



EMERSON COLLEGE

THE LITTLE BUILDING RENOVATION

80 BOYLSTON STREET, BOSTON, MA 02116
INSTITUTIONAL MASTER PLAN AMENDMENT

Submitted to the
Boston Redevelopment Authority
January 9th, 2015

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1.0 MISSION AND OBJECTIVES

1.1 College Overview

Founded in 1880, Emerson College is committed to excellence in education for communication and the arts. Based originally on the study of oratory and the performing arts, Emerson continues to challenge students to think and express themselves with clarity, substance and insight, instilling the highest professional standards through rigorous academic inquiry and experiential learning. Its specialized major and external programs are integrated with the liberal arts and interdisciplinary study, and are informed by a set of core values that seek to promote civic engagement, encourage ethical practices, foster respect for human diversity, and inspire students to create and communicate with clarity, integrity, and conviction. Today, Emerson attracts students from 50 states and 41 countries. The institution's mission and focus of the work of its faculty and students, remain largely the same: to explore and push the boundaries of communication, art, and culture thereby contributing to the advancement of society.

1.2 Educational Units and Programs

1.2.1 The School of Arts

The School of Arts is home to three departments: Performing Arts, Visual and Media Arts, and Writing, Literature and Publishing. Each department offers programs at the undergraduate and graduate levels. Students in all degree programs are encouraged to pursue interdisciplinary study and minors when possible.

The undergraduate program leading to the Bachelor of Arts degree offers programs in theatre studies, theatre education, media studies and media production. The School offers the Bachelor of Fine Arts degree in Acting, Musical Theatre, Dance/Theatre, Design/Technology, Media Production and Creative Writing.

Graduate programs leading to the Master of Arts degree are available in Theatre Education, and Writing and Publishing. The School also offers the Master of Fine Arts degree in Creative Writing and Media Art.

A Certification Program for students preparing for careers as elementary, middle and/or high school teachers is available through the Theatre Education program.

1.2.2 The School of Communication

The School of Communication is organized into four academic departments: Marketing Communication, Communication Studies, Journalism and Communication Sciences and Disorders. The school is also the home of course offerings in history, math, philosophy, psychology, religion, science and social and political sciences. Students in all degree programs are encouraged to pursue interdisciplinary study and minors when possible.

The undergraduate program leading to the Bachelor of Science degree offers programs in Communication Disorders, Journalism, Communication Studies, Political Communication: Leadership, Politics and Social Advocacy, and Marketing Communications. The school is also the home of course offerings in history, math, philosophy, psychology, religion, science and social and political sciences.

Graduate Programs leading up to the Master of Arts degree are available in Global Marketing and Advertising, Integrated Marketing Communications, Health Communication, Journalism, Communication Management and a Master of Science program in Communication Sciences and Disorders. Graduates of the Communication Sciences and Disorders program are also eligible for certification and licensure to practice clinical speech language pathology.

1.2.3 Other Programs

1.2.3.1 The Institute for Liberal Arts and Interdisciplinary Studies

The Institute for Liberal Arts and Interdisciplinary Studies has as its mission the promotion of the interdisciplinary study of the liberal arts among students and to support faculty development and collaboration within the college. Institute courses and programs include First Year and Upper Level courses in Interdisciplinary Studies and the Honors Program.

The Institute draws upon the diversity of Emerson's faculty and students, and the different disciplinary, intellectual and creative interests they represent.

1.2.3.2 External Programs

The College offers a unique education abroad program at Kasteel Well, the Netherlands, where students live and study in a restored fourteenth-century medieval castle. Study at Kasteel Well is combined with extensive travel and exploration of the cultural and historical offerings of several major cities of Europe. Within a climate supportive of diversity, civility and freedom of expression, Emerson students become ethical, informed and articulate participants in society.

International Study and External Programs provide Emerson students with opportunities to explore their academic goals and expand their cultural knowledge in international settings and global environments. In addition to Emerson-sponsored external programs in The Netherlands, Los Angeles, Prague, Spain, Beijing and Shanghai, Austria, Greece and Washington, D.C., students can enroll for a semester of study through non-affiliated universities and other study abroad programs.

1.2.4 Accreditation

Emerson College is accredited by the New England Association of Schools and Colleges, Inc., a non-governmental, nationally recognized organization whose affiliated institutions include elementary schools through collegiate institutions offering post graduate instruction. Accreditation of an institution by the New England Association indicates that it meets or exceeds criteria for the assessment of institutional quality periodically applied through a peer group review process. An accredited school or college is one which has available the necessary resources to achieve its stated purposes through appropriate educational programs, is substantially doing so, and gives reasonable evidence that it will continue to do so in the foreseeable future.

1.2.5 Memberships and Affiliations

1. ProArts Consortium
2. American Council on Education (ACE)
3. New England Association of Schools and Colleges (NEASC)
4. National Association of Independent Colleges and Univ. (NAICU)
5. Association of Governing Board and Colleges (AGB)
6. Association of Independent Colleges and Universities in MA (AICUM)
7. Greater Boston Chamber of Commerce
8. Boston Municipal Research Bureau
9. New England Council
10. Council for Higher Education Accreditation (CHEA)
11. Massachusetts Campus Compact (MACC)
12. Boston Higher Education Partnership (BHEP)
13. Council of Independent Colleges (CIC)
14. Association of American Colleges and Universities (AAC&U)
15. Museum of African American History
16. Museum of Fine Arts
17. AASHE Association for the Advancement of Sustainability in Higher Education
18. Beacon Hill Civic Association
19. American College & University President's Climate Commitment
20. The Caucus for Writers & Producers
21. Massachusetts Campus Compact
22. Midtown Park Plaza Neighborhood Association (MPPNA)
23. Downtown Boston Business Improvement District (BID)
24. City of Boston Emergency Shelter Commission
25. Friends of the Public Garden
26. Park Plaza Civic Advisory Committee
27. Chinatown Safety Committee
28. Back Bay Association

1.3 Existing College Facilities

Emerson College's campus is located in the Midtown Cultural District, also known as the Theatre District. The Midtown Campus now includes nine buildings. The College also maintains a satellite office in the Netherlands. The newly constructed Emerson College Los Angeles Center opened in January 2014, which increased our internship program and provides on-site housing as well as enhanced academic facilities, community space, and offices for Alumni Relations and Admission staff. The following is a more detailed description of Emerson's properties. **(See Figure I)**

1.3.1 Campus Buildings

The Ansin Building, a 14-story office building at 180 Tremont Street serves as Emerson's administrative hub, center for technology and media arts, and home of Emerson's radio station, WERS. (Purchased 1992)

The Little Building, at 80 Boylston Street houses a residence hall for 750 students, a dining hall, a campus store, Office of Student Success, and the Equipment Distribution Center. (Purchased 1994, reopened in 1995)

Note: Current retail tenants in the Little Building are Dunkin Donuts whose lease runs through June 2016 and Bank of America ATM lease which is automatically renewed every two years.

The former Union Warren Savings Bank, at 216 Tremont Street houses the Department of Communication Sciences and Disorders, the Registrar, and Student Financial Services. (Purchased 1996)

The Walker Building, at 120 Boylston Street, houses the Library, classrooms, the School of Communications, as well as the College's facilities and administrative offices. (Purchased 1998)



- A. THE PARAMOUNT CENTER** 543-549 WASHINGTON STREET
- B. ANSIN BUILDING** 180 TREMONT STREET
- C. 216 TREMONT STREET**
- D. CUTLER MAJESTIC THEATRE** 219 TREMONT STREET
- E. TUFTS PERFORMANCE AND PRODUCTION CENTER** 10 BOYLSTON PLACE
- F. LITTLE BUILDING** 80 BOYLSTON STREET
- G. THE COLONIAL BUILDING** 100 BOYLSTON STREET
- H. WALKER BUILDING** 170 BOYLSTON STREET
- I. PIANO ROW RESIDENCE HALL** 150 BOYLSTON STREET
- J. 1-3 BOYLSTON PLACE**

Note: The Walker Building currently has three tenants: Whiskey Saigon and Stage where the leases run through January 2022. Barnes and Noble Booksellers serves as the College's bookstore and a bookstore open to the public with a contract running through April 2016.

The Tufts Performance and Production Center, opened in fall 2003, houses Emerson's Performing Arts Department, including two theaters, two television studios, laboratories, post-production facilities, media centers and departmental offices.

The Cutler Majestic Theatre, a Historic Landmark building, was purchased in 1983. The theatre underwent a major renovation/restoration and reopened in 2003.

The Piano Row Residence Hall opened in September 2006. The 14-story, 564 bed Residence Hall includes a gymnasium with an NCAA-sized basketball court, a student campus center, the Department of Professional Studies and Special Programs and offices for the Dean of Students and Student Life staff.

The Paramount Center opened in March 2010. The mixed-use facility includes the renovated 596-seat Paramount Theatre, the 125-seat Jackie Liebergott Black Box Theatre, the 170-seat Bright Family Screening Room, 9 studios, a soundstage and office space, housing for 262 students, and a restaurant at street level.

Note: Current retail tenant is Salvatore's Restaurant where the lease runs through December 2021.

The Colonial Residence Hall opened in September 2009. Emerson College purchased the Colonial Building for a 364 student bed residence hall. The historic Colonial Theatre is located on the street level of the Colonial Building and continues to operate as a commercial theatre. (Purchased 2006)

Note: Current commercial tenants include the Wang Colonial Theatre, LLC, operator of the Colonial Theatre, where the lease runs through August 2015.

