



EMERSON COLLEGE

Government & Community Relations

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B.R.A.

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June 5, 2013

Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Emerson College: 1 – 6 Boylston Place Project

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

Dear Director Meade:

I am pleased to present this Letter of Intent on behalf of Emerson College in connection with the proposed project located at 1-6 Boylston Place in the Midtown Cultural District. Currently, 1-6 Boylston Place is comprised of the following structures: the Estate nightclub at 1 & 2 Boylston Place, Sweetwater Café at 3 Boylston Place, the Tavern Club at 4 Boylston Place and two other structures owned by the Tavern Club at 5 & 6 Boylston Place. The College proposes to construct a new mixed use facility consisting of a residence hall for approximately 750 students, a dining facility, fitness center, academic offices, an equipment distribution center and the Emerson College Police Department. The proposed project will contain approximately 260,000 square feet of new construction, and have a building height of approximately 280 feet. Approximately 7,500 square feet of the new construction will include an expansion of the Tavern Club for its club use.

Representatives from Emerson College met with Katelyn Sullivan, Project Manager, and other senior staff at the Boston Redevelopment Authority on May 28, 2013, to discuss the project at a pre-filing meeting in preparation for submission of the PNF/IMP/PNF in accordance with Article 80 of the Boston Zoning Code. In conjunction with the approval of this project, the College will also seek approval from the BRA for an amendment to the College's Institutional Master Plan, approved by the BRA in November, 2012.

Sincerely,

Margaret A. Ings
Associate Vice President