INSTITUTIONAL MASTER PLAN AMENDMENT

EMERSON COLLEGE

1-3 Boylston Place

Boston, MA 02116

Submitted to the
Boston Redevelopment Authority
October 4, 2013

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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 study abroad program in Kasteel Well, the Netherlands, where students live and study in a restored fourteenth-century castle. From there they may travel to Paris, Amsterdam, London, and Florence to study art, architecture, culture, and history from a first-hand perspective. Emerson also sponsors a study and internship program in Los Angeles. The Los Angeles program offers qualified juniors, seniors and graduate students a semester of internships and courses for college credit. Students gain hands-on experience and are in contact with communication and entertainment industry professionals, including the many Emerson alumni who live in the Los Angeles area.

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)

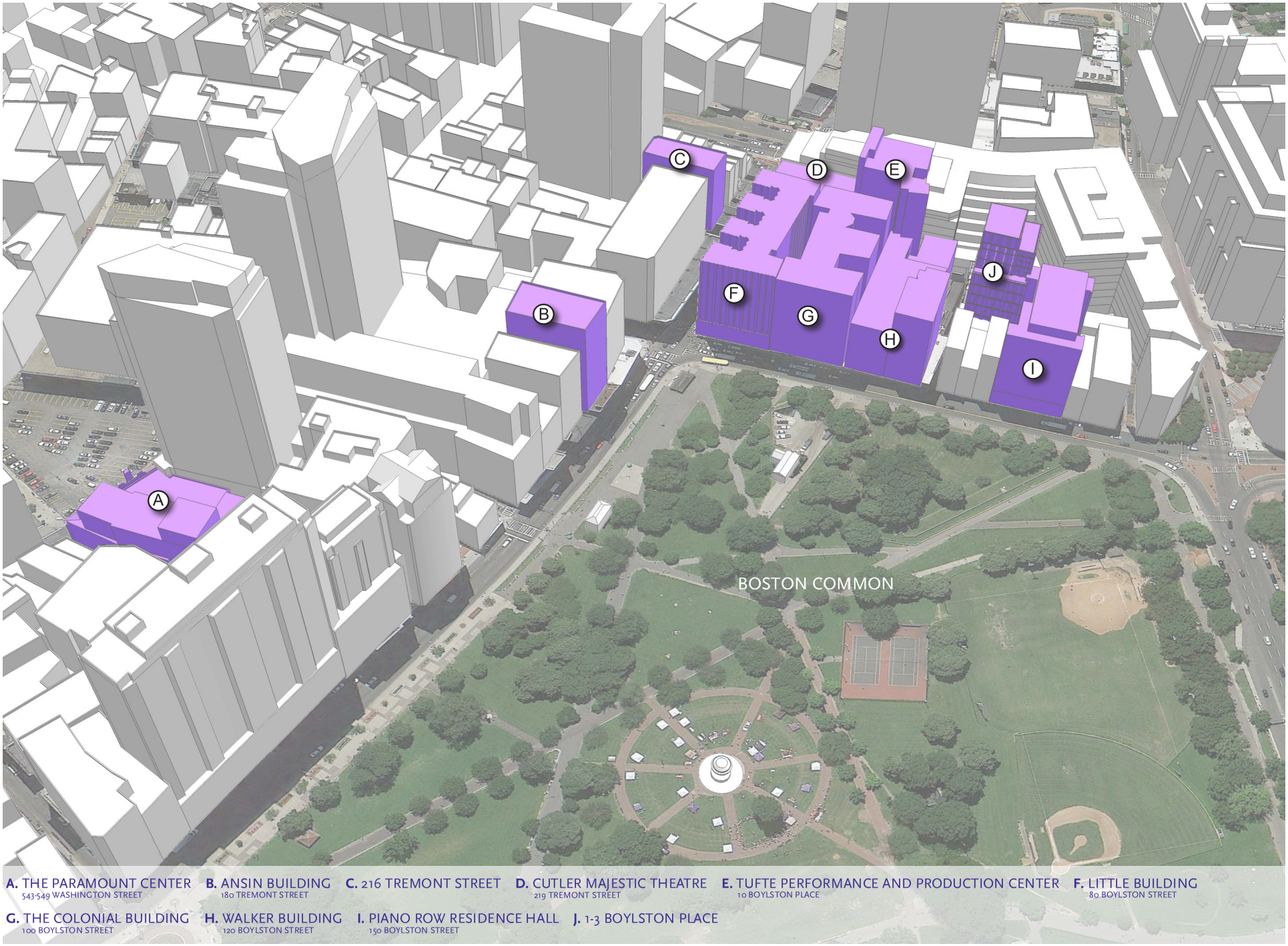
6. Association of Independent Colleges and Universities in MA (AICUM)
7. Greater Boston Chamber of Commerce
8. Boston Municipal Research Bureau
9. New England Council
10. Council for Higher Education Accreditation (CHEA)
11. Massachusetts Campus Compact (MACC)
12. Boston Higher Education Partnership (BHEP)
13. Council of Independent Colleges (CIC)
15. Association of American Colleges and Universities (AAC&U)
16. Museum of African American History
17. Museum of Fine Arts
18. AASHE Association for the Advancement of Sustainability in Higher Education
19. Beacon Hill Civic Association
20. American College & University President's Climate Commitment
21. The Caucus for Writers & Producers

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 two satellite offices, one in Los Angeles and one in the Netherlands. The newly constructed Emerson College Los Angeles Center is due to open in January 2014, which will expand our internship program and provide 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 III)**

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)



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. TUFTE PERFORMANCE AND PRODUCTION CENTER
10 BOYLSTON PLACE

F. LITTLE BUILDING
80 BOYLSTON STREET

G. THE COLONIAL BUILDING
100 BOYLSTON STREET

H. WALKER BUILDING
120 BOYLSTON STREET

I. PIANO ROW RESIDENCE HALL
150 BOYLSTON STREET

J. 1-3 BOYLSTON PLACE

The Little Building, at 80 Boylston Street houses a residence hall for 750 students, a dining hall, a campus store, and student services facility. (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 Financial Assistance. (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)

Note: The Walker Building currently houses three tenants. Two are restaurant/bars, The Liquor Store and Gypsy Bar whose leases run through January 2022. Barnes and Noble Booksellers serves as the College's bookstore with a contract running through April 2016.

The Tufte 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 facility 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 whose lease runs through November 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 M2L, whose lease runs through September 2020, and Wang Colonial Theatre, LLC, operator of the Colonial Theatre, whose lease runs through June, 2015. Collegiate Press, a print and copy store has a contract with the College through July, 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 February 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.

2 Boylston Street: The College leases 2,190 square feet of space at the China Trade Building for the Emerson Engagement Game Lab and administrative space for the Office of the Arts. This lease runs through July 2014.

99 Summer Street: The College leases 15,000 square feet of space for administrative offices including Communications and Marketing, Web Services, Creative Services, Finance, and Development & Alumni Relations. This lease expires in August, 2020.

1.3.3 Partnerships

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

Table 1-1 through 1-5 summarizes the College's buildings, leased property, external programs and partnerships.

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.

Table 1-1
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 services 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. The College has built a new Library and renovated space for classrooms, and offices for faculty and staff.
6. Tufte Performance and Production Center	10 Boylston Place	Opened Fall 2003	151 ft.	80,000	The Tufte 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 1-2
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. Boylston Place	1-3 Boylston Place	March 2010		24, 631	Purchased in March 2010, the majority of the 24,000 square feet of property is leased to three commercial tenants, (a restaurant, nightclub, and entertainment mgmt. company) until March 2015.
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, the125-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 1-3
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 1st Floor	Leased until February 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 2nd 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 9th Floor	Leased until August 2020		15,000	The College leases office space for Communications and Marketing, Web Services, Creative Services, Finance, Development and Alumni Relations.
16.China Trade Building	2 Boylston Street	Leased until July 2014		2,190	The College leases space for the Emerson Engagement Game Lab and administrative space for the Office of The Arts.

Table 1-4
Emerson College
External Programs

NAME	ADDRESS	DATE PURCHASED	HEIGHT	GROSS SQUARE FOOTAGE	Description
17. Los Angeles Center	4001 West Alameda, Burbank, CA	Leased	NA	4,000 (rentable)	The College leases 4,000 square feet of space in an office building near Universal Studios, Warner Brothers, and NBC, which is outfitted for classrooms as well as offices for faculty and staff. Approximately 125 seniors study there each semester. Completely furnished student housing is offered a short distance from the center at the Oakwood Apartments complex. The apt. lease will expire in December 2013, and the office space lease will expire June, 2014.
18. Castle 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.
19. Emerson College Los Angeles	5960 Sunset Blvd, Hollywood, CA	2008	10 Story	102,000	The College purchased a vacant lot in March 2008 to build a permanent center for its Los Angeles internship program. Opening in January 2014, the new facility will include classrooms, faculty offices, an auditorium, a residence hall for 220 students, and underground parking.

Table 1-5
Emerson College
Partnerships

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 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.

1.5 Student Population Served

Since the fields of study offered by the College, Communication and Performing Arts, are more specialized than those offered by a general university or liberal arts college, the College draws from what is and will be a fairly fixed pool of potential enrollees.

Current Undergraduate Enrollment: Full-time: 3586. Part-time: 74. FTE: 3611. The College projects minimal growth over the next ten years.

Graduate Student Enrollment: Full-time: 733. Part-time: 96. FTE: 765. 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: 135. FTE: 45. 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 2007, the College has added two dormitories to its campus, the Colonial Residence Hall and the Paramount Center which house a combined total of 634 students.

1.6.1 Description of 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.

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 the retail tenant 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 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.

1.6.4 Current Housing

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 1-6** refers to Emerson College's current housing.

Table 1-6

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

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: 173
Part-time Faculty: 292
Part-time FTE: 97.3
Total Faculty FTE: 270.3

Current Staff
Full-Time: 461
Part-Time: 12
FTE: 467

1.8 Campus Resources

Campus Police (emergency line)	824-8888
Academic Advising	824-7876
Center for Health and Wellness	824-8666
Disability Services	824-8592
Counseling and Psychological Services	824-8595
Dean of Students	824-8640
Graduate Studies	824-8612

2.0 Proposed Institutional Projects

2.1 80 Boylston Street (The Little Building)

The Little Building dormitory is an existing 12 story structure built in 1915. 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.

A major repair and restoration of the facade of this significant building was planned for 2006. The College unexpectantly placed the project on hold when plans for the core alignment for Phase III of the MBTA's Silver Line were made public.

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. Deterioration has reached a point whereby the façade repairs will now commence in the summer of 2014. As a means to reduce the potential seismic demand in the existing steel framed structure, it will be necessary to utilize a light weight replacement material in concert with localized structural augmentation of the existing frame. The amount of replacement of existing steel supports remains unknown until the construction of the building envelope is underway.

Currently the design team are researching the most appropriate materials to accomplish the above façade repairs. However it is anticipated that a cast masonry like material capable of replicating the ornate detail of the original façade will be used. In 2010 Emerson College engaged Feldman 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 pertain only to requirements resulting from the above façade work and therefore are limited to life safety improvements. 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.

The repair work will be done in two phases: Phase I will require half the students of the building on floors 3 through 12 to be relocated to the proposed 1-3 Boylston Place Residence Hall. The first and second floors would remain open which include the dining hall, retail spaces, the fitness center, offices, and the Emerson Police department. Phase II will again require the remaining one half of the students on floors 3 through 12 to be relocated to the aforementioned 1-3 Boylston Place Residence Hall.

2.2 Project Summary 1-3 Boylston Place

The Emerson College Boylston Place Residence Hall site comprises parcels 1, 2 and 3 Boylston Place along with an egress easement south of properties 130 through 140 Boylston Street and east of the Emerson Piano Row Residence Hall. The combined parcels and easement area occupies approximately 6,800 SF in the Piano Row portion of Boston's Midtown Cultural District. Adjacent properties include private residences and ground floor retail to the north, Emerson College's Walker Building to the east, the Tavern Club to the south and the College's Piano Row Residence Hall to the west.

The project site comprises approximately 82 linear feet of frontage on Boylston Place, commonly referred to as 'the alley' by students and local Bostonians alike. In addition to Emerson College, other uses and properties with frontage on the alley include the Tavern Club, a private members club, founded in 1884, the Liquor Store and Estate nightclubs, Sweetwater Tavern and the entrance to the State Transportation Building and City Place food court.

In the wider geographic context, the project site sits at the heart of the city block bounded by Boylston Street to the north, Tremont Street to the east, Stuart Street to the south and Charles Street to the west. Boylston Place bisects the block with its main entrance facing the southern portion of Boston Common. **(See Figure II)**

Design and Relation to Site Context

Emerson College's proposed project will provide student housing in a suite style residence hall for approximately 375 - 400 students. Suites comprise of double and single occupancy rooms with shared bathroom facilities. Resident assistant rooms and a resident director's apartment make up the complement of housing. Ground floor uses include an entrance lobby, laundry facilities, mail room, security and other support spaces. The project will be connected to the existing Piano Row Residence Hall loading dock which will be demolished and reconfigured to improve serviceability for both structures. An exterior amenity terrace with views over Boston Common is proposed for the fourteenth floor.

There are two existing buildings currently occupying the site of the proposed residence hall. Number 1 and 2 Boylston Place is an early 20th century commercial building constructed as a rear addition to number 130-132 Boylston Street. The building is characterized by irregular fenestration in a red brick masonry façade dictated by utilitarian needs rather than aesthetic composition. The building contributes to the 19th century feeling of Boylston Place in a minimal way and lacks individual architectural distinction. The proposed project requires this building be demolished.

Number 3 Boylston Place, also known as the Ancient Landmark building, was constructed in 1888 as a lodge for the Independent Order of Oddfellows. The red brick masonry, stone and copper exhibits an eclectic combination of Queen Anne and Romanesque revival architecture unique in the Midtown Cultural District. It currently houses the 'Sweetwater Tavern restaurant tenant at grade with some ancillary office space on the upper floors. The building interior has unfortunately undergone several major changes over the years that have left little of original architectural significance. The proposed design aims to preserve and incorporate the façade of the 'Ancient Landmark' building into the new project.

EMERSON COLLEGE : **BOYLSTON PLACE 1-3**

Project Aerial
1" = 200'

N

ELKUS | MANFREDI ARCHITECTS

FIGURE II

Ground floor student activity at the new lobby in addition to the residence hall entrance on Boylston Place will bring new life to the alley over a longer duration as students come and go to class.

Approximate Project Dimensions

Total Gross Square Feet	89,900
Building Footprint	5,615
Number of Stories/Building Height	18/171' *
Lot Area (1 through 3)	6,791
Floor area Ratio	13.2

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

Height and Massing

The project is proposed to be 18 stories in height and shall not exceed 171 feet excluding rooftop mechanical equipment. The lower residence hall portion has a building footprint of approximately 5400 square feet. The upper residence hall portion of the building steps back at level 14 from zone 3 at a height of 126' resulting in a footprint of approximately 4500 square feet for stories 14 through 18. The project proposes a roof terrace at level 14, designed to take full advantage of views towards Boston Common and the State House beyond. The building massing is further broken down to express multiple volumes that reduce the visual impact of the new building when viewed in the context of Boylston Street. The positioning of the mechanical penthouse, the tallest element in the project, is such that all portions of the new building when viewed from Tremont Street and Charles Street are entirely framed by taller structures to the south such as the W Hotel, One Charles and the Revere Hotel. The arrangement of the building massing at the lower registers in Boylston Place reduces scale to complement the smaller structures that exist in the alley, in particular the 'Ancient Landmark' building at number 3 Boylston Place, the façade of which will be incorporated into the new structure.

Materials and Architectural Elements

The exterior materials palette for the facades of the project will be drawn from a contemporary combination of glass and masonry with lesser elements of metal reminiscent of the weathered patina copper spandrels and cornice work of the adjacent historic structures. Masonry elements being considered are also drawn from the rich palette of stone, brick and terracotta found in many buildings in the locale. In particular, Emerson College's Little Building, Walker Building and Piano Row Residence Hall.

Glass elements will contribute to the massing composition with varying transparent, translucent and opaque qualities designed to maximize views of the Boston Common from student residence hall rooms where applicable. The project subtly enhances the character of the Emerson College Boylston Street facades with a building that is both recessive in nature while creating a visually grounded vertical element in Boylston Place.

Project Costs

The College is currently determining the costs for the proposed project with an estimated start date in the spring of 2014 and a completion date in the summer of 2016. There are no estimated development impact payments as this project does not meet the requirements of a DIP project and doesn't exceed 100,000 square feet.

2.3 122 & 124 Boylston Street (Walker Building)

The College proposes to convert this ground floor retail space to a secondary dining facility to be operated by Sodexo, the College's authorized food service vendor in the summer of 2014.

2.4 216 Tremont Street (Union Warren Savings Bank Building)

The College plans to upgrade the HVAC system with an estimated completion date of September 2014. An upgrade to the fire alarm system will start in June 2014, with an estimated completion date of June 2015.

3.0 URBAN DESIGN AND PLANNING FRAMEWORK

Emerson College is an urban campus where the students participate in the everyday work environment of the City and its surrounding elements. The design principles utilized by the College are dependent largely on the particular location of the project in the Midtown Cultural District. Emerson College has always respected the urban landscape of its campus environment and will continue to utilize design concepts that blend into the urban context of the adjacent neighboring properties.

Emerson College began a Campus Master Planning Process in 2012 which included the Emerson College Framework Plan. This Framework Plan was conducted over a 6 month period and provides for a long-term vision for the physical development of the school's campus in support of its mission which is included in an earlier section of this amendment. The Urban Design Objectives from the framework plan are:

- Creation of a campus, not just a collection of buildings
- Leveraging existing urban amenities to create community
- Consolidation of Emerson's real estate along Boylston Street and Boylston Place

The current location of the campus has made a positive change for the City of Boston and has improved Emerson's visibility. The Plan also identified the need for the College to maximize its development potential within its existing landholdings including 1-3 Boylston Place.

Utilizing the urban design elements in Boylston Place, the Emerson College Boylston Place 1-3 building massing has been arranged in such a way as to harmonize with the varied heights and building massing evident in the city block bounded by Boylston, Tremont, Stuart and Charles Street South when viewed from a distance at several different locations. Care has also been taken to ensure the project compliments the character of Boylston Place ("the alley") at the pedestrian level. The existing structure at 1-2 Boylston place was originally constructed in 1921 as an addition to the "Seville" restaurant at 130/132 Boylston Street. Replacing two smaller federal style row houses, similar to numbers 5 and 6 Boylston Place, this utilitarian building contributed little to the character of the alley. The ad-hoc rhythm and scale of the window fenestration, along

with the brick façade which is void of architectural detail stands alone in the context of its neighbors, including the Walker Building to the East. Emerson's new residence hall seeks to redress this issue.

The new building continues the alley street wall rhythm with a contemporized version of the predominant bay window. The Northern portion of the building, similar in height to the Walker building, proposes a heavily rusticated brick base that carries the street wall height of 50' through the project. Taller portions of the project are set back from the plane of the street wall. The introduction of a new architectural element, adjacent to number 3, celebrates the serendipitous nature of the alley with complimentary materials while also creating separation between the retained façade, allowing the ancient landmark building to remain as a volumetric expression, not simply a 'wallpaper' façade. Large windows framing the ground floor entry lobby will enliven the alley, improving the public realm. Service and loading for the new building takes place from the shared Piano Row loading dock to the rear.

4.0 TRANSPORTATION AND PARKING MANAGEMENT

Because the project has no associated parking, the proposed dormitory will not generate auto trips therefore no vehicular traffic analysis was done. This project will help minimize pedestrian traffic on Boylston Street due to the close proximity of other Emerson buildings which would enable students to traverse across Boylston Place Alley to enter the Walker Building or the Tufte Performance and Production Center.

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. To date, the College has not received comments on the transportation studies in Section 4 of the Project Notification Form, (PNF) submitted August 26, 2013, and as presented during the Scoping Session on September 12, 2013. The College will work with BTD on any future comments regarding the proposed project at 1-3 Boylston Place.

5.0 ENVIRONMENTAL SUSTAINABILITY

The Boylston Place project is registered with the U.S. Green Building Council and plans to achieve LEED Gold Certification status. The design will make efficient use of resources including energy, water and building materials. 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 development project at 1-3 Boylston Place. For additional information on sustainability goals, and LEED certification, please refer to letters from The Green Engineer, LLP, Haley & Aldrich Inc., and the Boston Groundwater Trust. **(See Appendix B)**

6.0 OTHER

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

Boston Redevelopment Authority

Boston's Planning & Economic Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Peter Meade, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

September 30, 2013

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 August 26, 2013. 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
Linda Kowalcky, BRA
Denny Ching, Mayor's Office of Neighborhood Services

BOSTON REDEVELOPMENT AUTHORITY

SCOPING DETERMINATION

FOR

EMERSON COLLEGE
INSTITUTIONAL MASTER PLAN AMENDMENT

PREAMBLE

On August 26, 2013, Emerson College submitted to the Boston Redevelopment Authority ("BRA") an Institutional Master Plan Notification Form ("IMPNF") seeking an amendment to the Emerson College Institutional Master Plan (" IMP Amendment") detailing the repair and restoration of 80 Boylston Street (The Little Building), the addition of 1-3 Boylston Place as a Proposed Institutional Project to the Emerson College Institutional Master Plan, the conversion of 122 and 124 Boylston Street (Walker Building) ground floor uses from retail space to a secondary dining facility and the upgrade of the HVAC system of 216 Tremont Street (Union Warren Savings Back Building) ("Proposed Projects").

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 Projects 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 IMPNF were made available to the public in both electric and hard copy format. A scoping session was held on September 12, 2013 with public agencies and a public meeting was held on September 3, 2013 at which the proposed IMP Amendment, as outlined in the IMPNF was presented. The comment deadline for the IMPNF was August 25, 2013.

