous retail use and aid in providing useful resources to the community and Suffolk students.*

### **Response:**

Refer to Section 4.2.1 of Chapter 4, *Proposed Future Projects* in the 2020 IMP for more details. The University concurs with BPDA's suggestions regarding continued activation of the space at a level equal to, or greater than, the previous retail use. As it has done in many other spaces on its campus, Suffolk University will coordinate with the community and the City to make ground floor areas available for community use. The University will also support local artists in addition to students by periodically providing exhibition or event space to unaffiliated groups, in accordance with the University's policies for such uses. Additionally, extended hours for public usage, public programming in the evening, and free or discounted use for artist-led community events will all be included in strategies for ensuring that the ground floor space continues to be an active and vital part of the surrounding neighborhood.

**MEMORANDUM**

**TO: Edward Carmody, Project Assistant**  
**FROM: BPDA Planning Staff**  
**DATE: October 28, 2019**  
**SUBJECT: Suffolk University**  
**Institutional Master Plan Notification Form**  
**1 Court Street Residence Hall Project Notification Form**

**Institutional Master Plan Comments**

Suffolk University proposes an Institutional Master Plan (IMP) update along with a new Article 80 large project, the conversion of the Ames Hotel to the 1 Court Street Residence Hall. The Institutional Master Plan Notification Form (IMP/NF) and Project Notification Form (PNF) were filed on September 26, 2019.

BPDA staff appreciate the meetings we have had to this point with the proponent and look forward to continuing this dialogue as the projects develop. Comments are offered on the IMP and on the proposed project. An IMP is a useful vehicle for understanding an institution's long term goals and aspirations. It is also an opportunity to address issues that may benefit from longer term thinking and from outside input. For Suffolk University the focus of this discussion will likely be the plan for increasing on campus housing.

**1 Court Street Residence Hall Comments**

**Urban Design**

The Ames Building is one of Boston's most significant, which is noted in its designation as a City of Boston Landmark. It is one of the tallest load-bearing stone buildings in the United States. Furthermore, it is much beloved by residents and visitors for its uniquely beautiful form and entrance hall. It is exciting that such a wonderful resource has been acquired by Suffolk University so that it can be maintained for its students for years to come. The addition of a residence hall so close to the core campus is also clearly a benefit to the University and its students.

Signage for this building should be considered as part of the wider campus signage program, taking into account the unusually significant nature of this building. Because of the historic nature of the building, banner signage is not appropriate. Understanding that there is an interest in conveying to the public and students that the 1 Court Street Residence Hall is part of the University, creative ideas are welcome. Focusing on the ground floor windows is one place to start, as they offer good visibility and are often used for effective vinyl signage (while not blocking the view to the interior). Additionally, the awnings on the Washington Mall side of the building could be replaced with a solid, dark color (Suffolk University blue for example) with the name of the university on the free edge. BPDA Urban Design staff encourage the University to meet early with Boston Landmarks Commission staff and the BPDA to come to a good signage proposal.

1.1

1.2

**Site design**

For the 1 Court Street Residence, note that the area of Washington Mall adjacent to the Ames Building, including the granite terrace, is owned by the Boston Planning and Development Agency. Suffolk University will need to enter into a licensing agreement with the BPDA for the use of this area.

1.3



Many of the changes made by the Cultivar restaurant were to be removed when the restaurant closed. That has not happened so we offer our best suggestions for how the University can move forward in this area.

- Retain the planters and seasonal plantings to hide the numerous penetrations to the granite. Alternately, remove the planters and railings and then repair the granite. 1.4
- Remove the large, wood clad growing container to reestablish connectivity from the north of Washington Mall. Restore the steps on that side and replace the handrail to match the guardrails.
- Remove the structure of the unapproved freestanding Cultivar sign on Washington Mall.

### Transportation

- Continue to work with the BPDA and BTD to determine the appropriate adjustments to the existing curbside regulations in front of the site (which is currently a valet zone) 1.5
- Continue to work with the City to refine the currently proposed bike parking room from a design and capacity perspective. In-room accommodations can also be considered. 1.6
- Contribute to the expansion of nearby BlueBikes facilities 1.7
- A new curb extension was recently installed at the end of the block at the existing Court St/Court Sq crosswalk. Additional curb extensions should be strongly considered to improve the public realm/pedestrian conditions at the Washington St end of the block to formalize and protect curb side operations and prevent moving through vehicles from using the curb side lane. 1.8

### 10 West Street Comments

BPDA staff understands that Suffolk University intends to convert the ground floor retail space located at 515 Washington Street (located within 10 West Street) into an art gallery space for the College of Arts and Sciences. The conversion of this storefront into a gallery space is admirable for its intent to support the goals for the College of Arts and Sciences, provide an opportunity of Suffolk students to interact with the Downtown Community, and continue to activate street frontage along Washington Street. BPDA staff encourage Suffolk to consider options such as opening the gallery for extended hours to the public, developing regular public programming in the evenings and weekends, and/or allowing for free or reduced-price use of the space for artist-led community events. A combination of these options or others will encourage a similar level of activation to the previous retail use and aid in providing useful resources to the community and Suffolk students. 1.9

## 11.3 Letter 2: BPDA Transportation & Infrastructure Planning

### Comment 2.1

*We ask that any project within the scope of this IMP over 50,000 square feet that involves new construction or significant utility work fill out the parts of the Checklist that apply to that project (check the Policy and Policy Summary on our website).*

### Response:

Work on 1 Court Street Residence Hall will be mostly interior improvements, to convert a former hotel use to dormitory. There will be minimal utility work done. As such, the Smart Utilities Checklist is not applicable to the Project.

**MEMORANDUM**

**TO:** Edward Carmody, Project Manager  
**FROM:** John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning  
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow  
Ryan Walker, Smart Utilities Program - Associate  
**DATE:** October 28, 2019  
**SUBJECT:** Suffolk University - **Smart Utilities Comments – IMPNF**

**Summary:**

In order to facilitate the review of integration of the Smart Utility Technologies (SUTs) and the Smart Utility Standards (SUS) into new Article 80 Developments, the BPDA and the Smart Utilities Steering Committee has put together a [Smart Utilities Checklist](#) that can be filled out and updated during the project review process. We ask that any project within the scope of this IMP over 50,000 square feet that involves new construction or significant utility work fill out the parts of the Checklist that apply to that project (check the Policy and Policy Summary on our [website](#)). This [template](#) can be used to organize information before submitting the [Smart Utilities Checklist](#). Please include the copy of the PDF document generated after submission of the Smart Utilities Checklist in any associated BPDA filing. Any diagrams should be submitted to Manuel Esquivel (manuel.esquivel@boston.gov). Let us know if the project team would like to schedule a meeting to go over any aspects of the Smart Utilities Policy.

2.1

**Context:**

On June 14, 2018 the BPDA Board adopted the [Smart Utilities Policy for Article 80 Development Review](#). The policy (attached) calls for the incorporation of five (5) Smart Utility Technologies (SUTs) into new Article 80 developments. Table 1 describes these five (5) SUTs. Table 2 summarizes the key provisions and requirements of the policy, including the development project size thresholds that would trigger the incorporation of each SUT.

In general, conversations about and review of the incorporation of the applicable SUTs into new Article 80 developments will be carried out by the BPDA and City staff during every stage (as applicable) of the review and permitting process, including a) prefile stage; b) initial filing; c) Article 80 development review prior to BPDA Board approval; d) prior to filing an application for a Building Permit; and e) prior to filing an application for a Certificate of Occupancy.