Note: Collegiate Press, a print and copy store, has a lease with the College through July 2015.

Note: Avalon Bay will be leasing space at 98 Boylston Street for a sales office for their apartment complex located at 45 Stuart Street. This lease will commence on January 1, 2015 and run through June 30, 2015.

1.3.2 Leased Properties

647A Summer Street: The College leases 10,000 square feet used for set design and construction as well as for storage of theatrical backdrops, props, and other materials. The College's lease runs through November 2015.

10 Park Plaza: The College leases 1,515 square feet of space at the State Transportation Building for offices of the literary magazine Ploughshares and for the AVP for Research & Creative Scholarship. This lease runs through April 2017. The College also leases 8,747 square feet of space for the Human Resource Department, six Faculty offices, and two computer training rooms. This lease runs through February 2023.

160 Boylston Street: The College leases space on the fourth floor for the Emerson Engagement Game Lab office. This lease expires in August 2018.

99 Summer Street: The College leases 15,000 square feet of administrative office space which includes Communications and Marketing, Web Services, Creative Services, Financial Affairs, and Development & Alumni Relations. This lease expires in November 2020.

1.3.3 Partnerships

Rotch Playground: Emerson College remediated and reconstructed Rotch Playground in the South End and entered into a multi-year agreement with the Boston Parks and Recreation Department to utilize the field 28% of the time for Emerson's men's and women's soccer and lacrosse programs, in addition to a practice venue for softball.

1.4 Mission Statement

Emerson College is committed to excellence in education for communication and the arts. Founded on the study of oratory and the performing arts, Emerson's distinctive undergraduate and graduate curricula have expanded. We continue to challenge students to think and express themselves with clarity, substance, and insight, instilling the highest professional standards through rigorous academic inquiry and experiential learning. Its specialized major and external programs are based in and integrated with the liberal arts and interdisciplinary study, and are informed by a core set of values: freedom of expression, diversity of perspective, cultural awareness, integrity, civility and the responsibility of ethical choice. Our mission is to inspire students to create and communicate with depth, honesty, courage, and passion both as professionals in their fields and as informed and articulate participants in society.

1.5 Student Population Served

Since the College offers specialized programs in Communication and Performing Arts, etc., unlike the students enrolled at a general university or liberal arts college, the students enrolled at Emerson are derived from a fairly fixed pool of potential enrollees.

Current Undergraduate Enrollment: Full-time: 3700. Part-time: 81. FTE: 3776. The College projects minimal growth over the next ten years.

Graduate Student Enrollment: Full-time: 688. Part-time: 79. FTE: 37. The College anticipates that this number will remain constant over the next ten years, fluctuating slightly up or down depending on economic conditions. Emerson's graduate students to a

large degree are working professionals who commute to the College via public transportation.

The Department of Professional Studies and Special Programs Enrollment: Full-time: None Part-time: 111. FTE: 37. These students are those seeking certification in Publishing, Screenwriting, Public Relations, Media Production, and Writing for Young Audiences, or taking individual courses.

1.6 Student Housing

Since the IMP Amendment in 2012, the College has been approved to build a dormitory at 1-3 Boylston Place for 400 students. The College is currently mobilizing this site to start demolition and construction in April 2015.

1.6.1 Existing Housing

80 Boylston Street (Little Building)

80 Boylston Street is a residence hall for 750 students. Renovated in 1995, with some additional renovations in 1997 and 1998, the 12-story early-twentieth century office building was transformed into a 750-bed residence hall, dining hall, and student services facility.

150 Boylston Street (Piano Row Residence Hall/Student Center)

The Piano Row Residence Hall houses 564 students and includes the Bobbi Brown and Steven Plofker Gymnasium which houses a NCAA-sized basketball court located on the lowest level along with athletic offices, and locker facilities on the mezzanine. The Max Mutchnick Campus Center is located on the first level below grade with portions on the ground and second floors. Residential suites occupy the third through the 14th floors and a portion of the second floor. A dining café is situated on the second floor.

100 Boylston Street (Colonial Residence Hall)

Opened in September 2009, the residence hall houses 372 students on floors 2 through 10 and includes rooms for Resident Assistant's and one Resident Director's apartment. The Colonial Theatre remains as a performing venue on the ground floor.

555 Washington Street (Paramount Center Residence Hall)

The Paramount Center, a mixed-use facility opened in March 2010 includes student housing on floors 6 through 10 for 262 students.

1.6.2 Support Provided to Off-Campus Students

The office of Off-Campus Student Services (OCSS) provides programs and services designed for students who commute to campus. In addition to providing assistance with off-campus housing, the office publishes *The Traveler*, a newsletter for Emerson commuters and administers the student MBTA pass program. All commuting students, as well as staff, can utilize Ridematching, a commuter matching service administered for the College by Transaction Associates.

1.6.3 Rules and Regulations

The rules and regulations include the statement of campus rights and responsibilities in addition to the student code of conduct. The College included a student handbook with its submission of the Institutional Master Plan Project Notification Form (IMP/PNF), on November 14, 2014, which included information on Title IX, conduct board procedures, and a list of campus and community resources.

1.6.4 Impact on the Surrounding Neighborhoods

The number of full-time undergraduates who live off campus fluctuates and numbers approximately 1,500 students, depending on factors such as leaves and transfers in any given semester. While there is no specific data on their impact on the rental market, the widespread geographical distribution of off-campus students in Brookline, Allston, Back Bay, Beacon Hill, Midtown, the Fenway, Somerville, Cambridge, the North End and the South End would suggest that their impact on any specific neighborhood is negligible.

All of the Back Bay properties sold by the College since 1995 have been returned to market rate housing.

1.6.5 Long-Term Housing Plans

The College recognizes that living on campus enhances students' educational and social development, facilitates student and faculty interaction, and provides a cost-effective alternative to increasingly limited and expensive off-campus housing. **Table 1-1** refers to Emerson College's current housing.

Table 1-1
Current Housing

Building	Number of Beds
The Little Building	750
Piano Row Residence Hall	564
The Paramount Center	262
The Colonial Residence Hall	364
Total Number of Beds	1940

Table 1-2 through 1-6 summarizes the College's buildings, leased property, external programs and partnerships.

1.7 Employment

The College is planning for minimal growth over the next ten years. Our current work force will be sufficient to meet the physical needs of the campus.

Current Employment

Full-time Faculty: 192
Part-time Faculty: 314
Part-time FTE: 104.67
Total Faculty FTE: 296.67

Staff

Full-Time: 481
Part-Time: 24
FTE: 493

**Table 1-2
Campus on the Common**

NAME	ADDRESS	DATE PURCHASED	HEIGHT	GROSS SQUARE FOOTAGE	DESCRIPTION
1. Cutler Majestic Theatre	219 Tremont Street	1983	NA	30,000	Built as an opera house in 1903, the historic Cutler Majestic Theatre provides a venue for student productions and performances and lectures by visiting artists. The 1200 seat theatre also hosts performances by regional and national performing arts groups. The landmark facility reopened to the public in the fall of 2003 after undergoing an extensive restoration program.
2. Ansin Building	180 Tremont Street	1992	156 ft.	100,000	Renovated in phases from 1992 to 1999, this is a 14-story academic and administrative hub that also houses state-of-the-art new studios for WERS-FM, Emerson's award winning student radio station.
3. Little Building	80 Boylston Street	1994	125 ft.	200,000	Renovated mostly in 1995 with some additional renovations in 1997 and 1998, this is an early-20th century office building that was transformed into a 750-bed residence hall, dining hall, campus store and student services facility.
4. Union Warren Savings Bank Building	216 Tremont Street	1996	115 ft.	50,000	Renovated in phases from 1996 to 1998, this is a multi-purpose building housing the Department of Communication Sciences & Disorders and its clinics, classrooms, and a variety of student service offices.
5. Walker Building	120 Boylston Street	1998	125 ft.	200,000	Phased renovations to create academic and administrative spaces began in 1999 and were completed in 2004. This building houses the Library, classrooms, and offices for faculty and staff.
6. Tufts Performance and Production Center	10 Boylston Place	Opened Fall 2003	151 ft.	80,000	The Tufts Performance and Production Center houses the Department of Performing Arts and includes two theaters, two television studios, make-up and costume labs, faculty offices and an exhibition area. Located adjacent to the Majestic Theatre, the entrance to the 11-story, steel and glass building is at 10 Boylston Place.
7. Piano Row Residence Hall	150 Boylston Street	2001	130 ft.	208,169	Opened in fall 2006, the 14-story residence hall includes a gymnasium with an intercollegiate basketball court, the Department of Professional Studies and Special Programs and offices for the Dean of Students and Student Life staff in addition to housing for 564 students.