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. Sixty (60) 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. In particular, the IMP Amendment should address the following:

- **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 of land, buildings, and 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.
- **Urban Design Guidelines and Objectives.** Emerson College will need to address a number urban design related issues that arise from the Proposed Projects 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 Projects.** Discuss the rationale for the program and location of the Proposed Projects.

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 Projects.

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

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 Projects.

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. This Notice shall be published within five (5) days after the receipt of the IMP Amendment by the BRA. In accordance with Article 80, public comments on the IMP Amendment shall be transmitted to the BRA within sixty (60) days of receipt of document. 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

Boston

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

September 6, 2013

Dear Ms. Sullivan:

Regarding the Project Notification Form for the Emerson College Project submitted to the BRA in August, 2013 the Boston Fire Department requires the following issues addressed by a qualified individual.

1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected.
2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted.
3. Impact on availability and accessibility to siamese connection locations for new buildings as well as for any existing buildings that might be impacted.
4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault.
5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL CH148).
6. For projects involving air-supported structures, it is critical that the impact of the design has on fire safety relative to the interaction of the area underneath the structure to the structure as well as to the interaction of the structure to the area underneath the structure.

These items should be analyzed for all phases of the construction as well as the final design stage. This project will need permits from the Boston Fire Department as well as the Inspectional Services Department.

Respectfully,

Bart J. Shea
Fire Marshal

Cc: Paul Donga, FPE, Plans Unit, BFD

NORTON S. REMMER, P.E. CONSULTING ENGINEERS

EIGHTEEN JOHN STREET PLACE • WORCESTER, MA 01609-2667 • (508) 756-2777 • FAX (508) 756-3840

Margaret Ings
Emerson College
Government and Community Relations
120 Boylston Street
Boston, MA 02116

September 20, 2013

RE: Letter from Boston Fire Marshal to Katelyn Sullivan, BRA, Dated September 6, 2013

Dear Ms. Ings

I have responded to the items listed by the Fire Marshal that requested a response relative to certain Fire Department concerns that relate to the proposed building to be located at 1-3 Boylston Place. I have included the issue as transmitted by the Fire Marshal and the response to each of those issues.

1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected:
   • Emergency vehicle access will be provided via the existing Boylston Place access and the existing Carver Street access will be continued and maintained. Access will be maintained during construction subject to the approval of the Construction Management Plan.

2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted:
   • Existing hydrant locations are available on Boylston Street and the same hydrants will be available for all existing buildings and for the proposed building located on Boylston Place.

3. Impact on availability and accessibility to Siamese connection locations for new buildings as well as for any existing buildings that might be impacted:
   • The new building will have no impact on the availability and accessibility of any Siamese connection for any existing building. The new building will provide Siamese connections along Boylston Place as approved by the Boston Fire Department and any additional location if required.

4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault:
   - The vault will be located in the basement of the building and contained within a three hour rated concrete enclosure. The vault will be protected in accordance with 780 CMR 903.2, Exception 6 if no fire

suppression system is provided for the vault or in accordance with 780 CMR 903.2, Exception 7 if a fire suppression system is provided for the vault.

5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Protection Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL Ch. 148)

- The members of the design and construction team are all familiar with the regulations affecting permits, permitting and regulations associated with the construction of a high-rise dormitory and have extensive experience in Boston with the permitting requirements associated with high rise structures and dormitory structures. The members of the team are familiar with the permits required for the various approvals and for carrying out the construction and the safety measures necessary to satisfy the permit requirements of the Boston Fire Department as well as the Inspectional Services Department.

6. Air Supported Structures: Not Applicable.

Sincerely,

Norton S. Remmer, P.E.
Code Consultant

Boston
Thomas M. Menino, Mayor

September 26, 2013

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

Reference: Emerson College, 1-3 Boylston Place Project Notification Form

Dear Ms. Sullivan:

Thank you for the opportunity to comment on the 1-3 Boylston Place Project Notification Form submitted on August 26, 2013. We look forward to working with the developer to ensure a successful completion of this much needed project.

The Public Works Department has reviewed the document and has the following comments:

1. The Public Works Engineering section requests that the Project Proponent follow our Standard Policy and Procedures for the Construction of Article 80 Projects in the City of Boston. Attached is a copy.
2. During construction the project proponent shall ensure that there is an ADA compliant pedestrian management plan created to ensure safe passage of pedestrians around the project site during construction.
3. Because of the complex nature of this project, the developer shall ensure that the contractor, who is responsible for constructing this project, will have a plan/shielding in place to protect pedestrians walking through Boylston Place or along Boylston Street from construction operations or falling debris.

The PWD looks forward to working with the proponents of this project and the BRA to ensure successful review and approval. If you have any comments please do not hesitate to contact Public Works Engineering at 617-635-4968.

Very Truly Yours,
Public Works Department

William R. Egan, PE
Chief Civil Engineer

attachments
cc: Para Jayasinghe, PE, City Engineer

PUBLIC WORKS DEPARTMENT / Boston City Hall / City Hall Square 02201
Joanne P. Massaro, Commissioner of Public Works
617-635-4900 Fax 617-635-7499

City of Boston Public Works Department

Standard Policy and Procedures for the Construction of Article 80 (Large Project and Small Project Reviews) Projects in the City of Boston

October 2011

The following policies and procedures shall act as a guide for proponents of private development projects (Article 80) in the City of Boston.

Sidewalk Construction

- Americans with Disabilities Act (ADA) compliance; all new construction in the city is required to meet the latest standards of the (ADA). The primary standards/specifications that the City of Boston designs to with respect to the public realm are CMR 521 and the proposed Accessibility guidelines for Pedestrian Facilities in the Public Right of Way, July 26, 2011. Other comments or questions regarding ADA accessibility issues can be addressed to the City's Commissioner for Persons with Disabilities (617)-635-3682.
- Pavers; In general, the city constructs sidewalks with concrete and does not use any pavers or bricks on local or collector roads outside of historic districts. If a developer is proposing to construct a new sidewalk in front of their development with pavers then the material itself shall be approved by the City of Boston Persons with Disabilities and the City's Public Improvement Commission. When proposing a public way that is not constructed with concrete, both the City's Disability Commission and the Public Works Department shall approve that alternative.
- Bricks; Brick pavers may only be used in the City's historic districts when the sidewalk, prior to construction of a particular development, has a brick sidewalk. The only type of brick that the City accepts are wire cut brick pavers (Endicott, Medium Ironspot, No. 46 or Pine Hall, Traditional Edge Paver, Pathway Full Range South Carolina or an approved equal). The use of brick where
- Concrete Sidewalks; The city uses a standard 4,000 psi mix for concrete sidewalks. Sidewalks are to be raked finished with 3/8 inch toweled joints. New sidewalks are to be 6 inches thick and are to be placed on a bed of 6 inches of compacted gravel.
- Pedestrian Ramps; Construction of Pedestrian Ramps shall be based on CMR 521. If a new ramp is constructed to replace an existing ramp, then the receiving ramp across the street shall be reconstructed if it does not meet the latest CMR 521 guidelines.
- Curb cuts; New curb cuts shall be approved by the City's Public Improvement Commission.

- Trees; All trees species shall be approved by the Parks Department. Tree pits shall be designed to allow for maximum water filtration and route saturation. If the tree roots do not get sufficient water then the roots rise to the ground surface and push up/warp the sidewalk.
- Bike racks and street furniture; All bike racks, benches or other street furniture shall be approved by the City's Public Improvement Commission. Street furniture shall be placed along the curb line. For sidewalks with width's that are greater than 10 feet street furniture shall be placed along the back of sidewalk. When determining the location of street furniture, keep in mind that a consistent/straight 4 foot path of travel shall be maintained along the entire length of the sidewalk.

Roadway and Street Maintenance

- Maintenance and care of roadway during construction; For development projects under construction, the developer shall ensure that the roadway adjacent to the contraction site is maintained in such a manor that the roadway surface shall be drivable. Any potholes and ruts that are the result of construction vehicles shall be patched as soon as practicable.
- Street sweeping; During construction, particularly during the excavation and foundation installation stages, trucks leaving the site shall be hosed down to prevent dirt and construction remnants from being tracked onto the street. The developer shall ensure that material, dropped or tracked onto the street shall be swept off of the street with a street sweeper.
- Final condition; Upon completion of the project the developer shall ensure that the sidewalks and road adjacent to the construction project a restored to the same or better condition as the city's road and sidewalk assets were prior to construction.
- Utility work; Trench excavation in the street or sidewalk shall be fully supported and designed in accordance with AASHTO Guidelines. Backfilling of all trenches shall be done in accordance with the "Rules and Specifications for Excavation Activity in the City of Boston. Public Works has a 100% haul away policy for all excavated materials. All backfill shall be clean, well graded fill compacted to ASTM T-120.
- Construction – No construction work such as pre assembly of building elements shall be done outside the fenced in limits of the project site without prior approval of the Public Works Department or the Boston Transportation Department.

Dewatering during construction

- For any project that requires dewatering during construction, the developer shall prepare a dewatering plan which shall be reviewed by the Boston Groundwater Trust (bgwt.org). The plan shall show the methodology for

dewatering, steps taken to limit drawdown of the water table outside of the construction area and the groundwater methodology.

Effects of Support of Excavation during Construction on City Streets

- When support of excavation is required to allow for the construction of afoundation it shall be designed for minimal deflection or disruption to the soil it is laterally supporting. If cracks or settlement of the adjacent roadway occurs during construction the project proponent will be responsible for reconstructing the roadway to its original condition. If it is determined by the City Engineer that extensive settlement and cracking of the roadway has occurred the proponent may be required to fully reconstruct the roadway and sub-base and compact the underlying soil.

Crane Use on City Streets

- Portable cranes brought to the site that are placed in the street for the purposed of lifting into place building materials or other construction components shall have a predetermined maximum lifting capacity based on the type of crane, its maximum reach and the size of the project area. The developer shall ensure that at all times there is sufficient factor of safety during raising or lowering material or equipment to eliminate the possibility of overturning or other failure of the crane apparatus'. The developer shall also determine the bearing capacity of the soil under the crane and that a cribbing system shall be installed when necessary to prevent settlement of the soil or potential crushing of underground utilities.

Demolition/Hazardous Materials Removal

- All hazardous materials being removed from the site shall be properly disposed of. Collection of hazardous materials shall meet all city, state and federal guidelines.

Drainage

- Water generated from construction activities shall be filtered through sedimentation basins prior to draining to the city's drainage system. The developer will be responsible for retaining an EPA NPDES Construction General Permit. http://cfpub.epa.gov/npdes/stormwater/cgp.cfm

Street lighting

- For projects where the developer will be installing street lighting on City sidewalks; the City of Boston street light standards, drawings and

specifications are available from the street light section located on Frontage Road in South Boston. All street lighting plans, weather standard or non-standard equipment, shall be reviewed and approved prior to construction by the City's street lighting group.

Utilities

- Excavation in the public way for replacement or connection to utilities shall be approved by both the Public Works Department and the Boston Transportation Department. The Public Works Department issues a permit to perform excavation and utility work. The Transportation Department approves the hours that the work can be performed and the traffic management plan. Excavation and backfilling shall be in accordance with the City's Rule and Specifications for Excavation Activity within the City of Boston guide dated 2-10-2009.

Reference Documents

- Pavement Guide for the Reconstruction and Overlay of City of Boston Streets. October 2011
- Sidewalk Guide for the Reconstruction of Sidewalks in the City of Boston, October 2011
- Excavation and backfilling shall be in accordance with the City's Rule and Specifications for Excavation Activity within the City of Boston guide, 2-10-2009.
- City of Boston Public Works Department Sidewalk Construction and Rehabilitation Policy for Non-Arterial (local and collector) Streets, September 2011
- City of Boston Street Lighting Specifications

EMERSON COLLEGE

Government & Community Relations

120 BOYLSTON STREET
BOSTON, MA 02116-4624
(617) 824-8299 phone
(617) 824-8943 fax
www.emerson.edu

October 3, 2013

William R. Egan, PE
Chief Civil Engineer
Public Works Department
Boston City Hall
City Hall Square
Boston, MA 02201

Dear Mr. Egan:

Thank you for your comments on Emerson College's 1-3 Boylston Place Project Notification Form. The College looks forward to working with you and the Public Works Department during the construction of this project. To that end, I would like to confirm that Emerson College will comply with the City of Boston Public Works Department Standard Policy and Procedures for the Construction of Article 80 Projects (Large Project Review and Small Project Reviews) in the City of Boston.

The College will also ensure that there is an ADA compliant pedestrian management plan for pedestrians to pass safely around the project site during construction. Accompanying this plan, the College will have a plan for protective coverage in and along Boylston Place to allow pedestrians to walk through safely during construction operations.

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 Water and Sewer Commission

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

September 27, 2013

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

Re: Emerson College
1-3 Boylston Place Residence Hall Project Notification Form
Institutional Master Plan

Dear Ms. Sullivan:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the 1-3 Boylston Place Residence Hall and the Institutional Master Plan (IMP) for Emerson College. This letter provides the Commission's comments on the PNF and the IMP.

Emerson College, the proponent, proposes a 407-bed student residence hall on an approximately 6,791 square foot site at 1-3 Boylston Place in the Midtown Cultural District of Boston. The proposed building will be 18 stories tall and contain approximately 89,900 square feet. Currently, 1-3 Boylston Place is comprised of the following structures: The Estate nightclub at 1 and 2 Boylston Place and the Sweetwater Tavern at 3 Boylston Place. The existing structures will be demolished. The following properties are adjacent to the project site: private residences and ground floor retail to the north, Emerson's Walker Building to the east, the Tavern Club to the south and Emerson's Piano Row Residence Hall to the west.

According to the PNF, the proposed sanitary discharge for the 1-3 Boylston Place Residence Hall Project will be 26,650 gallons per day (gpd) and the water demand for the project is 29,315 gpd. For water service, the site is served by an 8-inch low service water main in Boylston Place.

For sanitary sewer service, there is an existing private 12-inch sanitary sewer located in Boylston Place.

For storm drain service, there is a private storm drain in the alley behind the proposed project site. Emerson College should confirm the location of all water and sewer mains within the vicinity of the project area during the design phase of the project.

The IMP proposes the following additional projects:

- 80 Boylston Street (The Little Building)- Repairs and replacement of the existing building façade.

- 122 and 124 Boylston Street- The addition of a dining hall to be operated by Emerson College's food service vendor.

- 216 Tremont Street- Upgrades to the HVAC and fire alarm systems.

The Commission's general comments on the proposed PNF project and IMP projects are as follows:

General

1. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.

2. All new or relocated water mains, sewers and storm drains must be designed and constructed at Emerson College's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.

3. The Department of Environmental Protection, 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 this regard, DEP has been routinely requiring proponents proposing to add significant new wastewater flow to assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, DEP is typically using a minimum 4:1 ratio for I/I removal to new wastewater flow added. The Commission supports the DEP/MWRA policy, and will require Emerson College 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.

4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at http://bostoncompletestreets.org/

5. For any proposed masonry repair and cleaning Emerson College 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 College 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 College 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.

6. Emerson College should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Emerson College will be required to apply for a RGP to cover these discharges.

7. The project sites are 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. Emerson College 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.

8. Emerson College is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer

facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.

9. The Commission will require Emerson College to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction.

10. It is Emerson College'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 College 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 College 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 College should also provide the methodology used to estimate water demand for the proposed project.

2. Emerson College should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Emerson College should consider outdoor landscaping which requires minimal use of water to maintain. If Emerson College plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.

3. Emerson College 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 College should contact the Commission's Operations Division 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 College should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application Emerson College will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

   - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when 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 structures or treatment structures to be utilized during the construction.

   - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.

2. The Commission encourages Emerson College to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.

3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Emerson College 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 College will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.

4. 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 College will be required to meet MassDEP Stormwater Management Standards.

5. 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.

6. The Commission requests that Emerson College install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Emerson College should contact the Commission's Operations Division for information regarding the purchase of the castings.

7. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. Emerson College is advised to consult with the Commission's Operations Department with regards to grease traps.

Thank you for the opportunity to comment on this PNF and IMP.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/ah

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

Nitsch Engineering

2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

October 4, 2013

Ross Cameron, RIBA
Senior Associate
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

RE: Nitsch Project #9730
1-3 Boylston Place
Civil Engineering Services
Boston, MA

Dear Ross:

We have reviewed both the Boston Redevelopment Authority (BRA) Scoping Determination and the Boston Water and Sewer Commission (BWSC) comment letter for the above referenced project. Both of these sets of 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 BRA and 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 include the elements described in the Scoping Determination. We 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.

Our submittal will also address the BWSC letter dated September 27, 2013. 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.

Gary F. Pease

Gary F. Pease, PE, LEED AP BD+C
Vice President – Civil Engineering

GFP/fmk

P:\9730 Boylston Place\Correspondence\Outgoing\ema letter(rev).docx

Mary Higgins

From: Sullivan, Katelyn <Katelyn.Sullivan.bra@cityofboston.gov>
Sent: Thursday, September 12, 2013 9:43 AM
To: Margaret Ann Ings; Mary Higgins

See below for your records.

From: Marsh, Carrie - Parks Dept
Sent: Thursday, September 12, 2013 9:41 AM
To: Sullivan, Katelyn
Subject: RE: Reminder: Emerson 1-3 Boylston Place Scoping Session

Hello – this project is 135' from the Boston Common, so is beyond the jurisdiction of the Parks Commission and will not be reviewed.

. . . . . .

Carrie Marsh
Executive Secretary
Boston Parks Commission
1010 Massachusetts Avenue
Boston, Massachusetts 02118
Direct 617-961-3074
Main 617-635-4505
Fax 617-635-3256
carrie.marsh@cityofboston.gov

Help us to improve your parks and open spaces!
Please follow the link to complete the Boston Open Space Questionnaire:
http://www.cityofboston.gov/parks/about/questionnaire.asp

MEMORANDUM

TO: Katelyn Sullivan, Project Manager
FROM: David Grissino, Senior Architect/Urban Designer
DATE: September 27, 2013
SUBJECT: Emerson College
Institutional Master Plan Notification Form
Project Notification Form, 1-3 Boylston Place

URBAN DESIGN COMMENTS

Background

On August 26, 2013, Emerson College filed an Institutional Master Plan Notification Form (IMPNF) which described proposed future projects at 80 Boylston Street, 1-3 Boylston Place, 122&124 Boylston Street, and 216 Tremont Street. On August 26, 2013, a Project Notification Form (PNF) was also filed for 1-3 Boylston Place, a project consisting of approximately 89,000 square feet of new space in a 407-bed residence hall with a height of 171 feet.

Supplemental information regarding proposed changes to the campus outlined in the IMPNF and the PNF should be submitted in order to provide enough information to evaluate the projects as proposed. Details of submission requirements are outlined in this memorandum.

Institutional Master Plan

Campus Organization and Vision
The IMPNF describes a range of projects, including those that are recently completed, ongoing, and proposed. The filing also describes newly purchased and currently leased properties.

Unlike many academic institutions in Boston, Emerson's campus is nestled deep within the Downtown Core and enjoys a unique relationship to the Boston Common, Theater District, and Downtown Crossing. The campus should be discussed through narrative and graphics which provide a planning framework for the recent property acquisitions and commitments to existing owned and leased facilities. In particular, the framework for the evolving physical configuration of the campus should explain the strategic rationale for the proposed 1-3 Boylston Place project.

Proposed Projects
Given the prominent location of 80 Boylston Street (the Little Building), additional information should be provided regarding the "major repair and restoration of the façade of this significant building". Materials, methods, and the scope of interior renovations should be discussed. Specific comments regarding the 1-3 Boylston Street project can be found below.

1-3 Boylston Place

Public Realm
The PNF provides some information regarding the internal layout of the residence hall's ground floor and elevations which diagrammatically depict the way the building will transition from the upper portions to the ground level. Supplemental information should be provided which outlines a more developed description of Boylston Place extending from Boylston Street to the State Transportation Building. Figure 11 should also be enlarged in order to show, with greater detail, the relationship between the proposed project and the existing context.

At least two ground-level perspective views should be provided, taken from a position 5'6" above the sidewalk. Views should be taken from each end of Boylston Place looking toward the project and include both existing and proposed conditions.

Environmental Impacts
While the PNF included information regarding wind, shadow, daylight, solar glare, and other environmental protection components, additional information will be required. The data for the pedestrian wind assessment and solar glare analysis conducted by RWDI should be submitted in their entirety to enable a full review and evaluation. Given the building's location (deeply setback from the Boylston Street edge) and height relative to the surrounding area, a qualitative wind assessment is sufficient.

The Daylight analysis described in Section 3.1.3 of the PNF should be resubmitted using the BRADA program to evaluate the skyplane and daylight impacts on surrounding areas. Locations should be reviewed with BRA Urban Design staff before analysis is undertaken.

Height and Massing
To fully understand the visual relationship of project to the surrounding area, additional ground level perspective views taken from a position 5'-6" above the sidewalk should be provided from several vantage points. Views should be provided from the corner of Charles Street and Beacon Street, Tremont Street and Park Street, 75 Park Plaza looking east, and from the bridge in the Public Garden. Both existing and proposed conditions should be provided for all view locations.

October 4, 2013

To: David Grissino, Senior Architect/Urban Designer

From: Emerson College

Re: Response to Memo dated September 27, 2013 to Katelyn Sullivan at the BRA

1-3 Boylston Place

Public Realm

The following are ground level perspective views taken from requested locations, both existing and proposed.