In conjunction with the SUTs contemplated in the *Smart Utilities Policy*, the BPDA and City staff will review the installation of SUTs and related infrastructure in right-of-ways in accordance with the *Smart Utility Standards* (“SUS”). The SUS set forth guidelines for planning and integration of SUTs with existing utility infrastructure in existing or new streets, including cross-section, lateral, and intersection diagrams. The *Smart Utility Standards* are intended to serve as guidelines for developers, architects, engineers, and utility providers for planning, designing, and locating utilities.

In order to facilitate the review of integration of the SUTs and the SUS, the BPDA and the Smart Utilities Steering Committee has put together a *Smart Utilities Checklist* that can be filled out and updated during the review process. Please fill out the parts of the *Checklist* that apply to your project. Make sure to review this *template* first, before submitting the *Smart Utilities Checklist*.

After submission, you will receive:

1. A confirmation email with a PDF of your completed checklist. Please include a copy of this document with your next filing with the BPDA.
2. A separate email with a link to update your initial submission. Please use ONLY this link for updating the Checklist associated with a specific project.

Note: Any documents submitted via email to Manuel.Esquivel@Boston.gov will not be attached to the PDF form generated after submission, but are available upon request.

The *Smart Utilities Policy for Article 80 Development Review*, the *Smart Utility Standards*, the *Smart Utilities Checklist*, and further information regarding the *Boston Smart Utilities Vision* project are available on the project’s website: <http://www.bostonplans.org/smart-utilities>.

Manuel Esquivel, BPDA Senior Infrastructure and Energy Planning Fellow, will soon follow up to schedule a meeting with the proponent to discuss the *Smart Utilities Policy*. For any questions, you can contact Manuel Esquivel at manuel.esquivel@boston.gov or 617.918.4382.

**Table 1** - Summary description of 5 Smart Utility Technologies (SUTs) included in the *Smart Utilities Policy for Article 80 Development Review*

Smart Utility Technology (SUTs)	Summary Description
<b>District Energy Microgrid</b>	Energy system for clusters of buildings. Produces electricity on development site and uses excess “heat” to serve heating/cooling needs. By combining these two energy loads, the energy efficiency of fuel consumed is increased. The system normally operates connected to main electric utility grid, but can disconnect (“island”) during power outages and continue providing electric/heating/cooling needs to end-users.
<b>Green Infrastructure</b>	Infrastructure that allows rainwater to percolate into the ground. Can prevent storm runoff and excessive diversion of stormwater into the water and sewer system.
<b>Adaptive Signal Technology</b>	Smart traffic signals and sensors that communicate with each other to make multimodal travel safer and more efficient.
<b>Smart Street Lights</b>	Traditional light poles that are equipped with smart sensors, wifi,

	cameras, etc. for health, equity, safety, traffic management, and other benefits.
<b>Telecom Utilidor</b>	An underground duct bank used to consolidate the wires and fiber optics installed for cable, internet, and other telecom services. Access to the duct bank is available through manholes. Significantly reduces the need for street openings to install telecom services.

**Table 2 - Summary of size threshold and other specifications for the 5 SUTs advanced in the Smart Utilities Policy for Article 80 Development Review (Note: This table is only for informational purposes. Please refer to the complete Smart Utilities Policy for Article 80 Development Review to review the details.)**

	<b>Article 80 Size Threshold</b>	<b>Other specifications</b>
<b>District Energy Microgrid</b>	>1.5 million SF	Feasibility Assessment; if feasible, then Master Plan & District Energy Microgrid-Ready design
<b>Green Infrastructure</b>	>100,000 SF	Install to retain 1.25" rainfall on impervious areas (Increase from 1" currently required by BWSC)
<b>Adaptive Signal Technology</b>	All projects requiring signal installation or improvements	Install AST & related components into the traffic signal system network
<b>Smart Street Lights</b>	All Projects requiring street light installation or improvements	Install additional electrical connection & fiber optics at pole
<b>Telecom Utilidor</b>	>1.5 million SF of development, or >0.5 miles of roadway	Install Telecom Utilidor

## **11.4 Letter 3: Boston Water and Sewer Commission (re: Institutional Master Plan)**

### **Comment 3.1:**

*Prior to the initial phase of the site plan development, Suffolk University should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.*

#### **Response:**

Suffolk University will coordinate with Design and Engineering Customer Services staff prior to any future site plan development.

### **Comment 3.2:**

*Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.*

#### **Response:**

Suffolk University will complete a Cut and Cap General Services Application as required prior to demolition of any buildings.

### **Comment 3.3:**

*All new or relocated water mains, sewers and storm drains must be designed and constructed at Suffolk University's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.*

#### **Response:**

Suffolk University will submit a General Service Application to the Commission as required.

### **Comment 3.4:**

*... any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum*

*ratio of 4: 1 for 1/1 removal to new wastewater flow added is used. The Commission supports the policy and will require proponent to develop a consistent inflow reduction plan. The 4: 1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.*

**Response:**

Suffolk University will comply with I/I requirements.

**Comment 3.5:**

*Projects should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs.*

**Response:**

Suffolk University will explore all opportunities to comply with the City of Boston's Complete Street Initiatives in future projects, as appropriate.

**Comment 3.6:**

*The proponent must develop a maintenance plan for the proposed green infrastructure.*

**Response:**

Suffolk University will explore opportunities for green infrastructure, and subsequently develop maintenance plans for any proposed green infrastructure, as needed.

**Comment 3.7:**

*The water use and sewage generation estimates must be calculated and submitted with the Site Plan.*

**Response:**

Suffolk University will provide water use and sewage generation estimates for future proposed projects, as required.

**Comment 3.8:**

*If projects propose masonry repair and cleaning, Suffolk University will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning.*

**Response:**

Suffolk University will adhere to the Boston Air Pollution Control Commission's requirements for masonry repair and cleaning, as required.

**Comment 3.9:**

*Suffolk University should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges.*

**Response:**

Suffolk University will adhere to the U.S Environmental Protection Agency's Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges, as required.

**Comment 3.10:**

*If project sites are located within Boston's Groundwater Conservation Overlay District (GCOD), Suffolk University will be required to include provisions for retaining stormwater on-site and directing the stormwater to the groundwater table.*

**Response:**

Suffolk University will adhere to the City of Boston's Groundwater Conservation Overlay District policy, as required.

**Comment 3.11:**

*Suffolk University is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. Projects must be designed so that access, including vehicular access on the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.*

**Response:**

Suffolk University will adhere to the Commission's requirements around its water and sewer lines, and sewer facilities, as required.

**Comment 3.12:**

*The Commission will require Suffolk University to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Suffolk University to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.*



**Response:**

Suffolk University will adhere to the Commission's requirements around its water and sewer lines, and sewer facilities, as required.

**Comment 3.13:**

*It is Suffolk University's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Suffolk University must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.*

**Response:**

Suffolk University will adhere to the Commission's requirements around its water and sewer lines, and sewer facilities, as required.

**Comment 3.14:**

*It is Suffolk University's responsibility to determine if activities within the proposed projects have Standard Industrial Classification (SIC) Codes that the Environmental Protection Agency (EPA) has designated as requiring a Multi-Sector General Stormwater Permit for Industrial Facilities (MSGP). Suffolk University or the building owner is responsible for determining whether a MSGP is required.*

**Response:**

Suffolk University will adhere to requirements of the Multi-Sector General Stormwater Permit for Industrial Facilities (MSGP) as needed.

