

MEPA Analyst: *Deidre Buckley*
 Phone: 617-626-*1044*

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: 20 Somerset Street Academic Project		EOEA #: 13902
Street: 20 Somerset Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM Zone 19 330210, 4691773	Latitude: 42 21'34.91"N	Longitude: 71 3'42.42" W
Status of project construction: 0 %complete		
Proponent: Suffolk University		
Street: 8 Ashburton Place		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Darlene Wynne, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02472
Phone: 617-924-1770 x1135	Fax: 617-924-2286	E-mail: dwynne@vhb.com

In 25 words or less, what is the project change?

The project change involves a use change from dormitory/student center to academic, a significantly smaller building (by 100,000 SF), and a reduced height (by 100 feet).

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: November 8, 2006

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date:) No
 was a Final EIR filed? Yes (Date:) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to
"ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: The Project Proponent plans to seek Commonwealth funding from the Massachusetts Health and Educational Facilities Authority (HEFA).

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	0.30	0	0.30
Acres of land altered	0	0	0
Acres of impervious area	0.30	0	0.30
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	211,342	(99,342)	112,000
Number of housing units	550 dorm beds	550 dorm beds	0
Maximum height (in feet)	236	(113.5) from Roemer Plaza	122.5* from Roemer Plaza
* The proposed Project will be no higher than the top of the existing structure's mechanical penthouse.		(103.75) from Somerset Street	132.75* from Somerset Street
TRANSPORTATION			
Vehicle trips per day	56	50	106
Parking spaces	0	0	0
WATER/WASTEWATER			
Gallons/day (GPD) of water use	74,571	(63,571)	11,000
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	60,510	(50,510)	10,000
Length of water/sewer mains (in miles)	0	0	0

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No
3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No
4. impact on any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?
Yes No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No
5. impact upon an Area of Critical Environmental Concern? Yes No

If you answered 'Yes' to any of these 5 questions, explain below:

As proposed under the previous project, the Project involves the demolition and replacement of a vacant, dilapidated, and deteriorating office building (the former MDC Headquarters). The Project no longer retains and relocates the north and east façades of the MDC Building. However, recognition of the historic nature of the former use (as the MDC Headquarters) will be included in the Project program.

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed.

In the 2006 ENF, Suffolk University proposed to construct a new 550-bed dormitory and student center with student food service at the Project Site to provide additional "on-campus" student housing for Suffolk undergraduate and enhance student life by bringing together dispersed activities (the "previously proposed Project"). The previously proposed Project included 23 stories (not including basement level and mechanical penthouse), was 236 feet high (measured at the roof cornice), having a footprint of 12,919 square feet (SF) and totaled approximately 211,342 SF. The Floor Area Ratio was 15.19.

The design of the previously proposed Project retained but relocated the north and east façades of the existing Metropolitan District Commission (MDC) building. The previously proposed Project replaced a vacant, dilapidated and deteriorating office building and included the revitalization of the plaza [Roemer Plaza] surrounding the building for the benefit of the State and City, as well as the University. The Project required MEPA review because it involved a land transfer and requires state approvals from MHC for its impact to the existing building and from DEP for a Sewer Connection Permit, and involved HEFA funding.

(b) a description of material changes to the project as previously reviewed.

The Project proposed by Suffolk University in this NPC is the result of nearly one and a half years of coordination and meetings with the Boston Redevelopment Authority (BRA), the BRA-assigned neighborhood(s) Task Force, City Councilors and State Representatives. Upon the request of the Beacon Hill neighborhood and Mayor Thomas M. Menino, the Proponent revisited the use and dimensions of the previously proposed Project. The Proponent now proposes to construct an academic classroom and faculty office building primarily serving to house a relocated New England School of Art and Design (NESAD)

(the "Project"). The Project contains no student services, athletic or residential uses. In addition to serving the relocation of the NESAD from its unsuitable Arlington Street location and consolidating other academic functions, upon completion, the Project will result in the removal of 400 classroom seats from buildings located on Derne and Temple Streets in residential Beacon Hill.

Other aspects of the proposed Project have also changed, as described below:

- **Height Reduction:** The height will be no higher than the top of the existing structure's mechanical penthouse, which is a reduction of over 50 percent (approximately 127 feet¹) from the height of the previously proposed Project (236 feet). The number of stories has similarly been reduced from 23 stories to 10 stories. **Figure 4** compares the building heights of the two Projects.
- **Building Massing Reduction:** The proposed building massing will be reduced by 47 percent, from approximately 211,000 SF to 112,000 SF. The Floor Area Ratio has been reduced from 15.9 to 8.0.
- **No Loading:** No loading dock is proposed associated with this Project; loading will occur on Somerset Street and utilize the main entrance which faces Roemer Plaza.
- **Complete Demolition:** The Proponent no longer proposes to repair and reconstruct the north and east façades of the building, as was indicated in the previously proposed Project.
- **Water Consumption:** The proposed Project is expected to consume 85 percent less water than the previously proposed Project.
- **Sewage Generation:** The proposed Project is expected to generate 83 percent less sewage than the previously proposed Project.