EMERSON COLLEGE : **BOYLSTON PLACE 1-3**

Enlarged Boylston Place East Elevation

ELKUS | MANFREDI ARCHITECTS

FIGURE 1

EMERSON COLLEGE : **BOYLSTON PLACE 1-3**

Boylston Place view looking South - Proposed

ELKUS | MANFREDI ARCHITECTS

FIGURE 3

EMERSON COLLEGE : **BOYLSTON PLACE 1-3**

Boylston Place view looking North - Proposed

ELKUS | MANFREDI ARCHITECTS

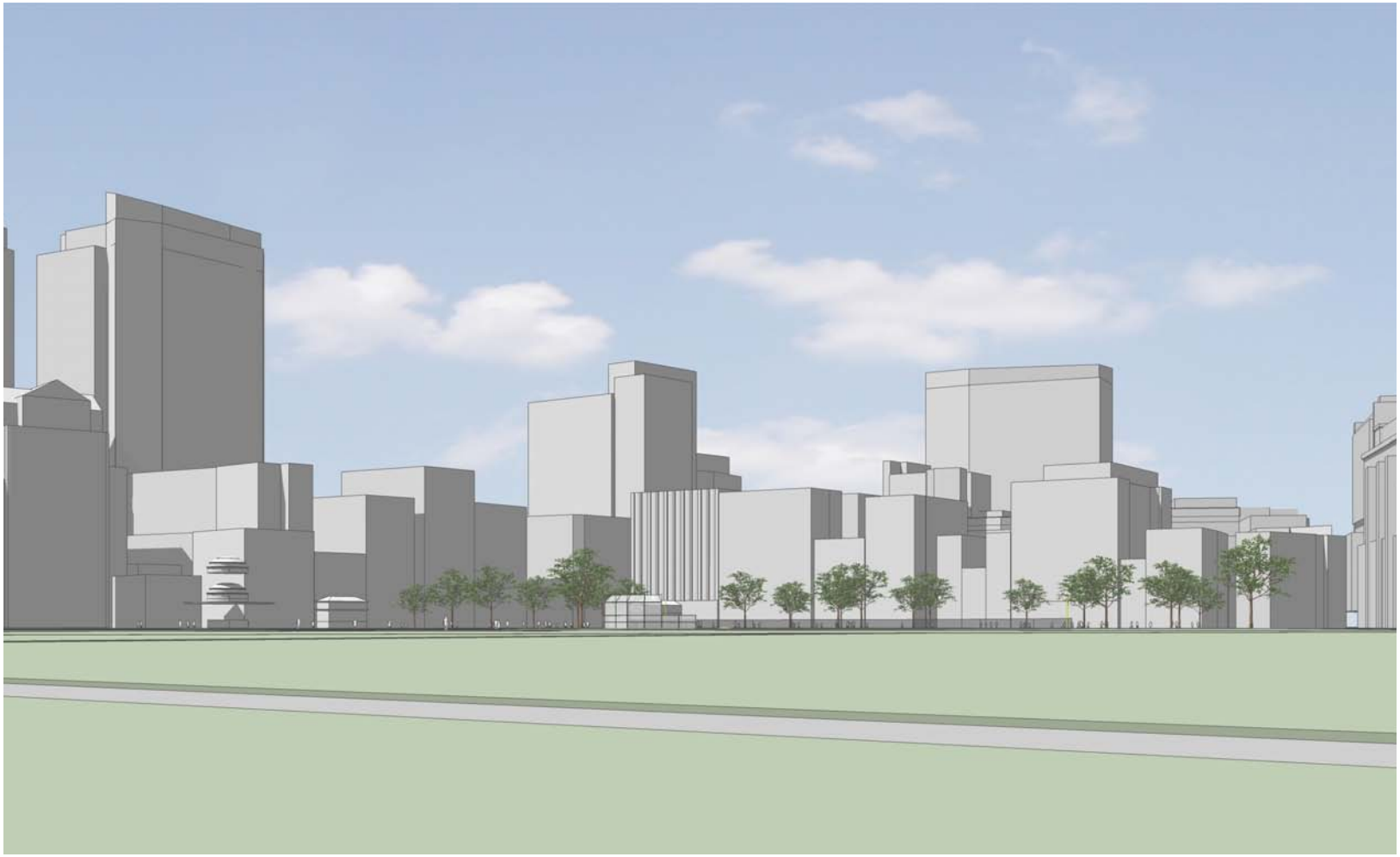
FIGURE 5

West Elevation

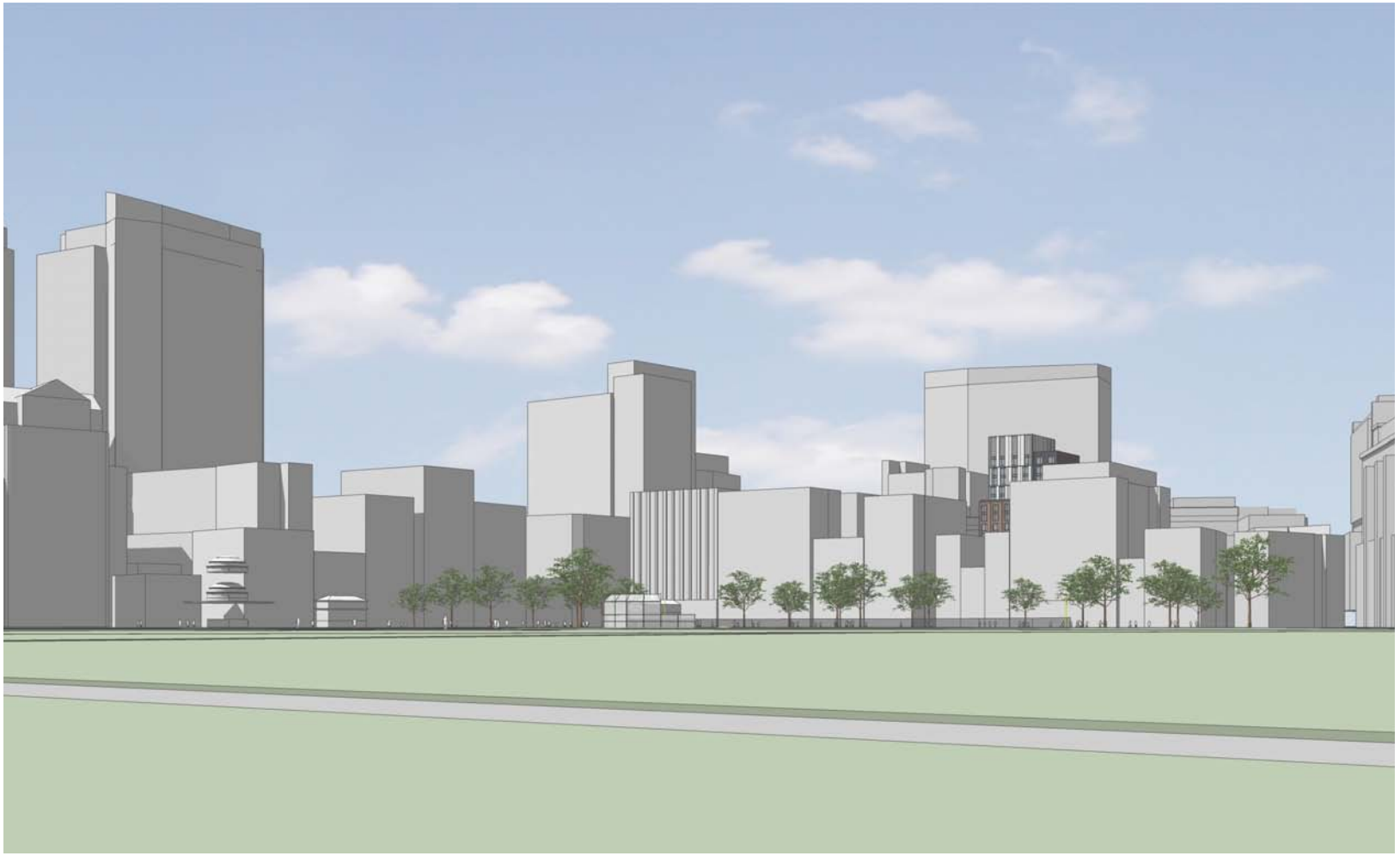
South Elevation

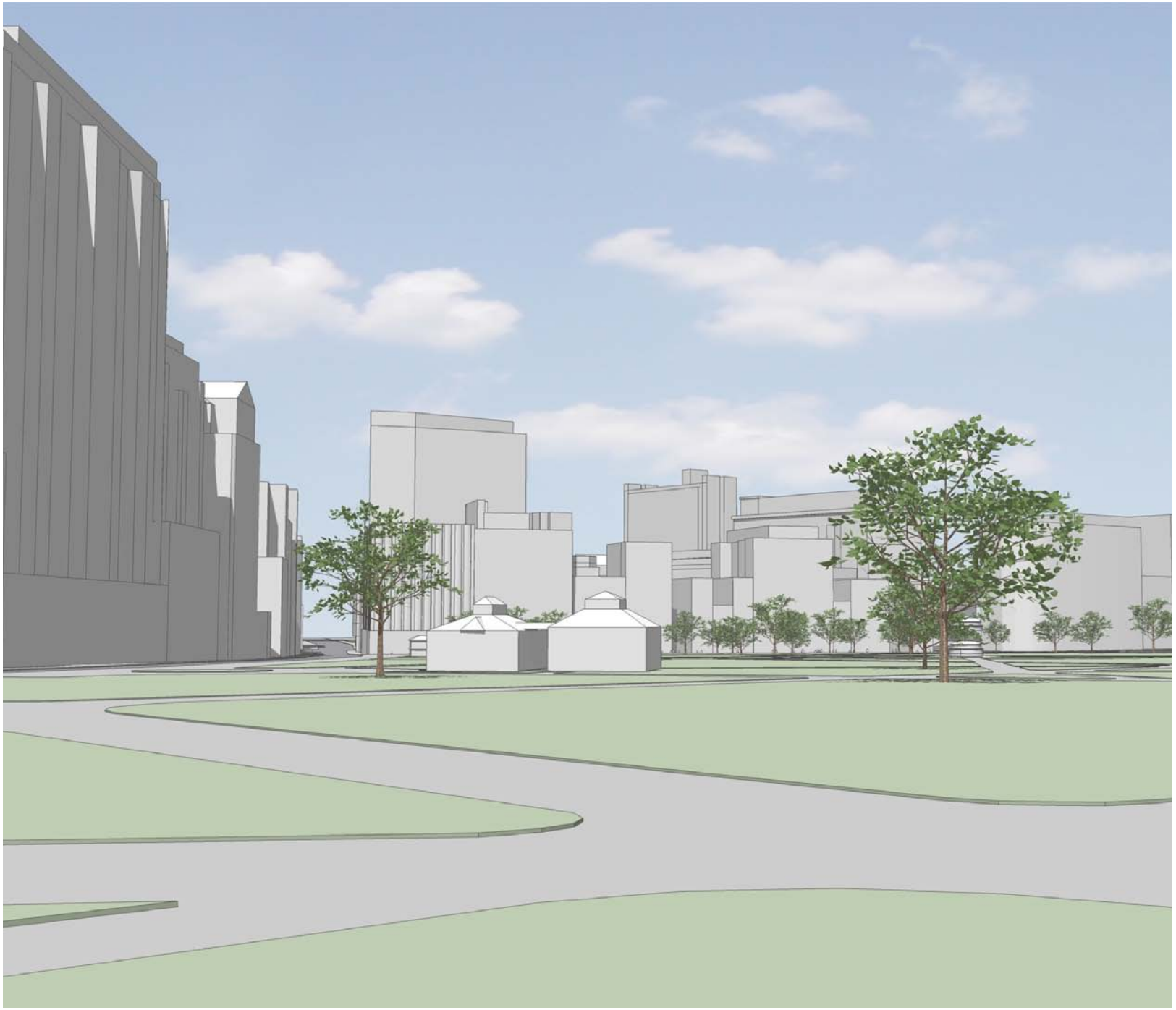
East Elevation


View




View



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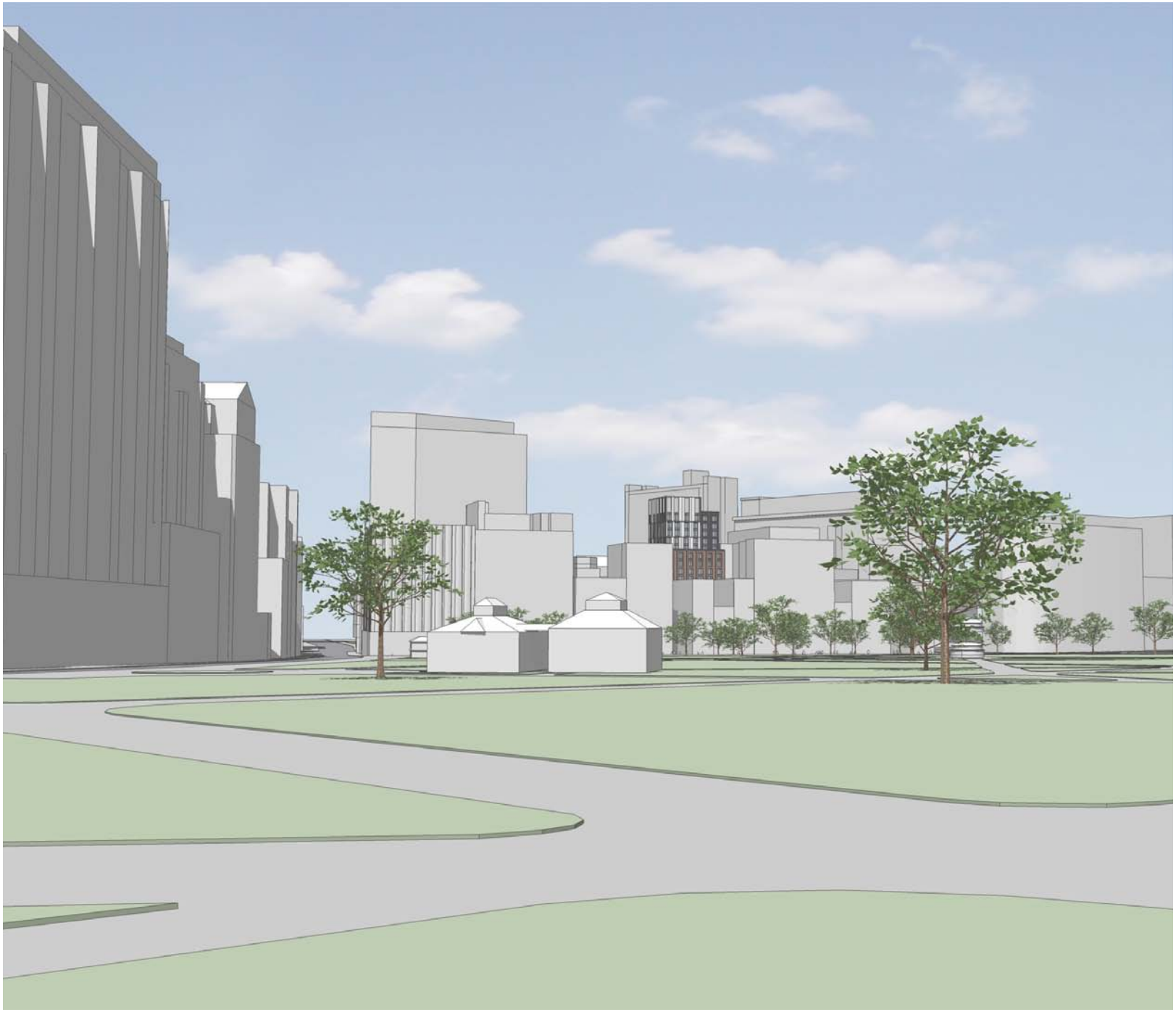


View


View


View


View


View

Emerson College at Boylston Place

Boston, MA

Pedestrian Wind, Solar Glare & Daylight Desktop Assessments

RWDI # 1302176
September 10, 2013

SUBMITTED TO

Jay M. Phillips
Associate Vice President
Facilities and Campus Services
Emerson College
120 Boylston Street
Boston, MA 02116-4624

SUBMITTED BY

Rowan Williams Davies & Irwin Inc.
650 Woodlawn Road West
Guelph, Ontario, Canada N1K 1B8
519.823.1311

Hanqing Wu, Ph.D., P.Eng.
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Specialist – Building Performance
joel.good@rwdi.com

Bill Smeaton, P.Eng.
Principal / Senior Project Manager
bill.smeaton@rwdi.com

1. Executive Summary

1.1 Pedestrian Wind Assessment

RWDI conducted a pedestrian wind assessment for the proposed development. It is located at the middle of a street block and separated by surrounding buildings from the adjacent streets. The existing wind conditions on these streets and Boston Common are not expected to be affected by the proposed development.

Boylston Place and an alleyway on the west side of the development are open to Boylston Street to the north and will be affected by winds that may be deflected down by the proposed development. Slightly higher wind activity is predicted on the passageway underneath an existing building to the south, and in the west alleyway and parking space, but the resultant wind conditions are still expected to be comfortable for pedestrian walking in general. Due to sheltering provided by the proposed building and the existing tall buildings, low wind speeds comfortable for standing are predicted along Boylston Place and they are appropriate for walkways and entrances to the existing and proposed buildings.

For the terrace at Level 14 , wind speeds are expected to be higher than desired for passive pedestrian activities, due to its elevation and exposure. Trellises, tall parapets and landscaping can be included in the design, in order to improve wind conditions to an appropriate level.

1.2 Solar Glare Assessment

RWDI performed a desktop analysis of the potential for solar reflection emanating from the proposed Emerson College building at Boylston Place.

The study found that the building is not expected to provide any reflection of high impact to the urban surroundings. A number of factors have limited the impact of the building reflections from Emerson College, including the use of low-reflectivity glazing. Creating a dynamic façade with a mix of glazed and opaque sections, has eliminated the possibility of long, continuous reflections at any time of the year.

Some glancing reflections are expected in mid-morning and mid-afternoon emanating from the east and west facades towards the north. To the north of the site is the Boston Common, a predominantly pedestrian area, limiting the impact of any reflections. The only roadways that are may receive occasional, scattered reflections are Park Plaza to the west and Charles Street to the north, both of which are one way streets in directions away from the proposed building.

1.3 Daylighting Assessment

RWDI performed a desktop daylighting study to asses the potential for indoor and outdoor daylighting levels for the proposed Emerson College building at Emerson Place.

The building is expected to receive ample levels of daylight. The building's height above directly adjacent buildings will give most floors access to relatively unmitigated levels of sunlight. The building's floorplan is designed such that a majority of spaces will have access to views and daylight. Regularly occupied spaces have been positioned on the perimeter of the building to enhance usable light. In the case of the residences, desks are positioned next to the façade, then living spaces, with less frequently occupied spaces such as corridors and lavatories placed in the core of the buildings.

Interior treatments and lighting controls ensure that daylight savings are taken advantage once the light has entered the building. Overlighting is controlled with solar control glazing and manual window treatments, or potentially fritted, light-diffusing glazing.

2. Pedestrian Wind Assessment

2.1 Introduction

Rowan Williams Davies & Irwin Inc. (RWDI) was retained by Emerson College to assess the potential wind conditions for the proposed project at Boylston Place in Boston, MA (Image 1). The objective of this assessment is to provide a qualitative evaluation of wind comfort conditions on and around the development and recommend mitigation measures, if necessary.

This qualitative assessment is based on the following:

- a review of regional long-term meteorological data;
- our previous wind-tunnel tests on buildings in the Boston area;
- design drawings received by RWDI on September 4, 2013;
- our engineering judgment and expert knowledge of wind flows around buildings[1,3]; and
- Use of software developed by RWDI (*Windestimator*[2]) for estimating the potential wind comfort conditions around generalized building forms.

This qualitative approach provides a screening-level estimation of potential wind conditions. To quantify these conditions or refine any conceptual mitigation measures, physical scale model tests would typically be required. Note that other wind issues, such as those relating to cladding and structural loads, door pressures, exhaust re-entrainment, snowdrifts, etc. are not considered in the scope of this assessment.

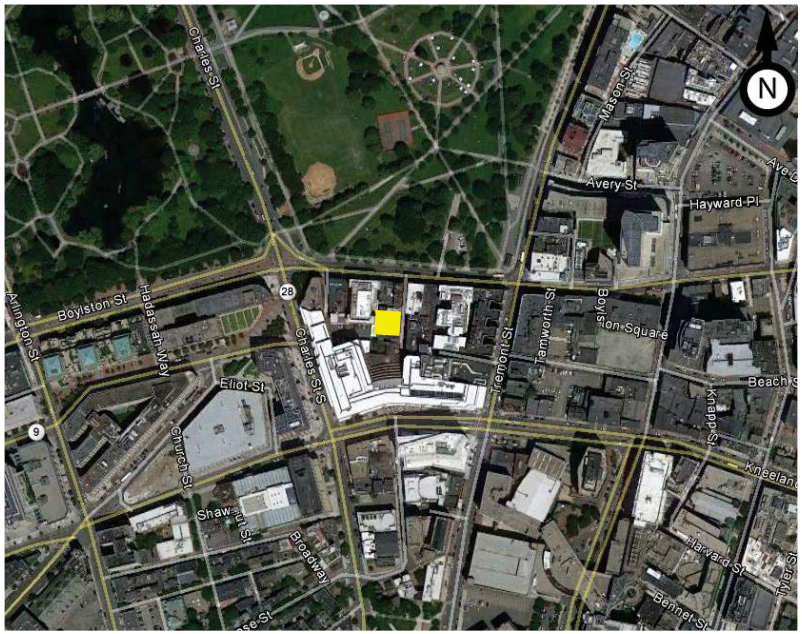


Image 1 - Aerial Photograph of Existing Site and Surroundings
(Courtesy of Google Earth™)

1. H. Wu and F. Kriksic (2012). "Designing for Pedestrian Comfort in Response to Local Climate", *Journal of Wind Engineering and Industrial Aerodynamics*, vol.104-106, pp.397-407.
2. H. Wu, C.J. Williams, H.A. Baker and W.F. Waechter (2004), "Knowledge-based Desk-Top Analysis of Pedestrian Wind Conditions", *ASCE Structure Congress 2004,* Nashville, Tennessee.
3. C.J. Williams, H. Wu, W.F. Waechter and H.A. Baker (1999), "Experience with Remedial Solutions to Control Pedestrian Wind Problems", *10th International Conference on Wind Engineering*, Copenhagen, Denmark.