**Table 1-3
Campus on the Common**

NAME	ADDRESS	DATE PURCHASED	HEIGHT	GROSS SQUARE FOOTAGE	DESCRIPTION
8. Colonial Building	100 Boylston Street	2006	125 ft.	187, 253	Opened in fall 2009, the Colonial Building was renovated for use as a 364-student residence hall. The historic Colonial Theater is located on the street level of the Colonial Building and continues to operate as a commercial theater.
9. President's Residence	2 Spruce Street	June 2011		7,749	The space provides living quarters for the President and their family in addition to meeting space with faculty, staff, trustees, public officials, and business/civic leaders in the community.
10. 1-3 Boylston Place	1-3 Boylston Place	March 2010		24, 631	The College purchased the property in March 2010 and was approved by the Boston Redevelopment Authority in January 2014 for a 376 bed residence hall to include common space, and a cafe accessible to the public at the ground floor.
11. Paramount Center	555 Washington Street	2005	108 ft.	180,000	Opened in March 2010, the Paramount Center was renovated as a mixed-use facility. The space includes the 596-seat renovated Paramount Theatre, the 125-seat Jackie Liebergott Black Box Theatre, the 170-seat Bright Family Screening Room, 9 studios, a soundstage and office space, in addition to housing for 262 students. The space also includes a restaurant at street level.

**Table 1-4
Emerson College
Leased Properties**

NAME	ADDRESS	DATE PURCHASED	HEIGHT	GROSS SQUARE FOOTAGE	DESCRIPTION
12. Storage	647A Summer Street	Leased until November 2015		10,000	The College leases 10,000 sq. ft. used for storage of theatrical backdrops, props and other materials.
13. State Transportation Building/Office Suite	10 Park Plaza 1 st Floor	Leased until April 2017		1,515	The College leases space for the offices of the literary magazine Ploughshares, and the AVP for Research & Creative Scholarship.
14. State Transportation Building/Office Suite	10 Park Plaza 2 nd Floor	Leased until February 2023		8,747	The College leases space for Human Resources, six Faculty offices, and two computer training rooms.
15. 99 Summer Street	99 Summer Street 9 th Floor	Leased until November 2020		15,000	The College leases office space for Communications and Marketing, Web Services, Creative Services, Finance, Development and Alumni Relations.
16. 160 Boylston Street	160 Boylston Street 4 th Floor	Leased until August 2018			The College leases space for the Emerson Engagement Game Lab.

**Table 1-5
Emerson College
External Programs**

NAME	ADDRESS	DATE PURCHASED	HEIGHT	GROSS SQUARE FOOTAGE	Description
17. Kasteel Well	Kasteel Well, The Netherlands	1986	NA	75,000	A restored historic castle near the Dutch-German border is home to Emerson's Semester Abroad Program in Well, the Netherlands. Moats and lush gardens contribute to the magic of this setting in which approximately 80 undergraduates live and learn in each of the fall and spring terms.
18. Emerson College Los Angeles	5960 Sunset Blvd, Hollywood, CA	2008	10 Story	102,000	The new center for the College's Los Angeles internship program opened in January 2014. The new facility includes classrooms, faculty offices, an auditorium, a residence hall for 220 students, and underground parking.

**Table 1-6
Emerson College
Partnership**

NAME	ADDRESS	DATE PURCHASED	HEIGHT	GROSS SQUARE FOOTAGE	Description
19. Rotch Playground	Corner of Albany/Randolph Street	25 Year Agreement April 2003	Single Story Fieldhouse	3,820	In partnership with the Boston Parks and Recreation Department, Emerson College operates Rotch Field, a multi-purpose outdoor athletic facility. The field is used for men's and women's soccer and lacrosse team competition. A clubhouse on the edge of the field houses locker rooms, a trainer's room, a meeting room, in addition to office and storage space. The playing area has a FieldTurf synthetic surface.

2.0 PROPOSED INSTITUTIONAL PROJECTS

2.1 The Little Building Renovation

The Little Building dormitory is an existing 12 story structure built in 1917. The building originally was an office building and was converted to a dormitory and dining hall in 1995 by the College. The building façade consists of ornate cast stone on the Boylston and Tremont Street facades and brick masonry on the other two facades. Over time, areas of the façade in various locations have deteriorated and will require extensive repairs and replacement of those façade locations to protect the interior and the integrity of the building. More specifically, the condition of the exterior cladding materials on the Little Building are integrally connected to the building's steel frame. Steel expansion caused by surface corrosion due to water infiltration through the mortar joints has resulted in cracking, displacement and loss in the surrounding cast stone, cast iron and brick. It is anticipated that new replacement cast material will be required from level 3 up-to and including the parapet. The cast stone below level 3 will be restored in place. The amount of replacement of existing steel supports remains unknown until the construction of the building envelope is underway.

Currently the design teams are researching the most appropriate materials to accomplish the above façade repairs. However it is anticipated that a cast stone like material capable of replicating the ornate detail of the original façade will be used. In 2010, Emerson College engaged Existing Conditions surveyors to undertake a highly detailed three dimensional scan of the existing facades. The architects and the surveying team will replicate the original detail of the façade in a full scale digital model. The digital model will be used to create new molds for the process of casting replacement material. The extent of interior renovations will be significant. Two new pressurized code compliant egress stairs will replace the 'grandfathered' winders currently in place and a new fire alarm system will also be included in this scope of work.

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.

2.2 Benefits of Little Building Renovation

The Little Building Residence Hall project and the recently approved 1-3 Boylston Place Residence Hall project will allow the College to meet its goal of housing approximately 70% of its undergraduate students by creating additional housing for 670 residential students. Providing additional dormitory space gives the College greater oversight of its students while meeting the Mayor's housing initiative to have colleges reduce the number of students living throughout the neighborhoods in off-campus housing.

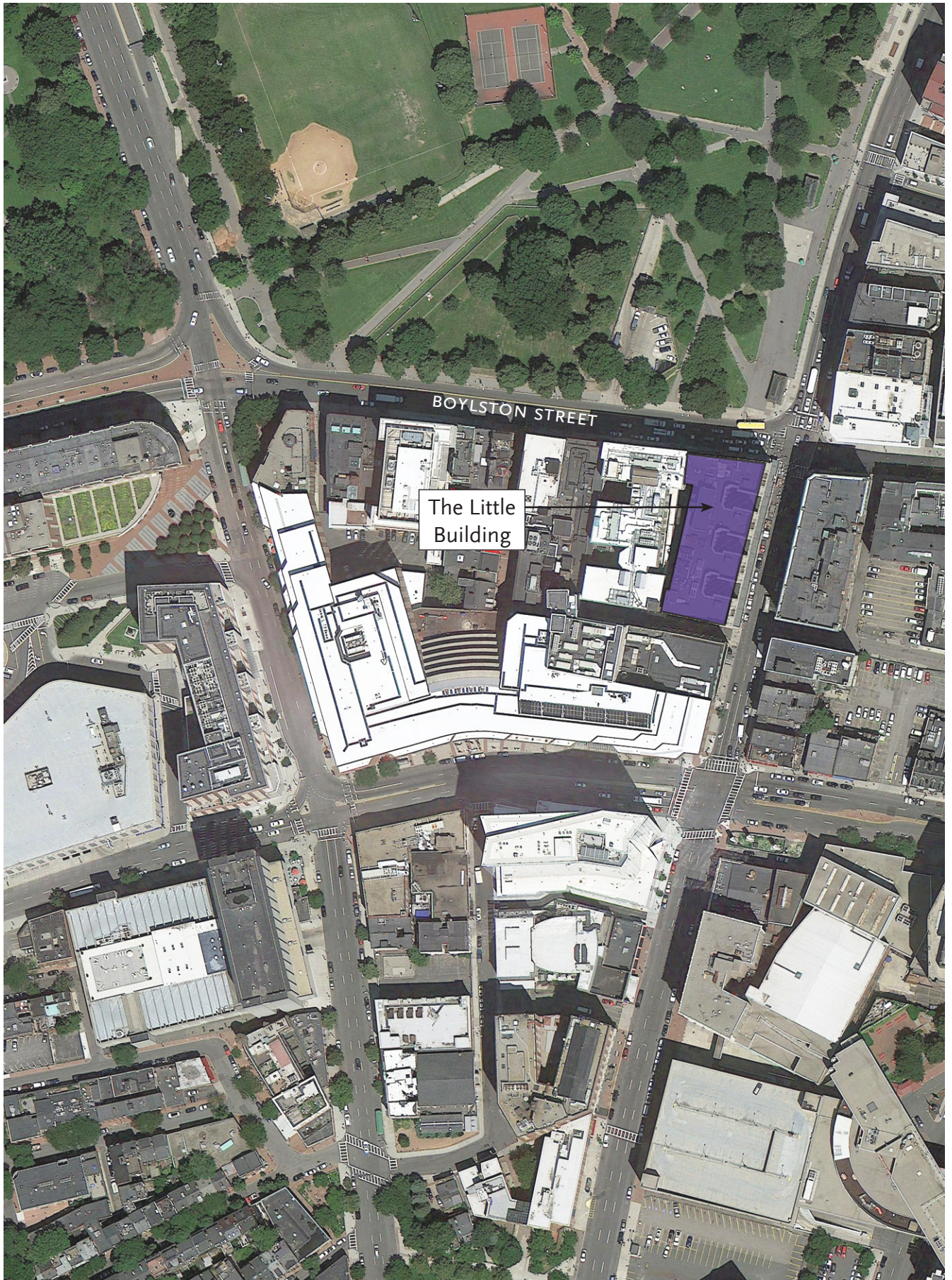
2.3 Project Description

2.3.1 Project Site and Surroundings

The Little Building Residence Hall project is located at 80 Boylston Street in the Midtown Cultural District on the corner of Boylston and Tremont Streets. The project abuts the Colonial Residence Hall to the west and has approximately 107 linear feet of frontage on Boylston Street, 225 linear feet of frontage on Tremont Street and 90 linear feet of frontage on Allen's Alley to the south. Other surrounding Emerson properties include the Cutler Majestic Theatre and Tufte Performance and Production Center. The building currently occupies a single 21,228 square foot lot at the southeastern corner of Boston Common, located partially within the zone 3 Boston Common Public Garden protection area (See **Figure II**).