**Comment 3.15:**

*Suffolk University must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Suffolk University should also provide the methodology used to estimate water demand for the proposed project.*

**Response:**

Suffolk University shall provide estimates of water demand for future proposed projects, as required.

**Comment 3.16:**

*Suffolk University should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. Suffolk University*

*should consider outdoor landscaping which requires minimal use of water to maintain. If Suffolk University plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.*

**Response:**

Suffolk University will continue exploring opportunities for implementing water conservation measures in future proposed projects.

**Comment 3.17:**

*Suffolk University is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of projects. The water used from the hydrant must be metered. Suffolk University should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.*

**Response:**

Suffolk University will coordinate with the Commission's Meter Department and obtain a Hydrant Permit as necessary.

**Comment 3.18:**

*Suffolk University will be required to install approved backflow prevention devices on the water services for fire protection, vehicle wash, mechanical and any irrigation systems. Suffolk University is advised to consult with Mr. James Florentino, Manager of Engineering Code Enforcement, with regards to backflow prevention.*

**Response:**

Suffolk University will consult with Manager of Engineering Code Enforcement as necessary.

**Comment 3.19:**

*The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Suffolk University should contact the Commission's Meter Department.*

**Response:**

Suffolk University will coordinate with the Commission's Meter Department as necessary.

**Comment 3.20:**

*In conjunction with the Site Plan and the General Service Application Suffolk University will be required to submit a Stormwater Pollution Prevention Plan. The plan must:*

- › *Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.*
- › *Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or storm water, and the location of major control structures or treatment structures to be utilized during the construction.*
- › *Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.*

**Response:**

Suffolk University will submit a Stormwater Pollution Prevention Plan as required.

**Comment 3.21:**

*Suffolk University will be required to submit with the site plan a phosphorus reduction plan for the proposed development. Suffolk University must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site.*

**Response:**

Suffolk University will submit site plan and required documentation demonstrating feasibility of retaining stormwater discharge on-site as necessary.

**Comment 3.22:**

*Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Suffolk University is responsible for determining if such a permit is required and for obtaining the permit.*

**Response:**

Suffolk University will obtain an NPDES General Permit for Construction for future projects as necessary.

**Comment 3.23:**

*The Commission encourages Suffolk University to explore additional opportunities for protecting storm water quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.*

**Response:**

Suffolk University will explore opportunities to protect stormwater quality on-site where feasible.

**Comment 3.24:**

*Suffolk University is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Suffolk University will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.*

**Response:**

Suffolk University will obtain a Remediation General Permit for dewater drainage as necessary.

**Comment 3.25:**

*Suffolk University must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system.*

**Response:**

Suffolk University will explore opportunities for retaining stormwater on-site where feasible.

**Comment 3.26:**

*In addition to Commission standards, Suffolk University will be required to meet MassDEP Stormwater Management Standards.*

**Response:**

Suffolk University will ensure future projects meet MassDEP Stormwater Management Standards as required.

**Comment 3.27:**

*The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.*

**Response:**

Suffolk University will reuse existing stormwater and sanitary sewer service connections.

**Comment 3.28:**

*The Commission requests that Suffolk University install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Suffolk University should contact the Commission's Operations Division for information regarding the purchase of the castings.*

**Response:**

Suffolk University will install "Don't Dump: Drains to Boston Harbor" for any new catch basin as necessary.

**Comment 3.29:**

*If a cafeteria or food service facility is built as part of projects, grease traps will be required in accordance with the Commission's Sewer Use Regulations. Suffolk University is advised to consult with the Commission's Operations Department with regards to grease traps.*

**Response:**

Suffolk University will consult with the Commission's Operations Department with regards to grease traps as necessary.

**Comment 3.30:**

*The enclosed floors of parking garages must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.*

**Response:**

Suffolk University will consult with the Commission's Engineering Services Department as necessary.

**Comment 3.31:**

*The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot.*

**Response:**

Suffolk University will consult with the Commission regarding runoff infiltration as necessary.

**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

October 24, 2019

Mr. Edward Carmody  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: Suffolk University  
Institutional Master Plan

Dear Mr. Carmody:

The Boston Water and Sewer Commission (Commission) has reviewed the Institutional Master Plan (IMP) for Suffolk University. The new 10-year IMP describes Suffolk University's mission and objectives, existing properties and use, university demographics, planning framework, proposed development plan, transportation and parking management, community benefits and other related topics.

The proposed development plan includes facility expansion in five areas: student housing; dedicated performance; rehearsal studio and event space within existing university occupied properties; a consolidated Career Services Office located in existing and/or recently acquired space; establish a school of public engagement located in existing and/or recently acquired space; and to explore the need additional laboratory space.

Concurrent with the filing of the IMP, Suffolk University submitted a Project Notification Form (PNF) to the BPDA for the conversion of the Ames Building located at 1 Court Street from hotel use to on-campus student housing. The Commission reviewed the PNF and provide comments to the BPDA in a letter dated October 23, 2019. The October 23, 2019 letter provides comment particular to the student housing project.

The following comments should be considered typical and are based on the outline of Suffolk University's goals for the next 10-years. The Commission will submit comment on individual projects to the BPDA and/or the MEPA Office as each is presented for review.

General

1. Prior to the initial phase of the site plan development, Suffolk University, should meet with the Commission's Design and Engineering Customer Services to review water

3.1





- main, sewer and storm drainage system availability and potential upgrades that could impact the development. 3.1 (cont.)
2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission. 3.2
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at Suffolk University's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan. 3.3
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan. 3.4
5. Projects should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the 3.5  
3.6





City's website at <http://bostoncompletestreets.org/>.

6. The water use and sewage generation estimates must be calculated and submitted with the Site Plan. 3.7
7. If projects propose masonry repair and cleaning, Suffolk University will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit, Suffolk University will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. Suffolk University is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system. 3.8
8. Suffolk University should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Suffolk University will be required to apply for a RGP to cover these discharges. 3.9
9. If project sites are located within Boston's Groundwater Conservation Overlay District (GCOD), Suffolk University will be required to include provisions for retaining stormwater on-site and directing the stormwater to the groundwater table. 3.10
10. Suffolk University is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. Projects must be designed so that access, including vehicular access on the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited. 3.11
11. The Commission will require Suffolk University to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Suffolk University to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity. 3.12
12. It is Suffolk University responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Suffolk University must include a detailed capacity analysis for the water, sewer and storm drain systems serving the 3.13



- project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems. 3.13 (cont.)
13. It is Suffolk University's responsibility to determine if activities within the proposed projects have Standard Industrial Classification (SIC) Codes that the Environmental Protection Agency (EPA) has designated as requiring a Multi-Sector General Stormwater Permit for Industrial Facilities (MSGP). Suffolk University or the building owner is responsible for determining whether a MSGP is required. If a MSGP is required Suffolk University or owner is responsible for submitting to EPA a Notice of Intent (NOI) for coverage under the MSGP, and for submitting to the Commission a copy of the NOI and Pollution Prevention Plan prepared pursuant to the NOI. If the MSGP designated SIC Codes apply to the project and the project obtains "No-Exposure" Certification from EPA for the activities, a copy of the No-Exposure Certification must be provided to the Commission. 3.14

#### Water

1. Suffolk University must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Suffolk University should also provide the methodology used to estimate water demand for the proposed project. 3.15
2. Suffolk University should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. Suffolk University should consider outdoor landscaping which requires minimal use of water to maintain. If Suffolk University plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered. 3.16
3. Suffolk University is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of projects. The water used from the hydrant must be metered. Suffolk University should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit. 3.17
4. Suffolk University will be required to install approved backflow prevention devices on the water services for fire protection, vehicle wash, mechanical and any irrigation systems. Suffolk University is advised to consult with Mr. James Florentino, Manager of Engineering Code Enforcement, with regards to backflow prevention. 3.18
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit 3.19





(MTU) and connect the device to the meter. For information regarding the installation of MTUs, Suffolk University should contact the Commission's Meter Department.

