



November 12, 2019

PRINCIPALS

Mr. Brian P. Golden, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
One City Hall Plaza
Boston, MA 02201

**Subject: Northeastern University/American Campus Communities
Letter of Intent to File IMPNF and PNF for 840 Columbus Avenue**

Dear Director Golden:

On behalf of Northeastern University (the University) and American Campus Communities (ACC), please accept this Letter of Intent to file an Institutional Master Plan Notification Form/Project Notification Form (IMPNF/PNF) in connection with the redevelopment of an approximately 32,382 sf site located bounded by Columbus Avenue to the north, Melnea Cass Boulevard to the east, Tremont Street to the south, and the existing Renaissance Park building to the west. The site, which currently contains a surface parking lot, was identified in the University's approved 2013 Institutional Master Plan (the IMP) as a general area of interest for future development. This Letter of Intent is being submitted in accordance with the Mayor's Executive Order dated October 10, 2000, as amended April 3, 2001, relative to the provision of mitigation by development projects in Boston subject to Large Project Review under the Boston Zoning Code (the Code).

As currently contemplated, the Project will include the construction of a new, 26-story, approximately 525,000 sf mixed-use building containing a five-story podium of academic/office space, and approximately 975 beds in the remaining 21 stories, along with ground floor food and beverage service. The mix of academic and office space will be determined later in the design process depending on University's needs.

Northeastern intends to lease a portion of the site to an ACC-related entity that will develop the Project. ACC will own and operate the student apartment community under a dormitory license from the City of Boston while Northeastern will own and operate the academic/office space located within the five-story podium. The lease will restrict the use of the site to student housing apartments and give Northeastern University students in their third, fourth, and fifth years of study the first right to lease apartments. The lease will require that the Project be operated in accordance with the Northeastern University student code of conduct.

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The University and ACC have filed the IMPNF/PNF for the Project to initiate review of an amendment to the IMP in accordance with Article 80D of the Code and Large Project Review in accordance with Article 80B of the Code in November of 2019. Zoning approval will be sought by amending the IMP. In addition, since the Project site is also located in Planned Development Area No. 34 (the PDA), the University and ACC will seek to amend the Development Plan governing the PDA, as well as a corresponding map amendment, to exclude the Project site from the PDA.

We look forward to working with you and the members of the community – including the existing Northeastern IMP Task Force, your staff and other City agencies to undertake the review of this Project.

Sincerely,

AMERICAN CAMPUS COMMUNITIES AND NORTHEASTERN UNIVERSITY



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NORTHEASTERN UNIVERSITY

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