2.3.2 Project Design and Relation to Site Context

The Little Building, completed in 1917, was constructed on the site of the former Pelham Hotel and designed by Architect Clarence Blackall. The 12-story building was originally purchased by Emerson College in 1994 and currently houses a residence hall and dining facility; ground floor college department facilities, retail space, and a commercial tenant; an active and vital part of the Emerson College campus, a 'workhorse' building,



providing the college with its largest residence hall and dining facility. Unfortunately the exterior envelope of pre-cast stone, cast iron spandrel and bay windows has deteriorated significantly over the years due to water infiltration causing steel ‘jacking’ for many of the steel support members. Structural engineers McNamara/Salvia, Inc. have been engaged by the college since 2012 to investigate and identify hazardous conditions requiring stabilization. Emerson has elected to pursue a permanent solution for the façade deterioration that will consist of a combination of repair, replacement, and restoration. This level of work will require the integration of a new seismic lateral resistance system and life safety elements such as new pressurized egress stairs. New common rooms and student social space will partially fill the gaps between the Tremont Street fingers while maintaining the exterior light court configuration such that natural ventilation and daylight can be brought into the inner rooms. Interior renovations and reconfiguration of floors 3 through 12 and a new 13th floor constructed entirely behind the 14’4” tall parapet will increase the Little Building Residence Hall population from 750 to 1044 students arranged in ‘rooms on hall’ and suites. The dining operation on level 2 will also be renovated to provide a contemporary new facility for 450 students.

2.3.3 Approximate Project Dimensions

Total existing gross square feet	238,955
Total existing FAR square feet	221,775
Total proposed gross square feet	275,900
Total proposed FAR square feet	256,395
Total lot area	21,228
Existing floor area ratio	10.4
Floor area ratio	12.1
Number of stories / building height	13/138****

* Measured from average grade to the top of the highest occupied floor (excluding mechanicals)

**New 13th story entirely behind 14’-4” tall existing parapet

2.4 Urban Design and Architectural Elements

The proposed Little Building project consists primarily of interior renovation along with replacement and restoration of exterior façade materials. A new 13th story will be

constructed entirely behind the existing 14'- 4" tall parapet. New common rooms and student social space will be housed in two story glass 'cubes' partially infilling the three recessed bays on Tremont Street.

The Tremont and Boylston Street facades are clad with cast stone panels, which are highly decorative along the bottom two floors and at the cornice. The building has three recessed bays on Tremont Street for the purpose of letting light and air into the interior spaces. These recessed bays are also clad with very decorative cast stone along the cornice line.

The back elevations along Allen's Alley and across from the Colonial Theatre and Residence Hall are primarily clad with ordinary tan colored brick. The Allen's Alley façade has cast stone at the first three window bays along the Tremont Street corner, at the column lines and at the cornice level. The cast stone appears to have originally imitated limestone. In most areas the surface is extremely weathered and the aggregate of the matrix is exposed. The rougher texture has trapped dirt and pollutants for many years and appears much darker than the original cast stone would have looked.

Over time, areas of the façade in various locations have deteriorated and will require extensive repairs and replacement of those façade locations to protect the interior and the integrity of the building. More specifically, the condition of the exterior cladding materials on the Little Building are integrally connected to the building's steel frame. Steel expansion caused by surface corrosion due to water infiltration through the mortar joints has resulted in cracking, displacement, and loss in the surrounding cast stone, cast iron, and brick. It is anticipated that new replacement cast material will be required from level 3 up-to and including the parapet. The cast stone below level 3 will be restored in place. The amount of replacement of existing steel supports remains unknown until the construction of the building envelope is underway. Currently the design team is researching the most appropriate materials to accomplish the above façade repairs. However it is anticipated that a cast stone like material capable of replicating the ornate detail of the original façade will be used. In 2010 Emerson College engaged Existing

Conditions surveyors to undertake a highly detailed three dimensional scan of the existing facades. The architects and the surveying team will replicate the original detail of the façade in a full scale digital model. The digital model will be used to create new molds for the process of casting replacement material. The extent of interior renovations will be significant. Two new pressurized code compliant egress stairs will replace the ‘grandfathered’ winders currently in place and a new fire alarm system will also be included in this scope of work.

2.5 Project Costs

The College is currently determining the costs for the proposed project with an estimated start date of May 2017, and a completion date of spring 2019.

2.6 122 & 124 Boylston Street

The College proposes to convert this ground floor retail space to a secondary dining facility, if necessary, to be operated by Sodexo, the College’s authorized food service vendor. This project was approved in a previous Institutional Master Plan Amendment.

2.7 120 Boylston Street (The Walker Building)

The stairwell repair project from floors 6 through 10 will consist of removing the existing brick façade, repairing the exposed steel structure and replacing the façade. This project is scheduled to start in May of 2015 with an estimated completion date of October 2015.

3.0 Urban Design and Planning Framework

A Framework Plan was completed approximately a year ago guided by a core stakeholder group, representing a broad section of the College, as well as involvement from several focus groups that included students, alumni, faculty, and staff from across Emerson. The Framework Plan provides a long-term vision for the physical development of the school's campus in support of its mission. The college's strategic priorities, educating students to assume positions of leadership in communication and the arts, promoting civic engagement, inspiring students to create and communicate with clarity, integrity, and conviction suggest new models of enhanced collaboration and active learning, and emphasize the importance of strong connections within the school, across the college, and to the urban community.

The Framework Plan also seeks to improve the day-to-day functionality of the campus. Emerson College moved to its present location after having occupied various locations within the City of Boston, most notably the Back Bay. Over the next two decades, Emerson purchased buildings within the Theatre District and now has the opportunity to more strategically consolidate its landholdings to create a more campus-like, place-based experience for students, faculty, and staff. The epicenter of campus is located at the intersections of Boylston and Tremont streets at the southeast end of the Boston Common. Emerson's campus comprises nine buildings in addition to leased space at the State Transportation Building, and 99 Summer Street. Approximately half of Emerson's facilities are new or renovated since 2002.

From a quantity perspective, Emerson's office needs are not as pressing as instructional and student life spaces. The Little Building renovation project along with the recently approved 1-3 Boylston Place Residence Hall will alleviate the need for more campus housing and social space for our current students.

While options for how to implement the Framework Plan vary, a set of big ideas unify the concepts which will be fully evaluated as the College prepares to embark on its new

10 year Institutional Master Plan (IMP). This planning process for the IMP will include the consolidation of the Framework Plan and the College's Strategic Plan which will serve as the guiding vision for the future of Emerson College in the coming years.

4.0 Transportation and Parking Management

While the project will result in a net increase in on-campus beds, the College's student enrollment will not change. No transportation analysis has been conducted because the project has no associated new parking, will not have any associated increase in new students or staff, or any increase in deliveries. Emerson College will work closely with the Boston Transportation Department (BTD), to outline an appropriate scope for studying and mitigating any transportation impacts of the proposed project. **(See Appendix B)**

5.0 Environmental Sustainability

The Little Building renovation project is registered with the U.S. Green Building Council and is working toward LEED certification status. The design will make efficient use of resources and create a healthy indoor environment for occupants with particular attention paid to minimizing contaminants, volatile organic compounds, and optimizing the use of daylight and fresh air. Emerson College will work with the Boston Redevelopment Authority, the City of Boston Environment Department and other entities to meet environmental sustainability goals for the Little Building renovation project. **(See Appendix B)**

6.0 Other/Zoning

The Proposed Project is located within the Midtown Cultural District (MCD) governed by Article 38 of the Boston Zoning Code. It is also within the boundaries of the Groundwater Conservation Overlay District ("GCOD") which is governed by Article 32 of the Code.

Emerson College's project shall comply with the standards and requirements set forth in both Article 38 and Article 32 of the Boston Zoning Code.

In compliance with Article 32, the College shall obtain a written determination from the Boston Water and Sewer Commission ("BWSC") that the Proposed Project meets the standards and requirements of Article 32. In addition, Emerson shall demonstrate that the Proposed Project meets the requirements of Section 32-6 of the Code by obtaining a stamped certification from a Massachusetts registered engineer showing how the requirements of Section 32-6 of the Code are met. The College shall provide both a copy of the written determination from BWSC and a copy of the stamped certification from a Massachusetts registered engineer to the BRA and The Boston Groundwater Trust prior to the issuance of a Certification of Consistency. As such, the Proposed Project shall be deemed to be in compliance with Article 32 of the Boston Zoning Code and shall not need a conditional use permit from the Board of Appeal for Article 32 purposes.

Emerson College will prepare and publish a Public Notice of the submission of the IMP Amendment to the Boston Redevelopment Authority (BRA) as required by Section 80A-2. This notice shall be published within five (5) days after the receipt of the IMP Amendment by the BRA.

