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a student residence for approximately 270 students with ground floor commercial/retail use ("Project"). The University has no plans to increase or decrease the height, the building footprint or area of the present structure. In its present state, the building will require interior modifications to be undertaken by the Suffolk Construction after acquisition in order to be renovated for a student residence hall for University students.

In accordance with Section 80B of the Code, the Project constitutes a large project and is subject to Large Project Review, and in accordance with Section 80D of the Code, the Project is also an institutional project and is subject to project and zoning review under Institutional Master Plan Review. The Project is located within the Midtown Cultural zoning district, and specifically within the Ladder Block and Washington Street Theatre Protection Area. In accordance with the provisions of Section 80B-5 and Section 80D-5 of the Code, the University intends to file an IMPNF, which, in addition to citing the specific location, uses, size and zoning aspects of the Project, will seek to include such Project within the IMP.

Since the Project involves the renovation of an existing building for student housing not presently included within the campus area of the University, the Project will constitute a new project under the IMP. However, such student housing uses were contemplated in the IMP and the University has indicated numerous times that it was interested in increasing its on-campus housing availability at appropriate locations proximate to its current facilities. The availability of the 10 West Street building provides an appropriate and proximate location for a student residence hall, which will be close to other facilities within the University's urban campus. It is located close to the existing University student residence hall at 150 Tremont Street and within walking distance from other University facilities, including the new undergraduate library and **administrative offices at 73 Tremont Street, the Law School at Sargent Hall at 120 Tremont Street, the Archer and Fenton buildings on Derne Street, the Donohue Building on Temple Street and the Ridgeway Building on Cambridge Street.** Importantly, the Project site is also located outside of the Beacon Hill-Suffolk University Non-Expansion Area.

The University views this Project as a complimentary project to the Mayor's goal of encouraging Boston's colleges and universities to provide on-campus housing for its students and alleviating the housing pressure on surrounding neighborhoods.