1880 EMERSON COLLEGE

THE LITTLE BUILDING RENOVATION

80 BOYLSTON STREET, BOSTON, MA 02116

PROJECT NOTIFICATION FORM

Submitted to the
Boston Redevelopment Authority
November 14th, 2014

EMERSON COLLEGE

Government & Community Relations

120 BOYLSTON STREET
BOSTON, MA 02116-4624
(617) 824-8299 phone
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November 14, 2014

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

RE: Submission of Institutional Master Plan Notification Form (IMPNF)
The Little Building Renovation, 80 Boylston Street, Boston, MA 02116

Dear Mr. Golden:

Emerson College is pleased to submit this Institutional Master Plan Notification Form ("IMPNF") to the Boston Redevelopment Authority in accordance with Article 80 of the Boston Zoning Code for the Little Building Project located at 80 Boylston Street in the Midtown Cultural District.

The proposed project consists of replacing the significantly deteriorated façade through a combination of repair, replacement, and restoration. Interior renovations will occur on floors 2-12 and a newly constructed 13th floor will be located entirely behind the 14'4" parapet. The current residential student population of 750 will increase to 1044 residential students which is an increase of 294 residential students. New common rooms, student social space, and an updated/renovated dining facility accommodating 450 students will also be provided. The total existing gross square footage is 238,955 and the total gross square footage for the proposed project will be 275,900.

The College looks forward to working with the Boston Redevelopment Authority and other City agencies to implement this project. In conjunction with the approval of this project, the College will also seek approval from the BRA for an amendment to the College's Institutional Master Plan, approved by the BRA in November 2012, and an approval of a three year extension and renewal of the College's current Institutional Master Plan until November 2017. The College also seeks a waiver pursuant to Section 80B-5(3)(d) of the Boston Zoning Code, of the requirements of subsection 4 and subsection 5 of said Section 80B-5 for the filing with and review by the BRA of a Draft Project Impact Report ("DPIR") and a Final Project Impact Report ("FPIR").

Sincerely,

Margaret A. Ings
Associate Vice President

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SECTION 1

PROJECT SUMMARY

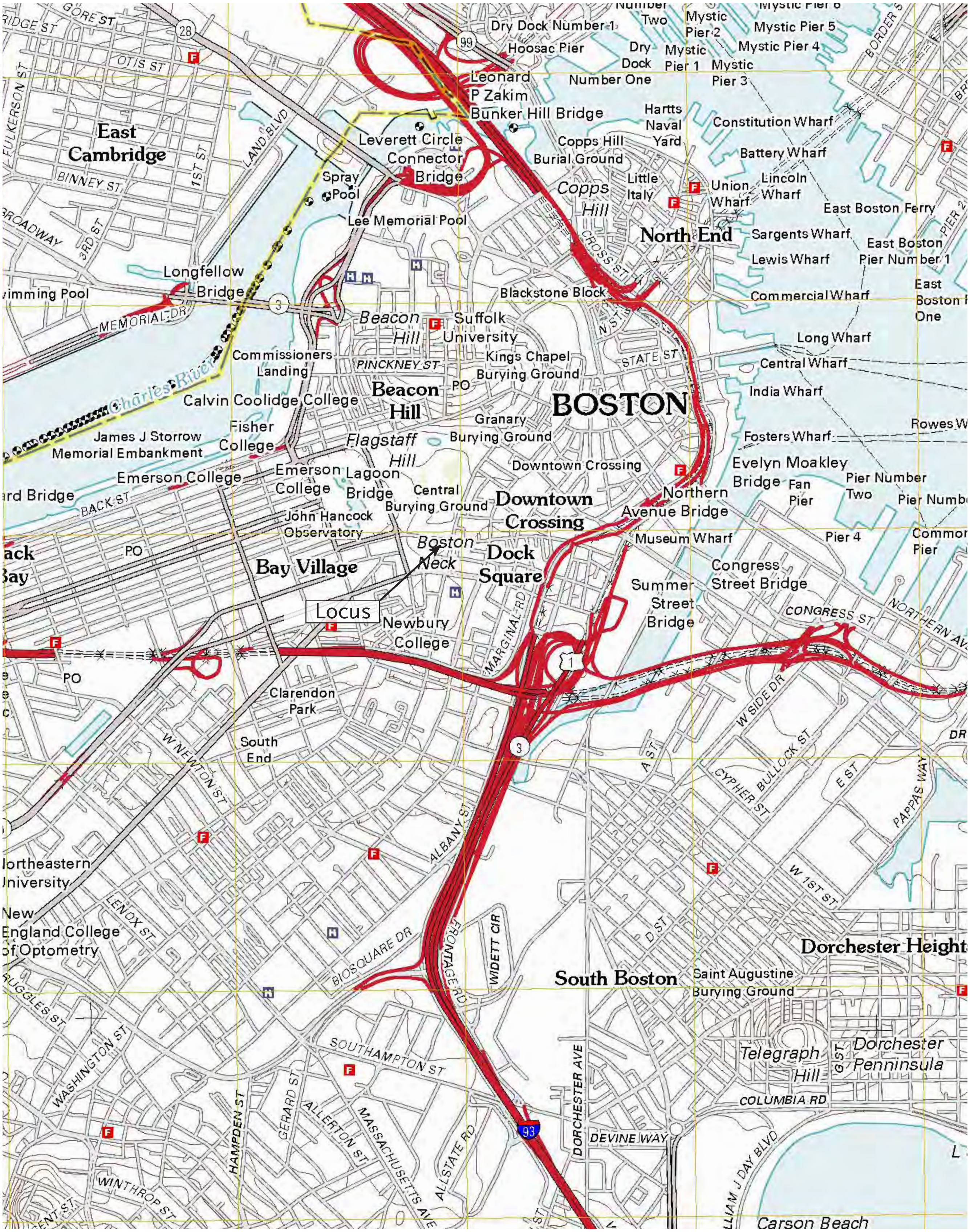
1.0 PROJECT SUMMARY

1.1 Introduction

Emerson College (the "Emerson College" the "College" or "Emerson") is submitting an Institutional Master Plan Project Notification Form ("IMPNF") to the Boston Redevelopment Authority ("BRA") in accordance with Article 80 of the Boston Zoning Code.

With these filings, Emerson College is initiating Large Project Review for the Little Building located at 80 Boylston Street in the Midtown Cultural District. The proposed project consists of replacing the significantly deteriorated façade through a combination of repair, replacement, and restoration. Interior renovations will occur on floors 2-12 and a newly constructed 13th floor will be located entirely behind the 14'4" parapet. The current residential student population of 750 will increase to 1044 residential students which is an increase of 294 residential students. New common rooms, student social space, and an updated/renovated dining facility accommodating 450 students will also be provided. The total existing gross square footage is 238,955 and the total gross square footage for the proposed project will be 275,900. Emerson College is also proposing an Institutional Master Plan Amendment for the Proposed Project pursuant to Article 80D of the Code. **(See Figure I)**

Emerson College is a unique institution that offers educational programs that prepare undergraduate and graduate men and women to assume positions of leadership in communication and the arts and to pursue scholarship and work that brings innovation to these disciplines. Established in 1880 as the Boston Conservatory of Elocution, Oratory, and Dramatic Art, the institution, in its early years, catered primarily to young women who lived in the region. Over the years, it has evolved into a diverse, co-educational and multi-faceted degree-granting institution with a communication and performing arts orientation.


Locus
East Cambridge
Leverett Circle Connector Bridge
Leonard P Zakim Bunker Hill Bridge
Dry Dock Number 1
Hoosac Pier
Dry Dock Number One
Mystic Pier 1
Mystic Pier 2
Mystic Pier 3
Mystic Pier 4
Mystic Pier 5
Hartts Naval Yard
Constitution Wharf
Battery Wharf
Copps Hill Burial Ground
Copps Hill
Little Italy
Union Wharf
Lincoln Wharf
East Boston Ferry
North End
Sargents Wharf
Lewis Wharf
East Boston Pier Number 1
Commercial Wharf
Spray Pool
Lee Memorial Pool
Longfellow Bridge
Memorial Dr
Blackstone Block
Beacon Hill
Suffolk University
Kings Chapel Burying Ground
Commissioners Landing
Pinckney St
State St
Long Wharf
Central Wharf
India Wharf
Charles River
Calvin Coolidge College
BOSTON
Granary Burying Ground
Fisher College
James J Storrow Memorial Embankment
Flagstaff Hill
Fosters Wharf
Downtown Crossing
Evelyn Moakley Bridge
Fan Pier
Pier Number Two
Emerson College
Lagoon Bridge
Central Burying Ground
Northern Avenue Bridge
Back St
John Hancock Observatory
Downtown Crossing
Museum Wharf
Pier 4
Boston Neck
Dock Square
Congress Street Bridge
Bay Village
Summer Street Bridge
Newbury College
Congress St
Marginal Rd
Clarendon Park
South End
W Newton St
W Side Dr
A St
Cypher St
Bullock St
E St
Pappas Way
Albany St
Northeastern University
New England College of Optometry
Lenox St
W 1st St
Biosquare Dr
Frontage Rd
Widett Cir
D St
Dorchester Heights
South Boston
Saint Augustine Burying Ground
Ruggles St
Washington St
Southampton St
Telegraph Hill
Dorchester Penninsula
G St
Columbia Rd
Hampden St
Gerard St
Allerton St
Massachusetts Ave
Allstate Rd
Dorchester Ave
Devine Way
William J Day Blvd
Winthrop St
Carson Beach

Source: USGS

Today, Emerson College attracts students from 50 states and 41 countries. The institution's mission and the focus of the work of its faculty and students remain the same: to explore and push the boundaries of communication, art, and culture, thereby contributing to the advancement of society.

To initiate Large Project review under Article 80 of the Boston Zoning Code, a Letter of Intent to file an Institutional Master Plan Project Notification Form (IMPNF) was submitted to the BRA on November 7, 2014 **(See Appendix A)**. This PNF is now being submitted to present the Proposed Project and its potential impacts. Following the close of the public comment period and issuance by the BRA of the Scoping Determination for the Proposed Project and the IMP amendment, Emerson will proceed with the preparation of the amendment to its existing Master Plan to allow this newly Proposed Project. The College has asked that the BRA, in the Scoping Determination for the PNF, pursuant to Section 80B-5.3(d), waive the requirement to file and review a Draft Project Impact Report and Final Project Impact Report, if, after reviewing public comments, the BRA finds that such PNF adequately describes the Proposed Project's impacts.

1.2 Relationship to the College's Mission

1.2.1 Renewal of the Institutional Master Plan

Emerson College submitted an Institutional Master Plan Notification Form ("IMPNF") to the Boston Redevelopment Authority, ("BRA") on October 12, 2012, an application for renewal and extension of the approved IMP, as amended, pursuant to Section 80D (Renewal of Institutional Master Plan) of the Boston Zoning Code ("Code"). This IMPNF was approved by the BRA in November 2012 for a renewal and extension of the term of the Amended IMP until November 15, 2014. The Proposed Project falls within the College's boundary area for future expansion.

1.2.2 Benefits of Little Building Renovation

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

1.3 Project Description

1.3.1 Project Site and Surroundings

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

1.3.2 Project Design and Relation to Site Context

The Little Building, completed in 1917, was constructed on the site of the former Pelham Hotel and designed by Architect Clarence Blackall. The 12-story building was originally purchased by Emerson College in 1994 and currently houses a residence hall and dining facility; ground floor college department facilities, retail space, and a commercial tenant; active and vital part of the Emerson College campus, a 'workhorse' building, providing the college with its largest residence hall and dining facility. Unfortunately the exterior envelope of pre-cast stone, cast iron spandrel and bay windows has deteriorated significantly over the years due to water infiltration causing steel 'jacking' for many of the steel support members. Structural engineers McNamara/Salvia, Inc. have been

EMERSON COLLEGE : **THE LITTLE BUILDING**

Project Aerial
1" = 200'

N

ELKUS | MANFREDI ARCHITECTS

FIGURE II

engaged by the college since 2012 to investigate and identify hazardous conditions requiring stabilization. Emerson has elected to pursue a permanent solution for the façade deterioration that will consist of a combination of repair, replacement, and restoration. This level of work will require the integration of a new seismic lateral resistance system and life safety elements such as new pressurized egress stairs. New common rooms and student social space will partially fill the gaps between the Tremont Street fingers while maintaining the exterior light court configuration such that natural ventilation and daylight can be brought into the inner rooms. Interior renovations for floors 3 through 12 and a new 13th floor constructed entirely behind the 14'4" tall parapet will increase the Little Building Residence Hall population from 750 to 1044 students arranged in 'rooms on hall' and suites. The dining operation on level 2 will also be renovated to provide a contemporary new facility for 450 students.

1.3.3 Approximate Project Dimensions

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

* Measured from average grade to the top of the highest occupied floor (excluding mechanicals)
**New 13th story entirely behind 14'-4" tall existing parapet

1.3.4 Design Drawings and Photographs

Appendix B contains perspective views, building elevations, floor plans and sections.

Appendix C contains existing site photographs.

1.4 Project Team Table 1-1

Construction Manager	Suffolk Construction 65 Allerton Street Boston, MA 02119	617.517.5249 Scott Menard smenard@suffolkconstruction.com
Architect	Elkus-Manfredi Architects 25 Drydock Avenue Boston, MA 02210	617.426.1300 Ross Cameron rcameron@elkus-manfredi.com
Acoustical Consultant	Acentech 33 Moulton Street Cambridge, MA 02138	617.499.8000 Robert Berens rberens@acentech.com
Code Consultant	Norton S. Remmer, PE Consulting Engineer 18 John Street Place Worcester, MA 01609	508.756.2777 Norton Remmer Remmer.consulting@verizon.net
Civil Engineer	Nitsch Engineering 186 Lincoln Street, Suite 200 Boston, MA 02111	617.338.0063 Gary Pease gpease@nitscheng.com
Elevator Consultant	Van Duesen & Associates 470 Atlantic Avenue, 4th Floor Boston, MA	617.273.8016 Noel Herchell nherchell@vdassoc.com
Mechanical, Electrical, Plumbing, Fire Protection Engineer	R. G. Vanderweil Engineers 274 Summer Street Boston, MA 02210	617.423.7423 Shelley Vanderweil svanderweil@vanderweil.com
Structural Engineer	McNamara Salvia, Inc. 160 Federal Street, 5th Floor. Boston, MA 02210	617.737.0040 Adam McCarthy McCarthy@mcsal.com
Geotechnical Engineer	Haley & Aldrich 465 Medford Street, Suite 2200 Boston, MA 02129	617.886.7400 Joel Mooney jmooney@HaleyAldrich.com
Fire Alarm Engineer	Hughes Associates, Inc. 117 Metro Center Boulevard Suite 1002 Warwick, RI 02886	401.736.8992 Leonard Belliveau, Jr. lbelliveau@haifire.com
Transportation Planner/Engineer	Howard/Stein Hudson Associates 11 Beacon Street, Suite 1010 Boston, MA 02108	617.348.3334 Joe SanClemente jsanclemente@hshassoc.com
Legal Counsel	Goodwin Procter LLP Exchange Place Boston, MA 02109	617.570.1423 Lawrence E. Kaplan, P.C. lkaplan@goodwinprocter.com
Development Consultant	Silverman Associates 106 Farlow Road Newton, MA 02458	617.388.7024 Robert A. Silverman rob@silvermanassociates.us
Project Consultant	Feldman Land Surveyors 112 Shawmut Avenue Boston, MA 02118	617.357.9740 Karl McCarthy kam@harryrfeldman.com
Sustainable Consultant	The Green Engineer 54 Junction Square Drive Concord, MA 01742	978.369.8978 Erik Ruoff erik@greenengineer.com

Historical Consultant	Building Conservation Association 10 Langley Road, Suite 202 Newton Centre, MA 02459	617.916.5661 Andrea Gilmore agilmore@bcausa.com
Lighting Consultant	Cline Bettridge Bernstein Lighting Design Inc. 116 E. 27th Street, 4th Floor New York, NY 10016	212.741.3280 Michael Hennes mhennes@cbbld.com
Food Service Design	Colburn & Guyette 100 Ledgewood Place, Suite104 Rockland, MA 02370	781.826.5522 Todd Guyette rtg@colburnguyette.com

1.5 Public Benefits

Emerson is a diverse community of students, faculty, and staff dedicated to leadership in communication and the arts. Many in Emerson's community are committed to contributing their time and talent to support worthwhile institutions and programs in the neighborhood surrounding the College and throughout the Boston area. These include the nearby Urban College of Boston, Kwong Kow Chinese School, Bridge Over Troubled Waters, Asian American Civic Association, Boston Private Industry Council and partnerships with various Boston Public schools.

