



SUFFOLK
UNIVERSITY
BOSTON

May 4, 2018

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

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

Dear Director Golden:

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

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

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

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

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

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

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

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

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

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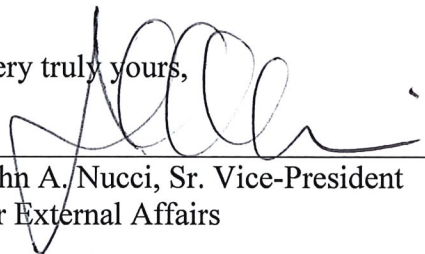
Commonwealth Avenue. When the BPDA Board approved on April 12, 2018 Suffolk's use of 1047 Commonwealth Avenue, the BPDA noted that the project was well-received at a community meeting with several comments in support and none in opposition. Both the BPDA and the Department of Neighborhood Development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

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

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

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

Very truly yours,



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

JAN/ss

cc: Robert Lamb, Chair, Board of Trustees
Marisa Kelly, President
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