3.19  
(cont.)

### Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application Suffolk University will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
- Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
- Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.

3.20

In addition to comment 1 above, projects within the Charles River Watershed must comply with the following. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). To achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. Suffolk University will be required to submit with the site plan a phosphorus reduction plan for the proposed development. Suffolk University must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

3.21

2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Suffolk University is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit

3.22



and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.

3. The Commission encourages Suffolk University to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers. 3.23
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Suffolk University is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Suffolk University will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge. 3.24
5. Suffolk University must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer. 3.25
6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, Suffolk University will be required to meet MassDEP Stormwater Management Standards. 3.26
7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system. 3.27
8. The Commission requests that Suffolk University install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Suffolk University should contact the Commission's Operations Division for information regarding the purchase of the castings. 3.28
9. If a cafeteria or food service facility is built as part of projects, grease traps will be required in accordance with the Commission's Sewer Use Regulations. Suffolk 3.29





- University is advised to consult with the Commission's Operations Department with regards to grease traps. 3.29 (cont.)
10. The enclosed floors of parking garages must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators. 3.30
11. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans. 3.31

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

C: J. Nucci, Suffolk University  
M. Zlody, BED  
K. Ronan, MWRA  
C. McGuire  
P. Larocque, BWSC

## **11.5 Letter 4: Boston Water and Sewer Commission (re: 1 Court Street PNF)**

### **Comment 4.1:**

*Based on the level of detail provided in the PNF, the Commission is unable to determine if a site plan is required for the proposed conversion of the hotel to student housing. The developer and the design team is required to meet with the Engineering Customer Services Department to review conceptual designs of the suite style rooms, alterations to the internal and external plumbing and the ground floor renovations.*

### **Response:**

The Project Team met with a representative of the Boston Water and Sewer Commission on January 13, 2020, to further discuss and clarify the Project's proposed development program. As a result, BWSC agreed that the Project does not present any substantial improvements, simply a change of use from hotel to student dormitory.

### **Comment 4.2:**

*If the Commission determines a site plan is required, Suffolk University will be required to prepare the site plan in strict accordance with the Commission's Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. Site plan approval will include requirements to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area and directing the stormwater to the groundwater table for recharge.*

### **Response:**

Based on the Project Team's discussion with BWSC, no further action is required.

**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

October 23, 2019

Mr. Edward Carmody  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: Suffolk University, Residence Hall  
1 Court Street  
Project Notification Form

Dear Mr. Carmody:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed conversion of the Ames Building, located at 1 Court Street, to provide on-campus student housing for Suffolk University students. This letter provides the Commission's comments on the PNF.

The project proposed by Suffolk University consist of converting the existing, 102,073 gross square foot fourteen story building, from a hotel to student housing. The conversion, when complete, will have 114 suite style rooms containing 266 to 280 beds. The project site and building will remain the same except for furniture replacement, security improvements and minor cosmetic upgrades to the building exterior. The building ground floor will have retail/food services area, student lounge and a reception area.

For water service, the Commission owns and maintains a 16-inch pit cast iron water main in Court Street. This water man was installed in 1904 and cleaned and cement lined in 1988. Washington Mall has two water mains. The 16-inch cast iron main was installed in 1948 and the 24-inch dead end ductile iron cement lined main was installed in 1982. The 16-inch water main is part of the Commission's Southern High Pressure Zone. The 24-inch main is part of the Commission's Southern Low Pressure Zone.

For Sewer Service Court Street and Washington Mall has a 12-inch combined sewer. Court Street also has a 15-inch combined sewer on the opposite side of Court Street

The PNF states that water demand will decrease from 4,370,000 gallons per year (gpy) to 3,835,000 gpy and wastewater generation will decrease from 3,660,000 gpy to 3,355,000 gpy.



Based on the level of detail provided in the PNF is the Commission unable to determine if a site plan is required for the proposed conversion of the hotel to student housing. The developer and the design team is required to meet with the Engineering Customer Services Department to review conceptual designs of the suite style rooms, alterations to the internal and external plumbing and the ground floor renovations. If the Commission determines a site plan is required, Suffolk University will be required to prepare the site plan in strict accordance with the Commission's Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. Site plan approval will include requirements to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area and directing the stormwater to the groundwater table for recharge.

4.1

4.2

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

C: J. Nucci, Suffolk University  
M. Zlody, BED  
K. Ronan, MWRA  
C. McGuire  
P. Larocque, BWSC



## 11.6 Letter 5: Beacon Hill Civic Association

### Comment 5.1

*The BHCA is very supportive of this Project, and applauds Suffolk's efforts to increase the proportion of its students that live in university-managed residential housing that this Project will accomplish.*

#### **Response:**

Comment is noted.

### Comment 5.2

*The BHCA believes that Suffolk should take this unique housing opportunity and use the Project space at One Court Street to maximize the number of residential student beds that can be included in the building.*

#### **Response:**

The University intends to maximize the number of student beds included in the 1 Court Street Residence Hall in accordance with relevant code requirements and city and public comment during the Article 80 review process. With regard to the ground floor space, the majority of input received from the City of Boston and the community to date has called for active and vibrant uses, including a continued restaurant use for the public on the Washington Mall-side of the building.

The University intends to utilize the second floor at 1 Court Street for meeting space to help alleviate the current shortage of such space across its campus. In addition to institutional uses, the meeting space will be made available to community groups.

### Comment 5.3

*...with respect to the first floor use, we believe that proposed use of approximately 1512 square feet of retail/restaurant/café space, and approximately 708 square feet of student lounge space, would be better utilized instead as student housing rooms... At a minimum, perhaps the space can be used for a small student focused café, with the remaining space being dedicated to student housing use.*

#### **Response:**

The University intends to maximize the number of student beds included in the 1 Court Street Residence Hall in accordance with relevant code requirements and city and public comment during the Article 80 review process. With regard to the ground floor space, the majority of input received from the City of Boston and the community to date has called for active and vibrant uses, including a continued restaurant use for the public on the Washington Mall-side of the building.

The University intends to utilize the second floor at 1 Court Street for meeting space to help alleviate the current shortage of such space across its campus. In addition to institutional uses, the meeting space will be made available to community groups.

#### **Comment 5.4**

*... a better use of the proposed student lounge space on the first floor would be for additional student housing rooms. In addition, it appears that Suffolk is still exploring other potential uses of some of the space available on the third through fourteen floors of the Project building. We suggest that the space on these floors be maximized for use as student housing rooms where possible.*

#### **Response:**

The University intends to maximize the number of student beds included in the 1 Court Street Residence Hall in accordance with relevant code requirements and city and public comment during the Article 80 review process. With regard to the ground floor space, the majority of input received from the City of Boston and the community to date has called for active and vibrant uses, including a continued restaurant use for the public on the Washington Mall-side of the building.