Appendix J is the current Community Service Report, published every two years, which presents an overview of the college's community service activities during 2012 through 2014. In the months and years ahead, we look forward to continuing these efforts and initiating new ones.

1.6 Compliance with Boston Zoning Code

Approval of the College's IMP amendment by the BRA and Boston Zoning Commission will ensure the Proposed Project is in compliance with the Boston Zoning Code.

1.7 List of Permits or Other Approvals Which May Be Required

Federal, State, and Local Agencies Requiring Approvals

Table 1-2

Agency Name	Permit or Action
Federal	
U.S. Environmental Protection Agency	NPDES General Permit for Construction Stormwater Discharges
State	
Massachusetts Department of Environmental Protection, Division of Air Quality Control	Notice of Commencement of Demolition and Construction
Massachusetts Water Resources Authority	Temporary Construction De-Watering Permit
Massachusetts Historical Commission	Determination of No Adverse Impact on Historical Resources
Local	
Boston Redevelopment Authority	Institutional Master Plan Amendment Article 80 Large Project Review/Modification of Park Plaza Urban Renewal Plan
Boston Zoning Commission	Institutional Master Plan Amendment
Boston Landmarks Commission	Design Review/Demo Delay Waiver
Boston Civic Design Commission	Design Review
Boston Transportation Department	Transportation Access Plan Agreement (TAPA) Construction Management Plan
Boston Department of Public Works	Street/Sidewalk Occupancy Permit
Public Improvement Commission	
Boston Water and Sewer Commission	Site Plan/Sewer Connection Approval
Boston Department of Inspectional Services	Building Permit; Certificate of Inspection; Certificate of Occupancy
Boston Parks Commission	Approval 100 feet
Boston Environmental Department	

*** This is considered a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.**

SECTION 2

MISSION AND OBJECTIVES

2.0 MISSION AND OBJECTIVES

2.1 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.

2.2 Educational Units and Programs

2.2.1 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.

2.2.2 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.

2.2.3 Other Programs

2.2.3.1 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.

2.2.3.2 External Programs

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

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

2.2.4 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.

2.2.5 Memberships and Affiliations

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

2.3 Existing College Facilities

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

2.3.1 Campus Buildings

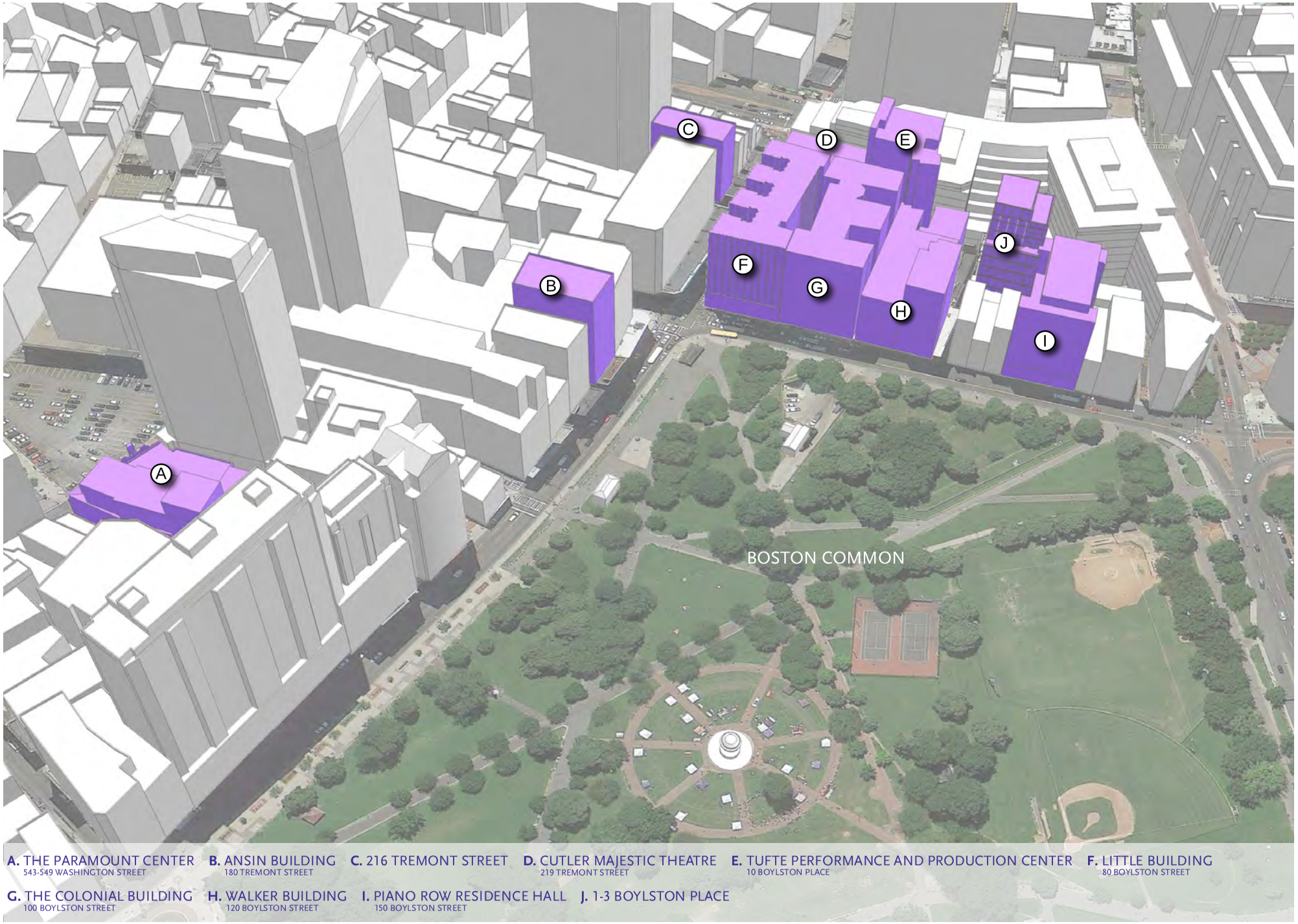
The Ansin Building, a 14-story office building at 180 Tremont Street serves as Emerson's administrative hub, center for technology and media arts, and home of Emerson's radio station, WERS. (Purchased 1992)

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

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

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

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



A. THE PARAMOUNT CENTER
543-549 WASHINGTON STREET

B. ANSIN BUILDING
180 TREMONT STREET

C. 216 TREMONT STREET

D. CUTLER MAJESTIC THEATRE
219 TREMONT STREET

E. 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

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

The 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 Residence Hall includes a gymnasium with an NCAA-sized basketball court, a student campus center, the Department of Professional Studies and Special Programs and offices for the Dean of Students and Student Life staff.

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

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

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

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

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

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

2.3.2 Leased Properties

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

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

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

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

2.3.3 Partnerships

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

Table 2-1 through 2-5 summarizes the College's buildings, leased property, external programs and partnerships.

2.4 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.

2.5 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: 3700. Part-time: 81. FTE: 3776. The College projects minimal growth over the next ten years.

Table 2-1
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 service offices.
5. Walker Building	120 Boylston Street	1998	125 ft.	200,000	Phased renovations to create academic and administrative spaces began in 1999 and were completed in 2004. This building houses the Library, classrooms, and offices for faculty and staff.
6. 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 2-2
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. 1-3 Boylston Place	1-3 Boylston Place	March 2010		24, 631	The College purchased the property in March 2010 and was approved by the Boston Redevelopment Authority in January 2014 for a 376 bed residence hall to include common space, and a cafe accessible to the public at the ground floor.
11. Paramount Center	555 Washington Street	2005	108 ft.	180,000	Opened in March 2010, the Paramount Center was renovated as a mixed-use facility. The space includes the 596-seat renovated Paramount Theatre, 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 2-3
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 April 2017		1,515	The College leases space for the offices of the literary magazine Ploughshares, and the AVP for Research & Creative Scholarship.
14. State Transportation Building/Office Suite	10 Park Plaza 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 November 2020		15,000	The College leases office space for Communications and Marketing, Web Services, Creative Services, Finance, Development and Alumni Relations.
16. 160 Boylston Street	160 Boylston Street 4th Floor	Leased until August 2018			The College leases space for the Emerson Engagement Game Lab.

Table 2-4
Emerson College
External Programs

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

Table 2-5
Emerson College
Partnership

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

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

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

2.6 Student Housing

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

2.6.1 Existing Housing

80 Boylston Street (Little Building)

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

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

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

100 Boylston Street (Colonial Residence Hall)

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

555 Washington Street (Paramount Center Residence Hall)

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

2.6.2 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.

2.6.3 Rules and Regulations

The rules and regulations include the statement of campus rights and responsibilities in addition to the student code of conduct. Please refer to the accompanying student handbook for additional information on College policies including Title IX, conduct board procedures, and a list of campus and community resources.

2.6.4 Impact on the Surrounding Neighborhoods

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

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

2.6.5 Long-Term Housing Plans

The College recognizes that living on campus enhances students' educational and social development, facilitates student and faculty interaction, and provides a cost-effective alternative to increasingly limited and expensive off-campus housing. **Table 2-6** refers to Emerson College's current housing.

Table 2-6

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

2.7 Employment

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

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

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

SECTION 3

DEVELOPMENT REVIEW COMPONENTS

3.0 DEVELOPMENT REVIEW COMPONENTS

3.1 Environmental Protection

Environmental protection is part of the review components described in Article 80 of the Boston Zoning Code and the text that follows provides a discussion of the anticipated impacts, if applicable for each.

3.1.1 Wind

The proposed Little Building project consists primarily of interior renovation and replacement of exterior façade materials. A new 13th story will be constructed entirely behind the existing 14'- 4" tall parapet along with partial infill of the fingers along Tremont Street. The height and massing of the renovated Little Building is consistent with the existing building envelope resulting in no impact to localized wind levels.

3.1.2 Shadow

Despite the height and massing of the Little Building renovation remaining consistent with the existing building envelope, shadow studies were conducted due to the location of the building and its adjacency to the Boston Common. The shadow studies were conducted primarily to determine whether the new roof top mechanical penthouse, which sits approximately 8' higher than the existing, would have any shadow impact on the Boston Common.

The shadow impact analysis in **(Appendix D)** was conducted in accordance with the BRA protocol to investigate shadow impacts from the project at (9:00 am, 12:00 noon, and 3:00 pm) during the summer solstice (June 21), autumnal equinox (September 21), vernal equinox (March 21), and the winter solstice (December 21). Shadow studies were also conducted for 6:00 pm during the summer solstice and autumnal equinox. The shadow analysis results verify that the project casts no new shadow on the Boston Common. The proposed project is therefore in compliance with the Public Commons Shadow Act (1990) and will not require approval from the permit granting authority for any use of the "shadow bank".

During the vernal equinox (March 21) new shadows for all three time periods are limited to the roof of the Little Building along with minor shadows falling on the rooftops of adjacent structures.

During the summer solstice (June 21) new shadows for all four time periods are limited to the roof of the Little Building along with minor shadows falling on the rooftops of adjacent structures.

During the autumnal equinox (September 21) new shadows for all four time periods are limited to the roof of the Little Building along with minor shadows falling on the rooftops of adjacent structures.

During the winter solstice (December 21) new shadows for all three time periods are limited to the roof of the Little Building along with minor shadows falling on the rooftops of adjacent structures.

3.1.3 Daylight

Consistent with other buildings on the block, the proposed Little Building renovation project has a continuous street wall along Boylston Street that rises to a height of 125'. Since the renovation project height and massing is consistent with the existing building envelope the proposed project will not increase the percentage of daylight obstruction.

3.1.4 Solar Glare

The proponent does not intend to use any reflective glass or any other type of reflective materials on the building façade that would result in solar glare from the proposed project.

3.1.5 Air Quality

Since the proposed Little Building project at 80 Boylston Street does not include any parking, there will be no change to the current traffic conditions in the area and therefore air quality effects related to traffic patterns are non-existent. In addition, construction activities will be conducted so as to minimize any short term air quality impacts from fugitive dust.

3.1.6 Noise

The project site is located in the Midtown Cultural District and much of this area experiences fairly high noise levels typical of an urban environment. Most of the activity associated with the operation of the proposed project will occur indoors. The only operational noise from this type of project may be expected from the mechanical and electrical equipment located on the roof.

Mechanical equipment on the roof includes the cooling towers and air handling units within the mechanical penthouse. Both have been strategically placed at the highest levels to maximize distance from neighboring residential properties. The cooling towers will be forced draft type with variable frequency drives on the fans. The fan speed will only generate its maximum noise when at 100% capacity, which is anticipated to occur around 1% of the time the fans are in operation per annum. The forced draft tower has a side-mounted fan, which will be oriented away from the most noise sensitive area; these characteristics will result in relatively low noise generation and efficient energy usage. Sound attenuators will be used with the air handling units to minimize breakout noise from the intake and relief louvers. Electrical equipment on the roof includes a new diesel fired generator. The generator will be installed in a sound attenuated enclosure.

The final design and selection of these items will also be reviewed by the project Acoustical Consultant to ensure compliance with the City of Boston noise ordinance and Massachusetts Department of Environmental Protection (DEP) noise regulations.

3.1.7 FEMA Flood Zones and ACEC's

Floodplain information was obtained from the Flood Insurance Rate Map (FIRM) community map number 25025C0077G. The Proposed Project is located within Zone X, which is identified as the area outside the 100-year flood plain. The Proposed Project is not located within an Area of Critical Environmental Concern (ACEC).

3.1.8 Stormwater Management and Water Quality

The development of this site entails the substantial interior rehabilitation of the Little Building Residence Hall, 80 Boylston Street, Boston, Massachusetts.

The existing impervious area (building footprint) covers 100% of the project area. The proposed development will maintain the impervious coverage at 100%. The existing condition of the proposed development site is comprised of one lot, with all the land coverage attributed to the existing 12-story masonry and steel structure. The existing drainage routing is believed to sheet flow across the roof to drains, which follow through the building, then connect to the municipal combined sewer system in Tremont Street or Boylston Street. If acceptable to the Boston Water & Sewer Commission, the development will utilize the existing drain connections. The team is researching several alternatives to address the requirements of Article 32. One approach under consideration is the installation of the rainwater storage tank(s) in the building's basement. The design team is investigating the feasibility of utilizing the tank water for fixture flushing; alternatively, the rainwater will be discharged at a reduced rate into the city's stormwater drainage system, lessening the impact on the system.

3.1.9 Geotechnical and Groundwater

This section summarizes subsurface soil, rock, and groundwater conditions at the subject site. Excavation, foundation, and below-grade construction methods, and the potential impact on adjacent buildings and utilities are also discussed.

3.1.9.1 Subsurface Soil and Rock Conditions

Site subsurface conditions consist of surficial fill underlain by marine deposits and glacial till, with bedrock at depth. The following subsurface conditions, listed below in order of increasing depth below ground surface, exist at the project site:

Miscellaneous Fill - The composition of this stratum is varied, but typically consists of loose to medium dense sand and gravel intermixed with silt, bricks, cobbles, old foundations, wood, cinders, concrete, and other miscellaneous materials. The thickness of this stratum is expected to be about 5-10 ft. at the site and is the result of prior development at the site.

Marine Deposits - The marine deposits typically consist of alternating and interbedded layers of medium dense to very dense sand with silt, coarse to fine gravel, to stiff to very stiff clay with fine to medium sand. The thickness of the marine deposits is expected to be about 60 to 100 ft. at the site.

Glacial Till - The glacial till is an unsorted mixture of soil types, typically consisting of dense to very dense silty sand with varying amounts of gravel to a very dense gravel with silt and sand. The thickness of the glacial till is anticipated to be about 30 to 50 ft. across the site.

Bedrock - The bedrock below the site is locally known as Cambridge Argillite. The bedrock is typically weathered at the top, and increasing in quality with depth. Bedrock is expected to exist at a depth of approximately 135 ft. below ground surface.

3.1.9.2 Groundwater Conditions

Based on experience in the area, the normal groundwater level at the site is expected to range from 15 to 25 feet below grade (between approximately El. 10 to El. 0 Boston City Base). Groundwater levels near the site could also be influenced by leakage into and out

of sewers, storm drains, other below-grade structures, and by environmental factors such as precipitation, season, and temperature. Many of the adjacent buildings have a portion of their below-grade structure lower than the proposed level of the project.