2.2 Building and Site Information

The proposed development is located at the middle of a street block bordered by Boylston Street to the north, Tremont Street to the east, Stuart Street to the south and Charles Street to the west (Image 1). As shown by the image on the cover page and Image 2, the proposed development consists of an 18 story residence, plus a mechanical roof for a total height of 191'.

Pedestrian areas on and around the development include the building main entrance on the east facade (Location A in Image 2), walkways around the proposed building (B) including a passageway under an existing building to the south (B1), west parking area (C1) and alleyway (C2), terrace at Level 14 (D), public sidewalks (E) and Boston Common (F).

There are existing buildings with a similar or slightly lower height around the proposed development. Dense, tall buildings in the Boston downtown are located to the northeast, while Boston Common is located to the north and northwest.

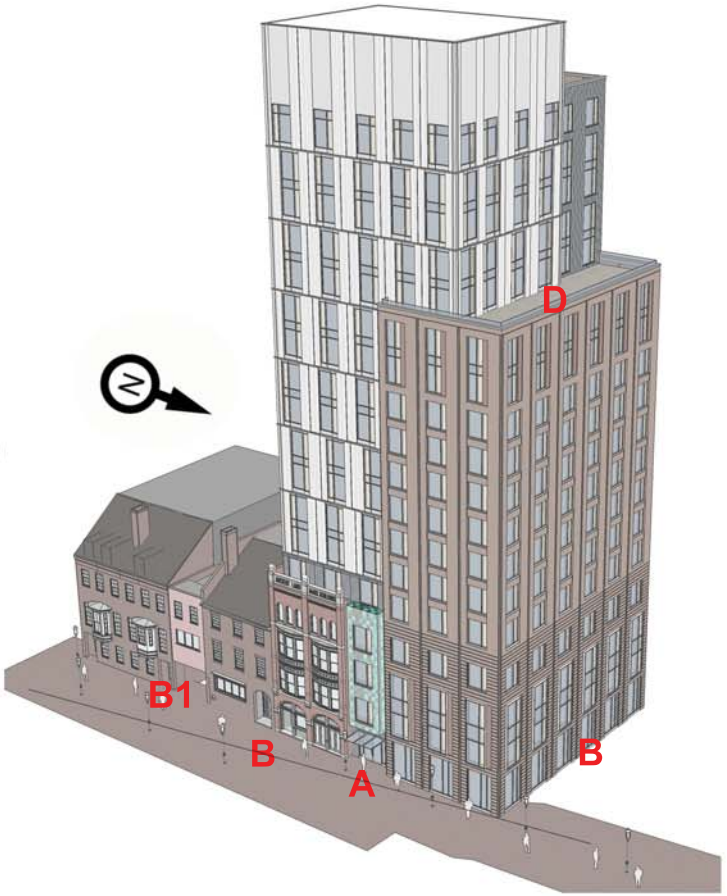


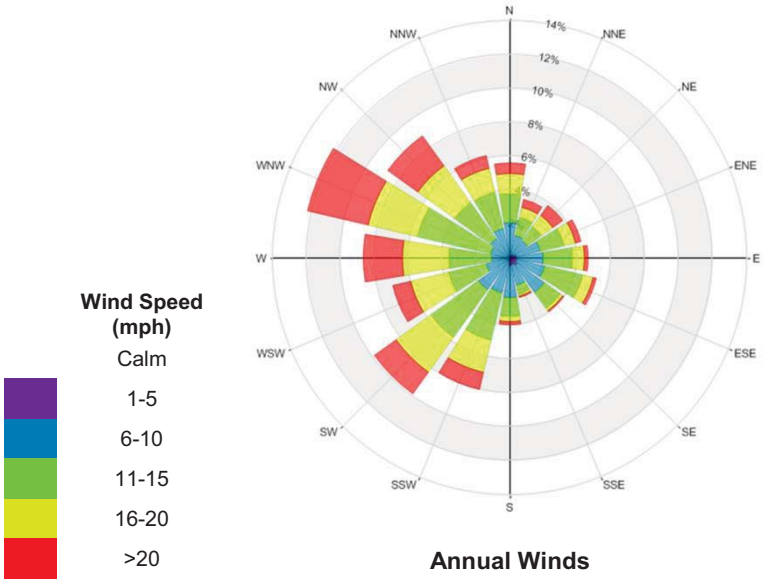
Image 2 – Pedestrian Areas

2.3 Meteorological Data

Wind statistics at Boston-Logan International Airport between 1981 and 2011 were analyzed for the spring (March to May), summer (June to August), fall (September to November) and winter (December to February) seasons. Image 3 graphically depict the distributions of wind frequency and directionality for these four seasons and for the annual period. When all winds are considered, winds from the northwest and southwest quadrants are predominant. The northeasterly winds are also frequent, especially in the spring.

Strong winds with mean speeds greater than 20 mph (red bands) measured at the airport are prevalently from the northwesterly directions throughout the year, while the southwesterly and northeasterly winds are also frequent.

Therefore, winds from the northwest, southwest and northeast directions are considered most relevant to the current study, while winds from other directions are also considered in our analysis.



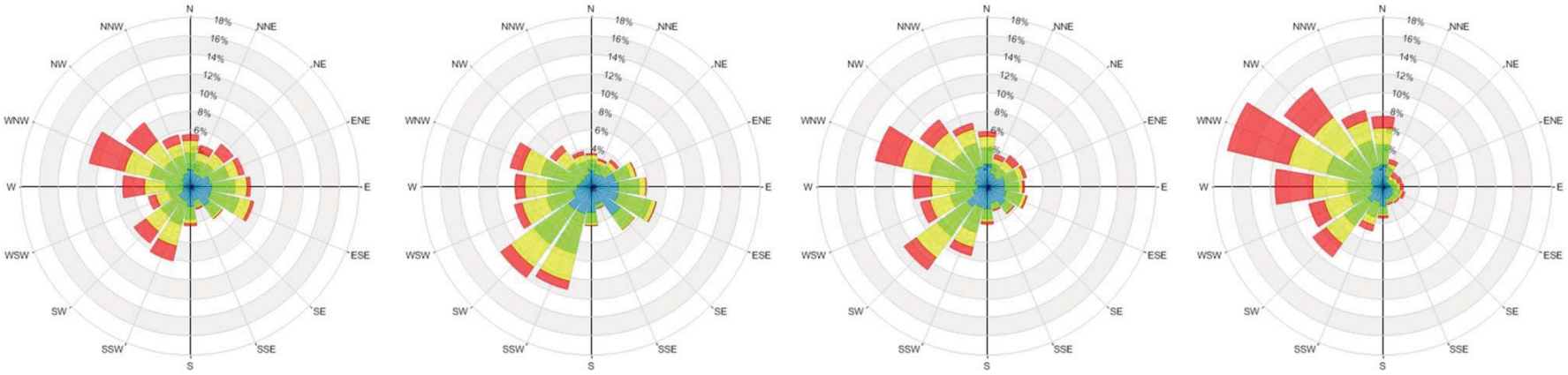


Image 3 - Directional Distribution (%) of Winds (Blowing From) - Boston Logan International Airport (1973 to 2011)

2.4 Explanation of Wind Criteria

The BRA has adopted two standards for assessing the relative wind comfort of pedestrians. First, the BRA wind design guidance criterion states that an effective gust velocity (hourly mean wind speed +1.5 times the root mean square wind speed) of 31 mph should not be exceeded more than one percent of the time. The second set of criteria used by the BRA to determine the acceptability of specific locations is based on the work of Melbourne[4]. This set of criteria is used to determine the relative level of pedestrian wind comfort for activities such as sitting, standing, or walking. The criteria are expressed in terms of benchmarks for the 1-hour mean wind speed exceeded 1% of the time (i.e., the 99-percentile mean wind speed). They are as follows:

Table 1: BRA Mean Wind Criteria *

Dangerous	*> 27 mph*
Uncomfortable for Walking	*> 19 and ≤ 27 mph*
Comfortable for Walking	*> 15 and ≤ 19 mph*
Comfortable for Standing	*> 12 and ≤ 15 mph*
Comfortable for Sitting	*< 12 mph*

* Applicable to the hourly mean wind speed exceeded one percent of the time.

Pedestrians on walkways and parking areas will be active and wind speeds comfortable for walking are appropriate. Lower wind speeds comfortable for standing are desired for building entrances where people are apt to linger. For outdoor terraces, low wind speeds comfortable for sitting are desired during the summer. In other seasons, wind conditions in these areas may not be of a serious concern due to limited usage.

The wind climate found in a typical downtown location in Boston is generally comfortable for the pedestrian use of sidewalks and thoroughfares and meets the BRA effective gust velocity criterion of 31 mph. However, without any mitigation measures, this wind climate is likely to be frequently unsuitable for more passive activities such as sitting.

4. Melbourne, W.H., 1978, "Criteria for Environmental Wind Conditions", *Journal of Industrial Aerodynamics*, 3 (1978) 241 - 249.

2.5 Potential Wind Conditions

Predicting wind speeds and occurrence frequencies is complicated. It involves building geometry, orientation, position and height of surrounding buildings, upstream terrain and the local wind climate. Over the years, RWDI has conducted more than 2,000 wind-tunnel model studies on pedestrian wind conditions around buildings, yielding a broad knowledge base. This knowledge has been incorporated into RWDI's proprietary software that allows, in many situations, for a qualitative, screening-level numerical estimation of pedestrian wind conditions without wind tunnel testing.

The development site is surrounded by existing buildings. Further away from the site, there are many tall buildings in all directions, except the north and northwest where Boston Common is located. The existing wind conditions on the development site are likely comfortable for standing on an annual basis, with higher wind activity during the winter and spring.

The proposed building is slightly taller than its immediate surroundings. It will intercept the prevailing northwesterly winds and deflect them down to the ground level (Image 4a). In addition, wind may accelerate along the narrow alleyway between the proposed and existing buildings (4b) and in the passageway underneath buildings (4c), where increased wind activity is anticipated.

Image 5 is an illustration of the northwesterly and northerly winds flowing around the proposed and existing buildings. The proposed development has a setback at Level 14 along the north façade. This is a positive design feature to reduce wind downwashing. The large existing building to the north also shelters the proposed building for winds from the north and northwest directions (see Image 5).

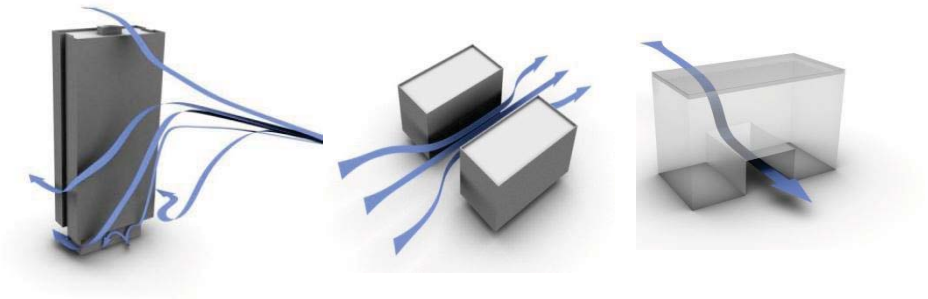


Image 4a – Downwashing Flow, 4b - Channeling Effect; 4c – Passage Acceleration

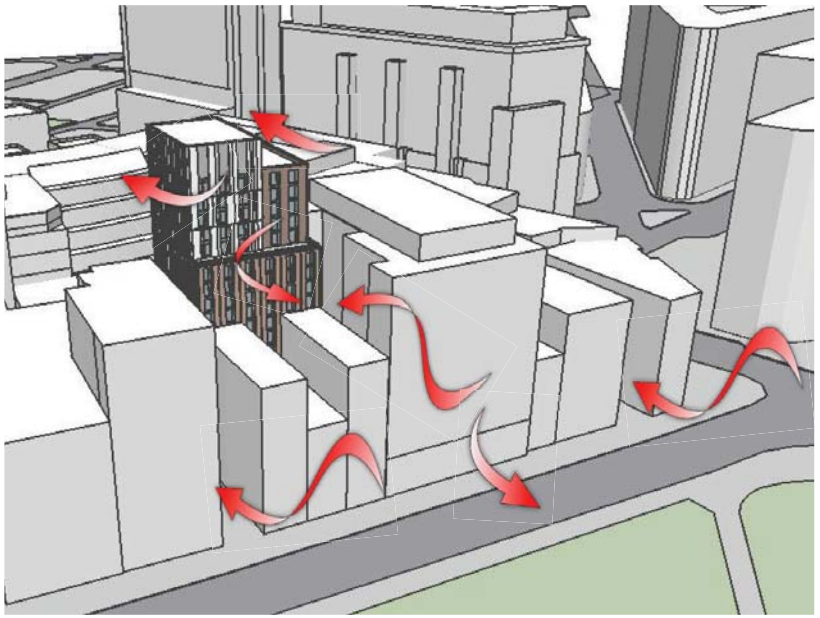


Image 5 – Flow Pattern of Northwest and North Winds around Buildings

Given the local wind climate and surroundings, it is our prediction that the future wind conditions on and around the site will meet the effective gust criterion in all pedestrian areas at grade. The following is a detailed discussion on pedestrian wind comfort conditions in key pedestrian areas.

A. Building Entrance

The main entrance to the proposed development is located on the east side of the building (Locations A in Images 2 and 6). It is sheltered by the proposed building from the prevailing northwest and southwest winds. The northeast winds are largely reduced by the dense existing buildings in the Boston downtown and adjacent areas. Therefore, suitable wind conditions are expected at the entrance.

The proposed entrance canopy and screen walls (see Image 2) are also positive for user comfort.

B. Boylston Place

Boylston Place is a narrow north-south alleyway, open to Boston Common at the north end and blocked by existing buildings at the south end. When the northerly winds flow into the alleyway, or northeast winds downwash off of the façade of the proposed building, there is no other large opening that will release these winds. As a result, wind speeds on the east and north sides (Location B in Image 2) of the proposed building will remain low, and comfortable for pedestrian standing or walking throughout the year.

When compared to the existing conditions, slightly higher wind speeds are anticipated within the passageway under the existing low-rise building to the south (Location B1 in Images 2 and 6). This is caused by the increased wind pressure differential when the west and east winds are aligned with the passageway. The resultant wind conditions are, however, expected to be comfortable for walking.

C. West Parking Area and Alleyway

The situation on the west side of the proposed tower is similar to the east side, except the wind speeds are expected to be slightly higher, due to the wind exposure and frequency. However, the resultant wind conditions are predicted to be suitable for the parking area (C1 in Image 2) and alleyway (C2), where pedestrians will be active and not stay in one outdoor spot for prolonged time.

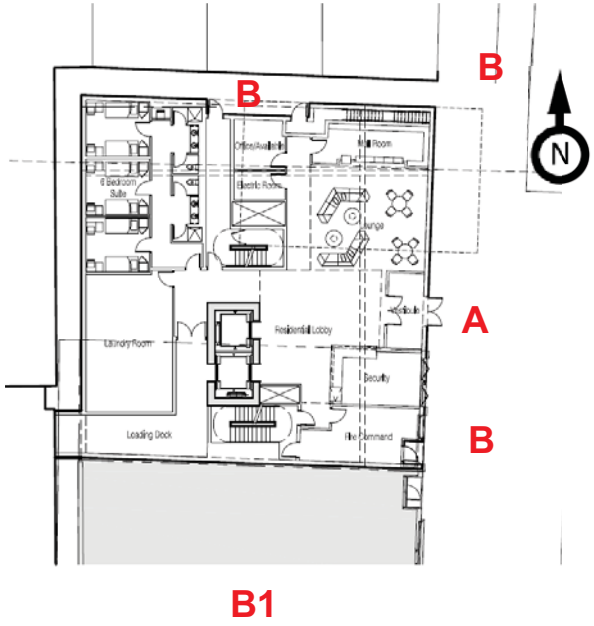


Image 6 – Ground Level Plan

D. Level 12 Terrace

The terrace on the north side of the building at Level 14 (Location D in Image 2) is expected to be sheltered by the proposed and existing buildings from the prevailing southwest, northwest and north winds. No uncomfortable or unacceptable wind conditions are expected at this level. However, it may be affected by the northeasterly winds, due to its elevation, resulting in wind speeds that are higher than desired for passive pedestrian activities such as sitting or standing. Railings at least 6 ft high are recommended along the perimeter for wind reduction. Overhead trellises are also recommended along the building façade for reduction of downwashing flows. Wind control examples are provided in Image 7.

E. Adjacent Streets and F. Boston Common

Wind conditions on the adjacent streets and Boston Common are not expected to be affected by the proposed development.

2.6 Applicability of Results

In the event of any significant changes to the design, construction or operation of the building or addition of surroundings in the future, RWDI could provide an assessment of their impact on the design considered in this report. It is the responsibility of others to contact RWDI to initiate this process.

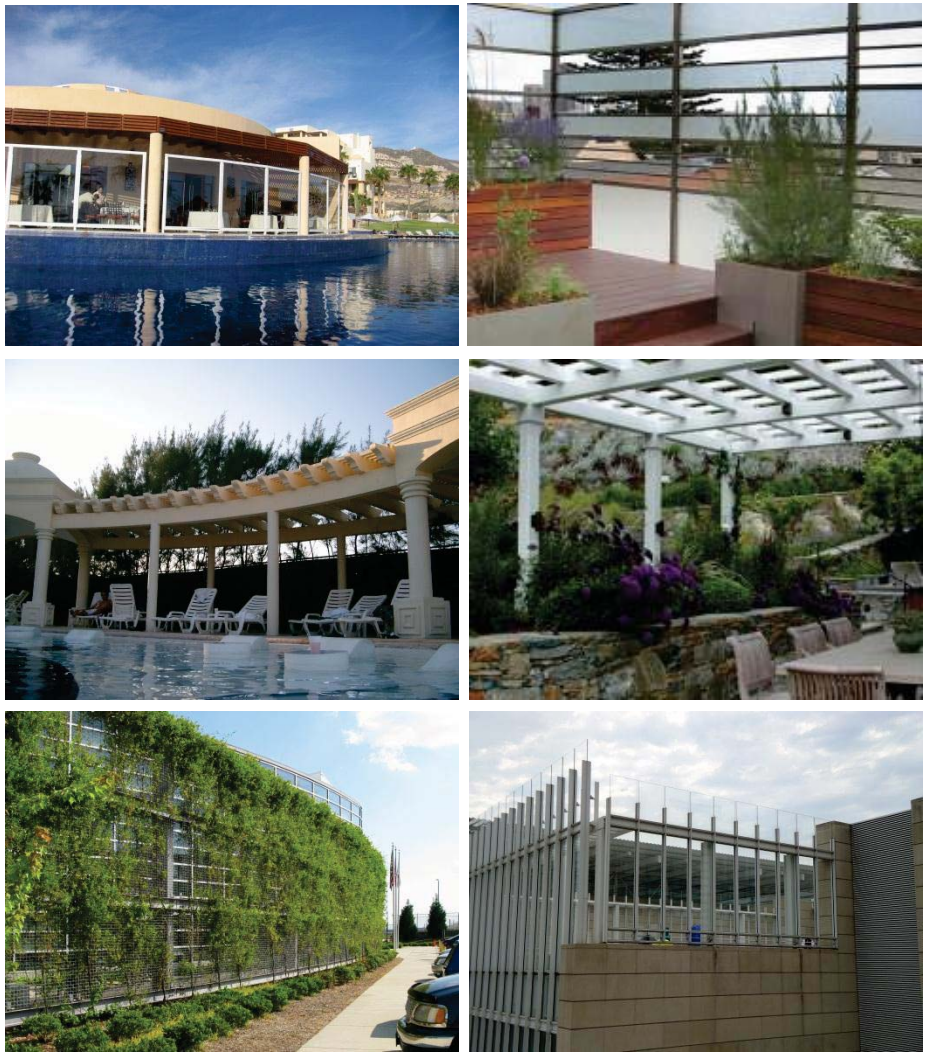


Image 7 – Mitigation Examples for Terraces

3. Solar Glare Assessment

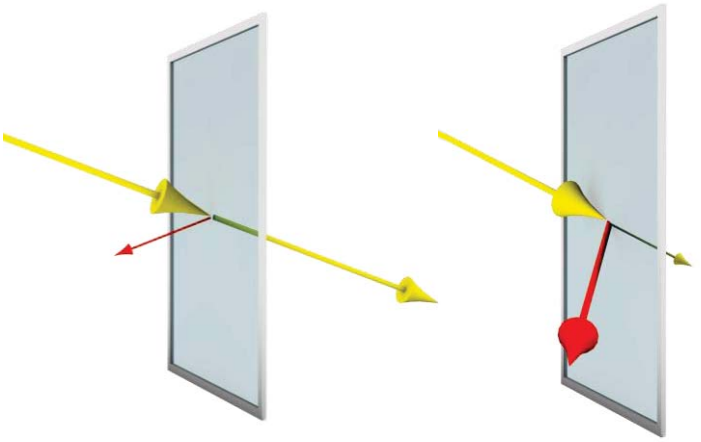
Urban Solar Reflection - Background

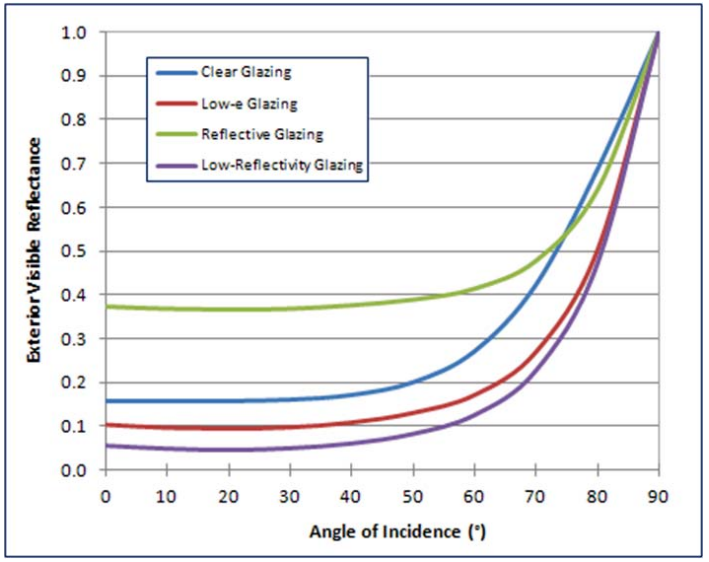
All buildings with glass facades will cause some degree of solar reflection. The reflective properties of glass are such that as the angle of incidence (angle between solar ray and surface) increases from normal, the reflectivity will increase. The figure to the right shows that even for low-reflectivity glazing types the reflectance increases towards a mirror finish as solar rays approach parallel (glancing reflections).