The University intends to utilize the second floor at 1 Court Street for meeting space to help alleviate the current shortage of such space across its campus. In addition to institutional uses, the meeting space will be made available to community groups.

#### **Comment 5.5**

*Immediately after the public meeting, there was a brief discussion among Suffolk and BHCA representatives concerning the possible use and development of the Court Street-facing roof area of the NECHV building into an outdoor green space for use by students and veterans alike. We applaud this possible development of the currently unused roof area of the NECHV building as a great addition to the outdoor space in the downtown area.*

#### **Response:**

The University will consider utilization of the roof space of the abutting building (New England Center and Home for Veterans), however there do exist factors which may prove to be prohibitive. The creation of an exit/entrance to the NECHV roof would require a significant alternation to the building's historic façade. In addition, an initial review of the NECHV roof space shows a considerable amount of space currently being utilized for NECHV building mechanical uses.

#### **Comment 5.6**

*Also, in 2008, during the IMP process at that time, Suffolk represented that its goal was to be able to house 50% of its undergraduate students eligible for Suffolk housing within ten years, 60% of its undergraduate students eligible for Suffolk housing within fifteen years and 70% of its undergraduate students eligible for Suffolk housing within*

*twenty (20) years. Suffolk still has a long way to go to achieve that goal, and we believe that the proposed new residence hall at One Court Street will help in heading Suffolk in that direction. In light of these goals, the BHCA believes that Suffolk should maximize the number of student housing rooms that will be included in the Project building as noted above.*

**Response:**

The University currently houses 30% of its Boston campus undergraduate population. The opening of the 1 Court Street Residence Hall and the discontinued use of 1047 Commonwealth Avenue in Brighton will maintain that level.

The University has a goal of guaranteeing 2 years of housing for entering first-year students and to house at least 50% of its Boston campus undergraduate population. The University will however continue to aggressively seek additional residential housing opportunities both in proximity to our downtown campus and in public transit-oriented locations within the city. These efforts may result in housing percentages higher than the stated goal of 50%, which should be considered a floor rather than a ceiling for the next 10 years.

Refer to Section 2.6 of Chapter 2, *Mission and Objectives* in the 2020 IMP for more details.

**Comment 5.7**

*We believe that it is important for Suffolk to renew its original commitment made in 2008, as noted above, and that it seek to house 60% of its undergraduate students by 2025 and 70% of its undergraduate students by 2030. In this regard, as part of this IMP, we believe that Suffolk should outline a strategy for achieving the goal of housing 70% of its undergraduate students by 2030, including possible locations for such housing and methods that might be utilized to achieve this goal, including partnering with other schools and private developers.*

**Response:**

The University has a goal of guaranteeing 2 years of housing for entering first-year students and to house at least 50% of its Boston campus undergraduate population. The University will however continue to aggressively seek additional residential housing opportunities both in proximity to our downtown campus and in public transit-oriented locations within the city. These efforts may result in housing percentages higher than the stated goal of 50%, which should be considered a floor rather than a ceiling for the next 10 years.

Refer to Section 2.6 of Chapter 2, *Mission and Objectives* in the 2020 IMP for more details.

**Comment 5.8**

*We believe that Suffolk should seek additional athletic facilities during the 10 year period of this IMP.*

**Response:**

Identification of an indoor athletic facility, including a NCAA regulation basketball court facility, remains one of the University's ongoing needs. We are regularly monitoring and exploring possibilities in the downtown area.

Future use of the Ridgeway building will occur in accordance with the terms of the 2008 Agreement with the Beacon Hill Civic Association as well as needs and priorities as established by the City of Boston.

**Comment 5.9**

*In this regard, the BHCA believes that as part of the IMP, Suffolk should outline a strategy for achieving the goal of obtaining a NCAA Division 3 regulation basketball court facility in a location other than Beacon Hill, where it currently has a basketball court, either by entering into an agreement with the City of Boston to use one of its municipally-owned basketball court facilities, or explore partnering with another academic institution to share their basketball court facility, or build a new athletic facility that would contain such a basketball court facility, perhaps at the City of Boston-owned athletic facilities near the airport in East Boston.*

**Response:**

Identification of an indoor athletic facility, including a NCAA regulation basketball court facility, remains one of the university's ongoing needs. We are regularly monitoring and exploring possibilities in the downtown area.

Future use of the Ridgeway building will occur in accordance with the terms of the 2008 Agreement with the Beacon Hill Civic Association as well as needs and priorities as established by the City of Boston.

**Comment 5.10**

*The BHCA believes that Suffolk should endeavor to locate an existing, or to construct a NCAA Division 3 regulation basketball court facility at some other location, so that the Ridgeway Lane building can be put to a better use, ideally one with a public purpose, such as a public school or affordable housing.*

**Response:**

Future use of the Ridgeway building will occur in accordance with the terms of the 2008 Agreement with the Beacon Hill Civic Association as well as needs and priorities as established by the City of Boston.



*Neighbors  
Helping  
Neighbors*

74 Joy Street  
Boston  
MA 02114  
617.227.1922  
info@bhcivic.org  
www.bhcivic.org

**BY EMAIL AND FIRST CLASS MAIL**

October 25, 2019

Edward Carmody  
Project Assistant  
Boston Planning & Development Agency  
One City Hall Square  
Boston, Massachusetts 02201

Re: Suffolk University Institutional Master Plan/Project Notification Form – Comments of the Beacon Hill Civic Association

Dear Mr. Carmody:

Since 1922, the Beacon Hill Civic Association (“BHCA”) has strived to preserve and enhance the quality of residential life on Beacon Hill. In this regard, we very much appreciate the opportunity to provide comments to the Boston Planning & Development Agency on the proposed Institutional Master Plan (“IMP”) for Suffolk University (“Suffolk”) dated September 2019, as well as on Suffolk’s Project Notification Form (“PNF”) dated September 2019, concerning Suffolk’s proposal to convert the building currently occupied by the Ames Hotel at One Court Street into student residential housing (the “Project”).

**Comments on the PNF for the One Court Street Residence Hall**

The BHCA is very supportive of this Project, and applauds Suffolk’s efforts to increase the proportion of its students that live in university-managed residential housing that this Project will accomplish. We also believe that the Project’s location on Court Street is very appropriate, in that the new residence hall will be close to the location of Suffolk’s academic buildings, but will not result in Suffolk’s students crossing over residential Beacon Hill when travelling between the proposed residence hall on Court Street and classes.

5.1

Also, the location of the Project on Court Street near the intersection with Washington Street will help to continue the shift of the Suffolk campus away from residential Beacon Hill and towards the downtown area and along Tremont Street. It has been the BHCA’s long term objective to limit and reverse the displacement of families and other residents in Beacon Hill dwelling units and in limiting the noise and

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other nuisances associated with undergraduate students living in unsupervised housing. We believe that the development of the Project at One Court Street will help towards the accomplishment of this objective.

With respect to the particulars of the Project, in the PNF, Suffolk states that the Project “consists of converting the existing building from hotel use to student housing, providing students with suite-style rooms containing approximately 266 to 280 beds.” PNF at 1.4. Suffolk further states that the Project will help replace the supply of on-campus housing beds once the lease of 1047 Commonwealth Avenue residences [currently housing Suffolk students] terminates in May 2020.” PNF at 1.4. Suffolk notes that the “net change to the housing inventory will maintain the current ratio of FTE undergraduate students housed at approximately 30 percent.” PNF at 1.4.

