I. PHYSICAL PLANT NEEDS (RECAP)
II. RESIDENTIAL HOUSING RESEARCH
III. CAMPUS STRUCTURE RESEARCH
IV. RIDGEWAY - ATHLETIC FACILITIES
V. UPDATE ON 10 WEST
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
### A. ADDITIONAL FACILITIES: the Full Institutional Program

<table>
<thead>
<tr>
<th>Facility</th>
<th>Square Feet (sf)</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>
</tr>
<tr>
<td><strong>Student Center Functions</strong> (preferably at one location)</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>Athletic Facility</strong></td>
<td>40,000sf</td>
</tr>
<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>
</tr>
<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>670,000sf</td>
</tr>
</tbody>
</table>
### Physical Plant Needs & Priorities 2007 – 2017

#### Facilities Needs

**B. REPLACEMENT FACILITIES**

<table>
<thead>
<tr>
<th>Description</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>NESAD relocation</td>
<td>60,000sf</td>
</tr>
<tr>
<td>currently in leased and inadequate facilities</td>
<td></td>
</tr>
</tbody>
</table>

**C. EXISTING FACILITIES RENEWAL & UPGRADING**

<table>
<thead>
<tr>
<th>Description</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>#73 Tremont</td>
<td>92,000sf</td>
</tr>
<tr>
<td>to support modest increase in student body &amp; related faculty/staff</td>
<td></td>
</tr>
<tr>
<td>Archer, Donahue, Fenton, Ongoing Renovations</td>
<td>60,000sf</td>
</tr>
<tr>
<td>Sawyer Major Renovation or Replacement</td>
<td>~150,000sf</td>
</tr>
</tbody>
</table>

#### Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. NEW FACILITIES</td>
<td>670,000sf</td>
</tr>
<tr>
<td>B. REPLACEMENT FACILITIES</td>
<td>60,000sf</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>730,000sf</td>
</tr>
<tr>
<td>C. EXISTING FACILITIES RENEWAL &amp; UPGRADING</td>
<td>302,000sf</td>
</tr>
</tbody>
</table>
Facilities Needs

Benchmark Comparisons

Gross SF per Full Time Equivalent Student (Non-Residential)

With full build-out

Lesley University
Suffolk University
Simmons College
Babson College
163 College and University Mean
Emmanuel College
Harvard
MIT

Chan / Krieger / Sieniewicz
II. RESIDENTIAL HOUSING RESEARCH
II. RESIDENTIAL HOUSING RESEARCH
Downtown Employees

within a 10 minute walk: 129,000
within a 20 minute walk: 227,600

Downtown Residential

within a 10 minute walk: 6,280 (3,000 units)
within a 20 minute walk: 34,006 (21,980 units)

Source:
BRA Research Dept. “Insight” July 2005
Central Transportation Planning Staff
Downtown Crossing

450 retail stores and eating/drinking establishments

100 restaurants serve the area

100,000 people / day patronize Washington Street

Source: 
BRA Research Dept. “Insight” July 2005
Daily Passanger Entrance by MBTA Subway Station

Downtown Crossing District

<table>
<thead>
<tr>
<th>Station</th>
<th>Passengers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Crossing</td>
<td>25,500</td>
</tr>
<tr>
<td>Park Street</td>
<td>17,000</td>
</tr>
<tr>
<td>State Street</td>
<td>17,000</td>
</tr>
<tr>
<td>Gov’t Center</td>
<td>16,100</td>
</tr>
<tr>
<td>Boylston</td>
<td>5,950</td>
</tr>
<tr>
<td>Chinatown</td>
<td>4,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>85,500</strong></td>
</tr>
</tbody>
</table>

Other Downtown Stations

<table>
<thead>
<tr>
<th>Station</th>
<th>Passengers</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Station</td>
<td>20,800</td>
</tr>
<tr>
<td>North Station</td>
<td>13,200</td>
</tr>
<tr>
<td>Haymarket</td>
<td>8,600</td>
</tr>
<tr>
<td>N. E. Medical Center</td>
<td>6,600</td>
</tr>
<tr>
<td>Bowdoin</td>
<td>1,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>50,700</strong></td>
</tr>
</tbody>
</table>

Within Downtown Crossing, the six subway stations have nearly **86,000 boardings daily**

Downtown Crossing’s “100% retail corner” is the busiest pedestrian intersection in the six New England States

Sources: MBTA, Boston Transportation Dept. (2005)
Early Residential projects
Recent Housing Projects
Recent residential projects in Downtown Crossing

<table>
<thead>
<tr>
<th>Project</th>
<th>Units</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ritz-Carlton Towers</td>
<td>309</td>
<td>2001</td>
</tr>
<tr>
<td>453 Washington</td>
<td>40</td>
<td>2001</td>
</tr>
<tr>
<td>Archstone</td>
<td>506</td>
<td>2006</td>
</tr>
<tr>
<td>42 Chauncy</td>
<td>40</td>
<td>2007</td>
</tr>
</tbody>
</table>
## Planned Residential Projects in Downtown Crossing