APPENDIX A
SCOPING DETERMINATION

December 19, 2014

Ms. Margaret Ings
Associate Vice President
Office of Government and Community Relations
Emerson College
120 Boylston Street
Boston, MA 02116-4624

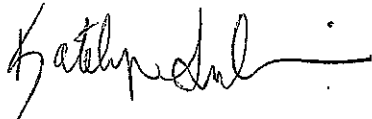
Re: **Scoping Determination for proposed Amendment to the Emerson College Institutional Master Plan**

Dear Ms. Ings:

Please find enclosed the Scoping Determination for the proposed Amendment to the Emerson College Institutional Master Plan. The Scoping Determination describes information required by the Boston Redevelopment Authority in response to the Institutional Master Plan Notification Form ("IMPNF"), which was submitted under Article 80D of the Boston Zoning Code on November 14, 2014. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4425.

Sincerely,



Katelyn Sullivan
Project Manager

CC: Kairos Shen, BRA
Denny Ching, Mayor's Office of Neighborhood Services



BOSTON REDEVELOPMENT AUTHORITY

SCOPING DETERMINATION

FOR

EMERSON COLLEGE INSTITUTIONAL MASTER PLAN AMENDMENT

PREAMBLE

On November 14, 2014, Emerson College submitted to the Boston Redevelopment Authority ("BRA") an Institutional Master Plan Notification Form ("IMP NF") seeking an amendment to the Emerson College Institutional Master Plan ("IMP Amendment") detailing the Little Building Project located at 80 Boylston Street in the Midtown Cultural District ("Proposed Project") and requesting a three-year renewal of the IMP term. The Proposed Project consists of replacing the significantly deteriorated façade through a combination of repair, replacement and restoration. Interior renovations will occur on floor 2-12 and a newly constructed 13th floor will be located 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 of the Proposed Project will be 275,900.

The BRA will review the proposed IMP Amendment pursuant to Section 80D of the Boston Zoning Code ("Code"). As part of the BRA's Article 80 review, Emerson College is required to prepare and submit to the BRA a proposed IMP Amendment pursuant to Section 80D. The document must set forth in sufficient detail the planning framework of the institution and the cumulative impacts of the Proposed Project included in the IMP Amendment to allow the BRA to make a determination about the merits of the proposed IMP Amendment. The proposed IMP Amendment shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.

Copies of the IMP NF were made available to the public in both electronic and hard copy format. A scoping session was held on December 8, 2014 with public agencies and a public meeting was held on December 4, 2014 at which the proposed IMP Amendment, as outlined in the IMP NF was presented. The comment deadline for the IMP NF was December 15, 2014.

Based on review of the IMPNF, requests for additional data and related comments, as well as a scoping session and public meeting, the BRA hereby issues its written Scoping Determination ("Scope") pursuant to Section 80D-5.3 the Code. Emerson College is requested to respond to the specific elements outlined in this Scope. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP Amendment or in another appropriate manner over the course of the review process. At other points during the public review of the IMP Amendment, the BRA and other City agencies may require additional information to assist in the review of the Proposed IMP Amendment.

In addition to the specific submission requirements outlined in the sections below, the following general issues should be noted:

- The City of Boston views its academic institutions as important economic and cultural assets and as valuable partners in a wide range of public policy priorities. However, while the benefits of Boston's academic institutions are felt across the city and even regionally, nationally, and globally, the negative impacts are generally limited to the immediate neighborhood. This dictates that both the BRA and academic institutions work to carefully balance the goals of vibrant institutions and healthy neighborhoods.
- It is the City's policy to encourage colleges and universities to expand their on-campus housing facilities for their students so that there is a decreasing use of private housing market resources in Boston neighborhoods by students. However, each proposal is reviewed individually within the context of the institution's neighborhood.
- The IMP mechanism is intended to help City agencies and residents assess the cumulative impacts of institutional expansion, and to facilitate a process by which those impacts can be addressed comprehensively. The BRA recognizes Emerson College's efforts to support the goals of the IMP mechanism by projecting its long-term needs and proposing a multi-phase program for addressing those needs.

SUBMISSION REQUIREMENTS
FOR THE
EMERSON COLLEGE IMP AMENDMENT

The Scope requests information required by the BRA for its review of the proposed IMP Amendment in connection with the following:

1. Approval of the Emerson College IMP Amendment pursuant to Article 80D and other applicable sections of the Code.
2. Recommendation to the Zoning Commission for approval of the Emerson College IMP Amendment.

The Emerson College IMP Amendment should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP Amendment at public meetings. Ten (10) hard copies of the full report should be submitted to the BRA, in addition to an electronic version in .pdf format. Additional hard copies of the document should be available for distribution to community groups and other interested parties in support of the public review process. The IMP Amendment should include a copy of this Scoping Determination. The IMP Amendment should include the following elements:

1. MISSION AND OBJECTIVES

- **Organizational Mission and Objectives.** Define Emerson College's institutional mission and objectives, and describe how the development contemplated or proposed in the IMP Amendment advances the stated mission and objectives.
- **Major Programs and Initiatives.** Describe any major academic programs or initiatives that will drive academic and physical planning in the future. Included in the description should be current and future trends that are impacting Emerson College and shaping program objectives.

2. EXISTING PROPERTY AND USES

- **Owned and Leased Properties.** Provide an updated inventory and discussion of land, buildings, future leasing plans, as well as other structures in the City of Boston owned or leased by Emerson College as of the date of submission of the IMP Amendment.

3. CAMPUS DEMOGRAPHICS AND EMPLOYMENT

- **Student Population.** The IMP Amendment should provide a thorough explanation of past trends and future projections of the size and other characteristics of Emerson College's student body. The IMP Amendment should describe current enrollment.
- **Employment.** Provide any updated information on Emerson College's current employee population.

4. URBAN DESIGN AND PLANNING FRAMEWORK

This section should discuss:

- **Facilities Needs.** Provide any updates on Emerson College's future facilities needs and goals for the term of the IMP and beyond, with reference to the requirements stated in the "Needs of the Institution" item in Section 80D-3 of the Boston Zoning Code. Please also include any updates to Emerson's student housing plan as well as a discussion on long-term housing plans in coordination with the Proposed Project and with future IMP planning processes.
- **Urban Design Guidelines and Objectives.** Emerson College will need to address a number of urban design related issues that arise from the Proposed Project over the course of the review process. Please refer to Urban Design and BRA Environmental Review comments in Appendix II of this Scoping Determination.
- **Open Space System and Public Realm.** Discuss existing public realm conditions (i.e. parks, pedestrian routes, streetscapes) potential impacts on the public realm resulting from the Proposed Projects.

5. PROPOSED INSTITUTIONAL PROJECTS

- **Article 80D Requirements.** Pursuant to Article 80D, the IMP Amendment should provide the following information for the Proposed Projects:
 - Site location and approximate building footprint.
 - Uses (specifying the principal subuses of each land area, building, or structure, such as classroom, laboratory, parking facility).
 - Square feet of gross floor area.
 - Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
 - Floor area ratio.
 - Building height in stories and feet, including mechanical penthouses.
 - Parking areas or facilities to be provided in connection with Proposed Projects;
 - Any applicable urban renewal plans, land disposition agreements, or the like.
 - Current zoning of site.

- Total project cost estimates.
 - Estimated development impact payments.
 - Approximate timetable for development of proposed institutional project, with the estimated month and year of construction start and construction completion.
- **Rationale for Proposed Project.** Discuss the rationale for the program and location of the Proposed Project.

6. TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN

Emerson College should work closely with the Boston Transportation Department (“BTD”) to outline an appropriate scope for studying and mitigating any transportation impacts of the Proposed Project. Please refer to the comment letter from BTD in Appendix II of the Scoping Determination.

- **Existing Conditions.** Provide any updates on Emerson College’s existing transportation and parking policies and impacts resulting from the Proposed Project.

7. ENVIRONMENTAL SUSTAINABILITY

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. Emerson College will be expected to work with the BRA, the City of Boston Environment Department, and other entities as determined by the BRA to set and meet ambitious environmental sustainability goals in both the Emerson College IMP and in the design of the Proposed Project.

8. OTHER

- **Public Notice.** Emerson College will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the IMP Amendment to the BRA as required by Section 80A-2. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, Emerson College shall submit to the BRA a copy of the published Notice together with the date of publication.

APPENDIX B
COMMENT LETTERS FROM CITY AGENCIES
AND RESPONSES FROM EMERSON COLLEGE

December 15, 2014

Katelyn Sullivan, Project Manger
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

RE: Emerson College Institutional Master Plan Notification Form / regarding the Little Building (80
Boylston St) (IMPNF)

Dear Ms. Sullivan:

Thank you for the opportunity to comment on the Emerson College Institutional Master Plan Notification regarding the Little Building dated November 14, 2014. The Project Notification Form is initiating a review of the following proposed the Emerson College Institutional Master Plan. Proposed future projects include: the Little Building at 80 Boylston Street, 1-3 Boylston Place, 122 & 124 Boylston Street and 216 Tremont Street. The following review reflects Article 80 for 1-3 Boylston Place.

The Little Building renovation will include: a combination of repair, replacement, and restoration. Interior renovations will occur on 2-12 and a newly constructed 13th floor will be located behind the 14'4 parapet.

The following are the Boston Transportation Department's (BTD) comments on the combined impacts of all the components of Little Building project. The proponent needs to address these comments and concerns when preparing future submissions as part of the Article 80 process as well as review of a DPIR, and the Transportation Access Plan Agreement. Please note that upon BTD's final review and approval, a Transportation Access Plan Agreement codifying the transportation agreements and mitigation reached with BTD needs to be executed.