In the PNF, Suffolk further states that the approximately 102,073 gross square foot building will primarily serve as student housing, with “support spaces for various student activities, campus meeting, and events.” PNF at 1.4.1. Suffolk proposes that the space include 114 student dorm rooms that would contain approximately 266 to 280 student beds. In addition, Suffolk proposes that the Project space include approximately 2,200 square feet of active ground floor space, including approximately 1512 square feet of retail/restaurant/café space, and approximately 708 square feet of student lounge space. PNF at 1.4.1. We have also been informed that Suffolk intends to use the entirety of the second floor of the building for conference space.

The BHCA believes that Suffolk should take this unique housing opportunity and use the Project space at One Court Street to maximize the number of residential student beds that can be included in the building.

5.2

For example, we believe that the entirety of the second floor of the building should be used for student housing rooms, and not for conference space. Suffolk already has ample conference room space located in its nearby buildings, including 73 Tremont Street, 120 Tremont Street and 20 Somerset Street, among other locations

In addition, with respect to the first floor use, we believe that proposed use of approximately 1512 square feet of retail/restaurant/café space, and approximately 708 square feet of student lounge space, would be better utilized instead as student housing rooms. There is no great need for including the proposed retail/restaurant/café space in this building, particularly when there are already numerous restaurants and cafes in the immediate area, and inasmuch as the use of this space in the past for restaurant use has never been particularly successful. At a minimum, perhaps the space can be used for a small student-focused café, with the remaining space being dedicated to student housing use.

5.3

With respect to the proposed student lounge space on the first floor, we have been informed that Suffolk intends to include other lounge spaces on the certain of the various residential housing floors. As such, a better use of the proposed student lounge space on the first floor would be for additional student housing rooms. In addition, it appears that Suffolk is still exploring other potential uses of some of the space available on the third through fourteen floors of the Project building. We suggest that the space on these floors be maximized for use as student housing rooms where possible.

5.4

Also, during the recent public meeting of the Suffolk IMP Task Force, Suffolk noted that it was working closely with the New England Center and Home for Veterans (“NECHV”), located at 17 Court Street and immediately adjacent to the Project, as Suffolk proceeds forward with the Project. Immediately after the public meeting, there was a brief discussion among Suffolk and BHCA representatives concerning the

5.5

possible use and development of the Court Street-facing roof area of the NECHV building into an outdoor green space for use by students and veterans alike. We applaud this possible development of the currently unused roof area of the NECHV building as a great addition to the outdoor space in the downtown area.

5.5 (cont.)

Also, in 2008, during the IMP process at that time, Suffolk represented that its goal was to be able to house 50% of its undergraduate students eligible for Suffolk housing within ten years, 60% of its undergraduate students eligible for Suffolk housing within fifteen years and 70% of its undergraduate students eligible for Suffolk housing within twenty (20) years. Suffolk still has a long way to go to achieve that goal, and we believe that the proposed new residence hall at One Court Street will help in heading Suffolk in that direction. In light of these goals, the BHCA believes that Suffolk should maximize the number of student housing rooms that will be included in the Project building as noted above.

5.6

### Comments on the Proposed IMP

The BHCA supports Suffolk's proposed IMP. We do, however, have several suggested comments. In the IMP, Suffolk states that in the 2008 IMP, it committed to a target of housing 50% of its students by 2018. IMP at 8.4. Suffolk further states that for the 2020 IMP, it will "renew its commitment to this target." IMP at 4.3.2 and 8.4. We believe that it is important for Suffolk to renew its original commitment made in 2008, as noted above, and that it seek to house 60% of its undergraduate students by 2025 and 70% of its undergraduate students by 2030. In this regard, as part of this IMP, we believe that Suffolk should outline a strategy for achieving the goal of housing 70% of its undergraduate students by 2030, including possible locations for such housing and methods that might be utilized to achieve this goal, including partnering with other schools and private developers.

5.7

In the proposed IMP, Suffolk states that it currently uses City of Boston-owned athletic facilities near the airport in East Boston under a lease for baseball, softball and soccer. IMP at 3.3. Suffolk further states that it anticipates renewing the lease with the City at the end of its term, and that "[no] additional off-campus athletic facility needs have been identified at this time. IMP at 3.3. We believe that Suffolk should seek additional athletic facilities during the 10 year period of this IMP.

5.8

In this regard, the BHCA believes that as part of the IMP, Suffolk should outline a strategy for achieving the goal of obtaining a NCAA Division 3 regulation basketball court facility in a location other than Beacon Hill, where it currently has a basketball court, either by entering into an agreement with the City of Boston to use one of its municipally-owned basketball court facilities, or explore partnering with another academic institution to share their basketball court facility, or build a new athletic facility that would contain such a basketball court facility, perhaps at the City of Boston-owned athletic facilities near the airport in East Boston.

5.9

Under its 2008 agreement with the BHCA, Suffolk agreed to vacate its existing academic building on Ridgeway Lane on Beacon Hill, which currently houses a NCAA Division 3 regulation basketball court facility, at such a time as when Suffolk obtains the use of another NCAA Division 3 regulation basketball court facility. The BHCA believes that Suffolk should endeavor to locate an existing, or to construct a NCAA Division 3 regulation basketball court facility at some other location, so that the Ridgeway Lane building can be put to a better use, ideally one with a public purpose, such as a public school or affordable housing.

5.10

Edward Carmody  
October 25, 2019  
Page 4

Thank you for your consideration of these comments from the BHCA concerning Suffolk's PNF for the One Court Street Residence Hall and the IMP.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Eve Waterfall". The signature is written in a cursive style with a large, stylized initial "E".

Eve Waterfall  
Chair

cc: John Nucci, Suffolk University  
Senator Joseph Boncore  
Senator Sal DiDemenico  
Representative Jay Livingstone  
Representative Aaron Michlewitz  
Councilor Josh Zakim  
Councilor Edward Flynn  
Councilor Michael Flaherty  
Councilor Michelle Wu  
Councilor Annissa Essaibi-George  
Councilor Althea Garrison



## 11.7 Letter 6: Boston Preservation Alliance

### Comment 6.1:

*We would like to bring attention to one element that remains to be resolved. Though we understand Suffolk's need to brand their building and provide wayfinding for students and guests, we hesitate to embrace the standard vertical blade signs as proposed and that mark many Suffolk buildings. The scale and location of these signs might obstruct the architectural expression and character of the building's design and we urge the execution of signage to be deferent to the historic building at all times. We encourage all other options for signage to be explored.*

### Response:

Since the filing of the IMPNF and the 1 Court Street PNF, the University has met with representatives from BPDA, Boston Landmarks Commission and Boston Preservation Alliance regarding proposed signage. The University has worked with its Project Team to incorporate feedback from these agencies where feasible. Design review with the Boston Landmarks Commission is scheduled for January 28, 2020.

# BOSTON PRESERVATION ALLIANCE

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## Executive Director

Gregory J. Galer, Ph.D.

October 25, 2019

Mr. Edward Carmody  
 Boston Planning and Development Agency  
 One City Hall Square  
 Boston, MA 02201  
 Re: One Court Street, Suffolk University

Dear Mr. Carmody

The Boston Preservation Alliance is Boston’s primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city’s neighborhoods. With 39 Organizational Members, 143 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance has met with leadership at Suffolk University to discuss the conversion of One Court Street, also known as the Ames Building, to student dormitories. As a Boston Landmark, this building is both incredibly historic and a prominent architectural statement in the heart of downtown Boston. It is crucial that any modifications to this building be sensitive and appropriate. Through our conversation it is clear that Suffolk recognizes and plans to honor the history and be good stewards of this building. We are confident that Suffolk’s intentions for the project, guided by the Boston Landmarks Commission, will result in a successful transition of use and a more vibrant streetscape for pedestrians.