3.1.9.3 Adjacent Structures

The Colonial Theatre and Residence Hall is located to the west of the Little Building and there is no positive attachment between these buildings. The renovated Little Building will not be structurally connected to the Colonial Building and does not depend on the Colonial Building for any lateral resistance to wind and seismic loads. Furthermore, all increased gravity loads from the Little Building will not be exerted onto the Colonial Theater and Residence Hall.

The Tufte Performance and Production Center is located nearly 50 feet away from the Little Building, across Allen's Alley. The foundation of the Little Building is at or near the same elevation as the Tufte Center and there will be no impact from the structural work inside of the Little Building.

The Cutler Majestic Theatre is located more than 25 feet away from the Little Building, across Allen's Alley. The foundation of the Little Building in the area closest to the Cutler Theater is at or near the foundation of the Cutler and there will be no impact from the structural work inside the Little Building. **(See Appendix H)**

3.1.9.4 Proposed Foundation System

Based on test pit explorations conducted within the limits of the existing building, the existing structure is founded upon spread footing foundations bearing in the natural marine deposits. The proposed renovations to the building are expected to add additional loads to the existing columns. Depending on the final building loads, the existing foundations may be augmented by either increasing the size of the existing spread footings or by adding additional spread footings. In select locations where there are space constraints in the existing basement, micropile foundations (deriving their support

in the underlying natural soils) may be used to augment the load carrying capacity of existing columns or to support new loads.

3.1.9.5 Excavation

3.1.9.5.1 Methodology

Excavations will be limited to local excavations around existing columns to install new foundations or augment existing ones. Excavations are anticipated to extend to depths of 3 to 6 feet below the bottom of the existing basement slab. The excavations will be undertaken within the natural marine deposits. The use of temporary earth support systems or underpinning is not anticipated.

Construction of the new foundations will require only minor dewatering for temporary periods of time within the limits of the excavation, to facilitate excavation in-the-dry. Primarily, the dewatering will remove water draining from soils to be excavated.

3.1.9.5.2 Excavation Disposal

The approximately 1,000 cubic yards of soil material excavated will be excess, cannot be reused onsite, and will be disposed of offsite. Materials generated from the excavations for new foundation construction will consist primarily of fine-grained silt and clay with sand. Some of the material to be excavated may be classified as urban fill (i.e; containing some concentrations of chemical constituents) and may require regulatory interaction, management, and a premium cost for disposal.

3.1.10 Solid and Hazardous Materials

Arrangements will be made for the segregation, reprocessing, re-use and recycling of materials. For those materials that cannot be recycled, solid waste will be transported in covered trucks to an approved solid waste facility, per DEP's Regulations for Solid Waste Facilities, 310 CMR 16.00.

3.1.10.1 Solid Waste and Recycling

As is typical of construction on previously developed properties, solid waste generated by construction is anticipated to consist of relic debris buried within the excavation limits. Excavation is anticipated to be localized around augmentation of existing foundations and footings. Excavated material will be composed of below-grade remains of former structures, miscellaneous fill placed during earlier development activities, and underlying naturally deposited soils. Solid waste will be segregated during excavation and disposed of off-site. Emerson College has a campus wide recycling program which includes mixed paper, lighting, ballasts, batteries, computers, hard drives, electronics, mattresses, furniture, glass and plastic bottles and ink cartridges. Over the last two years, the College has recycled about 30 tons of material. The College is also pursuing additional conservation on campus through the installation of more efficient paper dispensers in rest- rooms, more efficient lighting and water saving devices. The College's recycling program space needs will be incorporated into the design for the Little Building renovation.

The College has a hazardous waste disposal plan that has been developed specifically for Emerson by Environmental Health and Engineering (EHE). The College contracted with EHE to develop a comprehensive hazardous waste program that complies with Massachusetts Department of Environmental Protection hazardous waste regulations found in 310 CMR 30.000 and Occupational Health and Safety Administration's 29 CFR 1910.1200 and 29 CFR 910.1450. All appropriate staff, faculty and students are trained on site by Environmental Compliance Advisors in hazardous materials management as it pertains to their specific job, activity or course of study, and monthly inspections are conducted by EHE to assure compliance. Areas of training include: identification of waste by College individuals, state specific and universal waste, storage and labeling of hazardous waste, recordkeeping, chemical labeling, and the guidelines for designating and maintaining a Main Accumulation Area (MAA) and a Satellite Accumulation area (SAA). Triumvirate schedules and transports the accumulated materials from all the College's designated MAA and SAA sites to their off-site facility.

3.1.10.2 Soil and Groundwater

Haley & Aldrich, Inc. has been retained to provide consulting services associated with the assessment of site conditions as they relate to environmental regulatory compliance. Subsurface explorations and testing will be completed to characterize site conditions relative to concentrations of contaminants in soil and groundwater. Based on the results of this testing, appropriate soil and groundwater management will be conducted during construction. Although no issues have been encountered, Haley & Aldrich will provide Licensed Site Professional (LSP) services if required.

3.1.10.3 Soil Management

It is expected that the majority of excavated soils will be transported offsite to appropriate receiving facilities. If during the course of construction, visual or olfactory evidence of contamination is observed that is inconsistent with previous assessments of the property, these materials will be stockpiled and characterized for the presence of contamination prior to their off-site management.

3.1.10.4 Hazardous Waste During Construction

Hazardous waste is not anticipated to be encountered at the site. However, if hazardous waste is identified, it will be managed in accordance with applicable DEP and EPA regulations by licensed contractors.

3.1.10.5 Abatement and Demolition

Building surveys and inspections will be conducted to assess the portions of the building slated for demolition. Prior to demolition, required portions of the Little Building will be properly abated and monitored in accordance with applicable regulations.

3.1.11 Construction Impact

A Construction Management Plan ("CMP"), in compliance with the City of Boston's Construction Management Program, will be submitted to the Boston Transportation

Department. It will include detailed information on construction activities, specific construction mitigation measures, and construction materials access and staging area plans to minimize impact on the surrounding neighborhood. **(See Appendix G)**

Construction methodologies that ensure public safety and protect nearby residents will be employed. Techniques such as barricades, walkways, and signage will be used. Construction management and scheduling will minimize impacts on the surrounding environment and will include plans for construction worker commuting and parking, routing plans for trucking and deliveries, and control of noise and dust. Although the design of the Little Building is in process, the College has begun to identify preliminary elements of how traffic and parking will be managed during construction. This section outlines some of these elements, which are subject to refinement and modification as the design of the Project progresses.

Construction Worker Parking

No personal vehicles will be allowed to park at the project construction site or in the adjacent neighborhood. Jobsite personnel will be encouraged to utilize public transportation. Due to the proximity and connections to T line branches and several MBTA bus routes, a substantial level of public transportation use is anticipated for the construction workers. Lock-up facilities for work tools will be provided to make public transportation more convenient and desirable. Terms and conditions related to workforce parking and public transportation use will be written into each subcontract agreement.

Construction Traffic Impacts

As with previous construction on campus, the following steps will be taken regarding construction at the Little Building to minimize traffic impacts in the area:

- Construction working hours will be 7:00 a.m. to 6:00 p.m. Monday through Friday and on Saturday as authorized.
- Construction deliveries to the work site will be directed via Boylston Street.

- As needed, a security detail will be utilized to safely direct and manage construction related traffic as well as routine campus traffic.
- A fenced lay down and work area will be established to separate construction activity from day-to-day pedestrian and vehicular traffic along Boylston Street and Tremont Street.

Construction Air Quality

Short-term air quality impact from fugitive dust may be expected during the demolition of the building exterior and interior. The construction contract for the Project will require the contractor to reduce potential emissions and minimize air quality impacts. Mitigation measures are expected to include the use of wetting agents where needed on a scheduled basis, covered trucks, minimizing exposed construction debris stored on-site, monitoring construction practices to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized, locating aggregate storage piles away from areas having the greatest pedestrian activity where and when possible, compliance with the no-idle practice, and periodic cleaning of streets and sidewalks to reduce dust accumulations.

Construction Noise Impacts

Intermittent increases in noise levels will occur during the demolition and façade reconstruction. Work will comply with the requirements of the City of Boston noise ordinance. Efforts will be made to minimize the noise impact of construction activities, including appropriate mufflers on all equipment, such as air compressors and welding generators, maintenance of intake and exhaust mufflers, turning off idling equipment, replacing specific operations and techniques with less noisy ones, and scheduling equipment operations to synchronize the noisiest operations with times of highest ambient noise levels.

Sediment Control Measures

During demolition and construction, erosion and sediment control measures will be implemented to minimize the transport of Project Site soils to off-site areas and BWSC

storm drain systems. The existing catch basins will be protected with filter fabric or silt sacks to provide for sediment removal from runoff. These controls will be inspected and maintained throughout the construction phase until all areas of disturbance have been stabilized through the placement of pavement, structure or vegetative cover.

Other sediment controls, which will be implemented as needed during construction, will include the following:

- Staked hay bales and/or silt fence barriers will be installed at the base of stockpiled soils and at erosion-prone areas throughout the construction phase of the Project. The erosion controls will be maintained and replaced as necessary to assure their effectiveness.
- Where necessary, temporary sedimentation basins will be constructed to prevent the transport of sediment off-site.
- Measures to control dust will be implemented during construction. All debris will be properly contained on the Project Site.

3.1.11.1 Impacts on Adjacent Buildings and Utilities

The proposed construction is not anticipated to adversely impact nearby structures or utilities as the excavations for the new foundations will be completed within the footprint of the existing building and will not be advanced below the bearing elevation of the existing footings.

3.1.11.2 Impact on Groundwater Levels

The proposed construction is not anticipated to have adverse effects (lowering) of short-term or long-term groundwater levels:

- Construction of the below-grade will require only minor dewatering for a temporary, minor period of time within the limits of the excavation, to facilitate excavation in-the-dry. Primarily, the dewatering will remove water draining from soils to be excavated.

- The natural soils beneath the excavation have relatively low permeability, which will inhibit water seepage into the excavation, thereby avoiding groundwater drawdown outside the site.

3.1.11.3 Mitigation Measures and Monitoring

In summary, the following provisions will be incorporated into the design and construction procedures to limit potential adverse impacts to the existing structure.

- The design team will conduct studies, prepare designs and specifications, and review contractor's submittals for conformance to the project contract documents with specific attention to protection of the existing structure.

- All contractor designs and procedures will be reviewed and accepted by the project design team prior to implementation.

- Performance criteria will be established respect to movements of the existing structure. The contractor will be required to modify his methods and take all necessary steps during the work to protect the existing structure.

- Geotechnical instrumentation will be installed and monitored to observe the performance of existing structure.

- The project will provide on-site monitoring of the contractor's excavation and foundation construction activities and monitoring of geotechnical instrumentation during the foundation portion of the work. This will enable observation of the contractor's compliance with the construction specifications and to facilitate adjustments to procedures if appropriate based on observed performance. The proposed construction is not anticipated to adversely impact nearby structures or utilities.

3.1.12 Rodent Control

The contractor will file a rodent extermination certificate with the building permit application to the City. Rodent inspection, monitoring and treatment will be carried out before, during and at the completion of all construction work for the Project, in compliance with the City's requirements. Rodent extermination prior to work start-up will consist of treatment of areas throughout the Project Site, including building interiors. During the construction process, regular service visits will be made to maintain effective rodent control levels.

3.2 Urban Design and Architectural Elements

The proposed Little Building project consists primarily of interior renovation along with replacement and restoration of exterior façade materials. A new 13th story will be constructed entirely behind the existing 14'-4" tall parapet. New common rooms and student social space will be housed in two story glass 'cubes' partially infilling the three recessed bays on Tremont Street.

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

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

Over time, areas of the façade in various locations have deteriorated and will require extensive repairs and replacement of those façade locations to protect the interior and the integrity of the building more specifically, the condition of the exterior cladding materials on the Little Building are integrally connected to the building's steel frame. Steel expansion caused by surface corrosion due to water infiltration through the mortar joints has resulted in cracking, displacement, and loss in the surrounding cast stone, cast iron, and brick. It is anticipated that new replacement cast material will be required from level 3 up-to and including the parapet. The cast stone below level 3 will be restored in place. The amount of replacement of existing steel supports remains unknown until the construction of the building envelope is underway. Currently the design team are researching the most appropriate materials to accomplish the above façade repairs. However it is anticipated that a cast stone like material capable of replicating the ornate detail of the original façade will be used. In 2010, Emerson College engaged Existing Conditions surveyors to undertake a highly detailed three dimensional scan of the existing facades. The architects and the surveying team will replicate the original detail of the façade in a full scale digital model. The digital model will be used to create new molds for the process of casting replacement material. The extent of interior renovations will be significant. Two new pressurized code compliant egress stairs will replace the 'grandfathered' winders currently in place and a new fire alarm system will also be included in this scope of work.

3.3 Sustainable Design and Energy Conservation

The Little Building Residence Hall project is registered with the U.S. Green Building Council and is working toward LEED certification status. **(See Appendix F and Appendix I)** The design will make efficient use of resources and create a healthy indoor environment for occupants with particular attention paid to minimizing contaminants, volatile organic compounds, and optimizing the use of daylight and fresh air. Local and regional materials with high recycled content and renewable characteristics will be considered for this project. The project will be following Indoor Air Quality requirements

as defined by ASHRAE Standards 62.1-2007 and 52.2-1999 and plans to meet or exceed SMACNA recommendations for construction.

The project is striving for a 75% reduction in construction waste resulting from demolition and new construction. The site location offers access to public transportation and urban amenities. Bicycle parking and storage will further augment alternative transportation opportunities.

The MEP/FP design will meet the requirements of ASHRAE 90.1-2007 and the Massachusetts Stretch Energy Code. The project is targeting a 20-25% reduction in energy consumption overall.

The building will use fan coil units in lieu of air systems for heating and cooling in most areas to reduce energy usage. The design will employ natural ventilation in bedrooms and carbon dioxide based setback of common air ventilation during times of low occupancy. Contaminant sources will be separately exhausted to maintain indoor air quality. No CFCs will be used in refrigeration equipment. Thermal controls in the dorms will be local (unit mounted) to allow for user adjustment.

Low flow plumbing fixtures will be used to reduce water consumption to a target of 40% below EPA 1992 standards. Heat will be recovered from steam condensate and used for pre-heat of domestic hot water.

Lighting design will minimize the amount of installed lighting and include local controls. High efficiency lamps and ballasts will be used. Occupancy sensors and/or photocell control will be used where applicable to shut off lighting during unoccupied modes or when daylighting levels are sufficient.

3.4 Historic Resources

Situated in the historic Midtown Cultural District, Emerson College has a rich architectural heritage. The College will continue this stewardship with the renovation and repair of the Little Building located at 80 Boylston Street.

The College has preserved, restored and maintained several historic properties and in recognition, Preservation Massachusetts awarded its 'Paul E Tsongas' Award in 2011 for its role in the restoration and renovation of the Paramount Center. The award recognizes commitment to versatility, viability, and the importance of preservation at higher education institutions.

See Table 3-1 and **Figure IV** lists properties and districts in the State and National Registers of Historic Places. A description of these historic properties and districts follows:

The Boylston Building (China Trade Center)

The Boylston Building located at 2 Boylston Street is a six-story sandstone office and warehouse block constructed in 1887 for the Boylston Market Association. It was designed by architect Carl Fehmer in the Romanesque and Renaissance Revival styles. It replaced an earlier market building on the site designed by Charles Bulfinch. The building is a Boston Landmark.

The Boston Young Men's Christian Union

The Boston Young Men's Christian Union located at 48 Boylston Street was designed by noted Boston architect Nathaniel J. Bradlee in 1875 and is significant as an example of one of Boston's few surviving High Victorian Gothic buildings. The BYMCU was founded by Harvard students in 1851 as a religious discussion group, and the building originally contained retail ground floor space, an auditorium, library, gymnasium, social and game rooms, and the BYMCU office. The building is a Boston Landmark.

