

MEMORANDUM

NOVEMBER 14, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
JAMES TIERNEY, CHIEF OF STAFF

**FROM:** LINDA KOWALCKY, DEPUTY DIRECTOR OF INSTITUTIONAL  
SECTOR MANAGEMENT  
KATELYN SULLIVAN, PROJECT MANAGER

**SUBJECT:** SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE THIRD  
INSTITUTIONAL MASTER PLAN AMENDMENT TO THE EMERSON  
COLLEGE INSTITUTIONAL MASTER PLAN

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**SUMMARY:** This Memorandum requests authorization for the Secretary to schedule and advertise a Public Hearing at a date and time to be determined by the Director to consider the Third Institutional Master Plan Amendment to the Emerson College Institutional Master Plan.

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**INTRODUCTION**

Emerson College (“Emerson” or the “Proponent”) filed an Institutional Master Plan with the Boston Redevelopment Authority (“BRA”) on October 4, 2002. The BRA approved the Institutional Master Plan on December 5, 2002. The Zoning Commission approved the Institutional Master Plan on December 11, 2002. The Institutional Master Plan has been amended by the First Amendment to the Institutional Master Plan dated May 25, 2006 and effective July 19, 2006 and the Second Amendment to the Institutional Master Plan dated June 29, 2007 and effective September 26, 2007 (together, the “IMP”). Emerson submitted an Institutional Master Plan Notification Form for a two-year extension of the IMP which was approved by the BRA Board on November 15, 2012.

On August 26, 2013, Emerson College submitted an Institutional Master Plan Notification Form for a third amendment to the IMP (“IMPNF”) and Project Notification Form for the 1-3 Boylston Place Residence Hall Project (“PNF”) to the BRA for review. Notices of the submissions were published in the Boston Herald on August 28, 2013. The IMPNF and PNF describe the 1-3 Boylston Place Residence Hall Project. Emerson proposes to construct a dormitory for approximately 400 students that consists of approximately 89,900 square feet and a building height of 171 feet at 1-3 Boylston Place in the Midtown Cultural District. The IMPNF also details the repair and restoration of 80 Boylston Street (The Little Building), the conversion of 122 and 124 Boylston Street (Walker Building) ground floor uses from retail space to a secondary

dining facility and the upgrade of the HVAC system of 216 Tremont Street (Union Warren Savings Back Building) ("Proposed Institutional Projects").

There was a public meeting held on September 3, 2013 where the IMPNF and PNF were discussed. BRA staff held a Scoping Session with public agencies on September 12, 2013 to review the PNF and IMPNF. The comment period for the IMPNF ended on September 25, 2013. The comment period for the PNF ended on September 27, 2013. A Scoping Determination for the IMPNF was issued by the BRA on September 30, 2013. In response to the Scoping Determination, Emerson submitted the Third Institutional Master Plan Amendment to the Emerson IMP (the "Third IMP Amendment") on October 4, 2013. Notice of the submission was published in the Boston Herald on October 9, 2013. The comment period for the Third IMP Amendment ends on December 2, 2013. A public meeting was held for the Third IMP Amendment on November 7, 2013.

### **PROJECT/IMP REVIEW**

The Third IMP Amendment is subject to Institutional Master Plan review pursuant to Section 80D of the Boston Zoning Code (the "Code"). The Third IMP Amendment has been reviewed and discussed at community meetings, including meetings of the Park Plaza Civic Advisory group which is the community group identified to advise Emerson and the BRA on the proposed Third IMP Amendment.

### **RECOMMENDATION**

BRA staff recommends that the Secretary be authorized to schedule and advertise a Public Hearing to be held at a date and time to be determined by the Director to consider the Third Institutional Master Plan Amendment to the Emerson College Institutional Master Plan, pursuant to Section 80D of the Boston Zoning Code.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority at a date and time to be determined by the Director to consider the Third Institutional Master Plan Amendment to the Emerson College Institutional Master Plan, pursuant to Section 80D of the Boston Zoning Code.