In order to reduce the severity of urban solar reflections a number of strategies can be employed.:

1) Selecting low-reflectance glazing to minimize reflections at normal angles,
2) Interrupt large, glazed facades to avoid long lasting reflections
3) Orient the building facades such that reflections will be less likely to fall on sensitive areas.
4) Intercept reflections using building-mounted (reveals, overhangs, etc.) and urban obstructions (landscaping, structures, etc.)
5) Limit reflections to areas with low visual impact. For example, avoid alignment with locations with highly sensitive visual tasks such as vehicular driving.

The proposed design of Emerson College at Boylston Place employs all of these techniques to control and minimize urban reflection.





Reflective Properties of Glass – All glass is reflective as angle becomes more glancing (results derived for double-pane assemblies using Window 6 glazing software)

3. Solar Glare Assessment

Urban Solar Reflection – Level of Impact

To rank the potential impact of the building's solar reflections a subjective rating system has been established by RWDI. The ratings take into account the period and frequency of the reflection, the solar altitude and percent of visual field associated with the reflection and the anticipated visual task expected at the receptor location.

In general terms:

- Low impact rating is when a reflection is evident, but of very little concern.
- Medium impact rating is typically when a longer or larger reflection is evident that could be a nuisance.
- High impact rating is reserved for reflections with impact due primarily to vehicular traffic concerns.

	Frequency of Reflections	Duration of Reflections	Impact on Visual Field (Size and Direction)	Task of Viewer (Directional Focus Required)
Low Impact	None or Very Infrequent	Short Duration	Small	Viewer can divert gaze
Medium Impact	One or Multiple Occurrences	Short to Long Durations	Small to Large	Viewer can divert gaze
High Impact	One or Multiple Occurrences	Short to Long Durations	Large	Viewer cannot divert gaze (focused task such as driving)

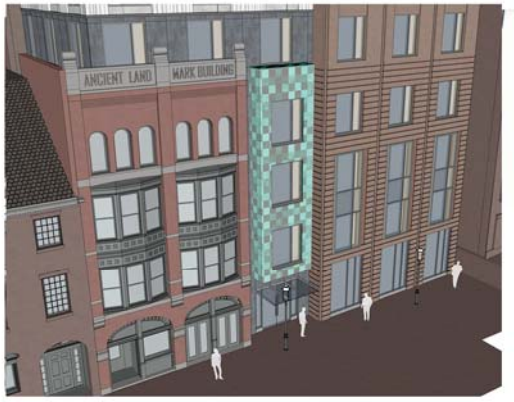
3. Solar Glare Assessment

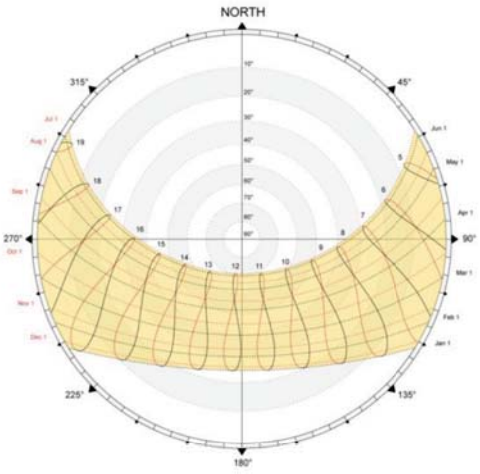
Emerson College – Site and Building

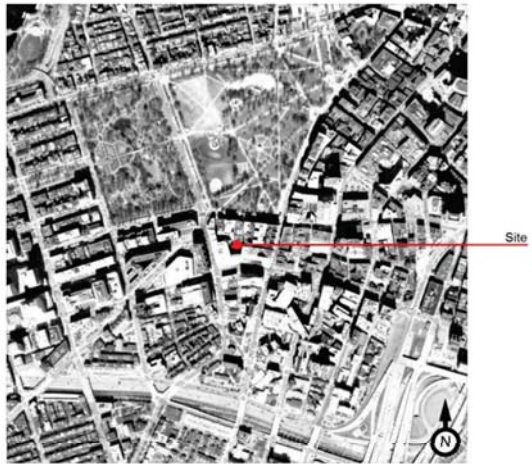
The proposed building is an 18 story building with a staggered facade. The tower will be a curtainwall façade with intermittent vertical glazing. The façade will feature low-reflective glazing, the precise product and properties of which are yet to be determined.

The building is situated in an urban context set back from main streets, completely surrounded by other contemporary buildings. To the north of the site is the Boston Commons, an open pedestrian park. To the north of the site, running east-west, is Boylston Street, Charles Street runs north-south just west of the building and Tremont Street to the east. Aligned with building (an abutting into Charles Street) is Park Plaza to the west The building itself is not situated directly on a main transportation artery but is accessible primarily by Boylston Place, a pedestrian street running north towards the Commons.

The annual path of the sun for Boston (42.4°N, 71.0°W) is provided to the right. On the longest day of the year the sun rises in the NE and sets in the NW, nearly passing directly overhead. On the shortest day of the year the sun rises in the SE and sets in the SW travelling low in the sky, never exceeding 25 degrees above the horizon.







3. Solar Glare Assessment

Emerson College – Predicted Solar Reflection

Summer:

- Low early morning sun (NE) will fall on the eastern façade of the building. The proposed building will be partially shaded by tall buildings to the east. Solar rays from the east that do reach the building will be reflected at normal angles, resulting in very low intensity.
- Mid-morning sun (SE) will strike the eastern facades at glancing angles, resulting in higher intensities. The windows are not expected to cause significant reflections as they will be slightly recessed.
- Midday sun (S) will cast very short reflections to the south of the building, likely falling at steep angles on the lower rooftops and terrace.
- Late-afternoon sun (W) will fall on the western façade of the building. The proposed building will be partially shaded by tall buildings to the west. Solar rays from the west that do reach the building will be reflected at normal angles, resulting in very low intensity. This reduces any risk to drivers that may occur with western reflections that align with Park Plaza (one way west).
- Evening sun (NW) may result in minor reflection from the western façade but are not expected to leave the site as other buildings will likely intercept any glancing, scattered reflections.
- ***No reflections of high impact to sensitive locations are expected in summer months.***

Predicted Reflections on June 21st from Simplified Model

3. Solar Glare Assessment

Emerson College – Predicted Solar Reflection

Spring & Fall:

- Low early morning sun (E) will fall on the eastern façade of the building. The proposed building will be partially shaded by tall buildings to the east. Solar rays from the east that do reach the building will be reflected at normal angles, resulting in very low intensity.
- Mid-morning sun (SE) will strike the eastern facades at glancing angles, resulting in higher intensities. The windows are not expected to cause significant reflections as they will be slightly recessed.
- Midday sun (S) will cast very short reflections to the south of the building, likely falling at steep angles on the lower rooftops.
- Late-afternoon sun (W) will fall on the western façade of the building. The proposed building will be partially shaded by tall buildings to the west. Solar rays from the west that do reach the building will be reflected at normal angles, resulting in very low intensity. This reduces any risk to drivers that may occur with western reflections that align with Park Plaza (one way west).
- ***No reflections of high impact to sensitive locations are expected in spring and fall months.***

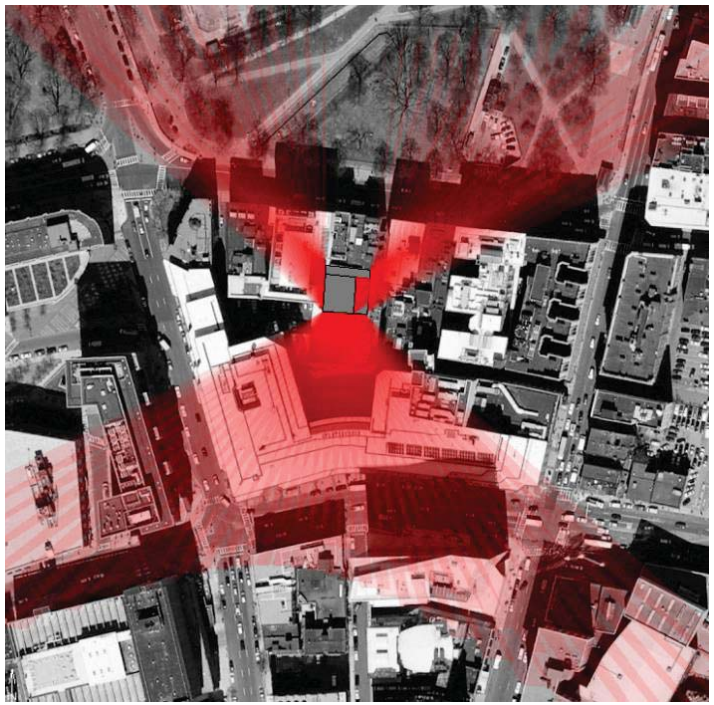
Predicted Reflections on March/September 21st
from Simplified Model

3. Solar Glare Assessment

Emerson College – Predicted Solar Reflection

Winter:

- Low, early-morning sun (SE) will strike the eastern facades at glancing angles, resulting in higher intensities. The windows of the southern tower are not expected to cause significant reflections as they will be interrupted by recesses and are not continuous. The tower will reflect some sunlight at glancing angles towards the Commons.
- Midday sun (S) will cast reflections to the south of the building. These will likely be falling at steep angles on the lower rooftops. Any reflections leaving the site will be of low intensity (due to normal angle of reflection) and are not expected to fall on sensitive areas (roadways, etc.)
- Late-afternoon sun (SW) will be largely intercepted by the southernmost tower, due to the western offset. Any glancing reflections from the western curtainwall façade will fall on the Commons similarly to mid-morning reflections. These reflections are not expected to align directly with roadways through the Commons,.
- ***No reflections of high impact to sensitive locations are expected in winter months.***



Predicted Reflections on December 21st from Simplified Model

4. Daylighting Assessment

Designing for Daylight - Background

Daylighting involves the use of natural light to illuminate indoor spaces. A good daylighting design leads to improved internal light quality, increased occupant satisfaction and productivity, as well as decreased building lighting and cooling energy consumption. Providing well-lit spaces and outdoor views is not as simple as large windows, potential issues include: glare, heat transfer, and occupant thermal and visual comfort.

Good daylighting design must be incorporated into design decisions with building massing/orientation, programming, façade, and interior design. The proposed design for Emerson College at Boylston Place has considered natural light throughout the design process from the narrow building footprint, right down to the placement of furniture.

4. Daylighting Assessment

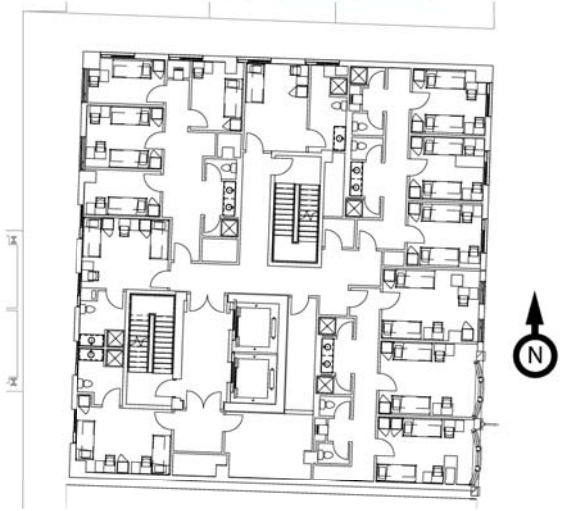
Designing for Daylight – Emerson College at Boylston Place

Massing & Orientation:

- The building is generally taller than its surroundings, providing the majority of Gross Floor Area (GFA) with good access to natural light.
- The building has a relatively narrow footprint, a good massing for allowing daylight to the greatest GFA.
- A common rule-of-thumb for good daylighting design is that natural light will penetrate to a depth of 1.5 to 2 times the floor-to-ceiling height. For the student residences the height is 9 ft and depth 15 ft, permitting full daylighting of the residence rooms.

Façade:

- The tower is glazed in vertical strips, floor-to-ceiling, interspersed with spandrel panels to interrupt the facade.
- The northern façade will allow open views to the Commons, as well as giving access to even, diffuse light.
- The east and western facades will be equipped with glazing with excellent solar control properties (low-e, low Solar Heat Gain Co-efficient or SHGC). Protection from low-angle solar gains (morning and afternoon) will be achieved with manually operated diffusing blinds and/or a fritted finish.
- The southern façade will be partially shaded from high, overhead sun with slight reveals. For periods when direct sun may cause issues with overlighting, the windows will be shaded with manually operated diffusing blinds and/or a fritted finish.



4. Daylighting Assessment

Designing for Daylight – Emerson College at Boylston Place

Program:

- Regularly occupied spaces, such as the residence rooms, work and common areas have been placed next to windows for best access to natural light. Less occupied spaces (i.e. washrooms and corridors) have been placed in the core of the building where access to natural light is more limited.

Interior Design:

- Interior surfaces will be light colored to encourage the bouncing of light and deep penetration of natural light.
- In the residences, desks and workspaces have been positioned next to the windows for best access to daylight. Overlighting can be controlled with manually operated, diffusing blinds and/or fritted glazing (yet to be determined).
- If electrical lighting systems are equipped with daylight sensors and controls, this will take advantage of reduced electrical lighting consumption required due to good daylighting design.

Exterior Access to Light:

- Boylston Place is a well-used, pedestrian access. Ensuring that this area remains a bright space is important to the designers.
- By placing the tower on the north end of the building site opens up the southern end which allows for a greater view angle of the sky (hence better natural light) on Boylston Place, reducing any “canyon” affect.
- Placing the tower forward (north) on the site has also created a rooftop terrace. This will receive diffuse morning and afternoon light. Visual and thermal comfort will be maintained in mid-afternoon with shading from landscaping.

Transportation
Land Development
Environmental
Services

VHB *Vanasse Hangen Brustlin, Inc.*

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10th Floor
Boston, MA 02110
617 728 7777
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Daylight Analysis

The following section describes the anticipated effect on daylight coverage at the Project Site as a result of the Project. An analysis of the obstruction of skyplane under the Existing and Build conditions is a requirement of the Article 80 Large Project Review (Section 80B-2(c) of the City of Boston Zoning Code). The daylight analysis was prepared using the BRA's Daylight Analysis Program (BRADA) and has been completed in accordance with the requirements of Article 80.

■

Summary of Key Findings

Each viewpoint (the centerlines of Boylston Street, centered on the northern façade of the building, Boston Common, 180' from the centered northern façade of the building, and Boylston Place, centered on the eastern facade) will experience a small increase in skyplane obstruction under the Build Condition. The results of the analysis are presented in Figures 1, 2, and 3. This effect is to be expected and cannot be avoided when replacing shorter, existing building(s) on a site with a much taller building with the varied massing.

■

Methodology

The Project was analyzed using the BRADA and by comparing the Existing and Build Condition. This section provides a description of the methodology used for the analysis.

BRADA Software

The BRADA program was developed in 1985 by the Massachusetts Institute of Technology to estimate the pedestrian's view of the skydome taking into account the massing and building materials used. The software approximates a pedestrian's view of a site based on input parameters such as: location of viewpoint, length and height of buildings and the relative reflectivity of the building facades. The model typically uses the midpoint of an adjacent right-of-way or sidewalk as the analysis viewpoint. Based on these data, the model calculates the perceived skyplane obstruction and provides a graphic depicting the analysis conditions.

The model inputs were taken from a SketchUp model that included existing ground, street and building info as well as the proposed building, provided by Elkus-Manfredi Architects, dated September 2013. As described above, the BRADA software considers the relative reflectivity of building facades when calculating perceived daylight obstruction. Highly reflective materials are thought to reduce the perceived skyplane obstruction when compared to non-reflective materials. For the purposes of this daylight analysis, the building facades are considered non-reflective, resulting in a conservative estimate of daylight obstruction.

Viewpoints

The following viewpoints were used for this daylight analysis:

- **Boylston Street –** This viewpoint is located on the centerline of Boylston Street, centered on the northern façade of the building.
- **Boston Common –** This viewpoint is located 180' from the project property line, centered on the northern façade of the building.
- **Boylston Place –** This viewpoint is located on the centerline of the Boylston Place, centered on the eastern façade of the building.

These points represent one viewpoint for each building façade when viewed from the adjacent pubic way, sidewalk or property line, as appropriate.

■

Daylight Existing Condition

The Existing Condition daylight impacts are represented in Figures 1, 2 and 3. Existing buildings were analyzed to illustrate the existing skyplane impacts (66.4 percent obstruction along Boylston, 26.1 percent from the Boston Common and 76.9 percent along the Boylston Place) and are meant to serve as a reference of how much increased impact the proposed project would have on the skyplane, however small in this case. For the Boylston Street and Boston Common viewpoints, the model inputs for the existing buildings fronting Boylston Street are necessary to illustrate the continuing existing impacts once the proposed project is complete. The model inputs for the Boylston Place viewpoint considered only those buildings within the project property line.

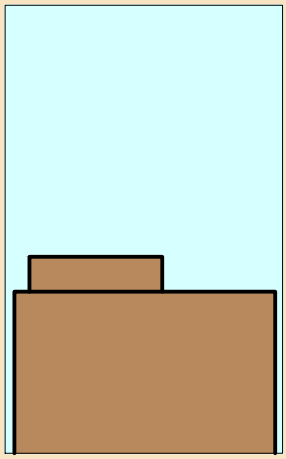
■

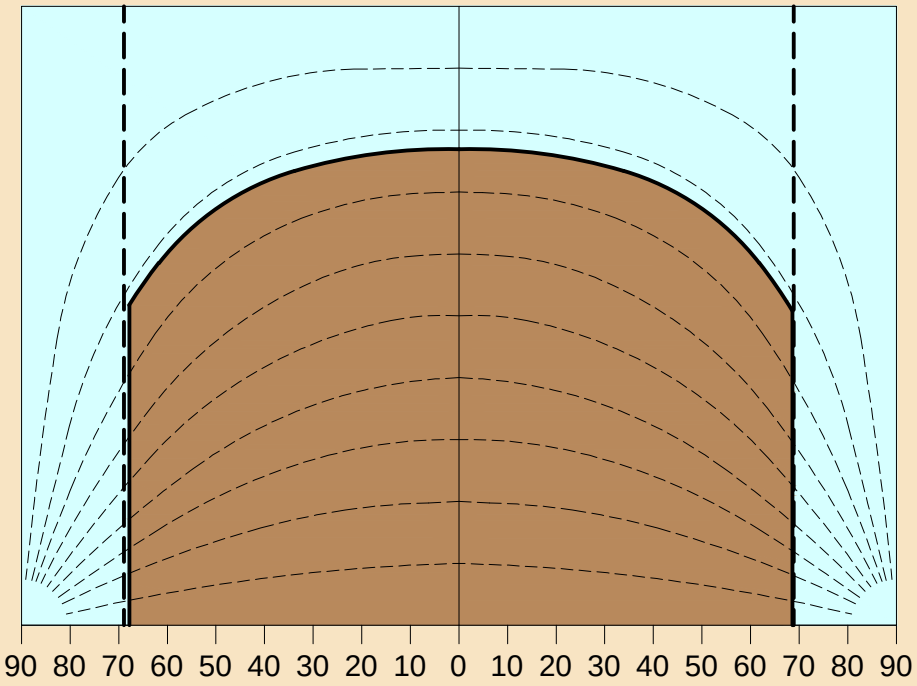
Daylight Build Conditions

The Project-related daylight impacts for the viewpoints from Boylston Street, Boston Common; 180' from the project property line and Boylston Place are presented in Figures 1, 2, and 3. Under the Build Condition, all viewpoints are expected to experience a slight increase in skyplane obstruction (67.4 percent obstruction along Boylston; up from 66.4 percent in the existing condition, 28.1 percent from the Boston Common; up from 26.1 percent in the existing condition and 78.3 percent obstruction along the Boylston Place; up from 76.9 percent in the existing condition) due to the increased height of the proposed building. This effect is to be expected and cannot be avoided when replacing shorter, existing building(s) on the site with a much taller building.