BTD would like the proponent to conduct a multi-modal transportation analysis for the IMP incorporating increased pedestrian flows based on the anticipated projects in the IMP.

Despite the low trip generation associated with vehicular traffic, we would like the analysis to include data on shuttles, bikes, ped trips, pedestrian LOS, and transit modes here for students and employees. Please indicate if future conditions result in reduced volumes. Traffic counts may be utilized from previous studies or via BTD if obtained within the last three years.

The analysis should include existing and future conditions; including but not limited to:

- an inventory of transportation infrastructure within the study area on one map,
- Curbside and loading zones used for move-in, move-out activities,
- existing traffic volumes, intersections study including traffic signalization, stop signs, one-way streets etc.),
- inventory of pedestrian/bike facilities (sidewalk/crosswalk inventory on map)

BOSTON TRANSPORTATION DEPARTMENT
ONE CITY HALL SQUARE / ROOM 721 • BOSTON, MA 02201 • 617-635-4680

- IMP area off-street and on-street parking supply,
- recommend new curb-side area regulations along Boylston Street, depicted on a scaled plan with regulatory signs
- pedestrian counts in the study area,
- bike-share memberships/use (add map of proximity of stations & outdoor bike parking), and public transportation trips

Greater on-campus accommodations will increase the foot traffic in the area, with the proposed projects resulting in net increase pedestrian trips crossing college intersections. To facilitate the evaluation of any potential long-term impacts, future transportation conditions will need to be analyzed within the IMP study area. The future condition should be based on all planned projects and background growth, with the changes in travel demand and activity suggested for all modes.

Please refer to the bike parking guidelines and contact Boston Bikes regarding bike parking ratios within dormitory dwellings. In response to both existing transportation conditions and future needs, please develop mitigation and transportation improvements as part of the new IMP submission. Describe as new proposals and strategies for transportation infrastructure and operational improvements, TDM, loading and/or changes to submitted CMP as a result of these findings.

Site Plan

The proponent needs to submit an engineered site plan within the context of the surrounding roadways at 1:20 scale depicting:

- | | |
|---|---|
| - Vehicular Access and Circulation | - Service and Loading* |
| - Parking Layout and Circulation | - Roadways and Sidewalks |
| - Pedestrian Access and Circulation | - Building Layout |
| - Bicycle Access and Circulation | - Bicycle Parking Locations & Types
(covered, indoor, bike share, etc) |
| - Area Shuttle/Van Pool Pickup and Drop-off | - Transit Stops and Connections |
| - Parking Spaces for Car Sharing services | - Electric Vehicle Charging Stations |


* *Trash compactors/dumpsters need to be depicted as well.*

Construction Management Plan

As the projects in the IMPNF advance, the proponents will be required to develop and submit a detailed Construction Management Plan (CMP) to BTM for review and approval. The CMP will address TDM measures for construction workers, proposed street occupancies, equipment staging, sidewalk relocations and hours of construction work. BTM engineering will work with the proponent to review and finalize operations for the CMP.

The issues raised above should be addressed in the final TAPA to be provided for the projects. BTM looks forward to working collaboratively with Emerson College and the community in review of these projects and to address any outstanding concerns in the permitting process.

Sincerely,


 Rachel Szakmary
 Transportation Planner, BTM
 Policy and Planning Division

Cc: Vineet Gupta, Director of Policy and Planning
 John DeBenedictis, Director of Engineering



RESPONSE TO COMMENTS

To: Rachel Szakmary, BTD Date: January 8, 2015
From: Joe SanClemente, P.E., AICP HSH Project No.: 2013088.03
Subject: Emerson College – Little Building

Howard/Stein Hudson Associates (HSH) has prepared this memorandum in response to the comments received from BTD on December 15, 2014 regarding the Emerson College Little Building Project Notification Form (PNF) dated November 14, 2014. The following summarizes each comment and response.

Comment 1: BTD would like the proponent to conduct a multi-modal transportation analysis for the IMP incorporating increased pedestrian flows based on the anticipated projects in the IMP. Despite the low trip generation associated with vehicular traffic, we would like the analysis to include data on shuttles, bikes, ped trips, pedestrian LOS, and transit modes here for students and employees. Please indicate if future conditions result in reduced volumes. Traffic counts may be utilized from previous studies or via BTD if obtained within the last three years.

Response: As part of the Emerson College IMP Amendment to be filed with the BRA on 1/9/2015, Emerson will be requesting a 3-year extension of the Master Plan. At that time, Emerson will prepare a comprehensive master plan of the campus including a detailed multimodal transportation assessment.

Emerson College does not provide shuttle service.

The College continues to be in compliance with the Massachusetts Rideshare Regulation and reports yearly as required. As of 2014, the College had a 6.2% “drive-alone” rate, one of the lowest of all institutions in Massachusetts. The staff and eligible commuting students were surveyed in March 2014 as is required every other year by the Massachusetts Department of Environmental Protection (DEP).

Since the proposed Project will not involve any changes to student enrollment, and no parking will be provided, it is not anticipated that the Project will significantly alter vehicular or pedestrian trips to/from the campus.

Comment 2: The analysis should include existing and future conditions; including but not limited to:

- an inventory of transportation infrastructure within the study area on one map,
- Curbside and loading zones used for move-in, move-out activities,

- existing traffic volumes, intersections study including traffic signalization, stop signs, one-way streets etc.),
- inventory of pedestrian and bike facilities (sidewalk/crosswalk inventory on map)
- IMP area off-street and on-street parking supply,
- recommend new curb-side area regulations along Boylston Street, depicted on a scaled plan with regulatory signs
- pedestrian counts in the study area,
- bike-share memberships/use (add map of proximity of stations & outdoor bike parking),
- and public transportation trips

Response: The detailed multi-modal analysis will be completed as part of the new IMP.

As part of the 1-3 Boylston Place PNF, Emerson conducted detailed observations of curb-use along Boylston Street between Charles Street and Tremont Street. Emerson will work with BTM to evaluate the need for potential curb-use changes as part of the Transportation Access Plan Agreement (TAPA) process for that project.

Comment 3: Greater on-campus accommodations will increase the foot traffic in the area, with the proposed projects resulting in net increase pedestrian trips crossing college intersections. To facilitate the evaluation of any potential long-term impacts, future transportation conditions will need to be analyzed within the IMP study area. The future condition should be based on all planned projects and background growth, with the changes in travel demand and activity suggested for all modes.

Response: A detailed multimodal analysis, and assessment of future conditions, will be conducted as part of the new IMP.

Comment 4: Please refer to the bike parking guidelines and contact Boston Bikes regarding bike parking ratios within dormitory dwellings.

Response: Emerson College allows all students to store bikes in their rooms.

As part of the 1-3 Boylston Place TAPA, Emerson is committing to doubling the capacity of the existing bicycle room at 19 Boylston Place to accommodate a total of 100 bikes.

Comment 5: In response to both existing transportation conditions and future needs, please develop mitigation and transportation improvements as part of the new IMP submission. Describe as new proposals and strategies for transportation infrastructure and

operational improvements, TDM, loading and/or changes to submitted CMP as a result of these findings.

Response: Existing TDM programs and move-in/move-out strategies are detailed in the PNF.

As discussed with BTM on January 7, 2015, Emerson College is reviewing the plans to:

- (i) Install Accessible Pedestrian Signals (APS) at the intersections of Stuart Street/Tremont Street and Charles Street/Charles Street South/Boylston Street as mitigation for 1-3 Boylston Place; and
- (ii) Install a IP traffic monitoring camera at the intersection of Charles Street/Charles Street South/Boylston Street as mitigation for the Little Building project.

The exact details of this work effort will be detailed in the respective TAPA agreements.

Comment 6: The proponent needs to submit an engineered site plan within the context of the surrounding roadways at 1:20 scale.

Response: An engineered plan will be submitted to BTM as part of the TAPA for the Little Building Project.

Comment 7: As the projects in the IMPNF advance, the proponents will be required to develop and submit a detailed Construction Management Plan (CMP) to BTM for review and approval. The CMP will address TDM measures for construction workers, proposed street occupancies, equipment staging, sidewalk relocations and hours of construction work. BTM engineering will work with the proponent to review and finalize operations for the CMP.

Response: Emerson will work closely with BTM to develop a CMP for the Little Building Project.

Mary Higgins

From: Katelyn Sullivan <katelyn.sullivan@boston.gov>
Sent: Thursday, December 18, 2014 10:57 AM
To: Mary Higgins; Margaret Ann Ings
Subject: Fwd: Emerson/The Little Building/Article 37
Attachments: Boston Green Building Regulations - April 2013.pdf

----- Forwarded message -----

From: **Kathleen Pedersen** <kathleen.pedersen@boston.gov>
Date: Thu, Dec 18, 2014 at 10:55 AM
Subject: Emerson/The Little Building/Article 37
To: Katelyn Sullivan <katelyn.sullivan@boston.gov>
Cc: Maura Zlody <maura.zlody@boston.gov>, John Dalzell <john.dalzell@boston.gov>, Carl Spector <carl.spector@boston.gov>

Katelyn,
Good afternoon, hope all is well.

The Interagency Green Building Committee has reviewed Ermerson College's Project Notification Form, that was filed on November 14, 2014 and requests that you forward this email to the most appropriate project team member.