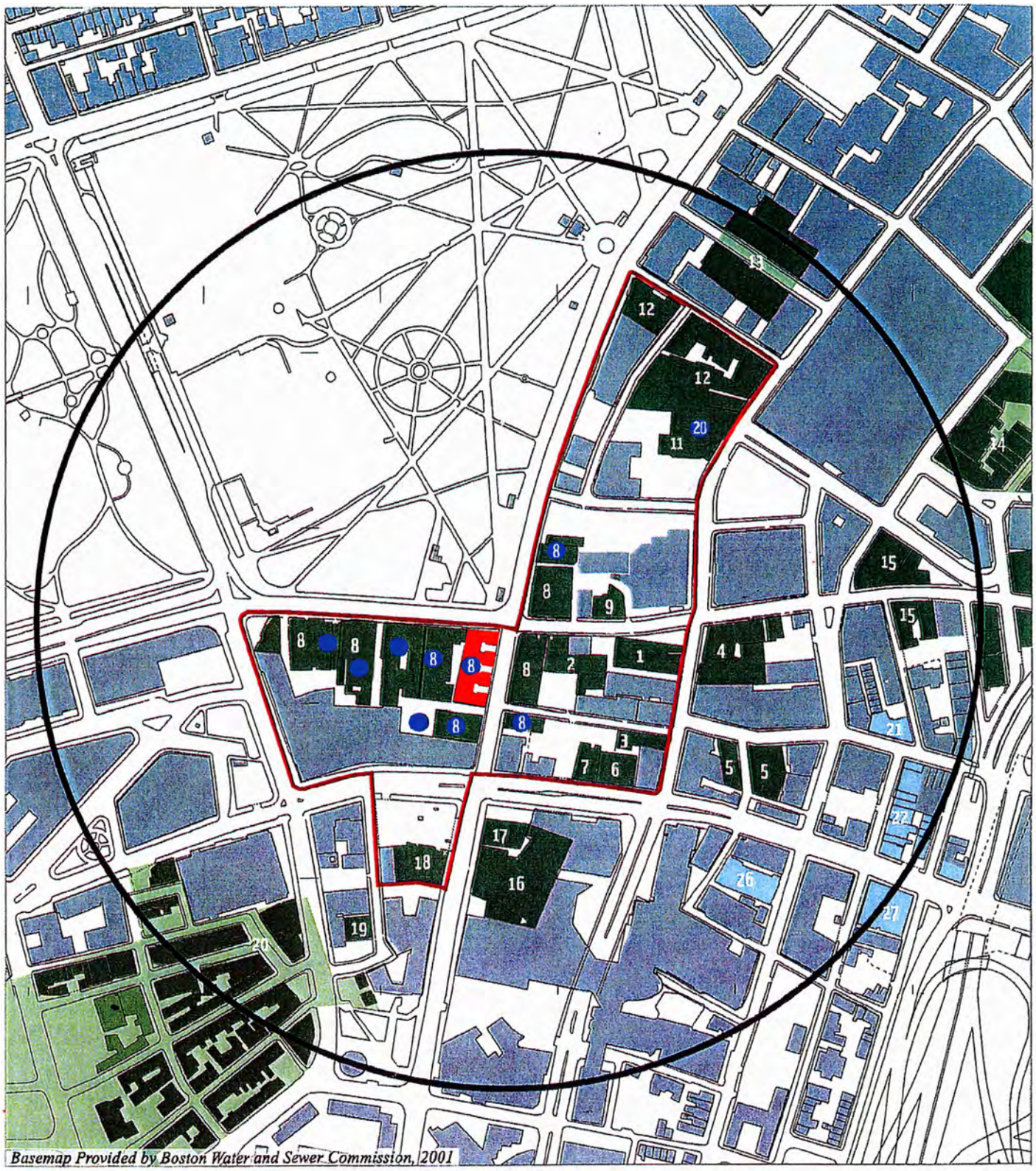


Figure IV

HISTORIC RESOURCES IN PROJECT AREA
EMERSON COLLEGE

The Hayden Building

The Hayden Building located at 681 Washington Street is significant as the only remaining commercial building in Boston designed by H.H. Richardson. Constructed in 1876, the five-story building exhibits Richardson's characteristic Romanesque Revival style and the use of rusticated masonry. A Boston Landmark, the Hayden Building was renovated for upscale condominiums and re-opened in the spring of 2013.

The Liberty Tree Historic District

The Liberty Tree Historic District consists of six buildings clustered at the corner of Washington and Essex Streets. The area is significant historically as the location of the Liberty Tree of Revolutionary War fame and, architecturally, as a small-scale ensemble of mid to late-nineteenth century commercial buildings, several of individual distinction. The centerpiece of the historic district is the circa 1850 Liberty Tree Building (628-636 Washington Street and 1-9 Essex Street), a rare pre-fire downtown commercial building which is individually listed on the State and National Registers, and is also a Boston Landmark.

The Beach-Knapp Historic District

The Beach-Knapp Historic District is comprised of six buildings at the intersection of Beach and Knapp Streets that reflect the historical development of the area from residential in the mid-1800s to mixed commercial and light industrial/warehouse uses. The earliest buildings at 5 and 7 Knapp Street are circa 1835 Greek Revival style dwellings. The three loft buildings, constructed in the period between 1885 and 1906, are architecturally significant as examples of the Victorian Commercial.

The Dill Building

The Dill Building located at 11-25 Stuart Street constructed between 1886-1888 is significant as a fine example of the simple, well-proportioned brick loft buildings

constructed in the Beach/Kneeland/Knapp Streets area during the later portion of the nineteenth century. In the late nineteenth and early twentieth centuries, the building housed clothing manufacturers and a furniture dealer.

The Jacob Wirth Building

The Jacob Wirth Building located at 31 Stuart Street constructed circa 1844-45, is a rare survivor of the brick bow-fronted residences that once existed in this area of the City. Since 1868 it has housed a restaurant and bar that has become a Boston institution. A Boston Landmark building, the parking lot along the side and behind the Jacob Wirth Building is now under construction for a 29-story apartment building.

The Piano Row Historic District

The Piano Row Historic District located along Boylston and Tremont Streets from Park Square to Avery Street and is comprised of 28 buildings that are significant for their association with the City's musical life and music related industries. In the nineteenth and early twentieth centuries Boston was a national center for piano building and music publishing. Significant properties within the historic district include Steinert Hall (162 Boylston Street), the Vose and Sons Piano Company Building (158-160 Boylston Street), the Colonial Theater (106 Boylston Street), and the Wurlitzer Company (100 Boylston Street).

The Piano Row Historic District also includes Clarence Blackall's Little Building (74-94 Boylston Street) of 1917, the 1897-98 Hotel Touraine (62 Boylston Street) by Winslow & Wetherell, and the Union Warren Savings Bank (216-218 Tremont Street) constructed in 1925 in the Renaissance Revival Style.

The Boston Edison Electric Illuminating Company

The Boston Edison Electric Illuminating Company located at 25-39 Boylston Street is a 10-story limestone clad steel frame building constructed in the Beaux Arts style. Erected in two phases in 1906 and 1922, it was the first major office building

occupied by Boston's leading utility company. The main (east) 1906 portion was designed by the architectural firm of Winslow & Bigelow and the 1922 addition by their successor firm, Bigelow & Wadsworth.

The Boston Common and the Boston Public Garden Historic District

The Boston Common and the Boston Public Garden Historic District occupies 74 acres of open space bounded by Tremont, Boylston, Arlington, Beacon, and Park streets. Established in 1634, the Boston Common is considered the oldest public park in the United States, and is a Boston Landmark and a National Historic Landmark. The Public Garden was created out of marshlands to the west of the Boston Common and assumed its present boundaries by 1856.

The Washington Street Theater District

The Washington Street Theater District includes seven buildings dating from the 1870s to the early 1930s which have significant associations with the 200-year history of performing arts in Boston. The district includes Boston's earliest theater buildings and is where several theatrical innovations such as vaudeville and motion pictures were introduced.

Of the three existing theaters in the district, the Paramount and the Modern were designed as the regions first movie theaters. The third theater, the Savoy/Keith Memorial/Opera House, is on the site of the Boston Theater, which was constructed in 1794. The following buildings comprise the historic district:

- Paramount Theater (549 Washington Street) Boston Landmark
- Savoy Theater/Keith Memorial Theater/Opera House (539 Washington Street)
- New Adams House Restaurant (533 Washington Street)
- Modern Theater (523-527 Washington Street)
- White Building (515-521 Washington Street)
- Bigelow-Kennard Building (511-513 Washington Street)

Today, the Paramount Theater is part of a larger mixed-use facility called the Paramount Center that was restored by Emerson College and reopened in March 2010. The Modern Theater was also renovated and restored by Suffolk University for a jewel box theater which opened in November 2010.

The West Street Historic District

The West Street Historic District is comprised of four early twentieth century commercial buildings on West and Tremont Streets that are significant for their associations with the "fashionable ladies trade" at the turn of the twentieth century. The Oliver O. Ditson Building (150 Tremont Street) and the adjacent Lawrence Building (constructed in 1912) were once part of Chandler & Company, a large department store. The 1926 Fabyan Building at West and Mason Streets was a small custom clothing store. Schrafft's candy store and restaurant was located at 16-24 West Street. The Ditson Building was designed by the Boston firm of Winslow & Bigelow and is significant as one of Boston's few examples of a Chicago-style frame skyscraper.

The Temple Place Historic District

The Temple Place Historic District is a one-block stretch of Temple Street between Tremont and Washington Streets and includes 15 small-scale commercial buildings of masonry construction and ranging in height from three to six stories. The historic district is significant as a well-preserved mid-nineteenth century commercial streetscape and includes examples of the Greek Revival, Second Empire, and Renaissance Revival architectural styles.

The Commercial Palace Historic District

The Commercial Palace Historic District extends from Hawley Street to Devonshire Street on either side of Summer Street, and from Bedford to Franklin Streets. The

area is significant as the largest surviving portion of Boston's late nineteenth century commercial district.

Devastated during the Great Fire of 1872, the area was rebuilt quickly to serve the dry goods and clothing industries which dominated Boston's economy during the late nineteenth and early twentieth centuries. Reflecting Boston's wealth and confidence in this period, the area is characterized by masonry buildings with consistent cornice height and richly articulated facades.

The Textile District

The Textile District located at the intersection of Essex and Kingston Streets consists of seven late-nineteenth century brick manufacturing and wholesale houses that are associated with Boston's textile trade. The Classical Revival style building at 80-86 Kingston Street features a detailed cast iron storefront. Other buildings at 104-122 and 129-131 Kingston Street are architecturally significant as examples of the influence in Boston of architect H.H. Richardson. Today, the Dainty Dot Building located at 120 Kingston Street is now the site of a 26-story, 240 unit apartment building.

Citi Performing Arts Center

The Citi Performing Arts Center located at 268 Tremont Street formerly known as the Wang Theatre, was constructed as a movie palace in 1923-25 according to designs by Blackall, Clapp, & Whittemore. The lavishly ornamented interior of the theater is a Boston Landmark.

The Wilbur Theater

The Wilbur Theater located at 246 Tremont Street was constructed in 1914 to designs by noted theater architect Clarence H. Blackall. Constructed in brick with stone detailing, the Colonial Revival-style theater is a Boston Landmark.

The Shubert Theater

The Shubert Theater located at 265 Tremont Street was originally constructed in 1908-10 according to designs by Hill, James, and Whitaker and was remodeled in 1925. Its classically-inspired Limestone façade features a Palladian window and an iron and glass marquee.

The Charles Playhouse

The Charles Playhouse located at 76 Warrenton Street was originally constructed in 1839 as the Fifth Universalist Church (by architect Asher Benjamin) and later housed a synagogue, a Scotch Presbyterian congregation, speakeasies, and a jazz club. Since the 1950s the brick and granite building has been used as a theater.

Table 3-1 State and National Register-Listed Properties

Historic Resource	Address
1. Boylston Building (China Trade)	2 Boylston Street and 651-657 Washington Street
2. Boston Young Men's Christian Union	48 Boylston Street
3. Hayden Building	681-683 Washington Street
4. Liberty Tree Historic District	Essex and Washington Streets
5. Beach-Knapp Historic District	7-15, 17-23, 25-29 Beach Street and 5,7, 9-23 Knapp Street
6. Dill Building	11-25 Stuart Street
7. Jacob Wirth Building	31-39 Stuart Street
8. Piano Row Historic District	Boylston and Tremont Street
9. Boston Edison Electric Company	25-39 Boylston Street
10. Boston Common & Public Garden	Beacon, Park, Tremont, Boylston, and Charles Streets
11. Washington Street Theatre District	511-559 Washington Street
12. West Street Historic District	16-24, 26-30, 148-49 West Street and 150 Tremont Street
13. Temple Place Historic District	11-55, 26-58 Temple Place

14. Commercial Palace Historic District	Bedford, Summer, Devonshire, Franklin, Hawley, and Chauncy Streets
15. Textile District	62-107 Essex Street, 80-122 Kingston Street, 89-117 Chauncy Street, and 11-23 Edinboro Street
16. Citi Performing Arts Center (formerly the Wang Theatre)	252-272 Tremont Street
17. Wilbur Theatre	244-250 Tremont Street
18. Shubert Theatre	263-265 Tremont Street
19. Charles Playhouse	76-78 Warrenton Street
20. The Paramount Center	543 – 549 Washington Street

3.5 Infrastructure Systems Components

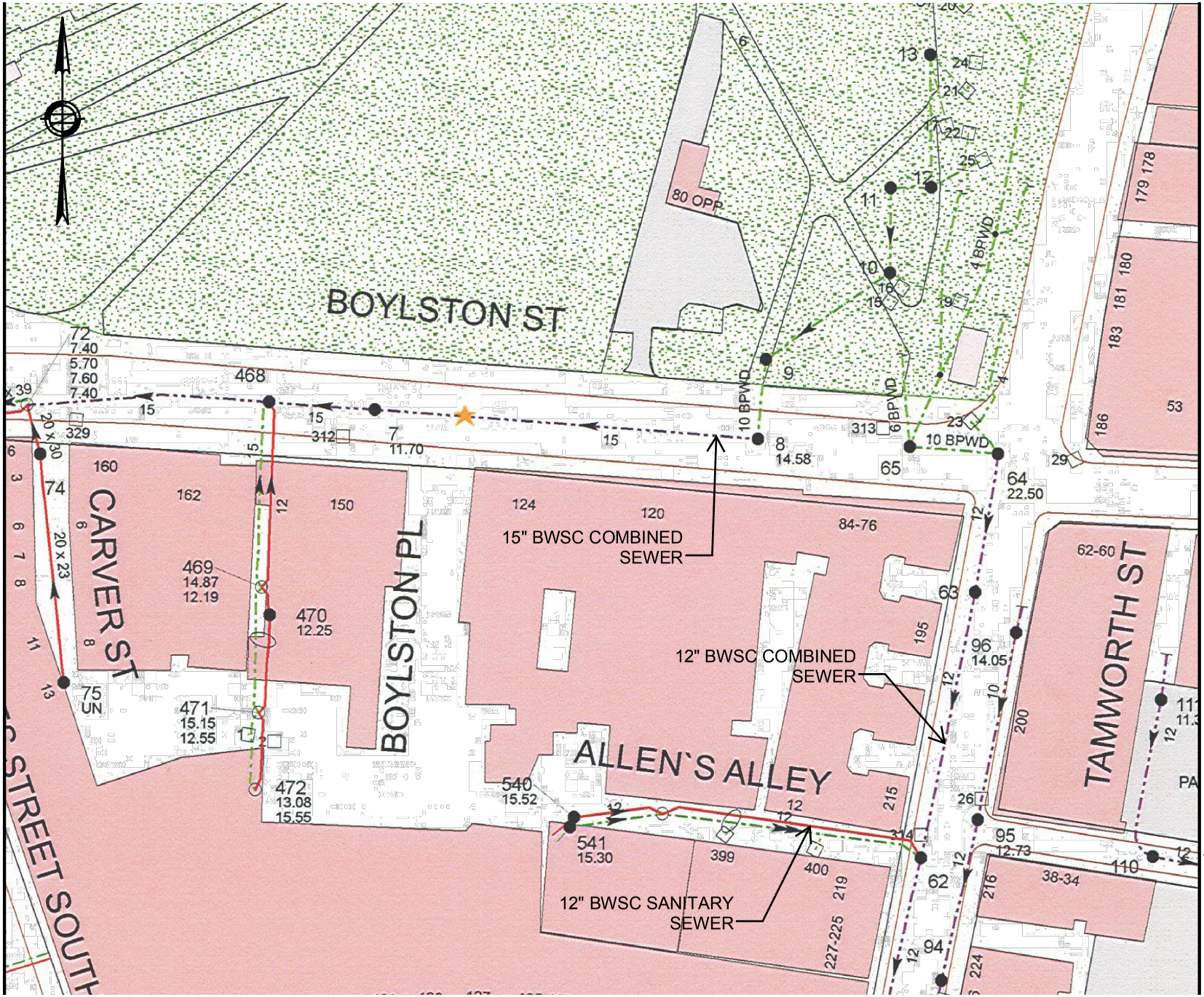
3.5.1 Introduction

This chapter of the expanded PNF outlines the existing utilities surrounding the Proposed Project site, the proposed connections required to provide service to the existing structure, and any impacts on the existing utility systems that may result from the construction of the Proposed Project. The following utility systems are discussed herein:

- Sewer Infrastructure
- Water Infrastructure
- Stormwater Infrastructure

3.5.2 Sewer Infrastructure

There are existing Boston Water and Sewer Commission (BWSC) sanitary sewer mains located in Boylston Street, Tremont Street, and Allen's Alley adjacent to the project site. There is an existing 15-inch BWSC combined sewer main located in Boylston Street. There is an existing 12-inch BWSC combined sewer main located in Tremont Street. There is an existing 12-inch BWSC sanitary sewer main in Allen's Alley, which flows in an easterly direction into the 12-inch combined sewer in Tremont Street. The combined sewers in Boylston Street and Tremont Street flow to the Deer Island Waste Water Treatment Plant for treatment or, during times of high flow, to combined sewer system overflows. The existing sewer system is illustrated in **Figure SS-1 (See Appendix E)**.



