AGENDA

I. Discussion of Draft Institutional Master Plan Notification Form

II. Supplemental Material
   a. Surrounding Institutional Expansion
   b. Clusters 2 and 3
   c. 73 Tremont Street + Campus Consolidation
   d. Housing overlay
   e. 20 Somerset: building envelope parameters
Surrounding Institutional Expansion
Expansion Possibilities |

Cluster 1 | Temple Place/West Streets
Cluster 2 | Bromfield/Tremont Street
Cluster 3 | Court Street Area
Cluster 4 | New Chardon / Staniford St.
Cluster 5 | Existing Campus

Chan / Krieger / Sieniewicz
Expansion Possibilities | SUFFOLK CRESCENT

Chan / Krieger / Sieniewicz
Cluster 1 | “Capped” In Terms of Additional Residential Expansion

Cluster 4 | Long Range Opportunity Beyond a 10-Year Horizon

Cluster 5 | Existing Campus

Clusters 2 and 3 | The most likely areas to accommodate Suffolk’s Needs for the foreseeable future

Chan / Krieger / Sieniewicz
Clusters 2 and 3 | The most likely areas to accommodate Suffolk’s Needs for the foreseeable future

Chan / Krieger / Sieniewicz
### Master Plan Program

Focus on these programs to fulfill the University’s immediate needs.

<table>
<thead>
<tr>
<th>Program</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>800 Undergraduate Residences</strong></td>
<td>240,000sf</td>
</tr>
<tr>
<td>To reach ½ of the long-term goal of accommodating 50% undergraduates.</td>
<td></td>
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<tr>
<td><strong>Student Center Functions</strong></td>
<td>70,000sf</td>
</tr>
<tr>
<td>To support the needs and enhance experience of full-time &amp; commuting students.</td>
<td></td>
</tr>
<tr>
<td><strong>NESAD relocation</strong></td>
<td>60,000 to 70,000sf</td>
</tr>
<tr>
<td>Currently in leased and inadequate facilities.</td>
<td></td>
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<tr>
<td><strong>Athletic Facility</strong></td>
<td>40,000sf</td>
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<tr>
<td>Gymnasium 500 seats, fitness center, locker rooms, aerobics studios.</td>
<td></td>
</tr>
<tr>
<td><strong>Law School “clinical programs”</strong></td>
<td>10,000sf</td>
</tr>
<tr>
<td>To be relocated from existing building and expanded.</td>
<td></td>
</tr>
<tr>
<td><strong>800 additional beds</strong></td>
<td>240,000sf</td>
</tr>
<tr>
<td>To reach 50% long-term goal.</td>
<td></td>
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<tr>
<td><strong>100 Graduate Student residences</strong></td>
<td>30,000sf</td>
</tr>
<tr>
<td><strong>Additional Academic space</strong></td>
<td>40,000sf</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>730,000sf</td>
</tr>
</tbody>
</table>
The Most Likely Opportunities for Satisfying the Three Most Crucial Program Needs: Balance of 800 Housing Units, Athletics & Student Services

20 Somerset 73 Tremont Sawyer Building Modern Theater Additional Facilities

+/- 100,000SF in a new structure on this site projected as the home of NESEAD
+/- 100,000 SF available after 2009 or possibly 2014
If some of the present uses of the Business School are relocated to 73 Tremont
Lowest Level for New “Studio Theater” + 180 student beds
Future acquisitions or new buildings totaling approximately 200,000SF
Consolidation of existing leased spaces into 73 Tremont Street
As Space Becomes Available
73 Tremont Street

FUTURE PROGRAM POSSIBILITIES

Post 2010
100,000sf

Library Expansion 1 floor
Swing Space 1 floor
Consolidation of other spaces 2 floors

Consolidation of existing leased spaces into 73 Tremont Street
INADEQUATE FLOOR TO FLOOR HEIGHTS FOR MOST MODERN ACADEMIC USES AND ESPECIALLY ART STUDIOS
20 Somerset
EXISTING
BUILDING HEIGHT

122’ – 6”
as measured from Roemer Plaza

132’ – 3”
as measured from the average grade

137’ – 6”
as measured from the north elevation

Roemer Plaza

Somerset Street

Garden of Peace
15 minute ring
Early Residential projects
Planned Residential Projects In The Downtown Crossing Area
Recent residential projects in Downtown Crossing

- **Ritz-Carlton Towers**: 309 units, 2001
- **453 Washington**: 40 units, 2001
- **Archstone**: 506 units, 2006
- **42 Chauncy**: 40 units, 2007
Planned residential projects in Downtown Crossing

45 Province
145 units
under construction

The Residences Kensington Place
364 units
2010

Hayward Place
225 units
2010

Filenes Redevelopment
166 units
2010
20 Somerset

EXISTING BUILDING FOOTPRINT
6,800 SF / FL (9 floors + basement) = 68,000SF
20 Somerset

EXISTING LOT: 13,500 SF
20 Somerset

Build out to property line with McCormack Place

11,000 SF / FL (10 floors) = 110,000 SF
20 Somerset

**Existing Use Regulation**
Height 125’

**BUILDING PROGRAM:**
- **floor plate (11,000SF)**
- **110,000SF**
20 Somerset
PREVIOUS STUDIES

- 355 feet
- 31 stories
- 800 beds
- 263,000 SF

- 245 feet
- 22 stories
- 550 beds
- 225,000 SF

- 125 feet
- 10 stories
- (2 below grade)
- No residential
- 100-110,000 SF
20 Somerset
Open Space network
20 Somerset

Path between McCormack and 20 Somerset
20 Somerset Street
Potential Program Distribution

NESAD
Floors 3-8 (6) 11,000SF = 66,000SF
Range for IMP 50,000SF to 70,000SF

ADDITIONAL ACADEMIC USES
Floors (4) 11,000SF = 44,000SF
110,000SF
20 Somerset Street
Building Envelope
20 Somerset Street
Building Envelope
20 Somerset Street
View from the Garden of Peace
20 Somerset Street
Design Guidelines

- Create an inviting **new plaza** and garden on Roemer Plaza
- Allow for **light and air** to enter the building from all sides
- Create an **elegant backdrop** to the Garden of Peace
- Create a **dynamic backdrop** to the new south-facing plaza
- Combine state-of-the-art **sustainable technology** into the building
- Minimize negative impacts on the neighborhood
Student Center Program Needs

Approximately 77,000 sf
(8% of the total space needs identified in the master plan projections)
Athletic Program

Need: NCAA regulation basketball court with a minimum of 6 feet surrounding sideline and 300-500 rollout bench seating area – 30 feet high

Athletic Needs
Approximately 40,000 sf (4% of the total space needs identified in the master plan projections)
End