Thank you!

The IGBC has reviewed the PNF offers the following comments:

1. The "Sustainability Narrative" as submitted, is in compliance with the "Boston Green Building Regulations Article 80B and Article 37 Green Buildings Review Procedures and Submittal Requirements."
2. When purchased, please provide the Renewable Energy Credit Certificate that is to be purchased for the Little Building, as the one that was submitted is not for the Little Building.

In addition to the Renewable Energy Credit Certificate please provide the following, at least six weeks prior to the date that you anticipate filing for a building permit with the Inspectional Services Department (ISD).

1. Updated LEED Checklist
2. Draft Green Building Report
3. Design Affidavit
4. Climate Change Preparedness and Resiliency Checklist

Thank you and have a good day,
Katie

Kathleen R. Pedersen, LEED AP, BDGC

Senior Project Manager/Environmental Review Specialist

Boston Redevelopment Authority

One City Hall Square

Boston, Massachusetts 02201-1007

Phone: [617-918-4294](tel:617-918-4294)



January 8, 2015

Kathleen R. Pedersen
Senior Project Manager/Environmental Review Specialist
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Response to email comments dated 12/18/14 to Katelyn Sullivan
The Little Building Renovation Project

Dear Ms. Pedersen:

Thank you for your comments on Emerson College's Institutional Master Plan Project Notification Form (IMP/PNF) for the Little Building Renovation Project. The College looks forward to working with The Interagency Green Building Committee during the renovation and restoration of this building.

Regarding the Renewable Energy Credit Certificate, the College's renewable energy purchase is applied to all of Emerson's buildings including the new projects in Boston.

The College will be prepared to submit the following items at least six weeks in advance of filing a building permit with Inspectional Services Department (ISD).

- Updated LEED Checklist
- Draft Green Building Report
- Design Affidavit
- Climate Change Preparedness and Resiliency Checklist

Thank you in advance for your efforts in assisting Emerson College with bringing this project to a successful completion.

Sincerely,

Margaret A. Ings
Associate Vice President

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439 voice
www.bostongroundwater.org

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Josh Zakim

Executive Director

Christian Simonelli

December 9th, 2014

Katelyn Sullivan, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Emerson College the Little Building Renovation IMPNF

Dear Ms. Sullivan:

Thank you for the opportunity to comment on the Institutional Master Plan Project Notification Form (IMPNF) for Emerson College the Little Building Renovation. The Boston Groundwater Trust (BGwT) was established by the Boston City Council to monitor groundwater levels in sections of the City where the integrity of building foundations, especially those supported by wood pilings, is threatened by lowered groundwater levels and to make recommendations for solving the problem. As such, my comments are restricted to groundwater related issues.

As stated in the IMPNF and in the scoping session the proponent acknowledged that the project is located in the Groundwater Conservation Overlay District and committed to meeting the standards required under Article 32 of the Zoning Code. Although the IMPNF speaks of capturing rainwater in a basement tank and then discharging it into the BWSC drainage system at a reduced rate, I was also pleased that the proponent agreed at the scoping session that Emerson would explore providing the required recharge to meet the zoning requirements. I look forward to the more detailed engineering certification of how the design meets the criteria in the stamped certification from the engineer.

Since this is an Institutional Master Plan project, it will not go to the Board of Appeals. Therefore, the engineer's certification and the BWSC approval of the recharge system need to be in place before BRA approval. I look forward to working with the proponent and the Redevelopment Authority to assure that the project can have only positive impacts on groundwater levels in the area.

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BRA
Maura Zlody, BED

January 7, 2015

Ms. Margaret Ann Ings
Emerson College
Associate Vice President Government & Community Relations
Boston, Massachusetts 02116

Re: Emerson College Little Building IMPNF, Boston Groundwater Trust

Dear Ms. Ings:

We are writing in response to the above-referenced Boston Ground Water Trust letter dated December 9, 2014. We have explored the possibility of meeting the standards required under Article 32 of the zoning code by introducing a number of re-charge wells along Tremont Street. In consultation with our geotechnical engineer, Haley & Aldrich, we would anticipate the need for eight (8) wells. These wells are typically designed to infiltrate the water from the 1" storm over a 72-hour period, thus a tank would be required to store the water for recharge since the rate of recharge would not be fast enough to accept it directly from the rain leaders. We are quite concerned that this system will exacerbate the ongoing basement flooding that occurs in the Cutler Majestic Theatre, the Colonial Theatre and the Little Building as these structures have a history of basement flooding during heavy rainfall (as recently as December 26, 2014). There is also the possibility of more disruptive flooding on Tremont Street, a busy vehicular thoroughfare.

The existing impervious area (building footprint) of the Little Building covers 100 percent of the project area. The proposed development will maintain the impervious coverage at 100 percent. The existing condition of the proposed development site is comprised of one lot, with all the land coverage attributed to the existing 12-story brick and cast stone structure. The existing drainage routing is believed to sheet flow across the roof to drains, which follow through the building, then connect to the municipal combined sewer system in Boylston Street, Allen's Alley or Tremont Street. The team has researched another alternative to address the requirements of Article 32 which is the installation of rainwater storage tank(s) in the building's basement. The design team is investigating the feasibility of using the tank water for fixture flushing. Alternatively, the rainwater will be discharged at a reduced rate into the city's stormwater drainage system, lessening the impact on the system. A similar system was used successfully at the neighboring Emerson Colonial Residence Hall.

The College will continue to work with the Boston Groundwater Trust to assure the project has a positive impact on groundwater levels in the area.

Sincerely,
Elkus Manfredi Architects Ltd

A handwritten signature in black ink, appearing to read "Ross Cameron".

Ross Cameron RIBA
Senior Associate

cc: H. Elkus
I:\13129\PF-01 Approvals\PNF\010715 IngsGCOD.docx

BRA MEMORANDUM

TO: Katelyn Sullivan, Project Manager
FROM: David Grissino, Senior Architect/Urban Designer
DATE: December 16, 2014
SUBJECT: Emerson College
Little Building Renovation

URBAN DESIGN COMMENTS

Background

On November 14, 2014, Emerson College filed an Institutional Master Plan Notification Form (IMPNF) and Project Notification Form (PNF) which described the renovations to the historic Little Building located at 80 Tremont Street. During the course of renovations, the entire exterior will be upgraded and the total residential population of the building will increase from 750 students to 1044 students.

Building design

The primary change to the exterior design of the existing building will be the replacement of the original cast stone cladding, the addition of new glass bays along the Tremont Street façade, and the addition of new windows within the parapet zone at the top of the building. While the BRA Urban Design staff supports this general approach to the project, the details of the execution of this concept will be critical to the renovation's success. As the project moves into Design Development, the design team should meet regularly with BRA staff to provide updates regarding the evolution of the curtainwall, windows, cast stone replacement material, and bracing details. An elegant and modern approach to the detailing of the glass bays is preferred.

The PNF states the “the design team [is] researching the most appropriate materials to accomplish the [façade repairs].” Dues to the complexity of the existing building ornament and the highly visible location of the project, the BRA staff must be informed regarding the potential range of materials and techniques for achieving the stated design vision. Full scale mock-ups of cast stone replacement material should be undertaken and reviewed by BRA staff. Mock-ups would ideally include portions of the glass bays proposed along Tremont Street in order to evaluate them in relation to each other.

Updates to Figure C2, the view from the Boston Common, will be required to assess the design of the new windows within the parapet zone.

January 7, 2015

Ms. Margaret Ann Ings
Associate Vice President Government & Community Relations
Emerson College
Boston, Massachusetts 02116
via e-mail

Re: BRA Memorandum of December 16, 2014

Dear Ms. Ings:

This letter is in response to the above-referenced Boston Redevelopment Authority memorandum regarding the Little Building renovation. We agree in all cases with David Grissino's comments and will plan to meet regularly with the BRA staff beginning with the schematic design phase of work. As mentioned in the third paragraph of the memorandum, the "complexity of the existing building ornament and highly visible location" will require prudent selection of replacement material. We plan to undertake an extensive sampling exercise to narrow this selection and will keep the BRA apprised of our findings.

Sincerely,
Elkus Manfredi Architects Ltd



Ross Cameron
Senior Associate

cc: H. Elkus
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**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

December 1, 2014

Ms. Katelyn Sullivan
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02210

Re: The Little Building Renovation, Emerson College, Boston
Project Notification Form/Institutional Master Plan Notification Form

Dear Ms. Sullivan:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form/Institutional Master Plan Notification Form (PNF/IMPNF) for the proposed renovation of Emerson College's Little Building located at 80 Boylston Street in downtown Boston. This letter provides the Commission's comments on the PNF/IMPNF.

The Little Building is a 12-story, 238,955 gross square foot (gsf) mixed-use building covering a 21,228 square foot parcel. The property site is bounded by Boylston Street to the North, Tremont Street to the East, and Allen's Alley to the South.

The project proponent Emerson College (Emerson) proposes to renovate the façade and the interior of the existing building with additional student dormitories and spaces. The new building will have 13 stories and housing for 1,044 students with a total of approximately 275,900 gsf.

For water service, the project is served by a 12-inch Southern High main, 12-inch Southern Low main, and 16-inch High-Pressure Fire Service main in Boylston Street, and a 12-inch Southern High main, 12-inch Southern Low main, and 12-inch High Pressure Fire Service main in Tremont Street. Allen's Alley contains an 8-inch Southern High main. The proposed project will require approximately 76,010 gallons per day (gpd) of domestic water.