We would like to bring attention to one element that remains to be resolved. Though we understand Suffolk’s need to brand their building and provide wayfinding for students and guests, we hesitate to embrace the standard vertical blade signs as proposed and that mark many Suffolk buildings. The scale and location of these signs might obstruct the architectural expression and character of the building’s design and we urge the execution of signage to be deferent to the historic building at all times. We encourage all other options for signage to be explored.

6.1

Otherwise, the Alliance fully supports this project and Suffolk's stewardship of the historic Ames Building at One Court Street.

Sincerely,



Greg Galer  
Executive Director

CC:

Rosanne Foley, Boston Landmarks Commission  
Brona Simon, Massachusetts Historical Commission  
John Nucci, Suffolk University

**Harvey Leong**  
**1 Avery Street**  
**Unit 21A**  
**Boston, MA 02111**

September 30, 2019

Mr. Edward Carmody  
BPDA

Subject: Support Letter for Suffolk University's One Court Residence Hall

As an active resident in the development of the Midtown Area, I have seen much change over the past 14 years. Through this period, I have developed a growing respect for the work that Suffolk University has done to be an active and very positive part of our community – especially in the development and operation of their dormitories.

I fully support the conversion of the Ames Hotel to a Residence Hall for Suffolk Students for the following reasons:

1. It will help ease the demand for rental housing in Midtown.
2. The Residence Hall will be a “controlled” environment and help to manage student activities – especially on weekends.
3. It will improve public safety of the immediate area.
4. As for alternative uses for the building, I am of the belief that this is not going to impact the hotel room supply, given the development of the many hotel projects. As for, affordable units in the Midtown/Chinatown area, I believe that this is not a suitable community site for affordable units. Note: I was a Board member of the Asian Community Development Corporation (ACDC) and led its Finance Committee for a period of time.

This is a rare opportunity for Suffolk University and for Boston's Midtown Community.

Sincerely,



October 2019

Edward Carmody  
Project Assistant  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Suffolk University 1 Court Street Residence Hall

Dear Mr. Carmody,

I am writing to express my support for the proposed Suffolk University student residence hall at 1 Court Street. The project represents a unique opportunity that will allow Suffolk to increase on-campus housing for students.

The addition of approximately 280 student beds will have an immediate economic impact on all businesses in the downtown area. The increased foot traffic will also contribute to a more safe and vibrant pedestrian streetscape.

As a local business owner and/or operator we encourage you to act favorably on Suffolk's proposed residence hall. Local residents and area businesses alike will undoubtedly benefit. My below signature indicates my support for this great project.

Best,

A handwritten signature in cursive script that reads "Benjamin Curcio".

275 Washington Street Corp.  
275 Washington Street  
Boston, Massachusetts 02108

October 10, 2019

Edward Carmody  
Project Assistant  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Suffolk University 1 Court Street Residence Hall

Dear Mr. Carmody,

I am writing to express my support for the proposed Suffolk University student residence hall at 1 Court Street. As the owner of the Pi Alley Parking Garage Building, a neighbor of 1 Court Street, we are excited to see the addition of 280 student beds here. This will have an immediate economic impact in the entire Downtown Crossing neighborhood. We look forward to the increased foot traffic that will create a more vibrant and safer streetscape.

The project represents a unique opportunity that will allow Suffolk to increase on-campus housing for students and further the City's agenda of freeing up private units for Boston families. We believe that this project has the potential to be as successful as Suffolk's Modern Theater and 10 West Residence Halls.

We encourage you to act favorably on Suffolk's proposed residence hall. Residents and area businesses alike will undoubtedly benefit.

Best,



Doug Sickler  
Managing Director

Cc: John Nucci

October 11, 2019

Edward Carmody  
Project Assistant  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Suffolk University 1 Court Street Residence Hall

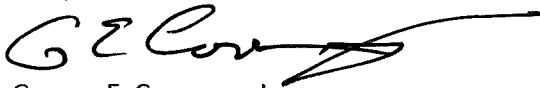
Dear Mr. Carmody,

I am writing to express my full support for the proposed Suffolk University student residence hall at 1 Court Street. The project represents a unique opportunity for the University to increase campus housing for their students in a university controlled setting, while freeing up housing units for families and residents.

Suffolk has been an important contributor to the transformation of Downtown Crossing. Renovations to the historic Modern Theatre and new student housing at 10 West and Modern Theatre Residence Hall has resulted in a safer and more vibrant pedestrian streetscape.

The University has consistently strived to be a good neighbor and strengthen community relations. We are proud to call Suffolk University our neighbor and partner and urge the approval of their plans as proposed.

Best,



George E. Coorssen, Jr.  
Resident  
151 Tremont St.  
Boston, MA 02111





NEW ENGLAND CENTER  
AND HOME FOR VETERANS

EDUCATION | SUPPORT | EMPLOYMENT | HOUSING

BRA

11 October 2019

Boston Redevelopment Authority, d/b/a  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

19 OCT 11 PM 1:27:30

Dear Boston Planning and Development Agency,

The New England Center and Home for Veterans (NECHV) is writing to provide its strongest and most enthusiastic support of Suffolk University's proposed plan to create student housing at 1 Court Street Residence Hall. As a direct abutter to the property and community partner to the University; the NECHV welcomes the addition of a Suffolk University student residence and is confident that this use of Boston's historic Ames Building will enhance the downtown Boston neighborhood. The Center staff has extensively reviewed the 1 Court Street Residence Hall, Project Notification Form, and met with the University's President and leadership team onsite to discuss the future of our very special Court Street location. We could not be more pleased with the prospect of having Suffolk University as a close neighbor and strong partner.

NECHV is one of the nation's leading providers of supportive services to Veterans experiencing or at risk of homelessness. The Mission of the NECHV is to enable Veterans to achieve individual success and to live with dignity and independence. The Center lauds the efforts of Suffolk University to create additional student housing here in Boston. The increase in availability of student dormitories resulting from this project, will help to mitigate the existing shortage of available housing in Boston for the Veterans the NECHV serves. Veterans seeking appropriate housing here in Boston are many-time in direct competition for the same rental stock sought by college students. This proposal represents a strong WIN – WIN initiative for both University students and NECHV Veterans.

The NECHV's historic 17 Court Street building shares more than an adjoining structural wall with the Ames Building. Both building were designed by the architectural firm of Shepley, Rutan and Coolidge and helped define Boston's early 20<sup>th</sup> Century design character. The Center's newer 17 Court Street Building represents the architect's, and Boston's building's transition from masonry load-bearing structures to total steel structural frame building design. The two adjoining buildings are strong complements, and we are confident that the two missions and roles of the buildings now, will be equally complementary. The NECHV will work closely and collaboratively with Suffolk University.

I strongly encourage the Boston Planning and Development Agency to accept and approve Suffolk University's development plan for the 1 Court Street, Ames Building. The project will not only benefit its students and faculty, but the NECHV and the local community, as well. Thank you for your kind consideration of this letter. I am available at any time should you have any questions, please feel free to contact me at \_\_\_\_\_ or \_\_\_\_\_.