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Wastewater Generation

The Proposed Project's sewage generation rates were estimated using the State Environmental Code Regulating Septic Systems ("Title 5") 310 CMR 15.00. 310 CMR 15.00 lists typical generation values for the sources listed in **Table 3-1** for Proposed Project. Typical generation values are generally conservative values for estimating the sewage flows from new construction. 310 CMR 15.00 sewage generation values are used to evaluate new sewage flows or the increase in flows to existing connections. **Table 3-1** describes the proposed sewage generation from the Proposed Project.

Table 3-1 Proposed Project Wastewater Generation

Room Use	Size		310 CMR Value (gpd/unit)		Total Flow (gpd)
Fast Food Restaurant	52	seats	20	/seat	1,040
Dormitory Rooms	1,044	beds	65	/bedroom	67,860
Offices	2,020	sf	75	/1,000 sf	200*
Proposed Sewer Flows (gpd):					69,100

*200 gpd minimum flow for design

Sewage Capacity & Impacts

The Proposed Project's impact to the existing system in Tremont Street and Allen's Alley was analyzed. The existing sewer system capacity calculations are presented in **Table 3-2**.

Table 3-2 Sewer Hydraulic Capacity Analysis

Manhole (BWSC Number)	Distance (feet)	Invert Elevation (up)	Invert Elevation (down)	Slope (%)	Diameter (inches)	Manning's Number	Flow Capacity (cfs)	Flow Capacity (MGD)
64 to 62	180	14.25	12.65	0.9%	12	0.013	3.36	2.17
62 to XX	181	12.65	11.23	0.8%	12	0.013	3.16	2.04
540 to 62	230	15.30	12.65	1.2%	12	0.013	3.82	2.47

Note: 1. Manhole numbers taken from BWSC Sewer System Maps
2. Flow Calculations based on Manning Equation
3. All pipes assumed to be vitrified clay, to be conservative

Proposed Conditions

The Proponent will coordinate with the BWSC on the design and capacity of the proposed connections to the sewer system. The Proposed Project is expected to generate wastewater flows of approximately 69,100 gallons per day (gpd).

The sewer services for the building are proposed to tie into either the 12-inch combined sewer in Tremont Street or the 12-inch sanitary sewer in Allen's Alley.

All improvements and connections to BWSC infrastructure will be reviewed as part of the BWSC's site plan review process for the Proposed Project. This process includes a comprehensive design review of the proposed service connections, an assessment of project demands and system capacity, and the establishment of service accounts. The Proponent will coordinate with BWSC to reach an agreement regarding the 4:1 Inflow and Infiltration mitigation.

Proposed Impacts

The adjacent roadway sewer system in Boylston Street and potential building service connection to the sewer system was analyzed.

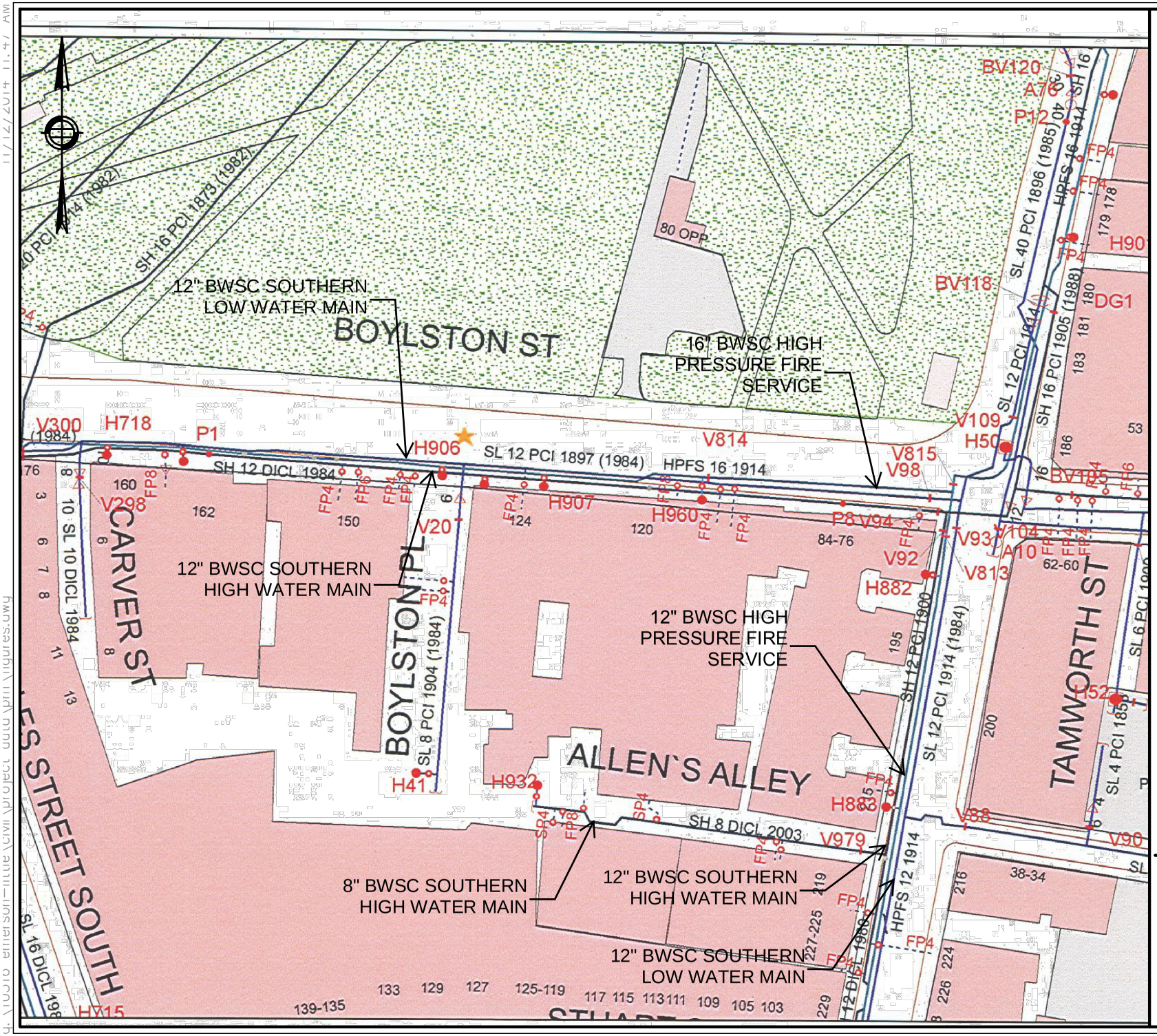
Results shown in **Table 3-2** indicate the hydraulic capacity of the 12-inch combined sewer system within Tremont Street. The minimum hydraulic capacity is 2.04 million gallons per day (MGD) or 3.16 cfs for the combined sewer in Tremont Street. The minimum hydraulic capacity is 2.47 MGD or 3.82 cfs for the sanitary sewer in Allen's Alley. Based on the average daily flow estimate for the Proposed Project of 69,100 or 0.069 MGD; and with a factor of safety of 10 (total estimate=0.069MGD x 10 = 0.69 MGD), no capacity problems are expected within the Tremont Street sewer system.

3.5.3 Water Infrastructure

Water for the Proposed Project site will be provided by the BWSC. There are six different water systems within the city, and these provide service to portions of the city based on ground surface elevation. The six systems are southern low (commonly known as low service), southern high (commonly known as high service), southern extra high, northern low, northern high, and the high pressure fire service. There is a 12-inch BWSC Southern Low main, a 16-inch High Pressure Fire Service main, and a 12-inch Southern High main in Boylston Street. There is a 12-inch BWSC Southern High main, a 12-inch Southern Low main, and a 12-inch High Pressure Fire Service main in Tremont Street. There is an 8-inch BWSC Southern High main in Allen's Alley. The existing water system is illustrated in **Figure W-1.**

Water Consumption

The Proposed Project's water demand estimate for domestic services is based on the Proposed Project's estimated sewage generation, described above. A conservative factor of 1.1 (10%) is applied to the estimated average daily wastewater flows calculated with 310 CMR 15.00 values to account for consumption, system losses and other usages to estimate an average daily water demand. The Proposed Project will require approximately 76,010 gpd of domestic water. The water for the Proposed Project will be supplied by the BWSC system.



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All efforts to reduce water consumption will be made. Aeration fixtures and appliances will be chosen for water conservation qualities.

All new water services will be installed in accordance with the latest Local, State, and Federal codes and standards. Backflow preventers will be installed at both domestic and fire protection service connections. New meters will be installed with Meter Transmitter Units (MTU's) as part of the Boston Water and Sewer Commission's Automatic Meter Reading (AMR) system.

Existing Water Capacity & Impacts

There are many hydrants in the vicinity of the Proposed Project. BWSC record flow test data containing actual flow and pressure for the hydrants within the vicinity of the Proposed Project was available. Additional testing will be requested, as hydrant flow data should be less than a year old to be used as a design tool. Fire protection design will occur during the building design and a fire protection engineer will be employed to design a fire protection system that meets current code. The results of the BWSC testing near the Proposed Project are indicated in **Table 3-3.**

Table 3-3 Existing Hydrant Flow Data

Flow Hydrant Number	Date of Test	Static Pressure (psi)	Residual Pressure (psi)	Total Flow (gpm)	Flow (gpm) at 20 psi	Flow (gpm) at 10 psi
H180	04/12/2014	102	98	1,418	7,245	7,709
H44	04/12/2014	68	64	2,004	7,668	8,493

Proposed Impacts

No water capacity problems are anticipated within this system as a result of the Proposed Project's construction.

3.5.4 Stormwater Infrastructure

There are existing BWSC Storm Drains in Boylston Street, Tremont Street, and Allen's Alley adjacent to the project site. There is a 15-inch combined sewer located beneath Boylston Street and a 12-inch combined sewer located beneath Tremont Street as described in the Sewer Infrastructure section above. There is a 12-inch storm drain located in Allen's Alley.

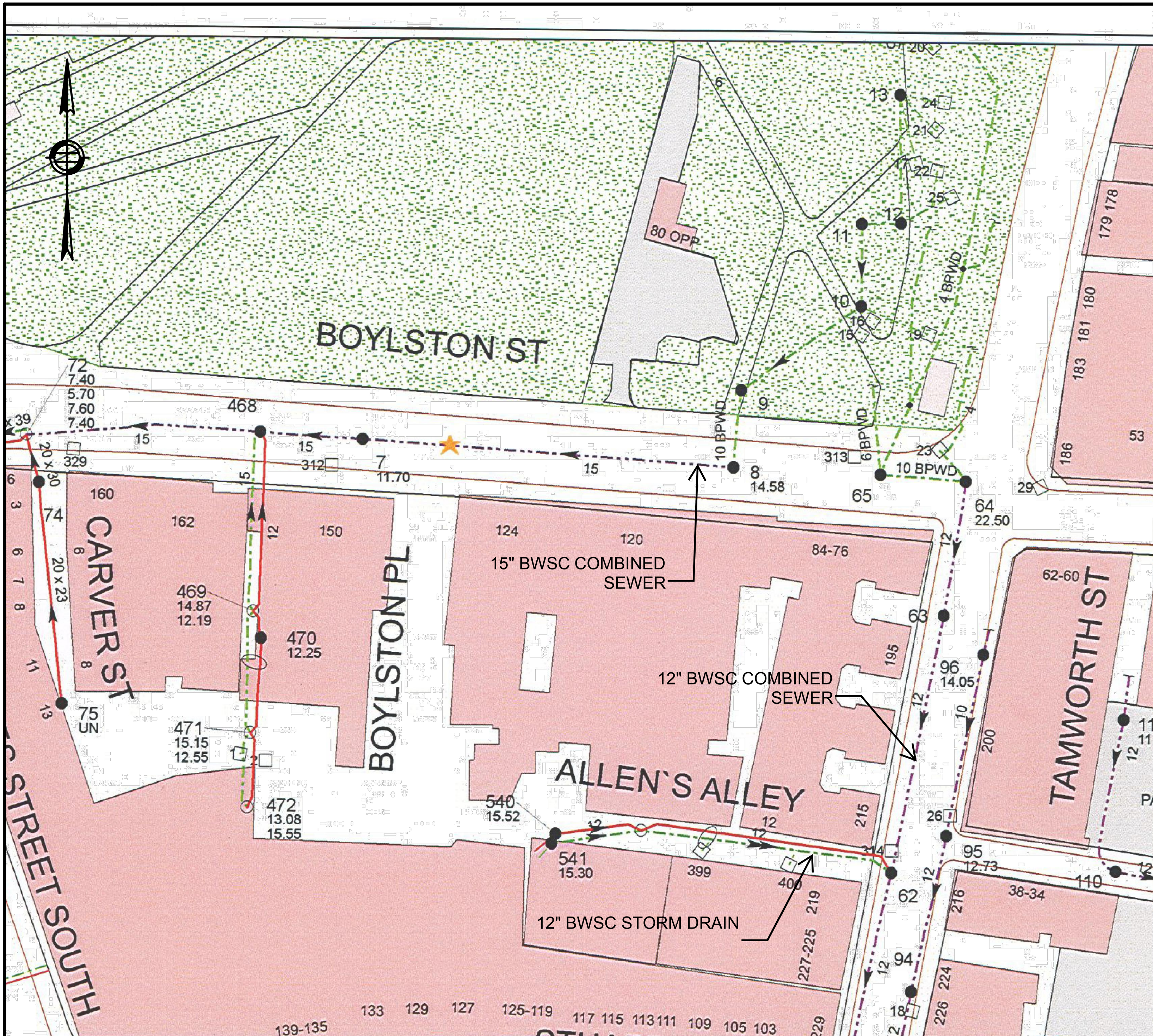
Stormwater runoff for the existing building likely flows into the 12-inch combined sewer in Tremont Street or the 12-inch storm drain in Allen's Alley. The existing BWSC storm drain system is illustrated in **Figure SD-1**

Proposed Project

The proposed project is located within the City of Boston's Groundwater Conservation Overlay District (GCOD). As a result, the city requires that one-inch runoff over the impervious area of the site is recharged back into the groundwater. The proposed project will be required to recharge one-inch over approximately 21,200 square feet of impervious area. Stormwater recharge will be located on site beneath the building slab or in recharge wells.

Rainfall from the building roof will be piped internally to a recharge system consisting of a recharge tank, perforated pipe and crushed stone beneath the building slab or recharge wells. The system will overflow into either the 12-inch combined sewer main in Tremont Street or the 12-inch storm drain in Allen's Alley.

All improvements and connections to BWSC infrastructure will be reviewed as part of the Commission's site plan review process. This process includes a comprehensive design review of the proposed service connections, assessment of project demands and system capacity, and establishment of service accounts.



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Water Quality Impact

The Proposed Project will not affect the water quality of nearby water bodies. Erosion and sediment control measures will be implemented during construction to minimize the transport of site soils to off-site areas and BWSC storm drain systems. During construction, existing catch basins will be protected with filter fabric, hay bales and/or crushed stone, to provide for sediment removal from runoff. These controls will be inspected and maintained throughout the construction phase until all areas of disturbance have been stabilized through the placement of pavement, structure, or vegetative cover.

All necessary dewatering will be conducted in accordance with applicable MWRA and BWSC discharge permits. Once construction is complete, the Proposed Project will each be in compliance with all local and state stormwater management policies. See below for additional information.

