

James H. Greene
Direct Dial: (617) 330-7097

March 30, 2007

BY HAND

Paul L. McCann, Acting Director
Boston Redevelopment Authority
City Hall, 9th Floor
Boston, MA 02201

**Re: Suffolk University-10 West Street Project
IMP/NF/PNF Suffolk University Institutional Master Plan**

Dear Director McCann:

Please accept the attached IMP/NF/PNF for the proposed 10 West Street Student Residence Hall project ("IMP/NF/PNF") as part of the Suffolk University Institutional Master Plan under Article 80, Section 80B and Section 80D of the Boston Zoning Code ("Code").

Suffolk University is subject to the Institutional Master Plan ("IMP") approved by the BRA on December 6, 2001, adopted by the Zoning Commission on February 13, 2002 and approved by the Mayor on February 25, 2002, as amended by the First Amendment to the IMP approved by the BRA on March 13, 2005, adopted by the Zoning Commission on April 13, 2005 and approved by the Mayor on April 14, 2005. An IMP/NF for Renewal has been submitted to the Authority on February 7, 2007, which is currently under review by the Authority.

The IMP/NF/PNF specifically addresses the University's proposal for the 10 West Street student residence hall for approximately 270 students with ground floor commercial/retail use ("Project"). 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.

Although the Project involves the renovation of an existing building for student housing not presently included within the campus area of the University and will constitute a new project under the IMP, such student housing uses were contemplated in the IMP. 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

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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.

Suffolk University respectfully requests that the BRA publish notice of receipt of this IMPNF/PNF as required by Section 80A-2 of the Code and distribute copies of the IMPNF/PNF as required by Section 80A-3 of the Code. We look forward to working with the BRA, other City agencies and the Suffolk University Task Force during the review of the IMPNF/PNF.

Very truly yours,

James H. Greene

JHG/dmw

cc: David J. Sargent, President
John Nucci, Vice President Government & Community Affairs
Gordon King, Sr. Director for Facilities Planning & Management
Michael Feeley, Esquire, Project Counsel
Gerald Autler, Senior Project Manager/Planner