Sewer services are proposed to tie into either the Commission's 12-inch combined sewer in Tremont Street or 12-inch sanitary sewer in Allen's Alley. Additionally, the Commission has a 15-inch combined sewer in Boylston Street. Total wastewater flows for the proposed project are estimated to be 69,100 gpd.

The Commission has the following comments regarding the PNF/IMPNF:



General

1. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow (I/I)) in the system. In April of 2014, The Massachusetts DEP promulgated new regulations. The Commission has an National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to section 12.04(2)(d) of the recent changes to 314 CMR 12.00. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ration of 4:1 for I/I removal to new wastewater flow added. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
2. For any proposed masonry repair and cleaning Emerson will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit Emerson will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. Emerson is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.
3. The project site is located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge.
4. It is Emerson's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Emerson must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.



Water

1. Emerson must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Emerson should also provide the methodology used to estimate water demand for the proposed project.
2. Emerson should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. Emerson is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Emerson should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Emerson should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application, Emerson will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
 - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be



reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. Emerson will be required to submit with the site plan a phosphorus reduction plan for the proposed development. Emerson must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

3. The Commission encourages Emerson to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Emerson is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Emerson will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. Emerson must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality water quantity and recharge. In addition to Commission standards, Emerson will be required to meet MassDEP Stormwater Management Standards.
7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.



Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/afh

cc: M. A. Ings, Emerson College
M. Zlody, BED
P. Larocque, BWSC



2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
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December 4, 2014

Ross Cameron, RIBA
Senior Associate
Elkus Manfredi Architects
25 Drydock Ave
Boston, MA 02210

RE: Nitsch Project #10516
Emerson Little Building
Civil Engineering Services
Boston, MA

Dear Ross:

We have reviewed the Boston Water and Sewer Commission (BWSC) comment letter for the above referenced project. These comments are in response to the Institutional Master Plan Notification Form/PNF Form Submission for the above referenced project. These comments are very typical in our experience in dealing with the BWSC. We plan on addressing these comments and the specific requirements discussed as part of our Site Plan Approval application to the BWSC. Our compliance with these requirements will be addressed and reviewed by the BWSC as part of the BWSC Site Plan Approval process.

Our submittal to the BWSC will address the BWSC letter Dated December 1, 2014. Our submittal will provide an evaluation of the proposed project site's existing and future stormwater drainage and stormwater management practices, a description of existing and future runoff from the site, and impacts on site drainage. The submittal will also include the project's stormwater management system (including best management practices), measures to control and treat stormwater, maximize retention of stormwater, measures to prevent groundwater contamination, and a description of how we will be in compliance with the Commonwealth's Stormwater Management Policies. Our plans will show the area's stormwater drainage system to which we will connect, and we will describe the ultimate point of discharge.

The Proposed Project will require 4:1 Inflow and Infiltration (I/I) mitigation. The I/I fee will be determined based on the increase in sewer flows from the existing building in accordance with the BWSC standards.

This letter is a very typical letter from BWSC during this stage of permitting detailing what they will be looking for as part of our Site Plan Approval Submission.

Very truly yours,

Nitsch Engineering, Inc.

Christopher D. Hodney, EIT
Senior Project Designer

CDH/gfp

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APPENDIX C
COMMUNITY LETTERS AND RESPONSES

Park Plaza Civic Advisory Committee

Jacquelin S. Yessian,
President
160 Commonwealth Ave
Boston, MA 02116
617-480-1145
jmcbride@alum.mit.edu

Back Bay Association
Bay Village Neighborhood Association
Beacon Hill Civic Association
Boston Building & Construction Trades
Council of the Metropolitan District
Boston Preservation Alliance
Chinese Progressive Association and its
Campaign to Protect Chinatown
Downtown Boston BID

Emerson College
Four Seasons Condominium Association
Friends of the Public Garden
Greater Boston Chamber of Commerce
Greater Boston Real Estate Board
Heritage on the Garden Condominium Assn.
League of Women Voters of Massachusetts
Neighborhood Association of the Back Bay

CAC

December 12, 2014

Ms Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Katelyn.Sullivan.BRA@cityofboston.gov

Re: Emerson College Project Notification Form ("PNF") and Institutional Master Plan Notification Form ("IMPNF") for the Little Building Project

Dear Ms Sullivan:

The Park Plaza Civic Advisory Committee (CAC) submits the following record of comments with respect to the Emerson College Project Notification Form ("PNF") and Institutional Master Plan Notification Form ("IMPNF") for the Little Building Project presented to the Park Plaza, by Emerson's Peggy Ings.

Emerson's plans presented to fully update this important, historic building bordering the Boston Common at the nexus of Bay Village, Chinatown, and the Midtown Cultural District, preserving the massing, detailing, and character, while increasing dormitory beds is impressive. We understand the length to which Emerson has researched the existing conditions to detail the new work. We anticipate this update will result in a beautiful, much more serviceable building that contributes to our city.

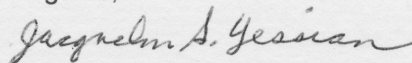
We request additional information on the plans for student living during the construction process for the Little Building and 1-3 Boylston Place and assurance that housing will be found that does not displace residents in adjacent residential areas, especially Chinatown and Bay Village.

We have no objection to the extension of the Master Plan for three years while we look forward to preparing the next institutional master plan with Emerson.

We anticipate continuing to serve as the Task Force/CAC for the building projects listed in the IMPNF and we appreciate the opportunity to provide assistance and advice to the BRA as we have done so often over the course of the CAC's over forty years of existence.

We wish to acknowledge the engagement with Emerson's Peggy Ings to keep us up to date on Emerson's plans.

Regards,



Jacquelin S. Yessian, President

cc: Peggy Ings, Mary Higgins



January 8, 2015

Jacquelin S. Yessian, President
Park Plaza Civic Advisory Committee
160 Commonwealth Ave.
Boston, MA 02116

Re: Emerson College Institutional Master Plan Project Notification Form (IMP/PNF)
Little Building Renovation Project, 80 Boylston Street, Boston, MA 02116

Dear Jacquelin:

Emerson College is in receipt of your December 12, 2014, letter to Katelyn Sullivan, Project Manager at the Boston Redevelopment Authority (BRA), commenting on the College's proposed Little Building Renovation project which you submitted on behalf of the Park Plaza Civic Advisory Committee (PPCAC).

We appreciate your feedback and continued commitment to serve as the task force for this renovation project. With regards to plans for student housing during the construction process, the College is currently working to determine an appropriate location for housing the students that could not reside in the 1-3 Boylston Place Residence Hall due to being restricted to a 400 bed dormitory.

I look forward to working with you and the PPCAC throughout the review process.

Sincerely,

Margaret A. Ings
Associate Vice President

BOSTON PRESERVATION ALLIANCE

Board of Directors

Leigh Freudenheim
Chairman

Susan Park
President

Drew Leff
Treasurer

Beatrice Nessen
Secretary

Diana Pisciotta
Vice Chair

Roger Tackeff
Vice Chair

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W. Lewis Barlow IV FAIA

William G. Barry AIA

Nick Brooks AIA

Patrick Chassé

Frances Duffly

Patrick J. Ellard, Jr.

Minxie Fannin

Gill Fishman

Kay Flynn

Peter Goedecke

Carl Jay

Mimi Love

David Nagahiro AIA

Tim Pattison

Peter Roth

Catharine Sullivan

Rita Walsh

Richard Wills AIA

Andrew Zelermyer

Executive Director

Gregory J. Galer, Ph.D.

Old City Hall
45 School Street
Boston, MA 02108
617.367.2458

bostonpreservation.org

Ms. Katelyn Sullivan
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Via email: Katelyn.Sullivan.BRA@cityofboston.gov

December 11, 2014

Re: Emerson College Project Notification Form ("PNF") for the Little Building

Dear Ms. Sullivan:

The Boston Preservation Alliance is the city's only independent non-profit dedicated solely to historic preservation advocacy and education. With 40 Organizational Members, 88 Corporate Members, and over 6,000 followers and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character.

We write today with supportive comments on the Emerson College Project Notification Form ("PNF") and Institutional Master Plan Notification Form ("IMPNF") for the Little Building Project.

The Alliance is pleased that Emerson is planning to continue its exemplary work as steward of the city's architectural heritage with the planned thoughtful renovation to the Little Building, an important contributing element of the city's downtown character. Emerson and their team, led by Elkus-Manfredi, have proposed a thoughtful melding of restoration and creative modern enhancements that will bring this building up to modern codes, including introduction of required seismic bracing, in a manner that will allow the Little Building to continue to serve Emerson and the city for many more generations.

We appreciate the research and care that Emerson has placed into this project, preserving the unique character and detailing of the building and enhancing its housing capacity without negatively affecting the building's massing or presence nor negatively affecting the surrounding historic neighborhoods.

We are pleased to be supportive and look forward to working with Emerson and its team as the design and its details evolve and become more refined to assure they continue the positive trajectory they have established.

Thank you for the opportunity to comment and to continue to share our insight and guidance with the BRA.

Sincerely,



Greg Galer, Executive Director

Cc: Peggy Ings/Emerson College, Ross Cameron/Elkus Manfredi, Lynn Smiledge/Boston Landmarks Commission