DEP Stormwater Management Policy Standards

In March 1997, the Department of Environmental Protection DEP adopted a new Stormwater Management Policy to address non-point source pollution. In 1997, the Massachusetts DEP published the Massachusetts Stormwater Handbook as guidance on the Stormwater Policy, which was revised in February 2008. The Policy prescribes specific stormwater management standards for development projects, including urban pollutant removal criteria for projects that may impact environmental resource areas. Compliance is achieved through the implementation of Best Management Practices (BMPs) in the stormwater management design. The Policy is administered locally pursuant to MGL Ch. 131, s. 40.

A brief explanation of each Policy Standard and the system compliance is provided below:

Standard #1: No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

Compliance: The proposed design will comply with this Standard. No new untreated stormwater will be directly discharged to, nor will erosion be caused to wetlands or waters of the Commonwealth as a result of stormwater discharges related to the Proposed Project.

Standard #2: Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

Compliance: The proposed design will comply with this Standard. The existing discharge rate will be met or decreased as a result of the improvements associated with the Proposed Project.

Standard #3: Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to the maximum extent practicable. The annual recharge from the post development site should approximate the annual recharge from the pre-development or existing site conditions, based on soil types.

Compliance: The Proposed Project will comply with this standard to the maximum extent practicable.

Standard #4: For new development, stormwater management systems must be designed to remove 80% of the average annual load (post-development conditions) of Total Suspended Solids (TSS). It is presumed that this standard is met when: Suitable nonstructural practices for source control and pollution prevention are implemented; Stormwater management best management practices (BMPs) are sized to capture the prescribed runoff volume; and Stormwater management BMPs are maintained as designed.

Compliance: The proposed design will comply with this standard. Within the Proposed Project's limit of work, there will be mostly roof, landscaping, parking and pedestrian areas. Any paved areas that would contribute unwanted sediments or pollutants to the existing storm drain system will be collected by deep sump, hooded catch basins and conveyed through water quality units before discharging into the BWSC system.

Standard #5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If, through source control and/or pollution prevention, all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L.c. 21, §§ 26-53 and the regulations promulgated there under at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

Compliance: The proposed design will comply with this standard. The Proposed Project is not associated with Higher Potential Pollutant Loads (per the Policy, Volume I, page 1-6). The project complies with this standard.

Standard #6: Stormwater discharge to critical areas must utilize certain stormwater management BMPs approved for critical areas. Critical areas are Outstanding Resource Waters (ORWs), shellfish beds, swimming beaches, cold-water fisheries and recharge areas for public water supplies.

Compliance: The proposed design will comply with this Standard. The Proposed Project will not discharge untreated stormwater to a sensitive area or any other area.

Standard #7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

Compliance: The proposed design will comply with this Standard. The Proposed Project complies with the Stormwater Management Standards as applicable to the development.

Standard #8: Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.

Compliance: The Proposed Project will comply with this standard. Sedimentation and erosion controls will be incorporated as part of the design of these projects and employed during construction.

Standard 9: A Long-Term Operation and Maintenance (O&M) Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

Compliance: The Proposed Project will comply with this standard. An O&M Plan including long-term BMP operation requirements will be prepared for the Proposed Project and will assure proper maintenance and functioning of the stormwater management system.

Standard 10: All illicit discharges to the stormwater management system are prohibited.

Compliance: The Proposed Project will comply with this standard. There will be no illicit connections associated with the Proposed Project.

3.5.5 Protection Proposed During Construction

Existing public and private infrastructure located within nearby public rights-of-way will be protected during construction of each component of the Proposed Project. The installation of proposed utility connections within public ways will be undertaken in accordance with BWSC, Boston Public Works Department, the Dig-Safe Program, and applicable utility company requirements. Specific methods for constructing proposed utilities where they are near to, or connect with, existing water, sewer, and drain facilities will be reviewed by the BWSC as part of its Site Plan Review process. All necessary permits will be obtained before the commencement of work.

The Proponent will continue to work and coordinate with the BWSC and the utility companies to ensure safe and coordinated utility operations in connection with the Proposed Project.

3.5.6 Energy Systems and Other Utility Providers

Electrical Services

The electrical service will be provided by NStar. The estimated peak electrical load to be delivered to the project is 2500 KW, based on a preliminary load estimate for a Boston-area project with a chiller plant at 10 watts per square foot. The service will originate from the 13.8 KV NStar network in the area, and will be routed from the network to a new transformer network vault within the building in a location approved by NStar.

Steam Services

The heat source for the building will be district steam, obtained from Veolia's local 125 psi steam network. The estimated peak steam demand for heating and domestic hot water is 2,500 lbs. of steam per hour. The steam will be reduced in pressure at the service entrance to the building, and then converted to heating hot water and domestic hot water for use in the building systems. Heat from the steam condensate will be recovered for use in preheating domestic hot water before the condensate is disposed of in the sanitary sewer.

Natural Gas Services

Natural gas will continue to be used in the kitchen for cooking. The existing natural gas service to the building will be modified if required to accommodate the renovated kitchen's cooking program.

SECTION 4

TRANSPORTATION

4.0 TRANSPORTATION

4.1 Introduction

Emerson College plans to expand dormitory space at 80 Boylston Street, commonly referred to as the Little Building. The Little Building, located at the corner of Boylston Street and Tremont Street, was built in 1917 as an office building/arcade complex and was purchased by Emerson College in 1994 and renovated into student housing. The 12-story Little Building is a dormitory with support services on the first floor, a dining hall with seating capacity for 300 on the second floor, and 750 beds on the upper ten floors. Students living in the Little Building are housed in single, double, triple, and quadruple rooms, as well as six-person suites that share a living area and bathroom.

The Little Building site, as shown in **Figure 4-1**, is bounded by Boylston Street to the north, Tremont Street to the east, Allen's Alley to the south, and the adjacent Colonial Building at 100 Boylston Street to the east.

4.1.1 Purpose of This Report

As part of this Institutional Master Plan Project Notification Form (IMPNF) filing under the Boston Redevelopment Authority (BRA) Article 80 review procedures, the study team conducted a transportation evaluation for the proposed Project that includes the following:

- Definition and presentation of existing transportation conditions related to roadways and sidewalks, parking, transit, pedestrians, bicycles, and loading;
- Evaluation of the Project's long-term impacts on transportation conditions;
- Identification of appropriate measures to mitigate project impacts; and
- Summary of short-term impacts during construction.

4.1.2 Project Description

As part of necessary repairs and planned upgrades at the Little Building, Emerson College seeks to add 294 new beds to the dormitory and expand the dining hall capacity.

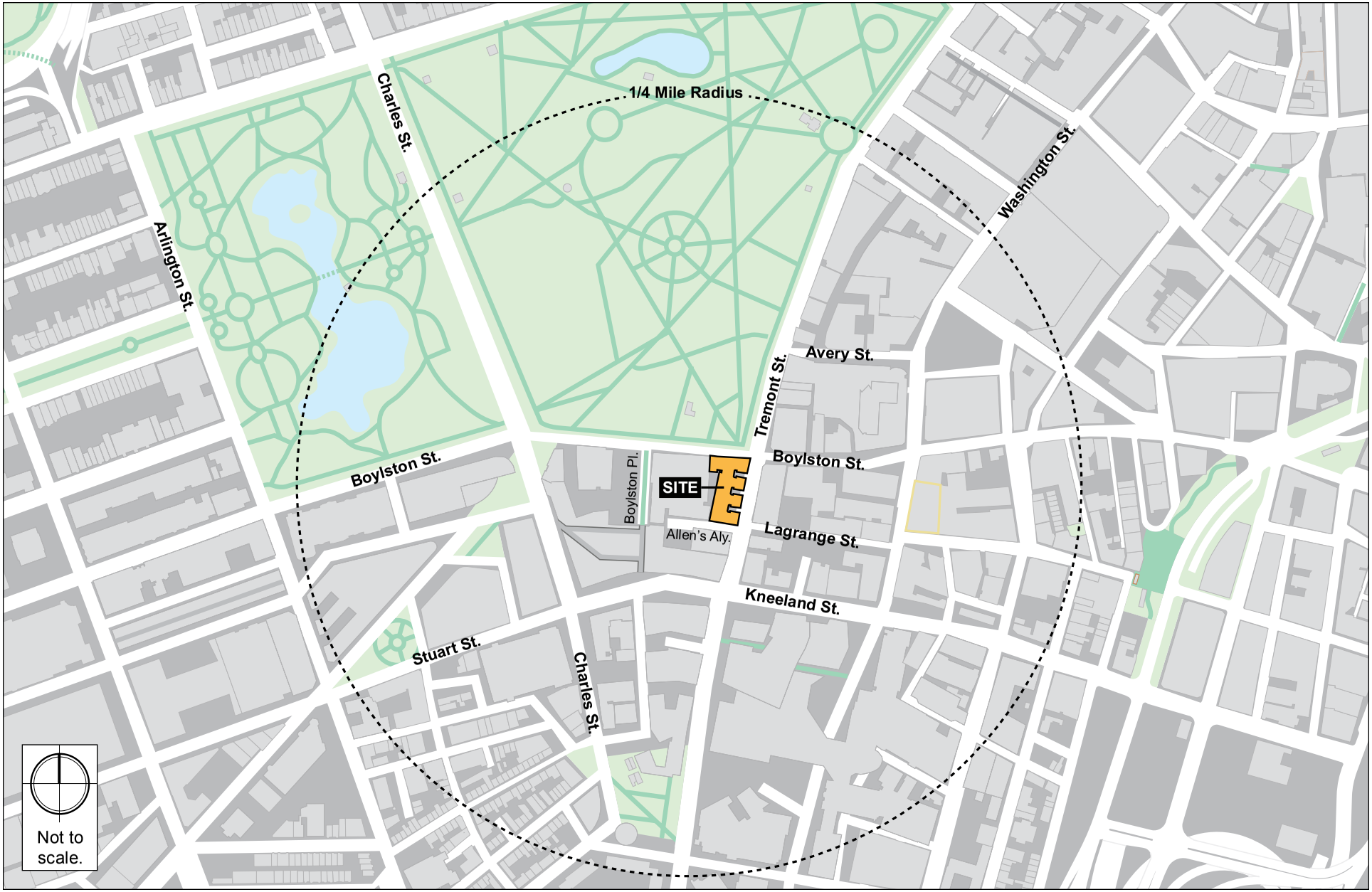


Figure 4-1
Study Area

These renovations are not associated with an increase in enrollment, but will allow the College to house and serve more existing students on-campus. The Little Building expansion (the Project) involves new construction that will create more usable space and renovation/redesign that will maximize use of existing space. In total, the Project will increase the number of dormitory beds from 750 to 1,044 and increase the dining hall capacity from 300 to 450.

Pedestrian and loading access to the building will remain unchanged. No increase in student enrollment or staff is associated with the Project and there will be no new parking.

4.1.3 Methodology

Per the Boston Transportation Department (BTD) *Transportation Access Plan Guidelines* (2001), it is standard practice to present evaluation of existing and future transportation conditions associated with the proposed project and identify mitigation measures to address impacts from the project.

While the Project will result in a net increase in on-campus beds, the College's student enrollment will not change. No transportation analysis have been conducted in this study because the Project 1) has no associated new parking, 2) will not have any associated increase in students or staff, and 3) the expanded dormitory will not generate new auto trips.

For reference, this study does present an inventory of existing transportation conditions, including parking, transit, pedestrian circulation, loading, and site conditions, and provides a summation of future conditions.

4.2 Existing Transportation Conditions

This section includes a description of existing study area roadway/sidewalk geometry, peak-hour pedestrian volumes, average daily traffic levels, transit availability, parking supply, and loading conditions.

4.2.1 Roadway and Sidewalk Conditions

The following roadway descriptions include classifications by the Massachusetts Department of Transportation (MassDOT) Office of Transportation Planning:

Boylston/Essex Street is an east–west arterial that runs from Brookline Avenue in the Fenway area to Atlantic Avenue (Surface Artery), carrying approximately 20,000 vehicles per day in the Project site vicinity. Boylston Street is one-way eastbound in the Back Bay neighborhood and becomes Essex Street after crossing Washington Street. Between Charles Street and Tremont Street, in the Project site vicinity, Boylston Street operates as a two-way street. It returns to one-way eastbound between Tremont Street and Atlantic Avenue (Surface Artery). Boylston/Essex Street has sidewalks on both sides of the roadway. Parking is provided on the south side of the street within the study area. The majority of spaces are used for commercial loading zones or handicapped spaces during the day, with valet-only or unrestricted parking in the evening. Ten-foot wide sidewalks are provided along the length of the roadway.

Tremont Street is a north-south arterial continuation of Cambridge Street, starting at Court Street near Government Center and traveling south through the Theater District, taking a jog to the east, north of I-90, continuing south as a main arterial through the South End into Roxbury. Near Roxbury Crossing MBTA Station, Tremont Street turns to the west through Mission Hill and ends at Huntington Avenue. In the immediate study area, no parking is allowed along Tremont Street and sidewalks are provided on both sides of the street.

4.2.2 Existing Parking

4.2.2.1 Public Off-street Parking

Currently, more than 7,500 public parking spaces are found within one-quarter mile, or a five-minute walk, from the Project site; however, off-street parking availability in the area during daytime hours is fairly limited. The off-street parking garages and surface lots located within the quarter-mile radius have capacities ranging from 35 to 1,500 spaces. Of the parking garages within a quarter-mile radius of the site, over 80% of the parking spaces are occupied at mid-day. Public surface lots and garages within a quarter-mile of the Little Building are shown in **Figure 4-2.**

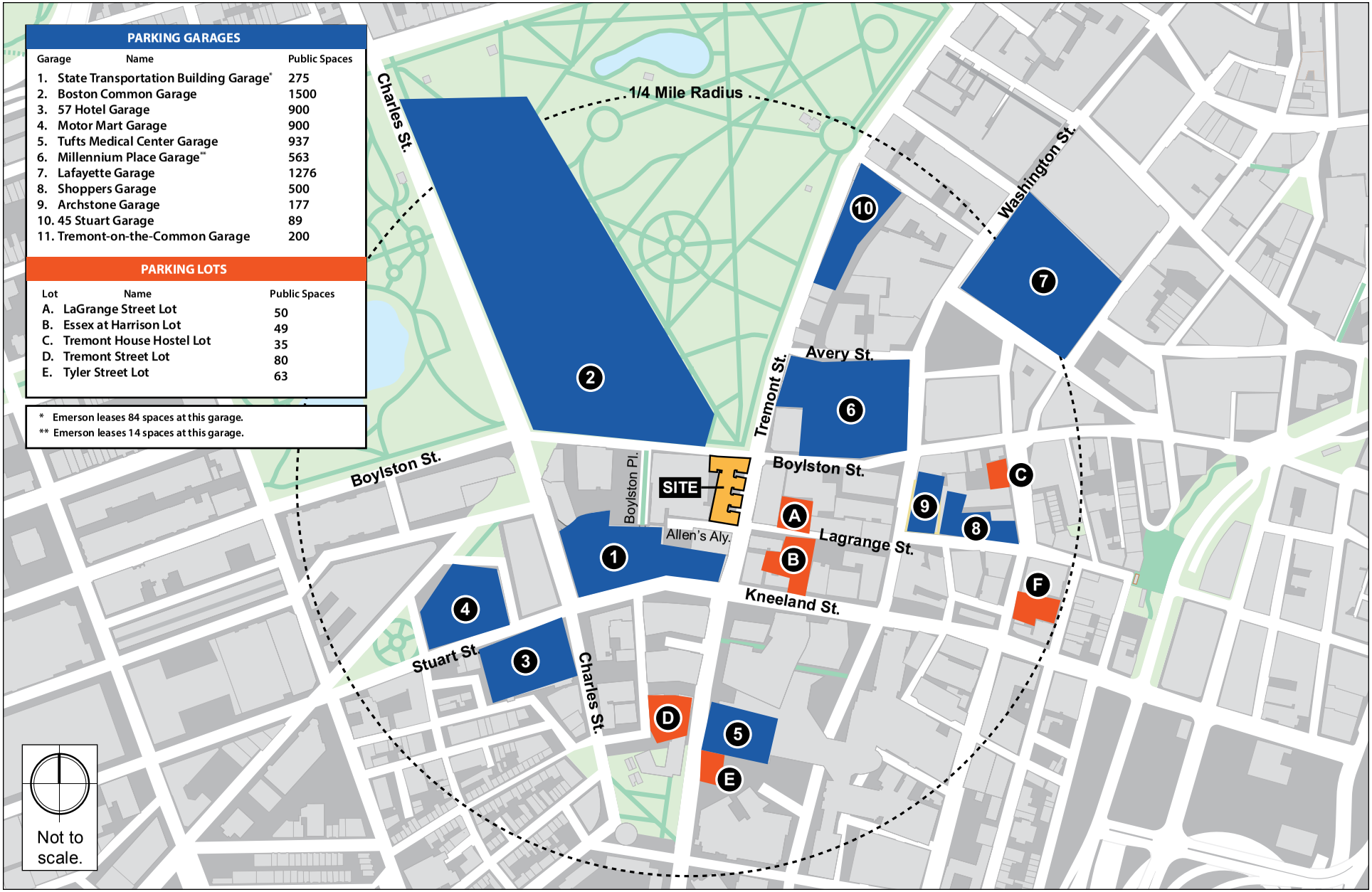


Figure 4-2
Off-Street Parking

4.2.2.2 Emerson College Parking

While Emerson College does not own or operate any parking facilities, the College does lease limited parking spaces for faculty and staff at the Boston Common Garage and the Millennium Place/Ritz Carlton Garage (See **Figure 4-2** for the location of these garages).