Existing

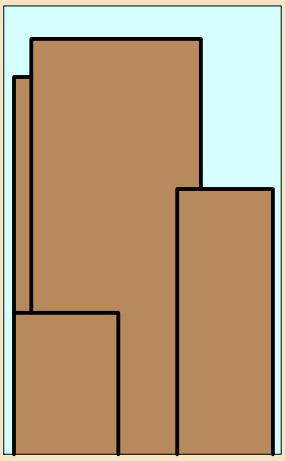
Obstruction of
Skyplane = 76.9%

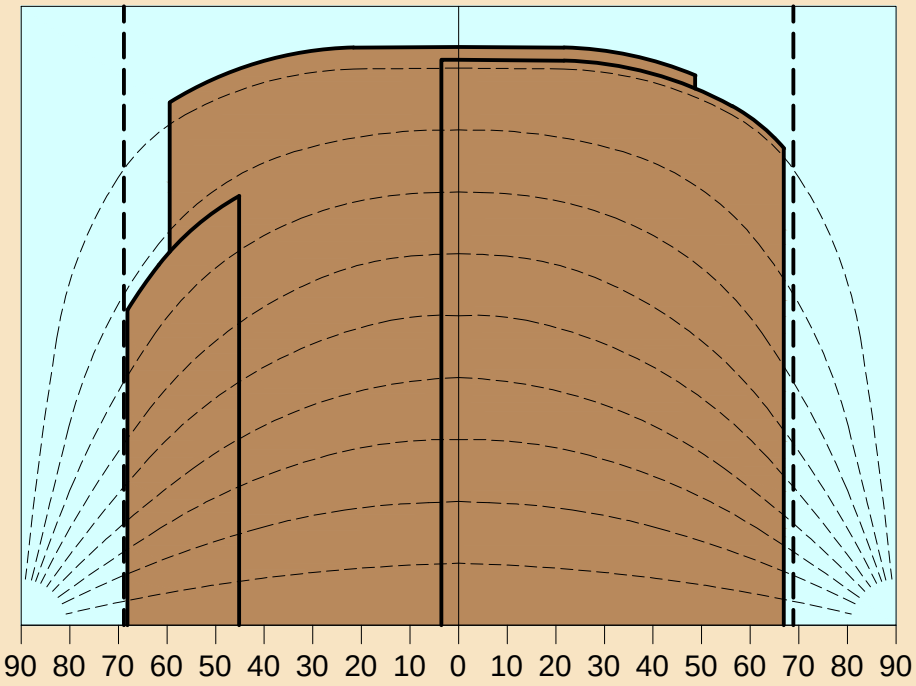




Proposed

Obstruction of
Skyplane = 78.3%





Vanasse Hangen Brustlin, Inc.

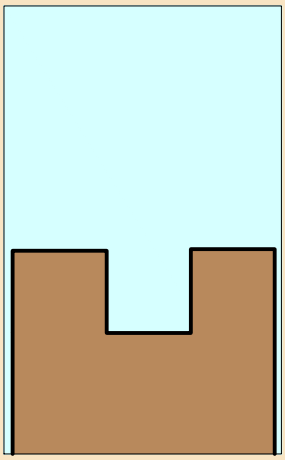
Boston Redevelopment Authority
Daylight Analysis
Center of Boylston Place

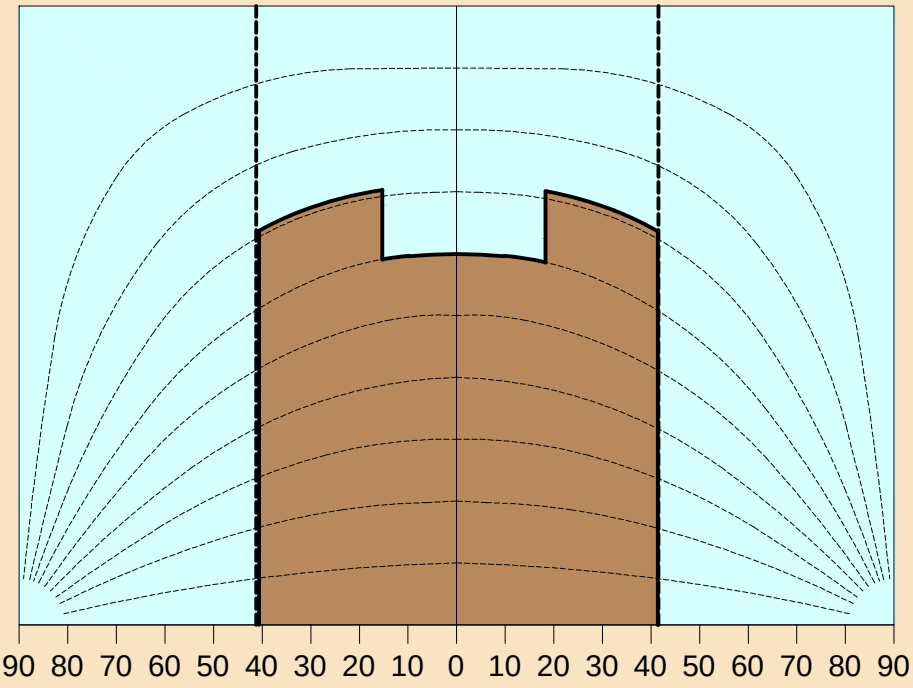
Figure 3

Emerson Boylston Place
Boston, Massachusetts

Existing

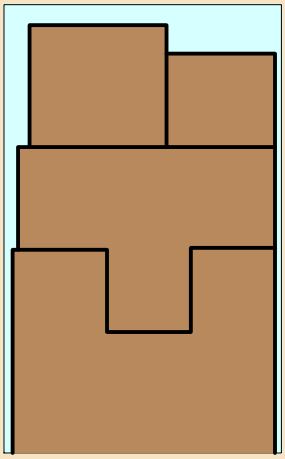
Obstruction of
Skyplane = 66.4%

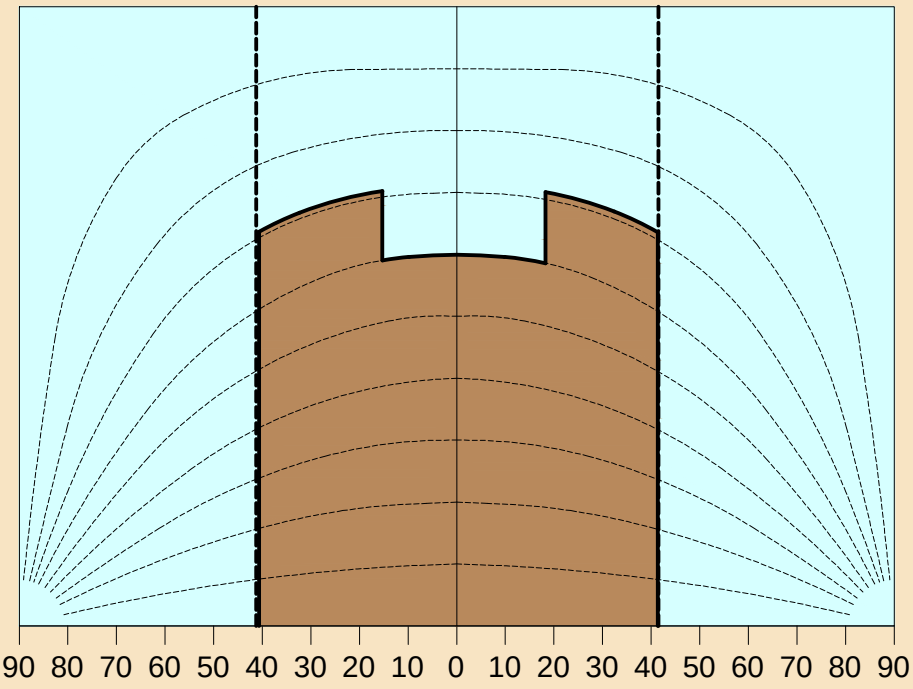




Proposed

Obstruction of
Skyplane = 67.4%





Vanasse Hangen Brustlin, Inc.

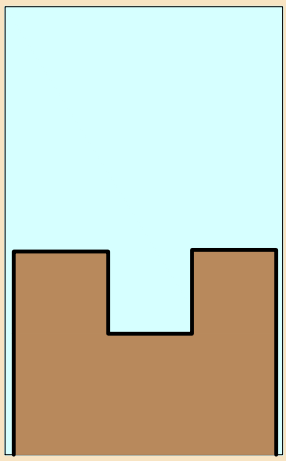
Boston Redevelopment Authority
Daylight Analysis
Center of Boylston Street

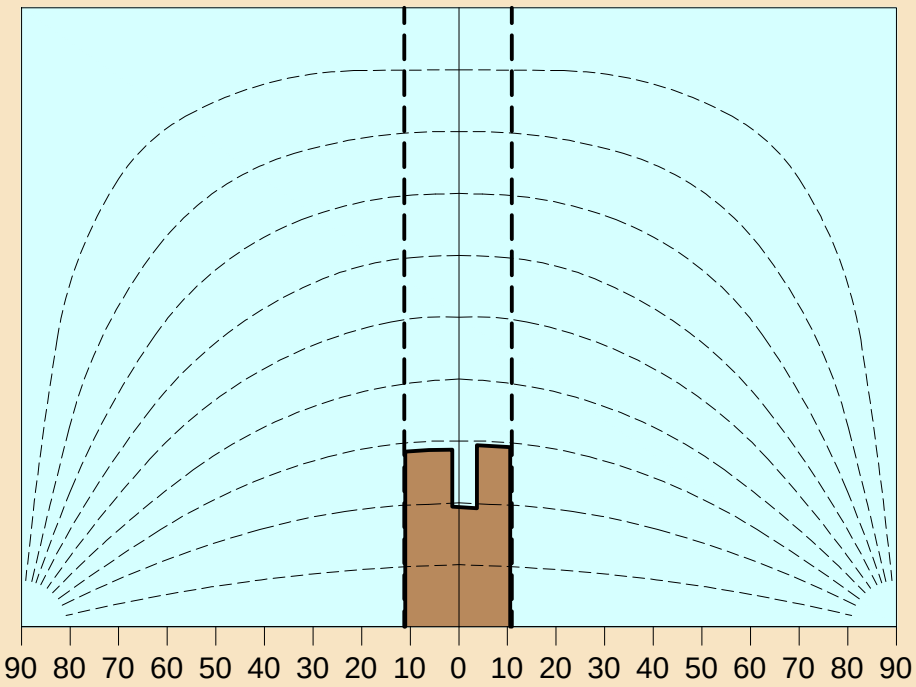
Figure 1

Emerson Boylston Place
Boston, Massachusetts

Existing

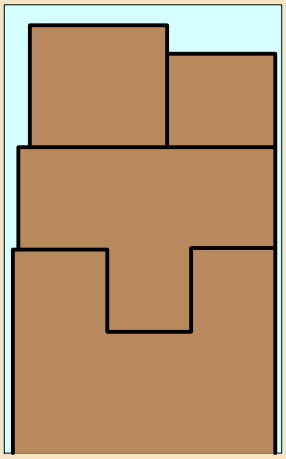
Obstruction of
Skyplane = 26.1

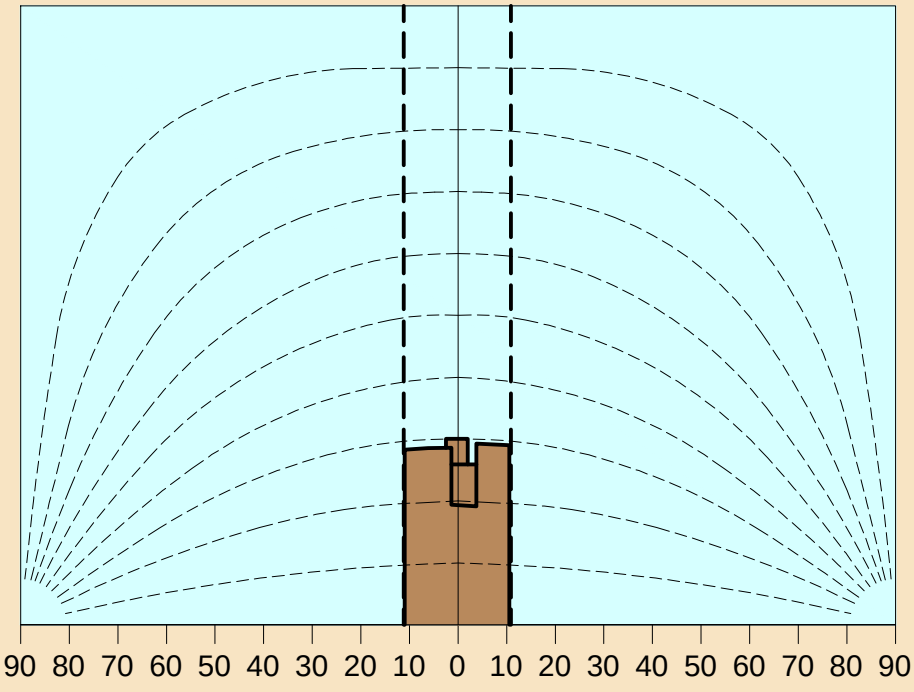




Proposed

Obstruction of
Skyplane = 28.1%





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Boston Redevelopment Authority
Daylight Analysis
Boston Common Viewpoint
180' from Project Property Line
Emerson Boylston Place
Boston, Massachusetts

Figure 2

ASSESSING DEPARTMENT
Boston City Hall, Room 301, Boston, MA 02201

TO: Katelyn Sullivan, Project Manager, Boston Redevelopment Authority
FROM: Matthew K. Englander, Director of Tax Policy & Communications
CC: John Binieris, Tax Policy Unit
DATE: September 27, 2013
RE: Emerson College Scoping Session Comments

Last month, the Boston Redevelopment Authority hosted a scoping session to discuss Emerson College's ("Emerson") latest plans concerning 1-3 Boylston Place. Our primary concern regarding this project is Emerson's lack of commitment to the new PILOT guidelines established by Mayor Menino in 2012. Since the new guidelines took effect, Emerson has made a voluntary contribution consistent with their previously signed PILOT contract. However, the amount calculated according to their prior contract ($141,591) is less than a third of the amount requested in Fiscal Year 2013 ($434,994).

Concerns:

Adding more students to Emerson's campus creates a larger strain on City services. This additional strain – specifically the cost of these services – is borne exclusively by Boston taxpayers. PILOT contributions help to reduce this strain, but Emerson's recent history of failing to meet their annual PILOT contribution amount suggests that a contribution in line with this new project may not be forthcoming.

Next Steps:

The City has had conversations with Peggy Ings from Emerson College about meeting to discuss Emerson's PILOT contribution. We hope that this meeting will take place in October since the first half FY 2014 PILOT contribution is due by November 1, 2013.

EMERSON COLLEGE

Government & Community Relations

120 BOYLSTON STREET
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www.emerson.edu

October 3, 2013

Matthew K. Englander
Director of Tax Policy & Communications
Assessing Department
Boston City Hall, Room 301
Boston, MA 02201

Dear Mr. Englander:

Thank you for your comments on Emerson College's 1-3 Boylston Place Project Notification Form. The College plans to continue the conversation with your office to discuss Emerson's PILOT contribution.

Sincerely,

Margaret A. Ings
Associate Vice President

BRA MEMORANDUM

TO: Katelyn Sullivan

FROM: Katie Pedersen

DATE: September 27, 2013

RE: Emerson College 1-3 Boylston Place
Boston, Massachusetts
Comments on Project Notification Form

I have reviewed the Institutional Master Plan Project Notification Form (the "IMPNF") dated August 26, 2013 and submit the following comments for the Environmental Protection Component. Emerson College (the "Proponent") is proposing to construct a 407 bed residence hall to be located at 1-3 Boylston Place in the Midtown Cultural District (the "Proposed Project"). The Proposed Project will contain approximately 89,900 square feet with a height of 171 feet.

Wind

In general, the Boston Redevelopment Authority (the "BRA") has adopted two standards for assessing the relative wind comfort of pedestrians. First, the BRA wind design criterion states that an effective gust velocity of 31 mph should not be exceeded more than one percent of the time. The second set of criteria used by the BRA to determine the acceptability of specific locations is based on the work of Melbourne. The placement of wind measurement locations shall be based on an understanding of the pedestrian use of the Proposed Project and the surrounding area. This set of criteria is used to determine the relative level of pedestrian wind comfort for activities such as sitting, standing or walking.

The Proposed Project's main entrance faces the southern portion of the Boston Common. This sensitive public amenity makes the wind analysis and impact mitigation component of the Proposed Project especially important and worthy of extraordinary study by the Proponent.

To this end, the Proponent must conduct complete a wind tunnel analysis of the Proposed Project to evaluate the Pedestrian Level Wind (PLW) impacts of each extending a minimum of 1,500 feet from the base of the Proposed Project. Measurement points for this PLW analysis should be placed at all building entrances, entrances to public transportation stations, crosswalks and public sidewalks, public plazas and gathering areas, parks and green spaces, and at regular intervals along the Greenway. These PLW studies must conform to the following specifications:

- Customary Wind Roses based on aggregated Boston Wind data from Logan Airport 1945-1996

- Special test cases for conditions with sustained wind speeds of 30, 40, and 50 MPH; with gusts up to 1.5X sustained wind speed.

Shadow

The shadow impact analysis must include net shadow from the Proposed Project as well as existing shadow and clearly illustrate the incremental impact of the Proposed Project. For purposes of clarity, new shadow should be shown in a dark, contrasting tone, distinguishable from existing shadow. The shadow impact study area shall include, at a minimum, the entire area to be encompassed by the maximum shadow expected to be produced by the Proposed Project. The build condition(s) shall include all buildings under construction and any proposed buildings anticipated to be completed prior to the completion of the Proposed Project. Shadows from all existing buildings within the shadow impact study area shall be shown. A North Arrow shall be provided on all figures. Shadows shall be determined by using the applicable Boston Azimuth and Altitude data.

Particular attention shall be given to existing or proposed public open spaces and pedestrian areas, including, but not limited to, the existing sidewalks and pedestrian walkways within, adjacent to, and in the vicinity of the Proposed Project and the existing and proposed plazas, historic resources, the Boston Common and other open space areas within the vicinity of the Proposed Project.

The Proposed Project's entrance faces the southern portion of the Boston Common, a location that raises significant concerns about the aggregated environmental impacts on this sensitive public amenity.

Article 38 (Midtown Cultural District) of the Boston Zoning Code states the following "Each Proposed Project shall be arranged and designed in a way to assure that it does not cast shadows for more than two hours from 8:00 a.m. through 2:30 p.m., on any day from March 21 through October 21, in any calendar year, on any single Shadow Impact Area, depicted on Map 1A of this code, that either (a) is not cast in shadow during such period on such days by structures existing as of the effective date of this article; or (b) would not be cast in shadow during such period on such days by structures built to the as-of-right limits allowed by this article, whichever structures cast the greater shadow, provided that an area of the Boston Common not to exceed one acre may be shaded beyond the two-hour period, such area to be calculated as the sum of the areas shaded at the two-hour limit by the Proposed Project and all structures constructed after the effective date of this article exceeding the building sizes described in clauses (a) and (b), above."

The Proponent must complete a detailed shadow study that examines shadow conditions throughout the calendar year, not just on cardinal dates as is customary for development projects not located at sites with such extraordinary environmental sensitivity as is the Proposed Project site.

As a result of the environmental sensitivity of the Proposed Project's immediate context, the Proponent must complete the following scope of shadow studies and impact mitigation analysis and publish the results of these studies:

- A comprehensive shadow study showing net new shadow created by the Proposed Project for the following dates and times:
    - The 21st day of each Calendar month, January through December;
    - Analysis of shadow impacts at every daylight hour, on the hour, of each day required above;
    - Shadow diagrams should show how each period of new shadow will move across the existing sidewalks and pedestrian walkways within, adjacent to, and in the vicinity of the Proposed Project and the existing and proposed plazas, historic resources, the Boston Common and other open space areas within the vicinity of the Proposed Project in 15 minute intervals.

- A summary of the total time for each of the above-referenced days that the Proposed Project casts net new shadow on the Boston Common.

- An analysis of the maximum height of the Proposed Project that would cast no net new shadow on the Boston Common.

- The Proponent must propose specific measures designed to mitigate the specific impacts caused by net new shadow created by the Proposed Project on the Boston Common.

Daylight

(Please see Urban Design comments)

Solar Glare

The Proponent shall demonstrate that the glass selected will avoid the creation of a visual nuisance and/or a hazard, as it interferes with vision and concentration. A solar glare analysis shall be required. The analysis shall measure potential reflective glare from the buildings onto potentially affected streets and public open spaces and sidewalk areas in order to determine the likelihood of visual impairment or discomfort due to reflective spot glare. Mitigation measures to eliminate any adverse reflective glare shall be identified.

Air Quality

The Proponent shall provide a description of the existing and projected future air quality in the Proposed Project vicinity and shall evaluate ambient levels to determine conformance with the National Ambient Air Quality Standards (NAAQS). Careful

consideration shall be given to mitigation measures to ensure compliance with air quality standards.

A future air quality (carbon monoxide) analysis shall be required for any intersection (including garage entrance/exits) where the level of service (LOS) is expected to deteriorate to D and the Proposed Project causes a 10 percent increase in traffic or where the level of service is E or F and the Proposed Project contributes to a reduction in LOS.

The study shall analyze the existing conditions, future No-Build and future Build conditions. The methodology and parameters of the air quality analysis shall be approved in advance by the BRA and the Massachusetts Department of Environmental Protection (DEP). Mitigation measures to eliminate or avoid any violation of air quality standards shall be described.

A description of the Proposed Project's heating and mechanical systems including location of building's intake and exhaust vents and specifications, and an analysis of the impact on pedestrian level air quality and on any sensitive receptors from operation of the heating, mechanical and exhaust systems, including the building's emergency generator shall be required. Measures to avoid any violation of air quality standards shall be described.

Noise

The Proponent shall establish the existing noise levels at the Proposed Project site and vicinity and shall calculate future noise levels after project completion, thus demonstrating compliance with the Interior Design Noise Levels (not to exceed day-night average sound level of 45 decibels) established by U.S. Department of Housing and Urban Development, as well as applicable City, State and Federal noise criteria.

The Proponent has stated that mechanical equipment such as chillers, garage exhaust fans, and emergency generators have the potential to cause nuisance levels of noise. Due to the Proposed Project's proximity to an adjacent residential neighbors appropriate low-noise mechanical equipment and noise control measures will be required in accord with the Regulations for Control of Noise in the City of Boston and the Commonwealth of Massachusetts. The Proponent shall also describe any other measures necessary to minimize and/or eliminate adverse noise impacts from the Proposed Project.