<table>
<thead>
<tr>
<th>Project</th>
<th>Units</th>
<th>Status</th>
<th>Completion Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>45 Province</td>
<td>145</td>
<td>under construction</td>
<td>2010</td>
</tr>
<tr>
<td>Filenes Redevelopment</td>
<td>166</td>
<td>2010</td>
<td></td>
</tr>
<tr>
<td>The Residences Kensington Place</td>
<td>364</td>
<td>2010</td>
<td></td>
</tr>
<tr>
<td>Hayward Place</td>
<td>225</td>
<td>2010</td>
<td></td>
</tr>
<tr>
<td>Hayward Place</td>
<td>225</td>
<td>2010</td>
<td></td>
</tr>
</tbody>
</table>

The projects include 45 Province with 145 units under construction in 2010, Filenes Redevelopment with 166 units completed in 2010, The Residences Kensington Place with 364 units completed in 2010, and Hayward Place with 225 units completed in 2010.
Downtown Crossing

Legend
1. Family Residential
2. Family Residential
3. Family Residential
Apartments/Condos
Mixed Use (Res./Comm.)
Commercial
Institutional
Industrial
Open Space
Surface Parking
10 West St

Modern Theater

Stage 33'-0"

Theatre 175 Seats

Gallery

Backstage

Retail space

Modern Theatre 515 Washington Ave 10 West St

Typical First Floor Plan scale: 1/16" = 1'-0"
Students by Neighborhood

(Spring 2006)
Kenmore 16,231
Fenway 14,409
Brighton 10,053
Allston 4,714
Back Bay 3,008
Mission Hill 2,834
South End 1,765
Jamaica Plain 1,451
Beacon Hill/West End 1,359
Dorchester 1,328

Financial District/Chinatown 900

North End 616
South Boston 575
Roslinndale 479
Hyde Park 375
East Boston 332
West Roxbury 306
Charlestown 267

Source: BRA Research Dept. "Insight"
Feb 2006, Map 1
Where the student Dorms are in Boston

<table>
<thead>
<tr>
<th>Location</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kenmore</td>
<td>(43%)</td>
</tr>
<tr>
<td>Fenway</td>
<td>(33%)</td>
</tr>
<tr>
<td>Brighton</td>
<td>(12%)</td>
</tr>
<tr>
<td>Back Bay</td>
<td>(7%)</td>
</tr>
<tr>
<td>Allston</td>
<td>(3%)</td>
</tr>
<tr>
<td>Central Boston</td>
<td>(2%)</td>
</tr>
</tbody>
</table>

III. CAMPUS STRUCTURE
RESEARCH

Models of Campus Structures …
The George Washington University

Washington D.C., VA
22,600 students
104 buildings

‘Aggregate’

Chan / Krieger / Sieniewicz
I Street
Vibrant retail corridor, ‘an active animated street-life experience’

H Street
Enhancing the academic heart of the corridor, ‘enhancing major open spaces’

G Street
Preserving historic character, ‘maintaining the unique scale and character of G street’

http://neighborhood.gwu.edu/campusdev/study.cfm
The George Washington University

Washington D.C., VA
22,600 students
104 buildings

‘Aggregate’
New York University

Manhattan, NY
20,600 students
80 buildings

‘Dispersed Campus’

Chan / Krieger / Sieniewicz
1983-2007
New York University

Manhattan, NY
20,600 students
65 buildings

‘Dispersed Campus’
Harvard University
Cambridge, MA
19,100 students
104 buildings
‘Linked Quads’

Chan / Krieger / Sieniewicz
Massachusetts Institute of Technology

Cambridge, MA
10,000 students
108 buildings
‘Linear Campus’
Massachusetts Institute of Technology

Cambridge, MA
10,000 students
92 buildings

‘Linear Campus’
Student housing
Savannah College of Art and Design

Savannah, GA
7,800 students
72 buildings

‘Dispersed Campus’

Chan / Krieger / Sieniewicz
Savannah College of Art and Design

Savannah, GA
7,800 students
72 buildings
‘Dispersed Campus’
Orleans Square
Suffolk University

Boston, MA
5,000 students
15 buildings

‘Linked Clusters’
Reconsolidation

Dispersed

Linked Quads

Linear

Dispersed

Linked Clusters
additional models of Campus Structures …
Berklee College of Music, Boston MA
3,800 undergraduates
Columbia College, Chicago IL
Columbia College, Chicago IL
9,000 undergraduates, 700 graduates
Concordia University, Montreal PQ

25,500 undergraduates, 4,500 graduates
De Paul University, Chicago IL
De Paul University, Chicago IL
14,700 undergraduates, 7,000 graduates (over 4 campuses)
Parsons School of Design, New York NY
Parsons School of Design, New York NY

2,400 undergraduates, 400 graduates
III. RIDGEWAY – ATHLETIC FACILITIES
Suffolk University: Building The Future
I. PHYSICAL PLANT NEEDS (RECAP)

II. RESIDENTIAL HOUSING RESEARCH

III. CAMPUS STRUCTURE RESEARCH

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