At the Boston Common Garage an average of 84 parking spaces are occupied by Emerson College vehicles, including 51 faculty, 27 staff, and 6 Emerson College owned vehicles. In September 2013, the Massachusetts Convention Center Authority, which owns and operates the Boston Common Garage, created the new 16-space "green zone" on the middle level of the garage as part of an ongoing effort to create one of Boston's most environmentally friendly public parking facilities. Ten of these spaces are reserved for ZipCar, two of which are electric. The remaining six spaces are for public use, including four hybrid vehicle spaces and two electric-vehicle charging spaces. In addition, the BCG has branded additional priority parking spots (11 spaces) for hybrid vehicles near each of the garage's entrances to Boston Common. Emerson College staff can utilize both the electric charging stations and the hybrid vehicle spaces in the Boston Common Garage.

At the Millennium Place garage an average of 14 parking spaces are occupied by Emerson College vehicles, including 13 staff, and one Emerson College owned vehicle.

The subsidized faculty and staff parking spaces are provided based on seniority and need; only senior staff, full-time tenured faculty, or tenure-track faculty are eligible. Subsidized parking spaces are available to fewer than 15% of faculty/staff. The College does not provide a subsidy to any employee who does not park in one of the leased spaces described above. No student parking subsidies are provided.

4.2.2.3 Existing On-street Parking

Figure 4-3 illustrates the on-street parking regulations and curbside use along Boylston Street near the front entrance of the Little Building. Between Charles Street and Tremont Street are 36 potential parking spaces, of which fifteen are commercial spaces, six no parking, six fire hydrants, two pick-up/drop-off spaces, three pick-up/drop-off and

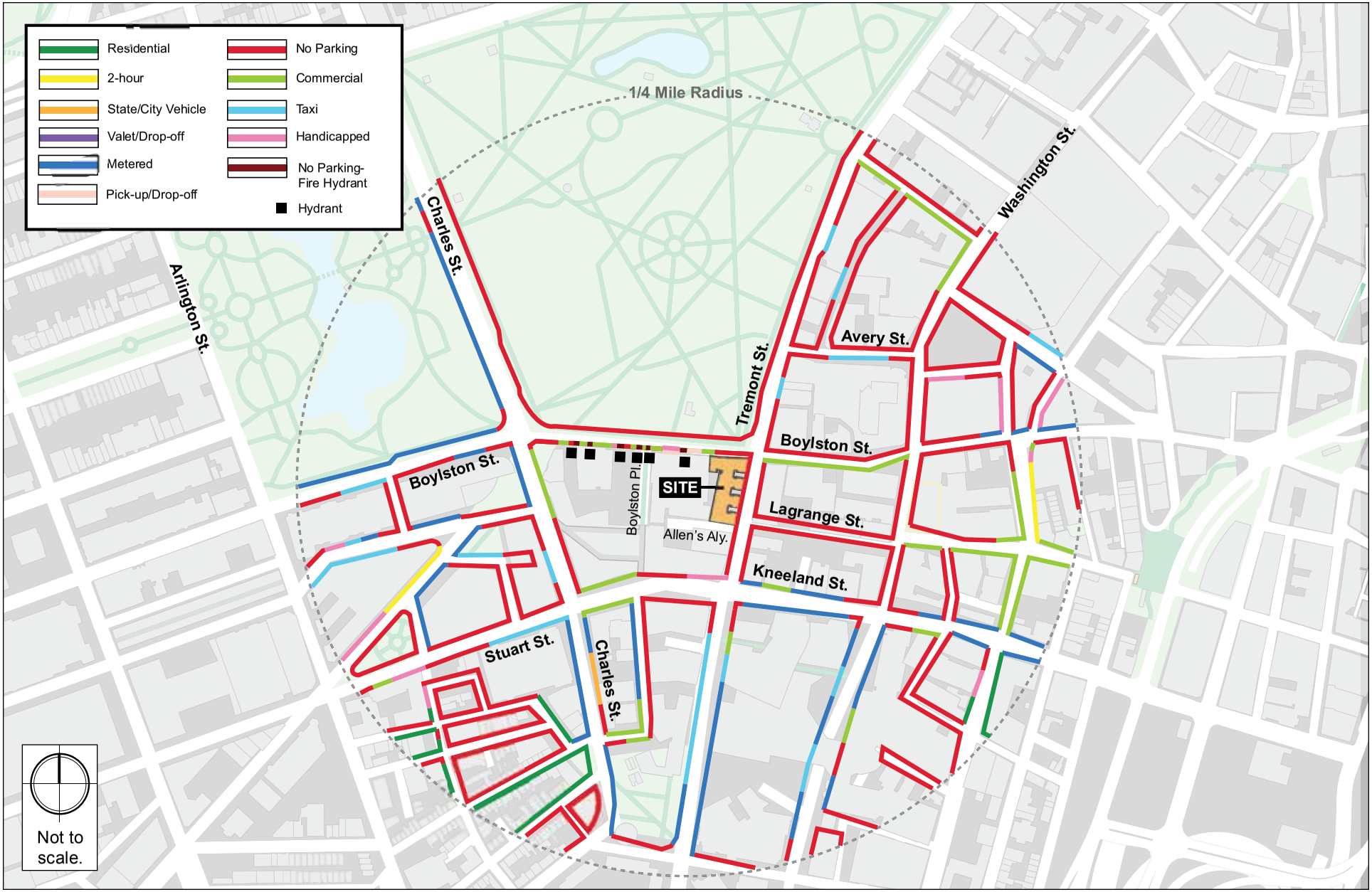


Figure 4-3
On-Street and Curbside Inventory

handicapped, one handicapped, and three for the Emerson Police. Three of the commercial spaces allow valet parking during evening and weekend hours. No parking is permitted along Tremont Street in the study area.

4.2.3 Public Transportation

This section describes public transportation services within close proximity to the Project.

4.2.3.1 MBTA Rapid Transit

As shown in **Figure 4-4**, the site is very convenient to the MBTA Silver, Green, Red, and Orange lines. The closest Silver Line stop is on Tremont Street at Boylston Station. The Orange Line Chinatown Station on Washington Street is one block east of the site and the Green Line Boylston Station is directly across the street from the Little Building. Park Street Station, serving both the Green and Red lines, is approximately three blocks north of the Project site.

Generally, weekday subway service is provided between 5:00 a.m. and 1:00 a.m. In March 2014, late night Friday and Saturday service was instituted on rapid transit lines with the last subway trains leaving downtown at approximately 2:30 a.m. **Table 4-l** lists the rapid transit services and associated peak hour headways.

Table 4-1. MBTA Rapid Transit Service

Service	Origin–Destination	Peak-hour Headways (minutes)[1]
Silver Line	Dudley Square–Boylston Station	7-10
Green Line	Lechmere–Boston College, Cleveland Circle, Riverside, Heath Street	6-7
Red Line	Alewife–Braintree/Ashmont	9
Orange Line	Forest Hills–Oak Grove	5

1) Headway is the scheduled time between trains or buses, as applicable. Source: www.mbta.com, November 2014.

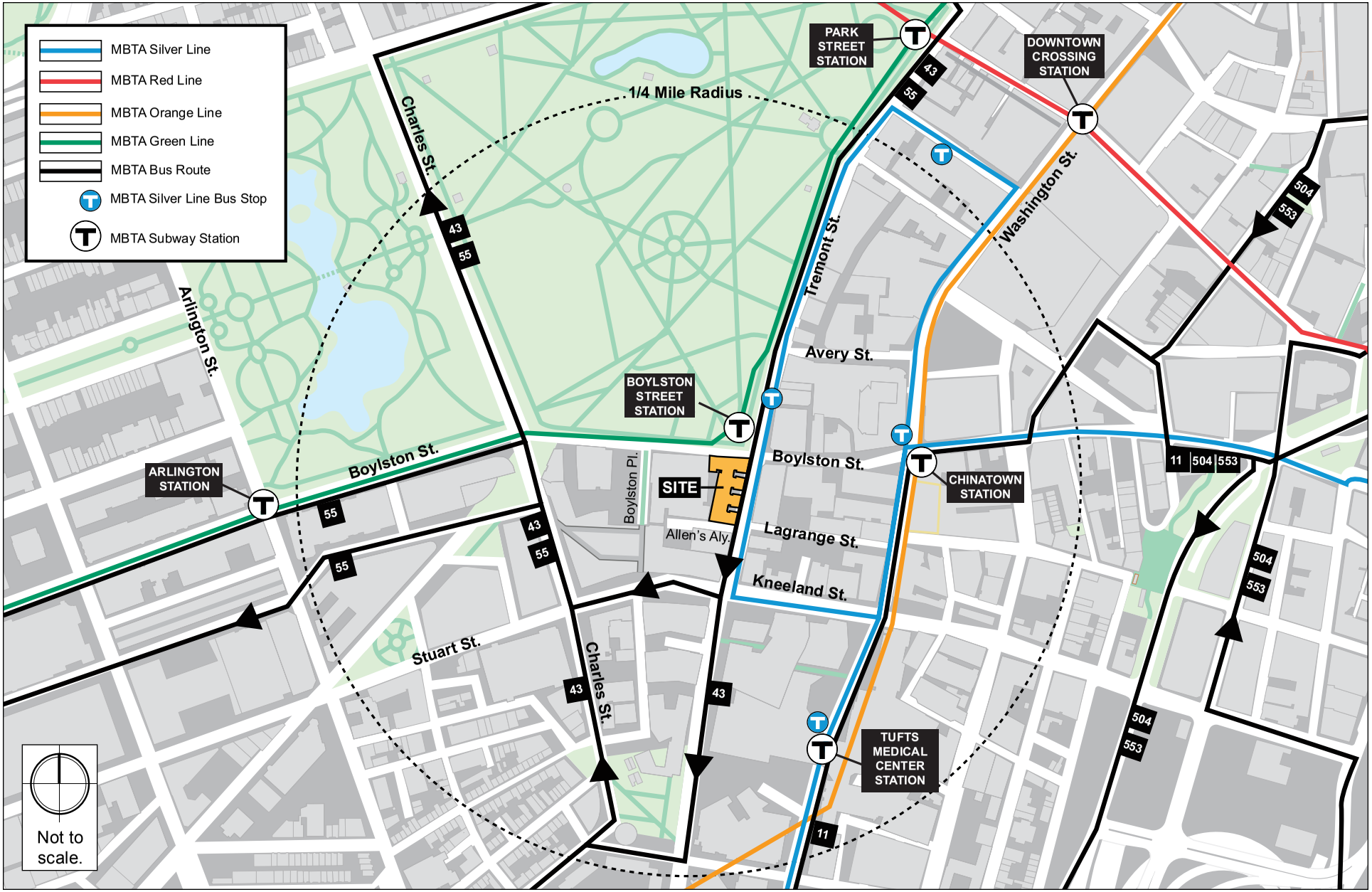


Figure 4-4
Public Transportation

4.2.3.2 MBTA Bus Service

In addition to the rapid transit lines, the MBTA operates several local and express bus routes within the study area. These routes, listed in **Table 4-2,** provide access throughout the City and express service to the suburbs. Additional intercity bus service is available at South Station.

Table 4-2 MBTA Bus Service

Bus Route	Origin–Destination	Peak-hour Headways (minutes)[1]
11	City Point–Downtown BayView Route	7
43	Ruggles Station–Park and Tremont Streets via Tremont Street	12
55	Jersey & Queensbury–Copley Square or Park & Tremont Streets via Copley Station	17
Express 504	Watertown/Newton Corner – Downtown via I-90	10
Express 553	Roberts – Downtown via Newton Corner via I-90	60

1) Headway is the schedule time between trains or buses, as applicable. Source: www.mbta.com, November 2014.

4.2.3.3 Commuter Rail Service

Regional commuter rail service to points south/west via the Greenbush, Plymouth, Kingston, Middleborough/Lakeville, Stoughton, Providence, Needham Heights, and Worcester lines is available at South Station and Back Bay Station. Commuter rail service to points north/northwest via the Rockport, Newburyport, Haverhill, Lowell, and Fitchburg lines is available at North Station.

Connections to these regional transportation hubs are provided by the Orange Line and Green Line (North Station and Back Bay Station) and the Red Line (South Station).

4.2.4 Pedestrian Conditions

Like most of downtown Boston, the level of pedestrian activity on and around the Emerson College campus is quite high. Boston Common, the State Transportation Building, office buildings, institutions, residential buildings, shops, restaurants, theaters, and the Boylston and Chinatown transit stations generate high levels of pedestrian activity. Major pedestrian routes to and from the site include Boylston Place, Boylston Street and Tremont Street, with high volumes crossing at the Boylston Street/Tremont Street intersection. These volumes include Emerson students crossing between college buildings located on Boylston Place, Boylston Street, Tremont Street, and Washington Street. The effective sidewalk width along Boylston Street between Tremont Street and Charles Street ranges from 8 feet adjacent to the Emerson Café to 13 feet adjacent to the Piano Row Residence Hall.

The Boylston Street sidewalk between the Little Building and Boylston Place is 10-feet wide from building face to curb but about an 8-foot effective width. On this sidewalk, there is sufficient space to select normal walking speeds and bypass other pedestrians. Reverse crossing movements exist where pedestrians enter and exit buildings; minor conflicts will occur and speeds and volumes will vary depending on the time of day.

4.2.5 Bicycle Conditions

In recent years, bicycle use has increased dramatically throughout the City of Boston. Hubway, launched in July 2011, is a bicycle sharing system with more than 140 stations and 1,300 bicycles available throughout Boston, Brookline, Cambridge, and Somerville. Hubway stations are installed in April and removed in November of each year. Four Hubway stations are located within ¼ mile of the Little Building, including Stuart Street/Charles Street, Tremont Street/West Street, Boylston Street/Washington Street, and Boylston Street/Arlington Street.

Within the study area, the primary marked bicycle route is along the Boylston Street/Essex Street corridor with a shared lane between Charles Street and Washington Street and a shared bus/bike lane between Washington Street and Atlantic Avenue.

Emerson College policy permits students to store bicycles in dormitory rooms. In addition, Emerson College offers storage for 50 bicycles in the Walker Building (19 Boylston Place) and for 12 bicycles at the Ansin Building (180 Tremont Street). As part of the 1-3 Boylston Place Project, Emerson College has committed to double the capacity of the Walking Building bicycle room to accommodate 100 bikes.

4.2.6 Car-Sharing Services

The increasingly popular car-sharing services provide easy access to vehicular transportation for urban residents and employees who do not own cars. Two companies, ZipCar and Enterprise, provide car-sharing services in the Boston area offering short-term rental service for members. Vehicles are rented on an hourly and per-mile basis, and all vehicle costs (gas, maintenance, insurance, and parking) are included in the rental fee. Vehicles are checked out for a specific time period, and returned to their designated location. Under most circumstances, drivers must be 21 and over, which can limit student participation.

Seven ZipCar locations are within ¼ mile of the Project site, including Millennium Place, Boston Common Garage, Park Square/Motor Mart Garage, 200 Stuart Street, Archstone/Boston Common, LaGrange Street/Tamworth Street, and Nassau Street/Ash Street. Enterprise has one car-sharing location in the area at the Kensington, 665 Washington Street.

4.2.7 Loading and Service

Loading for the Little Building takes place from Allen's Alley, a private way accessed from Tremont Street south of Boylston Street. Also served by Allen's Alley are the Emerson Tufte Performance & Production Center, the Cutler Majestic Theater, the Emerson Walker Building, and the Emerson Colonial Building, as well as several restaurants in the State Transportation Building. As part of the Tufte Performance & Production Center construction, Emerson improved and consolidated the loading facilities. Currently, the College has total control over loading in this area. Two loading dock managers are employed to make sure all service and loading activity is conducted efficiently.