Solid and Hazardous Waste

The Proponent shall provide a list of any known or potential contaminants on the Proposed Project site, and if applicable, a description of remediation measures to ensure their safe removal and disposal, pursuant to the M.G.L., Chapter 21E and the Massachusetts Contingency Plan.

Any potential hazardous wastes to be generated by the Proposed Project site must be identified. In addition, potential waste generation must be estimated and plans for

disposal indicated and measures to promote reduction of waste generation and to promote recycling in compliance with the City's recycling program described.

Stormwater Management

The Proponent shall be required to provide an evaluation of the Proposed Project site's existing and future stormwater drainage and stormwater management practices. A narrative of the existing and future drainage patterns from the Proposed Project site and shall describe and quantify existing and future stormwater runoff from the site and the Proposed Project's impacts on site drainage. The Proposed Project's stormwater management system, including best management practices to be implemented, measures proposed to control and treat stormwater runoff and to maximize on-site retention of stormwater, measures to prevent groundwater contamination, and compliance with the Commonwealth's Stormwater Management Policies, also shall be described. The Proponent shall describe the Proposed Project area's stormwater drainage system to which the Proposed Project will connect, including the location of the stormwater drainage facilities and ultimate points of discharge.

Groundwater Conservation Overlay District

The Proposed Project is located in the Groundwater Conservation Overlay District ("GCOD") and therefore is required to comply with the requirements of Article 32 of the Boston Zoning Code.

The Proponent submitted a copy of a letter to the Boston Groundwater Trust (subsequent to the submission of the IMPNF) from Joel Mooney, P.E., of Haley and Aldrich, describing the planned recharge system, as well as the steps that will be taken to assure that the Proposed Project will not have a negative impact on local groundwater levels. The Proponent shall be required to submit a similar letter, bearing the engineer's stamp, to the Boston Redevelopment Authority and copy to the Boston Groundwater Trust, prior to completion of the zoning process. In addition, the Proponent shall be required to submit the plans for the recharge system to the Boston Water and Sewer Commission for review/approval.

Sustainable Design/Green Buildings

(Please consult the Interagency Green Building Committee comment letter)

Performance Standards and Indicators

The Proponent must commit to long-term sustainability performance standards and a system of performance indicators and metrics to track performance as each component building of the Proposed Project is completed and begins operation.

October 4, 2013

To: Katie Pedersen

From: Emerson College

Re: Responses to Memo dated September 27, 2013 to Katelyn Sullivan at the BRA IMPNF for 1-3 Boylston Place

Wind:
Please refer to **Appendix B** for additional information from Vanasse Hangen Brustlin, Inc. and RWDI Consulting Engineers and Scientists regarding pedestrian wind assessment, solar glare and daylight studies.

Shadow:
The entry to Boylston Place opposite the Boston Common forms a natural break in the street wall of Boylston Street along the Piano Row district. As a result, shadows from the proposed project site at 1-3 Boylston Place will typically cast shadow through this opening at or around 1:15 pm depending on the month of the year. Analysis shows that on December 21st (worst case) the maximum height of a proposed structure on 1-3 Boylston Place that would cast no net new shadow on the Boston Common to be +/- 80' above grade. Shadow studies as required by Article 80 are located in the Project Notification Form (PNF), Appendix D, submitted on August 26, 2013. Additional shadow studies submitted on October 4, 2013, are available upon request at the BRA.

Noise:
The College is currently evaluating the acoustical environment of the Project Site. On Wednesday, October 2, 2014, two continuously-sampling environmental noise monitors were installed to measure ambient, or "background," sound levels at two locations: 1) on the roof of #1 Boylston Place, near the southeast corner of the residential building at 132 Boylston Street; and 2) out the window of an Emerson office facing the project site from the opposite side of Boylston Place. The data will be collected on the ambient sound levels at each location, around-the-clock, for a period of five or six days, encompassing both weekday and weekend periods. The data gathered will evaluate fluctuations over time caused by all noise sources influencing the ambient sound levels at each monitoring position – vehicular traffic and rooftop mechanical systems (both the existing buildings at 1-3 Boylston and on other buildings in the vicinity) are expected to be the dominant contributors to the acoustical environment of the area during the day; nightclub patrons and other revelers may also contribute significantly to late

evening and nighttime noise levels. The results of this assessment will be submitted in a later report in October 2013.

Stormwater Management:
Please refer to **Appendix B** for additional information from Nitsch Engineering regarding stormwater drainage.

Groundwater Conservation Overlay District:
Please refer to **Appendix B** for additional information from Haley & Aldrich regarding Article 32 of the Boston Zoning Code.

Boston
Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439 voice – 617.266.8750 fax
www.bostongroundwater.org

September 17, 2013

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

Subject: Emerson College IMPNF/PNF

Dear Ms. Sullivan:

Thank you for the opportunity to comment on the Institutional Master Plan Notification Form and Project Notification Form for the Emerson College project at 1-3 Boylston Place. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations, especially those supported on wood pilings, is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore, my comments are limited to groundwater related issues.

As noted in the IMPNF/PNF, the project is located in the Groundwater Conservation Overlay District established under Article 32 of the Zoning Code. As reiterated during the scoping session, the proponent will comply with the requirements of the GCOD. Subsequent to the submission of the IMPNF/PNF and the scoping session, I received a copy of a letter from Joel Mooney, P.E., of Haley and Aldrich to Margaret Ings of Emerson College that describes the planned recharge system as well as the steps that will be taken to assure that the project will not have a negative impact on local groundwater levels. A similar letter bearing the engineer's stamp should be submitted to the Authority and copied to the Trust prior to completion of the zoning process. In addition, the plans for the recharge will have to be approved by the Boston Water and Sewer Commission.

I am pleased that the proponent included in the PNF a description of the foundation systems supporting nearby structures. This detail is helpful to us as we continue to refine our understanding of substructures in groundwater sensitive areas.

I look forward to working with the proponent and the Authority to assure that the project can have only positive impacts on area groundwater levels.

Very truly yours,

Elliott Laffer
Executive Director

Cc: Kathleen Pedersen, BRA
Maura Zlody, BED

Haley & Aldrich, Inc.
465 Medford St.
Suite 2200
Boston, MA 02129-1400

Tel: 617.886.7400
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HaleyAldrich.com

HALEY&
ALDRICH

13 September 2013
File No. 11939-500

Emerson College
Office of Government and Community Relations
120 Boylston Street
Boston, Massachusetts 02116-4264

Attention: Margaret A. Ings
Associate Vice President

Subject: Boston Zoning Code – Article 32
Proposed New Residence Hall
1-3 Boylston Place
Boston, Massachusetts

Dear Ms. Ings:

This letter addresses the applicability and requirements of Article 32 (Groundwater Conservation Overlay District) of the Boston Zoning Code relative to the approval of a conditional use permit for the subject Project. We anticipate that this letter will be submitted with your responses to the PNF comments.

The subject project site at 1-3 Boylston Place (the Project) is located within the Midtown area of the Groundwater Conservation Overlay District; refer to Figure 1. Therefore, in accordance with Article 32 Section 32-4, the Project is subject to the requirements of Article 32 and more specifically as stated in Section 32-5, will require a conditional use permit. To obtain a conditional use permit, Emerson College will be required to show the following:

> *"Section 32-6. **Standards**. To obtain a conditional use permit from the Board of Appeal, the Applicant shall show that the Proposed Project complies with the following requirements, in addition to the standards set forth in Article 6:(a) provision that any Proposed Project promote infiltration of rainwater into the ground by capturing within a suitably designed system a volume of rainfall on the lot equivalent to no less than 1.0 inch across that portion of the surface area of the lot to be occupied by the Proposed Project…and (b) provision that any Proposed Project result in no negative impact on groundwater levels within the lot in question or adjacent lots, subject to the terms of any (i) dewatering permit or (ii) cooperation agreement entered into by the Proponent and the Boston Redevelopment Authority, to the extent that such agreement provides standards for groundwater protection during construction."*

General - The Project will include construction of an above-grade residential tower with one below-grade level that will require an excavation extending to the limits of the property and from current ground surface (El. 25± Boston City Base [BCB]) to El. 9± BCB, which corresponds to a depth of about 16 ft below current ground surface and just above observed area groundwater levels. Area groundwater levels typically vary from El 10 to El. 0 BCB and are measured in the surficial fill soils. There are many buildings and other structures adjacent to the Project have a portion of their below-grade structure lower than the proposed level of the Project. Given the location of the Project relative to Boston's Colonial Shoreline, buildings adjacent to the Project are not supported on wood piles.

Rainwater Infiltration - As it pertains to provision (a), a groundwater recharge system proposed for the Project will be designed to capture and store a volume of stormwater equivalent to 1-in. of rainfall over the approximately 6,791 square foot site footprint (or approximately 4,233 gallons). While the proposed system is not yet designed, it will be designed and constructed to meet the following performance standards:

- The 1-in of rainfall water volume will be collected from the roof drain system and stored temporarily in a tank installed as part of the Project.
- Piping from the tank will deliver the rainwater to a system of 4-in diameter pipes within a 12-in thick crushed stone recharge layer of below the Project's foundation; this layer is anticipated to be between El 8 and El 9 BCB.
- The pipes within the stone layer will be perforated and will be laid horizontally in a grid pattern to deliver the water throughout the stone. The stone layer will be fully enveloped with a geotextile.
- The system will be designed to passively empty the storage volume within the tank into the stone layer and ground below.
- To protect nearby properties and the Project's basement, the tank will be provided with an overflow to the local storm drain that exists beneath Boylston Place, which then connects to the drain in Boylston Street.

The proposed system is similar in configuration and performance to many others we have discussed, designed, and constructed with the support of Mr. Elliott Laffer, Executive Director of the Boston Groundwater Trust.

No Negative Impact - Regarding provision (b), based on groundwater levels measured at and around the site, the excavation will require temporary dewatering during early construction phases to enable the work to be performed in-the-dry. Since the bottom of the excavation will only be at/slightly below area groundwater levels, only minor and discontinuous pumping will be required, and there will be no significant withdrawal of groundwater from beyond the excavation limits. The new below-grade construction will be fully waterproofed and designed to resist hydrostatic pressures, and there will not be any underslab or perimeter drainage in the final as-built condition. In this manner, the below-grade construction will be designed to not adversely affect (i.e.; lower) long-term groundwater levels.

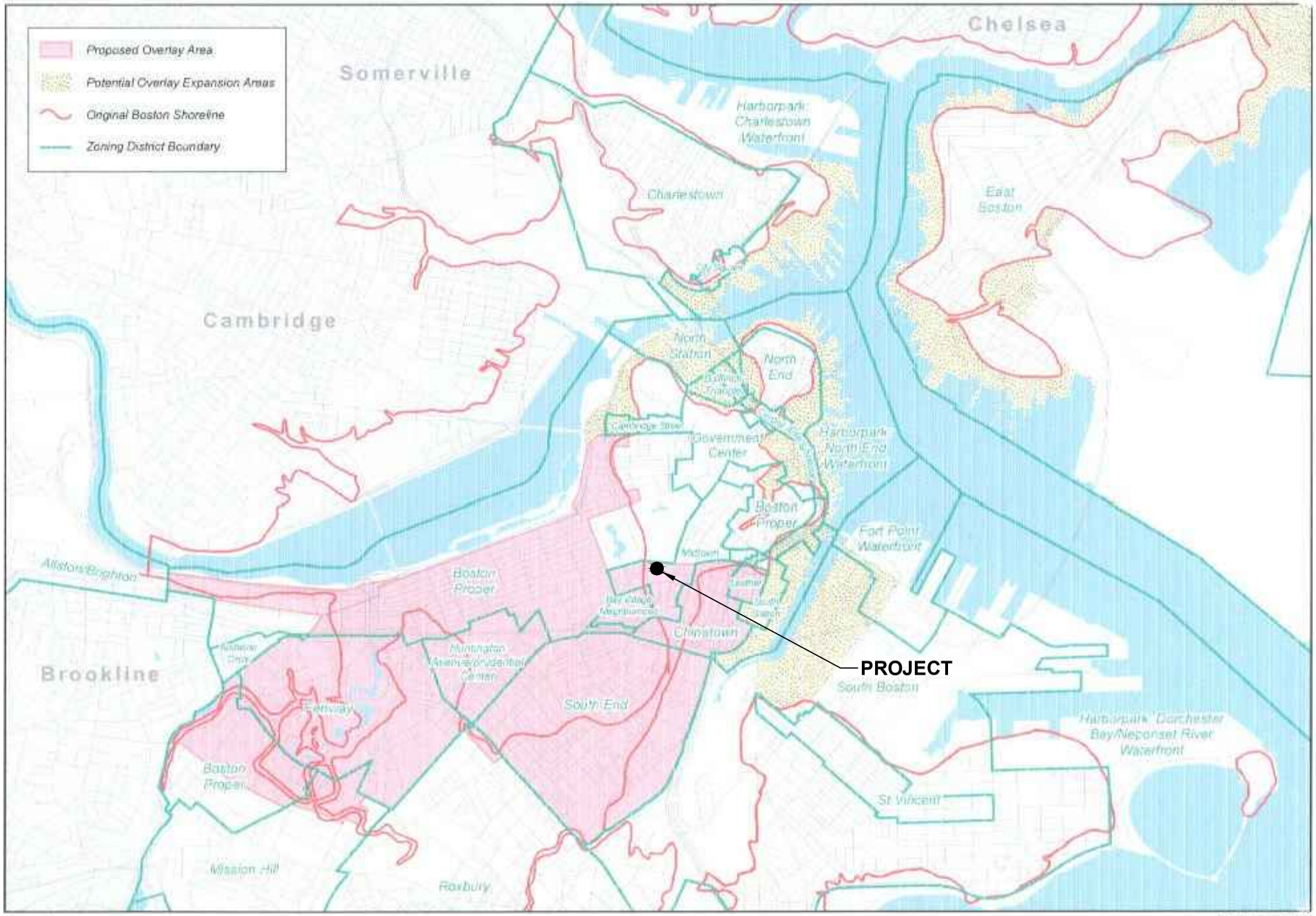
Closing - In our opinion, the construction to be performed at 1-3 Boylston Place comply with the requirements of Article 32 and will not adversely impact groundwater levels within the project site or adjacent properties, either during or after construction.

Sincerely yours,
HALEY & ALDRICH, INC.

Joel S. Mooney, P.E.
Senior Vice President

Attachment:
Figure 1 – Map showing 1-3 Boylston Place Site w/in Groundwater Conservation Overlay District

J:\GRAPHICS\11939\11939-500-A092.DWG



February 7, 2006

Proposed Groundwater Conservation Overlay District
Showing Additional Filled Land Study Areas

1-3 BOYLSTON PLACE/ EMERSON COLLEGE
FIGURE 1

The Green Engineer, LLP
Sustainable Design Consulting

Memorandum

To: **Ross Cameron, Elkus Manfredi Architects**
From: **Sarah Michelman, TGE**
Date: **September 13, 2013**
Re: **LEED Approach**
Project: **Emerson College Boylston Place**

The following is a detailed outline of the project team's approach to achieving a LEED NC v2009 Gold Certified building for the new Emerson College Dormitory project on Boylston Place in Boston, MA. Below please find a credit by credit analysis of how the Gold certification will be achieved.

Emerson College and the design team are committed to developing projects that are sustainably designed and energy efficient with interior environments that are healthy for the residents, employees and visitors. As required under Article 37 of the Boston Zoning Code, projects that are subject to Article 80B, Large Project Review, will be Leadership in Energy and Environmental Design (LEED) certifiable. There are seven categories in the LEED certification guidelines: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Innovation in Design Process and the additional Regional Priority Credits. This project is targeting several credits which span the seven categories and enable the project to meet the Zoning requirement is described below. The LEED NC v2009 checklist is included at the end of this summary.

The project is anticipating reaching the Gold Certification level under the LEED NC v2009 rating system. The project is currently targeting 53 credit points as 'yes' credits with an additional identified 11 'likely' credit points for a total of 64 attempted credit points. The credits identified on the attached LEED Project Scorecard are classified across four categories of possible achievability, 'yes', 'likely, 'maybe' and 'no'. Credits the project has targeted as 'likely' we anticipate attempting with the final LEED Certification application however, further research and study is currently on-going. The 'likely', 'maybe' and 'no' credit points are included in italics below. As design progresses, it may be determined that some of the 'maybe' credits under consideration at this time, may not be attainable. Please refer to the attached LEED Project Scorecard checklist included at the end of this document for further information.

Sustainable Sites:
The project site is in an urban neighborhood close to public transportation including multiple MBTA bus routes. The proposed site plan for the dormitory does not include any resident parking.

Prerequisite 1: Construction Activity Pollution Prevention
The Construction Manager will submit and implement an Erosion and Sedimentation Control (ESC) Plan for construction activities related to the demolition of existing conditions and the construction of the new building specific to this project. The ESC Plan will conform to the erosion and sedimentation requirements of the 2012 EPA Construction General Permit and specific municipal requirements for the City of Boston.

Credit 1 Site Selection
The project site is on a previously developed plot in the heart of the Boston Theatre District/Mid-town Cultural District, a densely urban neighborhood.

Credit 2 Development Density and Community Connectivity
The project site is located in a dense urban area. The surrounding community includes restaurants, shops, theaters, grocery stores, parks, educational & religious institutions and other amenities within easy walking distance.

Credit 3 Brownfield Redevelopment
The site is being tested to determine if it contains contaminated soils. If it does, a soils remediation plan will be established and implemented on site. Contaminated materials will be properly removed and disposed of following all local, state and Federal guidelines and regulations.

Credit 4.1 Alternative Transportation, Public Transportation Access
There are several bus routes that pass by in close proximity to the project site and it is within walking distance to both the orange and green line MBTA subway stops at Boylston and Chinatown.

Credit 4.2 Alternative Transportation, Bicycle Storage
Exterior bike storage locations for visitors and employees will be incorporated into the site design. The dormitory residents will have access to covered and/or enclosed secure bike storage in the vicinity of the project.

Credit 4.3 Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles
There is no new parking associated with this project; therefore the project is unable to attempt this credit.

Credit 4.4 Alternative Transportation Parking Capacity
There is no new parking associated with this project.

Credit 5.1, Site Development, Protect or Restore Habitat
A small area of green roof will all contribute to improving the urban open space, however, the project will not provide enough landscaped open space planted with native and adaptive species to qualify for this credit.

Credit 5.2, Site Development, Maximize Open Space
A combination of green roofs and pedestrian oriented hardscape will all contribute to improving the urban open space. The amount of open space on the project site will target 20% of the overall site square footage within the LEED Project Boundary at a minimum but due to site constraints may not be able to achieve this credit.

Credit 6.1 Stormwater Design, Quantity Control
The City of Boston has requirements for collection and re-charge of storm water in this development district. All stormwater from the roofs will be collected and recharged. Additionally planted areas on roofs may help mitigate storm water runoff from the project site.

Credit 6.2 Stormwater Design, Quality Control
Site stormwater run-off will be captured and recharged as per the City of Boston requirements. Achievement of this credit is dependent on the location of the LEED Project Boundary.

Credit 7.1 Heat Island Effect, Non-Roof
New sidewalk and hardscape areas built in association with this project will use SRI compliant materials. However, attempting this credit is dependent on the location of the LEED Project Boundary, which may not include the perimeter sidewalks.

Credit 7.2 Heat Island Effect, Roof
The roofs will be a high albedo membrane roof product with an SRI value of 78 minimum for a minimum of 75% of the total roof area. Additionally there may be some areas of planted, vegetated roofs.

Credit SSc8 Light Pollution Reduction
The project may meet the criteria for this credit. Interior and exterior lighting power densities will likely be below code maximums. The project will endeavor to minimize the amount of site lighting while maintaining an appropriate level of security lighting as is necessary for a college campus.

Water Efficiency

The project will specify low flow and high efficiency plumbing fixtures within the residential units to reduce the amount of potable water used throughout the building. There will be a high efficiency irrigation system.

Prerequisite 1 Water Use Reduction, 20% Reduction and Credit 3 Water Use Reduction
Through the specification of low flow and high efficiency plumbing fixtures, the project will implement water use reduction strategies that use, at a minimum, 20% less potable water than the water use baseline calculated for the building (not including irrigation) after meeting Energy Policy Act of 1992 fixture performance requirements. The project is currently designed to achieve a water use reduction of approximately 35% and plans to target an overall potable water use savings of 40%.

Credit 1 Water Efficient Landscaping
There may be some roof top planted areas which will incorporate drought tolerant plant materials that may require occasional watering by hand. However, there is a limited amount of roof top landscaping and/or plantings within the project. The design team is continuing to explore incorporating planted roof areas into the project.

Credit 2 Innovative Waste Water Technologies
The project does not anticipate incorporating advanced wastewater technologies at this time and it will not pursue this credit.

Energy and Atmosphere

The building systems will be designed to optimize energy performance and reduce energy consumption. The project will incorporate high efficiency chillers, pumps, dedicated OA units, fan coil units and a heat wheel to transfer thermal energy from the exhaust stream to the intake system. The dorm rooms will be naturally ventilated. Throughout the building the targeted lighting power density will be below code minimums.

The building owner will engage a Commissioning Agent during the design phase to review the proposed design and ultimately confirm the building systems are installed and function as intended and desired.

Prerequisite 1 Fundamental Commissioning of the Building Energy Systems
A third party Commissioning Agent, (CxA) will be engaged by the owner for purposes of providing basic commissioning services for the building energy related systems including HVAC & R, lighting and domestic hot water systems. The CxA will verify the building systems are installed, calibrated and perform to the building owners project requirements

Prerequisite 2 Minimum Energy Performance and Credit 1 Optimize Energy Performance
The building performance rating will demonstrate a minimum of a 20% improvement in energy use when compared to a baseline building performance as calculated using the rating method in Appendix G of ANSI/ASHREA/IESNA Standard 90.1-2007. This requirement will be met by selecting efficient mechanical equipment. Additionally, an improved building envelope design and efficient lighting will be required to achieve this minimum. The team will develop a whole building energy model to demonstrate the expected performance rating of the designed building systems.

