



November 7, 2014

Brian P. Golden
Acting Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1004

Emerson College: The Little Building Project at 80 Boylston Street

**RE: Letter of Intent to file a Project Notification Form (PNF)
Institutional Master Plan Project Notification Form (IMP/PNF)**

Dear Mr. Golden:

I am pleased to submit this Letter of Intent on behalf of Emerson College in connection with the complete renovation of the Little Building located at 80 Boylston Street in the Midtown Cultural District. The proposed project consists of replacing the significantly deteriorated façade through a combination of repair, replacement, and restoration. Interior renovations will occur on floors 2-12 and a newly constructed 13th floor will be located entirely behind the 14'4" parapet. The current residential student population of 750 will increase to 1044 residential students which is an increase of 294 residential students. New common rooms, student social space, and an updated/renovated dining facility accommodating 450 students will also be provided. The total existing gross square footage is 238,955 and the total gross square footage for the proposed project will be 275,900.

On November 3, 2014, representatives from Emerson College met with senior design staff and Katelyn Sullivan, Project Manager, at the Boston Redevelopment Authority (BRA). This pre-filing meeting was held to discuss the proposed project in preparation for the submission of the PNF/IMP/PNF in accordance with Article 80 of the Boston Zoning Code.

In conjunction with the approval of this project, the College will also seek approval from the BRA for an amendment to the College's Institutional Master Plan, approved by the BRA in November, 2012, and will also seek approval of a three year extension and renewal of the College's current Institutional Master Plan until November 2017. The requested renewal and extension of the amended IMP will permit the College to work on a long range plan for the future of Emerson's campus.

Sincerely,

Margaret A. Ings
Associate Vice President