Sincerely,

C. Andrew McCawley  
President and Chief Executive Officer





Edward Carmody &lt;edward.carmody@boston.gov&gt;

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**RE: Suffolk University IMPNF/PNF Submission - TASK FORCE COMMENT**

1 message

**Ernani DeAraujo**

Fri, Oct 25, 2019 at 9:39 AM

To: Edward Carmody &lt;edward.carmody@boston.gov&gt;

Hi Eddie. I write this note in support of Suffolk University's proposal for the former Ames Boston hotel. Creating managed living space for university students is a very good use for this building and will have multiple benefits for the city of Boston including: relieving pressure on nearby residential housing; providing students with a safe, up-to-code, living experience; and preserving an architecturally impressive facade that might otherwise fall into disrepair. The Suffolk team has been very thoughtful around managing impacts with respect to transportation and tenants. In particular, the adaptation for student use should relieve some traffic congestion from the area and the concentration of students in the building should liven up the nearby streetscape and promote further investment in that area.

Finally, Suffolk University has been a good neighbor and partner for the neighborhood of East Boston and I believe will be a good neighbor to the surrounding area on Court Street.

Thank you for your consideration.

Ernani J. DeAraujo, Esq.

Vice President of Regulatory Affairs and General Counsel

East Boston Neighborhood Health Center

20 Maverick Square, 4<sup>th</sup> Floor

East Boston, MA 02128

Office:

Fax:

**From:** Edward Carmody [mailto:[edward.carmody@boston.gov](mailto:edward.carmody@boston.gov)]

**Sent:** Friday, September 27, 2019 11:11 AM

**To:** Edward Carmody

**Subject:** Re: Please Review - Suffolk University IMPNF/PNF Submission

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**EXTERNAL Message From Edward Carmody with a return email address of [edward.carmody@boston.gov](mailto:edward.carmody@boston.gov)**

# BOSTON PUBLIC SCHOOLS



## EAST BOSTON HIGH SCHOOL

PHILLIP R. BRANGIFORTE  
HEADMASTER

Dear Mr. Carmody,

I would like to offer my wholehearted support of Suffolk University plans as outlined in both their recent Institutional Master Plan Notification Form (IMPNF) and One Court Street Project Notification Form (PNF). The university has shown great sensitivity and generosity to both East Boston High School (EBHS) and the East Boston Community at-large.

The partnership with EBHS at Memorial Stadium in East Boston has proven to be entirely positive and productive for the high school, the community, and the university and its students. I urge the city to encourage continuation of the arrangement.

The proposed One Court Street Residence Hall will provide much-needed university-sponsored student housing which will result in more East Boston students coming out of private apartments, thereby freeing up valuable units for families and East Boston residents.

We are proud to call Suffolk University our partner and urge approval of the university's plans as proposed.

Sincerely,

Phillip R. Brangiforte  
Hadmaster

October 2019

Edward Carmody  
Project Assistant  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

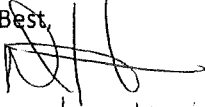
Re: Suffolk University 1 Court Street Residence Hall

Dear Mr. Carmody,

I am writing to express my support for the proposed Suffolk University student residence hall at 1 Court Street. The project represents a unique opportunity that will allow Suffolk to increase on-campus housing for students.

The addition of approximately 280 student beds will have an immediate economic impact on all businesses in the downtown area. The increased foot traffic will also contribute to a more safe and vibrant pedestrian streetscape.

As a local business owner and/or operator we encourage you to act favorably on Suffolk's proposed residence hall. Local residents and area businesses alike will undoubtedly benefit. My below signature indicates my support for this great project.

Best,  
  
Douglas Haigh  
Pearle Vision owner/OD

October 2019

Edward Carmody  
Project Assistant  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Suffolk University 1 Court Street Residence Hall

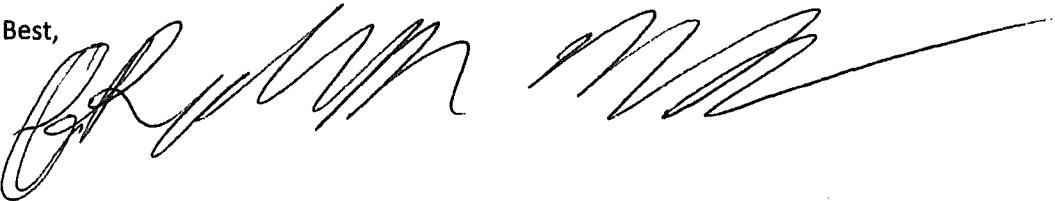
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The addition of approximately 280 student beds will have an immediate economic impact on all businesses in the downtown area. The increased foot traffic will also contribute to a more safe and vibrant pedestrian streetscape.

As a local business owner and/or operator we encourage you to act favorably on Suffolk's proposed residence hall. Local residents and area businesses alike will undoubtedly benefit. My below signature indicates my support for this great project.

Best,

A handwritten signature in black ink, appearing to read 'Robert Myers', with a long horizontal flourish extending to the right.

Robert MYERS  
CEO, CO-OWNER  
Boyaroo

October 2019

Edward Carmody  
Project Assistant  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Suffolk University 1 Court Street Residence Hall

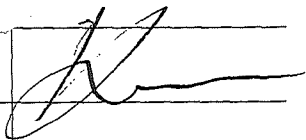
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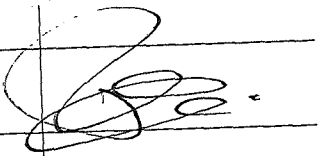
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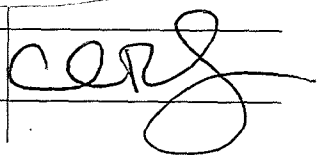
The addition of approximately 280 student beds will have an immediate economic impact on all businesses in the downtown area. The increased foot traffic will also contribute to a more safe and vibrant pedestrian streetscape.

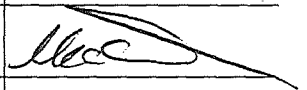
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Best,

Bank of America	6 Tremont St.	KEVIN KAKOU	Relationship	
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Dunkin' Donuts	100 City Hall Plaza	Srijona Balam	Manager	
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Metro Credit Union	100 City Hall Plaza	Carlos Rodriguez	Branch Manager	
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Great Taste	100 City Hall Square	Mario	1922	
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APPENDIX 3  
SAMPLE PUBLIC NOTICE

SAMPLE

**PUBLIC NOTICE**

The Boston Planning & Development Agency (BPDA), acting pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that an Institutional Master Plan (IMP) for Institutional Master Plan Review has been received from \_\_\_\_\_

\_\_\_\_\_  
(Name of Applicant)

for \_\_\_\_\_  
(Brief Description of Project)

proposed at \_\_\_\_\_  
(Location of Project)

The IMP may be reviewed or obtained at the Office of the Secretary of the BPDA Boston City Hall, Room 910, between 9:00 A.M. and 5:00 P.M., Monday through Friday, except legal holidays. Public comments on the IMP, including the comments of public agencies, should be transmitted to Edward Carmody, Project Assistant, Boston Planning & Development Agency, Boston City Hall, Boston, MA 02201, within sixty (60) days of this notice or by \_\_\_\_\_. Approvals are requested of the BPDA pursuant to Article 80 for \_\_\_\_\_.

The BPDA shall issue an Adequacy Determination approving, conditionally approving, or disapproving the IMP pursuant to Section 80D-5.4(c)(iv) of the Boston Zoning Code.

**BOSTON REDEVELOPMENT AUTHORITY**

Teresa Polhemus, Executive Director/Secretary