Prerequisite 3 Fundamental Refrigerant Management
The specifications for refrigerants used in the building HVAC & R systems will NOT permit the use of CFC based refrigerants. The proposed design of the HVAC systems will most likely achieve the prerequisite however, compliant selections of any walk in freezers/coolers (installed by restaurant tenants), will be required.

Credit 2 On Site Renewables
At this time the project design does not permit for the installation for on site renewable energy measures such as Photovoltaic Panels. The project plans to explore the viability of a small solar thermal panel installation.

Credit 3 Enhanced Commissioning
The Commissioning Agent, (CxA), will be engaged during the Design Development phase. The CxA's role will include reviewing the owner's project requirements, creating, distributing and implementing a commissioning plan, and performing a design review of the project documents.

Credit 4 Enhanced Refrigerant Management
Long life high efficiency mechanical equipment will be specified for the HVAC systems and the refrigerants specified for the systems will have low Ozone-depletion and Global warming potentials. Credit achievement is based on the final calculated amount of refrigerant in the system.

Credit 5 Measurement and Verification
The owner will establish an Energy Star Portfolio Manager account to enable the USGBC to review whole building energy and water use for five years after occupancy. Additionally, the building owner is considering implementing a compliant Measurement and Verification plan for the project.

Credit 6 Green Power
The owner is planning to purchase 'green power' RECs for a 2-year renewable energy contract to provide a minimum of 35% of the building's electricity from renewable sources.

Materials and Resources

Throughout the construction phase of the project the Construction Management team will endeavor to divert Construction and Demolition waste from area landfills and procure materials that are made with FSC certified wood, have recycled content and/or are harvested, extracted and manufactured within 500 miles of the project site.

The design team will specify materials and products with recycled content, those made with certified wood and regionally procurable products to the extent possible.

Prerequisite 1 Storage and Collection of Recyclables

Storage of collected recyclables will be accommodated within the individual apartment units and within the building for the retail tenants. Residents will bring their recyclables to a centrally located trash and recycling storage room. The recyclables will be collected by a contracted waste management company on a regular basis.

Credit 1 Building Re-use

The project is 100% new construction and is therefore unable to attempt these credits

Credits 2.1 and 2.2 Construction Waste Management

Prior to the start of construction the Construction Management team will prepare and submit a Construction Waste Management plan which will be implemented on site. The Construction Manager will endeavor to divert as much demolition debris and construction waste from area landfills as possible with a goal to achieve 75% diversion overall.

Credit 3 Materials Reuse

The project does not anticipate specifying reused materials at this time and will not attempt this credit.

Credits 4.1 Recycled Content 10% (post-consumer & ½ pre-consumer)

The project specifications will require certain materials to contain pre and or post consumer recycled content. During construction, materials and products submittals will include documentation of the percentage of pre/post consumer recycled content. The Construction Manager will track the recycled content with a project goal to achieve 10% recycled-content materials based on overall project materials costs.

Credits 4.2 Recycled Content 20% (post-consumer & ½ pre-consumer)

The Construction Manager will track the recycled content for each material with a project target to achieve 20% recycled-content materials based on overall project materials costs.

Credit 5.1 Regional Materials, 10% Extracted, Processed and Manufactured Regionally

The project specifications will include criteria for applicable materials to be extracted, harvested, recovered and manufactured within a 500 mile radius of the job site. The project has established a target for 10% of the materials and products installed to be regional materials. The Construction Manager will track the submitted and installed materials and products with a goal to achieve the 10% threshold based on overall project materials costs.

Credits 5.2 Recycled Content 20% Extracted, Processed and Manufactured Regionally

The Construction Manager will track the regional materials with a project target to achieve 20% regional materials based on overall project materials costs.

Credit 6 Rapidly Renewable Materials

The project does not anticipate specifying Rapidly Renewable materials at this time and will not attempt this credit.

Credit 7 Certified Wood
The project specifications will include criteria for the use of FSC certified wood within the project. The Construction Manager will track the submitted and installed wood materials and products with a goal to achieve the 50% threshold based on overall wood materials costs.

Indoor Environmental Quality
The interior air quality will be monitored during the construction phase of the project and prior to occupancy. Low emitting materials, (low VOC), will be used throughout construction to maintain and improve air quality. The building occupants will be able to maintain a comfortable interior environment through access to thermal and lighting controls. The residential units are laid out to maximize exposure to views and daylight without significant increase in heat gain.

Prerequisite 1 Minimum IAQ Performance
The building mechanical systems are designed to meet or exceed the requirements of ASHRAE Standard 62.1-2007 sections 4 through 7 and/or applicable building codes. Naturally ventilated spaces such as the residential units will comply with the applicable portions of ASHRAE 62.1.

Prerequisite 2 Environmental Tobacco Smoke (ETS) Control
The public spaces and common areas within the building will be non-smoking. Additionally, the residents will not be allowed to smoke within their individual units.

Credit 1 Outdoor Air Delivery Monitoring
The dorm rooms are naturally ventilated with a few lounges/common areas; this credit will not be pursued.

Credit 2 Increased Ventilation
The dorm rooms are naturally ventilated and there are no common areas, therefore this credit will not be pursued.

Credit 3.1 Construction IAQ Management Plan (during construction)
The Construction Manager will develop an Indoor Air Quality Management Plan for the construction and pre-occupancy phases of the project to meet/exceed the recommended Control Measures of the SMACNA IAQ Guidelines for Occupied buildings Under Construction 2nd Edition 2007, ANSI/SMACNA 008-2008 (Chapter3).

Credit 3.2 Construction IAQ Management Plan (before occupancy)
After the completion of construction and prior to occupancy, the owner may decide to conduct baseline IAQ testing to demonstrate contaminant maximum concentrations are not exceeded.

Credits 4.1 Low-Emitting Materials, Adhesives & Sealants
The specifications will include requirements for adhesives and sealants to meet low VOC criteria for adhesives and sealants.

Credits 4.2 Low-Emitting Materials, Paints and Coatings
The specifications will include requirements for paints and coatings to meet low VOC criteria for paints and coatings.

Credits 4.3 Low-Emitting Materials, Flooring Systems

The specifications will include requirements for hard surface flooring materials to be Floor Score certified and carpet systems will endeavor to comply with the Carpet institute Green label program.

Credit 4.4 Low Emitting Materials, Composite Wood and Agrifiber Products
The project will specify and install composite wood and agrifiber products that contain no added urea-formaldehyde. The Construction Manager will endeavor to use only compliant composite wood materials to the extent possible.

Credit 5, Indoor Chemical and Pollutant Source Control
The project team will design to minimize and control the entry of pollutants into the building and to contain chemical use areas.

Credit 6.1 Controllability of Systems, Lighting
It is the intent of the design to provide an appropriate level of individual lighting controls within the residential units. The controls in the common circulation areas may include vacancy/occupancy sensors.

Credit 6.2 Controllability of Systems, Thermal Comfort
The design of the building thermal comfort system will specify appropriate temperature controls for the residential units and includes operable windows in each of the dorm rooms.

Credit 7.1 Thermal Comfort, Design
The project HVAC design will be in compliance with ASHRAE 55 for all applicable mechanically ventilated regularly occupied spaces. The residential units will have natural ventilation through the use of operable windows.

Credit 7.2 Thermal Comfort Verification
Emerson will conduct a thermal comfort survey 6-9 months after occupancy and make adjustments based on student feedback.

Credit 8.1 Daylight and Views, Daylight for 75% of the spaces
It is the intent of the design to locate regularly occupied residential unit spaces along the perimeter with ample glazing to achieve daylight within the apartments. The amount or type of glazing may be dependent on the orientation of the unit. Once the final layout of the units is established the daylight calculations will be confirmed.

Credit 8.2 Daylight and Views, Views for 90% of the spaces
It is the intent of the design to locate regularly occupied spaces along the perimeter with ample vision glass to achieve views for 90% of the areas.

Innovation & Design Processes
The team has identified several possible ID credits which are listed below, (limited to 5 ID credits total):

ID credits under consideration include:

Exemplary Performance for SSc2.2
The project site is located in a densely developed urban area.

Exemplary Performance for SSc4.1

The project site is located on several bus routes and within walking distance to two MBTA subway stations with a frequency of service that includes over 200 transit rides per day.

Building as an Educational Tool
The project will endeavor to implement two public outreach programs to inform the public about the sustainable design features incorporated into the building project.

Green Housekeeping/Operations
Emerson may use green cleaning products and equipment in the common areas and provide a package for residents explaining the 'green living' components of the project.

Low Mercury lighting
The project team will work to limit the levels of mercury containing lamps included in the lighting design for the building.

Credit 2 LEED Accredited Professional (required ID credit for LEED certification)
A LEED AP will provide administrative services to oversee the LEED credit documentation process

Regional Priority Credits
Regional Priority Credits, (RPC) are established LEED credits designated by the USGBC to have priority for a particular area of the country. When a project team achieves one of the designated RPCs and additional credit is awarded to the project. RPCs applicable to the Boston area include: SSc3, SSc6.1, SScC7.1 EAc2 and MRc1.1. This project anticipates two RPCs for SSc7.1-Heat Island Effect, Non-Roof and SSc7.2 Heat Island Effect, Roof

LEED for New Construction & Major Renovations v2009
Project Scorecard

Project: Emerson - Boylston Place
Address: Boston, MA 02116
Date: September 13, 2013

TOTALS				
53	11	12	34	Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

					GENERAL PROJECT DOCUMENTATION		
	Y				PI form 1	Minimum Program Requirements	Required
	Y				PI form 2	Project Summary Details	Required
	Y				PI form 3	Occupant Usage Data	Required
	Y				PI form 4	Schedule and Overview Documents	Required
Phase	Yes	Likely	Maybe	No			
	18	1	2	5	SUSTAINABLE SITES		26
C	Y				Prereq 1	Construction Activity Pollution Prevention	Required
D	1				Credit 1	Site Selection	1
D	5				Credit 2	Development Density and Community Connectivity	5
D		1			Credit 3	Brownfield Redevelopment	1
D	6				Credit 4.1	Alternative Transportation - Public Transportation Access	6
D	1				Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	1
D				3	Credit 4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	3
D	2				Credit 4.4	Alternative Transportation - Parking Capacity	2
C				1	Credit 5.1	Site Development - Protect or Restore Habitat	1
D				1	Credit 5.2	Site Development - Maximize Open Space	1
D	1				Credit 6.1	Stormwater Design - Quantity Control	1
D	1				Credit 6.2	Stormwater Design - Quality Control	1
C			1		Credit 7.1	Heat Island Effect - Nonroof	1
D	1				Credit 7.2	Heat Island Effect - Roof	1
D			1		Credit 8	Light Pollution Reduction	1
	Yes	Likely	Maybe	No			
	3	1	4	2	WATER EFFICIENCY		10
D	Y				Prereq 1	Water Use Reduction - 20% minimum	Required
D			2		Credit 1.1	Water Efficient Landscaping - Reduce by 50%	2
D			2		Credit 1.2	Water Efficient Landscaping - No Potable H20 or No Irrigation	2
D				2	Credit 2	Innovative Wastewater Technologies	2
D	3	1			Credit 3	Water Use Reduction - 30% (2), 35% (3), 40% (4)	2 to 4
	Yes	Likely	Maybe	No			
	10	4	4	17	ENERGY & ATMOSPHERE		35
C	Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	Required
D	Y				Prereq 2	Minimum Energy Performance	Required
D	Y				Prereq 3	Fundamental Refrigerant Management	Required
D	5	2	2	10	Credit 1	Optimize Energy Performance	1 to 19
D				7	Credit 2	On-Site Renewable Energy 1%, 3%, 5%, 7%, 9%, 11%, 13%	1 to 7
C	2				Credit 3	Enhanced Commissioning	2
D			2		Credit 4	Enhanced Refrigerant Management	2
C	1	2			Credit 5	Measurement and Verification	3
C	2				Credit 6	Green Power	2

Phase	Yes	Likely	Maybe	No			
	4	2	1	7	MATERIALS & RESOURCES		14
D	Y				Prereq 1	Storage and Collection of Recyclables	Required
C				3	Credit 1.1	Building Reuse - Maintain Existing Walls, Floors & Roof 55%, 75%, 95%	1 to 3
C				1	Credit 1.2	Building Reuse - Maintain Interior Non-Structural Elements	1
C	2				Credit 2	Construction Waste Management - Divert 50% (1), 75% (2)	1 to 2
C				2	Credit 3	Materials Reuse	1 to 2
C	1				Credit 4.1	Recycled Content - 10%	1
		1			Credit 4.2	Recycled Content - 20%	1
C	1				Credit 5	Regional Materials - 10%	1
			1		Credit 5	Regional Materials - 20%	1
C				1	Credit 6	Rapidly Renewable Materials	1
C		1			Credit 7	Certified Wood	1

	Yes	Likely	Maybe	No			
	10	2	0	3	INDOOR ENVIROMENTAL QUALITY		15
D	Y				Prereq 1	Minimum Indoor Air Quality Performance	Required
D	Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
D				1	Credit 1	Outdoor Air Delivery Monitoring	1
D				1	Credit 2	Increased Ventilation	1
C	1				Credit 3.1	Construction Indoor Air Quality Management Plan - During Construction	1
C		1			Credit 3.2	Construction Indoor Air Quality Management Plan - Before Occupancy	1
C	1				Credit 4.1	Low-Emitting Materials - Adhesives & Sealants	1
C	1				Credit 4.2	Low-Emitting Materials -Paints & Coatings	1
C	1				Credit 4.3	Low-Emitting Materials - Floor Systems	1
C	1				Credit 4.4	Low-Emitting Materials - Composite Wood	1
D	1				Credit 5	Indoor Chemical and Pollutant Source Control	1
D		1			Credit 6.1	Controllability of Systems - Lighting	1
D	1				Credit 6.2	Controllability of Systems - Thermal Comfort	1
D	1				Credit 7.1	Thermal Comfort - Design	1
D	1				Credit 7.2	Thermal Comfort - Verification	1
D				1	Credit 8.1	Daylight and Views - Daylight - 75%	1
D	1				Credit 8.2	Daylight and Views - Views 90%	1

	Yes	Likely	Maybe	No			
	6	0	0	0	INNOVATION IN DESIGN		6
	1				Credit 1.1	Innovation In Design	1
	1				Credit 1.2	Innovation In Design	1
	1				Credit 1.3	Innovation In Design	1
	1				Credit 1.4	Innovation In Design	1
	1				Credit 1.5	Innovation In Design	1
C	1				Credit 2	LEED® Accredited Professional	1

	Yes	Likely	Maybe	No			
	2	1	1	0	REGIONAL PRIORITY - credit names for 02116 have been UNDERLINED		4
	1				Credit 1.1	RP for 02116 SSc3, SSc6.1, SSc7.1, SSc7.2, EAc2(1%), MRc1.1(75%)	1
	1				Credit 1.2	RP for 02116 SSc3, SSc6.1, SSc7.1, SSc7.2, EAc2(1%), MRc1.1(75%)	1
		1			Credit 1.3	RP for 02116 SSc3, SSc6.1, SSc7.1, SSc7.2, EAc2(1%), MRc1.1(75%)	1
			1		Credit 1.4	RP for 02116 SSc3, SSc6.1, SSc7.1, SSc7.2, EAc2(1%), MRc1.1(75%)	1

Yes		?	No		
53	11	12	34	PROJECT TOTALS (Certification Estimates)	110

Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

APPENDIX C
COMMUNITY LETTERS AND RESPONSES

110 STUART STREET RESIDENTIAL CONDOMINIUM ASSOCIATION
c/o W Hotel Management
110 Stuart Street
Boston, Massachusetts 02116

September 13, 2013

Mr. Peter Meade
Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201-1007

Re: Proposed Development of Emerson College Dormitory/1-3 Boylston Place

Dear Mr. Meade:

I am writing in my capacity as President of the 110 Stuart Street Residential Condominium Association, the homeowners' organization for the 122 residences at the W Residences in Boston's Theatre District. I would like to bring to your attention the concern numerous unit owners have regarding the proposed height of the new dormitory Emerson College wishes to construct at 1-3 Boylston Place, which between the W Residences building and the Boston Common.

The proposed dormitory will have a height of 171 feet according to the Project Notification Form filed with the BRA. In addition, we assume the building will also have roof-top mechanical equipment, the types and height of which are not detailed in the PNF; we assume that this information as well as additional information about the proposed enclosures around such rooftop equipment and any proposed roof-top communications equipment will be provided by the College in subsequent filings with the BRA.

It is clear to us that the proposed building, which will require zoning relief since it will exceed the zoning height currently permitted under the City's Zoning Code, will significantly block views from many condominium units at the W Boston Residences. Indeed, members of the Emerson College development team visited some condominium units at the W Residences yesterday in order to gain a better understanding of the effects of the building's design.

We would like to go on record at this time, asking that the height approved by the BRA and the City's Zoning Commission for the dormitory be no higher (including mechanical equipment) than Emerson's Piano Row Residence Hall at 150 Boylston Street. According to the PNF, that structure is 151 feet in height, or 20 feet shorter than the 1-3 Boylston Place Project. We also ask that in its future filings with the BRA for this project, that Emerson include sufficient plans and studies so that the effect of the building on views from neighboring buildings like the W Residences, can be fully evaluated. We also hope that Emerson's plans include plans for alleviating the crowded sidewalk conditions on Boylston Street

We understand that the public review process for the new dormitory will continue, and we look forward to continued discussions and community meetings sponsored by Emerson and the BRA about this new project. We do recognize and appreciate the pivotal role that Emerson College has played in the revitalization of the Theatre District and particularly, its historic theatres.

Similarly, the more than 100 condominium unit owners at the W Residences have made significant personal investments in the City and are proud residents of our great city. I hope that their voices will be heard in the discussions about the final design, and especially the height, of the proposed 1-3 Boylston Place dormitory.

Thank you.

Sincerely,

Carol S. Parks
President

cc: Katelyn Sullivan, BRA Project Manager
Paul Roche, W Hotel Management, Inc.

EMERSON COLLEGE

Government & Community Relations

120 BOYLSTON STREET
BOSTON, MA 02116-4624
(617) 824-8299 phone
(617) 824-8943 fax
www.emerson.edu

October 1, 2013

110 Stuart Street Residential Condominium Association
C/o W Hotel Management
110 Stuart Street
Boston, MA 02116

Re: 1-3 Boylston Place

Dear Ms. Parks:

Emerson College is in receipt of your September 13, 2013 letter to Peter Meade, Director of the Boston Redevelopment Authority (BRA), commenting on the College's proposed project at 1-3 Boylston Place, which you submitted as President and on behalf of the 110 Stuart Street Residential Condominium Association. The purpose of this letter is to respond to your comments.

At the outset, the College wishes to thank you and the Association for recognizing the pivotal role that the College has played in the revitalization of the Theatre District, including its historic theatres. Suffice it to say, the College's significant investment in the Midtown Cultural District served as a catalyst for several nearby commercial and residential developments, including the Ritz Hotel and Residences among others.

As you may be aware, the 1-3 Boylston Place project has been significantly downsized by the BRA from its original iteration. Initially, the proposed height was approximately 256 feet and the proposed project encompassed 1-3 Boylston Place, the air rights over 4 Boylston Place and 5 and 6 Boylston Place. However, as a result of several meetings with the BRA design staff, the College agreed to significantly lower the height to approximately 171 feet (plus mechanicals) which resulted in a substantial reduction in the massing by excluding 4, 5 and 6 Boylston Place from the College's plans. Currently, the 1-3 Boylston Place project is approximately 89,900 square feet of gross floor area, which is a little more than one half of what the College originally proposed. If we were asked to reduce it any further, it would, in the College's view, make the proposed project both economically and programmatically unfeasible for its intended purpose.

I look forward to working with you and the Association to establish a constructive and continuing dialogue throughout the review process.

Sincerely,

Margaret A. Ings
Associate Vice President

EMERSON COLLEGE

Government & Community Relations

120 BOYLSTON STREET
BOSTON, MA 02116-4624
(617) 824-8299 phone
(617) 824-8943 fax
www.emerson.edu

October 2, 2013

One Charles Condominium
1 Charles Street South
Boston, MA 02116

Re: 1-3 Boylston Place

Dear Owners:

Emerson College is in receipt of your emails to Katelyn Sullivan, project manager at the Boston Redevelopment Authority (BRA), commenting on the College's proposed project at 1-3 Boylston Place. The purpose of this letter is to respond to your comments.

As you may be aware, the 1-3 Boylston Place project has been significantly downsized by the BRA from its original iteration. Initially, the proposed height was approximately 256 feet and the proposed project encompassed 1-3 Boylston Place, the air rights over 4 Boylston Place and 5 and 6 Boylston Place. However, as a result of several meetings with the BRA design staff, the College agreed to significantly lower the height to approximately 171 feet (plus mechanicals) which resulted in a substantial reduction in the massing by excluding 4, 5 and 6 Boylston Place from the College's plans. Currently, the 1-3 Boylston Place project is approximately 89,900 square feet of gross floor area, which is a little more than one half of what the College originally proposed. If we were asked to reduce it any further, it would, in the College's view, make the proposed project both economically and programmatically unfeasible for its intended purpose.

I look forward to working with you and the Association to establish a constructive and continuing dialogue throughout the review process.

Sincerely,

Margaret A. Ings
Associate Vice President

Margaret E. Carr
165 Tremont Street
Boston, Massachusetts
mcwtremont@aol.com

October 3, 2013

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

Re: 1-3 Boylston Place Emerson College

I am a resident of 165 Tremont Street with a view of Boylston Place. I support Emerson College's proposal for1-3 Boylston Place.

This neighborhood has begun to flourish with the growth of Emerson. Housing students is a goal of the College, the City and the neighborhood. This project helps meet the goal.

Thank you,

Margaret E. Carr