Attachment B includes a detailed project description and associated graphics, as presented in the 2008 Suffolk University Institutional Master Plan (IMP), which was unanimously approved by the BRA Board on June 24, 2008.

(c) the significance of the proposed changes, with specific reference to the factors listed in 301 CMR 11.10(6).

The Project change is insignificant pursuant to 301 CMR 11.10(6)(a) and (b) because it is a reduction in the Project program and dimensions and generates fewer impacts, respectively. The Project changes described above are all decreases in the proposed Project. Although significant in number, the changes described above create fewer environmental impacts than the previously proposed Project. The only impact that could potentially be deemed significant is the change from restoring two façades of the existing building to the demolition of the entire building (pursuant to 301 CMR 11.10(6)(b) Generation of further impacts). This change is necessary because the construction of the current building, including the floor-to-floor heights, is unsuitable for an academic building.

Because the previously proposed Project was withdrawn from the local approval process, the Project meets an additional factor or consequence, 301 CMR 11.10(6)(d), which is the change in expected date for commencement of Project, commencement of construction, completion date for the Project, or schedule of work on the Project. The previously proposed Project was

1 Calculated when averaging the height of the existing building measured at each of the north (Roemer Plaza) and south façades (Garden of Peace).

withdrawn during the local review process and therefore construction never began. Construction is now proposed for approximately 2009 through 2011.

- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

In an effort to minimize environmental impacts to adjacent properties (specifically, the Garden of Peace to the north), the Proponent has committed to building the Project no higher than the top of the existing structure's mechanical penthouse and to building it no closer to the Garden of Peace than the current north façade. While the following are not changes from the previously proposed Project, they do emphasize the University's commitment to minimizing environmental impacts.

- **Transportation:** The Proponent strongly discourages students from bringing automobiles and provides little parking for its faculty and staff. No parking is provided in the proposed Project. As has been discussed before, the University as a whole has high pedestrian and public transit mode shares.
- **Sustainability:** The Proponent already has a notable recycling program at the University, which will be carried forward at the proposed Project. The Proponent will employ energy and water conservation technologies. The University has committed to meeting the U.S. Green Building Council LEED® Silver standard for all new buildings, including the Project discussed herein.
- **Wastewater:** The Project has significantly reduced the wastewater generation from the previously proposed Project which mitigates the impact of the previously proposed Project on the MWRA Deer Island treatment plant.
- **Stormwater:** The Project continues to include a stormwater management system that meets DEP standards.
- **Construction Period:** Construction will continue to be conducted according to relevant State and City standards and regulations and the Proponent will make every effort to mitigate the impact of demolition and construction.
- The following impact categories will be improved or the same as in the previously proposed condition: wind, shadow, daylight, nighttime lighting, solar glare, air quality, noise, subsurface conditions, and solid and hazardous wastes.

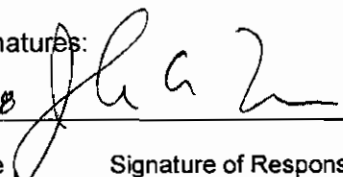
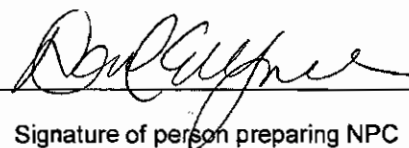
The 20 Somerset Street Academic Project is subject to the BRA Article 80 Development Review and Approval Requirements of the Boston Zoning Code, including the provisions of Section 80B, Large Project Review. The Large Project Review process will be conducted in accordance with Section 80B-5 of the Code, Boston Redevelopment Authority Procedures for Large Project Review, and will require the filing of a Project Notification Form (PNF) which will be subject to a Scoping Determination and a Draft Project Impact Report (DPIR), if required. Furthermore, the filing of a PNF for the 20 Somerset Street Academic Project will be in conformity with the use and dimensional specifications in Suffolk's approved IMP, as set forth in Table 6-1, including, but not limited to, the specified uses, the height from Roemer Plaza and Somerset Street, the building set back from the Garden of Peace, the gross floor area limitations, the cornice placement and the limitation on shadows of the Garden of Peace, all as set forth therein.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project. See Attachment A
2. Plan showing most recent previously-reviewed proposed build condition. See Figure 2
3. Plan showing currently proposed build condition. See Figure 3
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries. See Figure 1
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7). See Attachment C

In addition to the Attachments and figures provided above, **Attachment B** contains a detailed description of the proposed Project and the associated figures as presented to the BRA during Institutional Master Plan (IMP) review. The IMP was approved by the BRA Board on June 24, 2008.

Signatures:	
7/9/08 	7/9/08 
Date	Date
Signature of Responsible Officer or Proponent	Signature of person preparing NPC (if different)
John Nucci, Vice President of External Affairs	Darlene E. Wynne, AICP
Name (print or type)	Name (print or type)
Suffolk University	VHB/Vanasse Hangen Brustlin, Inc.
Firm/Agency	Firm/Agency
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Street	Street
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