Emerson College provided Allen's Alley loading dock logs for a fourteen-day period from Thursday, May 2, 2013 to Thursday, May 16, 2013, between the hours of 6:00 a.m. and 6:00 p.m. Thirty-eight deliveries occurred in the Allen's Alley loading area over the fourteen-day period, fifteen of which were for the Little Building. Observations on loading activity follow:

- Monday the 13th was the busiest day, with four deliveries for the Little Building
- Trucks delivering to the Little Building range in size from vans to WB-40 tractor trailers
- Delivery vehicles for the Little Building had an average dwell time of 24 minutes

4.3 Evaluation of Long-term Impacts

4.3.1 No-Build Scenario

Typically, the No-Build scenario includes quantitative analysis of transportation conditions, independent of the proposed Project. Because the scope of the Project is limited, no quantitative assessment of No-Build conditions has been conducted.

4.3.2 Build Scenario

The Project will result in an increased number of on-campus beds without an increase in student enrollment. This change will not substantially affect how students circulate through the campus between classes or other activities. There will be a small shift in how students arrive to the campus (fewer students will travel via transit and private vehicles) but this change will be insignificant.

Typically, the Build scenario includes quantitative analysis of transportation conditions with the increased vehicle trips, pedestrian trips, and transit trips associated with the proposed Project. No quantitative assessment of Build conditions has been conducted because the scope of the Project is limited and will not result in new trips.

4.3.2.1 Parking Supply and Demand

Emerson College does not provide on-site parking and no new parking will be provided with the Project. Because the Project will allow more students to live on campus, without an associated increase in student enrollment, it is possible that student parking activity in

nearby public garages will actually decrease as the number of off-campus commuting students decreases.

4.3.2.2 Build Conditions Curbside Regulations

There will be no change to the existing curbside regulations (as shown in **Figure 4-3**) adjacent to the Little Building.

4.3.2.3 Build Conditions Public Transportation

While the Project will allow more students to live on campus, there will not be an increase in student enrollment. It is possible that public transportation activity will decrease as the number of commuting students decrease.

4.3.2.4 Build Conditions Bicycle Accommodations

Emerson College allows students to keep bicycles in their room or in the existing bicycle rooms at the Walker Building and Ansin Building. Because the Project will increase dormitory beds from 750 to 1,044, there will be an additional 294 students with the ability to store bicycles in their room.

4.3.2.5 Build Conditions Loading and Service Operations

The loading and service area for the Little Building will remain in the same place accessed via Allen's Alley. The loading survey described above showed that the existing Little Building generated a maximum of four deliveries per day, including food deliveries.

While the Project includes an increase in the number of dormitory beds (from 750 to 1,044 beds) and in dining seating capacity (from 300 to 450 seats), the delivery activity at the Little Building is not expected to significantly increase. Mail delivery is routed through a central campus mailroom and will not change with the additional on-campus students. The increased dining capacity will cause more food related goods to be delivered to the Little Building, but these goods will likely arrive via existing vendor trucks (more goods unloaded per delivery) and not via additional trucks.

The College employs a staggered move-in/ move-out procedure on the Sunday and Monday of Labor Day weekend. Each student's move is scheduled in advance. Maps of nearby off-street parking are sent to each student's family. While additional students will be living at the Little Building, the overall impact to moving in/moving out at the start and end of the school year will be minimal.

4.4 Mitigation Measures

A detailed transportation study was provided as part of the Institutional Master Plan for Emerson College dated October 4, 2002. Since the filing of that Master Plan, Emerson has completed construction of the Piano Row Residence Hall, Colonial Residence Hall and Paramount Center projects.

In a 2004 *Transportation Access Plan Agreement* signed in conjunction with the Piano Row dormitory construction, Emerson committed to several transportation measures, the implementation of which is discussed below.

- ***Traffic Signal System Improvements*:** The College purchased and installed eight countdown pedestrian audible signal heads at the corners of Boylston and Tremont streets.
- ***Transportation Monitoring and Annual Reporting*:** The College continues to be in compliance with the Massachusetts Rideshare Regulation and reports yearly as required. As of 2014, the College had a 6.2% "drive-alone" rate, one of the lowest of all institutions in Massachusetts. The staff and eligible commuting students were surveyed in March 2014 as is required every other year by the Massachusetts Department of Environmental Protection (DEP).
- ***Ridesharing Services:*** The College continues to offer ridematching services to its students, faculty, and staff. Emerson has worked to lower its "drive-alone rate" over the past two years. It is currently 6.2%, compared to an already low 7.4% in 2012.
- ***Bicycle Storage:*** A secure bicycle storage room for 50 bicycles is located in the basement of the Walker Building, accessed at 16–19 Boylston Place and storage for 12 bicycles in the Ansin Building. In addition, students are allowed to store their bikes in their dorm rooms. This change from the TAPA did not require an amendment to the TAPA, and was approved verbally on June 8, 2005, by BTD.

- ***MBTA Passes:*** The College offers on-line MBTA pass sales through Crosby Benefit Systems. Full-time staff and faculty are eligible for the program. Pre-tax deductions are available for both faculty/staff transit passes and student semester (4-month) pass programs.
- ***Promotion of Travel Alternatives:*** The College provides information on travel alternatives to students, employees, and visitors, including major public transportation routes and parking information. The College website highlights the availability of nearby car- and bike-share alternatives. The College also offers "Ridematching," a Web-based program from TransAction Associates that is similar to the state's MassRIDES program. This service, free of charge to students and employees, facilitates carpooling and vanpooling for students and employees, and offers appropriate incentives to increase participation.
- ***Parking Management:*** No new parking has been created for Emerson projects, and there is no net increase in the overall number of leased and owned parking spaces since the sale of the College's West Campus properties. Parking subsidies are provided to no more than 15% of faculty and staff. No parking spaces or subsidies are provided for students.
- ***Demand Management:*** The College offers Web-based services to help reduce trips.
- ***Move-in/Move-out Management:*** The College employs a staggered move-in/move-out procedure on the Sunday and Monday of Labor Day weekend. Each student's move is scheduled in advance. Maps of nearby off-street parking are sent to each student's family. Student volunteers are on hand to help unload vehicles. Move-outs are scheduled over a 10-day period.
- A TAPA was signed for the Colonial Residence Hall in 2007. The mitigation for this project, consisting of repairing and rebuilding the sidewalk in front of the Colonial Building, was completed.
- In a 2007 update to the 2004 TAPA signed in conjunction with the Paramount Center project, Emerson College agreed to the following additional mitigation measures, which are now complete:
    - Repair and replace Washington Street sidewalk in front of the site as necessary;
    - Upgrade crosswalks and stop lines at the intersection of Washington Street/Avenue de Lafayette if needed at Project completion;

- Install countdown pedestrian signals at Washington Street/Avenue de Lafayette intersection; and
- Assess the operations of intersections in the immediate area including 11-hour traffic and pedestrian counts and the re-phasing and re-timing of traffic signals at the following locations:
    - Washington Street at Avenue de Lafayette;
    - West Street at Tremont Street;
    - Avery Street at Tremont Street; and
    - Boylston Street at Tremont Street.

Emerson is currently in the process of drafting the TAPA for 1-3 Boylston Place, for approval by BTD. As part of that Project, the College is committing to the following:

- Enhancing pedestrian conditions within Boylston Place adjacent to the site;
- Re-designing the existing bicycle storage room located at 19 Boylston Place to double the current capacity to accommodate 100 bicycles; and
- Continuing its aggressive TDM program to ensure that the mode share for driving remains low and the mode shares for walking, bicycling, and transit continue to increase.

4.5 Evaluation of Short-term Construction Impacts

Construction impacts are discussed in **Section 3** of this document. Details of the overall construction schedule, working hours, number of construction workers, worker transportation and parking, number of construction vehicles, and routes will be addressed in detail in a Construction Management Plan to be filed with BTD in accordance with the City's transportation maintenance plan requirements.

To minimize transportation impacts during the construction period, the following measures will be incorporated into the Construction Management Plan:

- No construction worker parking will be permitted on-site; worker carpooling will be encouraged;
- A subsidy for MBTA passes will be considered for full-time employees; and
- Secure spaces will be provided on-site for workers' supplies and tools so they do not have to be brought to the Project site each day.

SECTION 5

COORDINATION WITH GOVERNMENTAL AGENCIES

5.0 COORDINATION WITH GOVERNMENTAL AGENCIES

5.1 Architectural Access Board Requirements

The project will comply with the requirements of the Massachusetts Architectural Access Board. The Project will also be designed to comply with the Standards of the Americans with Disabilities Act.

5.2 EOEA/Massachusetts Environmental Policy Act (MEPA)

The project does not meet or exceed MEPA thresholds by the estimated annual discharges and emissions from the project. Therefore, the project will not be required to file an ENF under the Executive Office of Environmental Affairs/Massachusetts Environmental Policy Act ("MEPA").

5.3 Massachusetts Historical Commission (MHC)

The project may be subject to MHC review as it is located in the Piano Row Historic District within the Midtown Cultural District.

5.4 Boston Civic Design Commission (BCDC)

The project design will be subject to review by the Boston Civic Design Commission.

5.5 Boston Landmarks Commission (BLC)

The project will be subject to BLC review as it is located in the Piano Row Historic District within the Midtown Cultural District.

5.6 Boston Parks Commission

The project will be subject to Parks Commission review for buildings that are altered within 100 feet from the Boston Common.

5.7 Boston Interagency Green Building Committee (IGBC)

The project will be subject to review by the Boston Interagency Green Building Committee under Article 37, Green Buildings.

SECTION 6

PUBLIC REVIEW PROCESS

6.0 PUBLIC REVIEW PROCESS

6.1 Introduction

Emerson College has established a close working relationship with its surrounding neighbors and nearby communities. As a result, the College has met with some of the public agencies and its project team will continue to meet with other City officials and interested parties. Meetings are currently scheduled with the following neighborhood organizations in November and December 2014.

Neighborhood Associations

Park Plaza Civic Advisory Committee (PPCAC)

Midtown Park Plaza Neighborhood Association (MPPNA)

Public Agencies

Boston Redevelopment Authority

Boston Civic Design Commission

Executive Director/Boston Environmental Department/Boston Landmarks Commission

Massachusetts Historical Commission

Boston Transportation Department

Boston Zoning Commission

Parks Commission/Boston Parks and Recreation Department

APPENDIX A

LETTER OF INTENT

EMERSON COLLEGE

Government & Community Relations

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

November 7, 2014

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

Emerson College: The Little Building Project at 80 Boylston Street

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

Dear Mr. Golden:

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

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

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

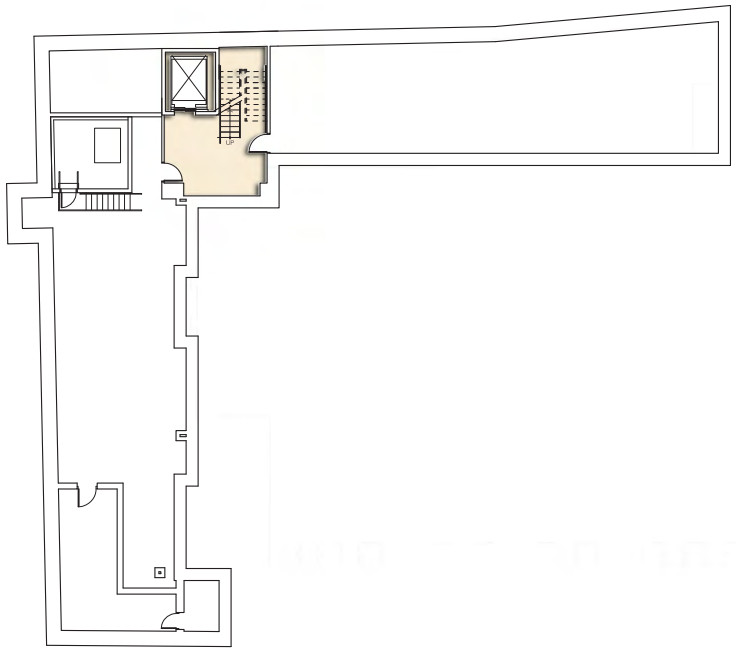
Sincerely,

Margaret A. Ings
Associate Vice President

APPENDIX B

BUILDING SECTION AND PLANS,

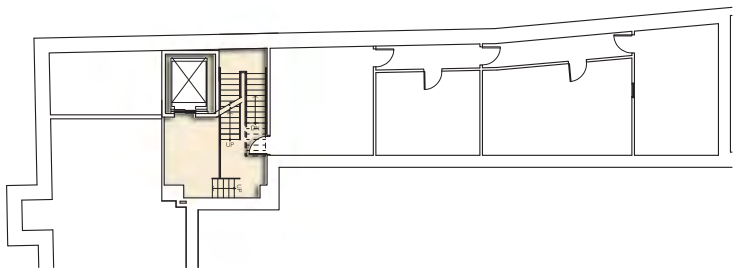
ELEVATION AND PERSPECTIVE VIEWS



BOYLSTON STREET

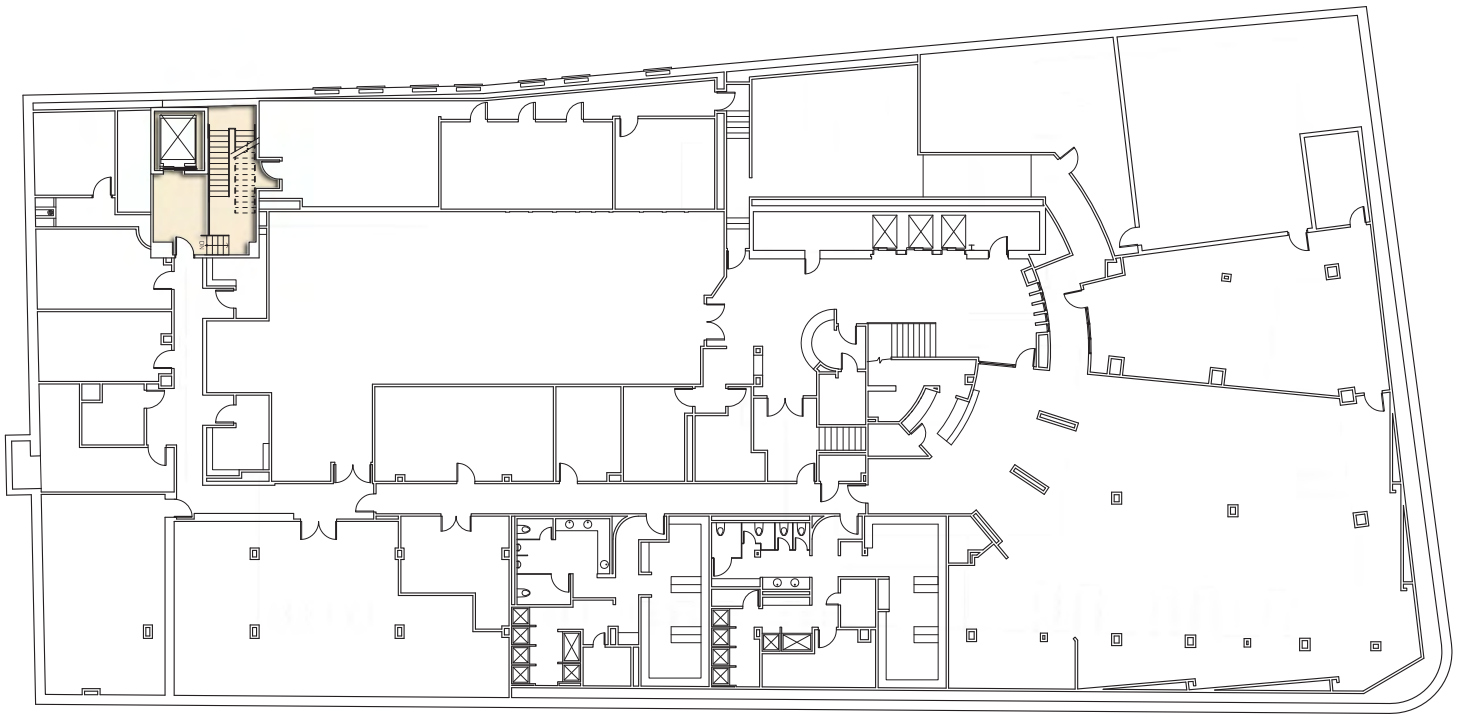
TREMONT STREET

BOYLSTON STREET



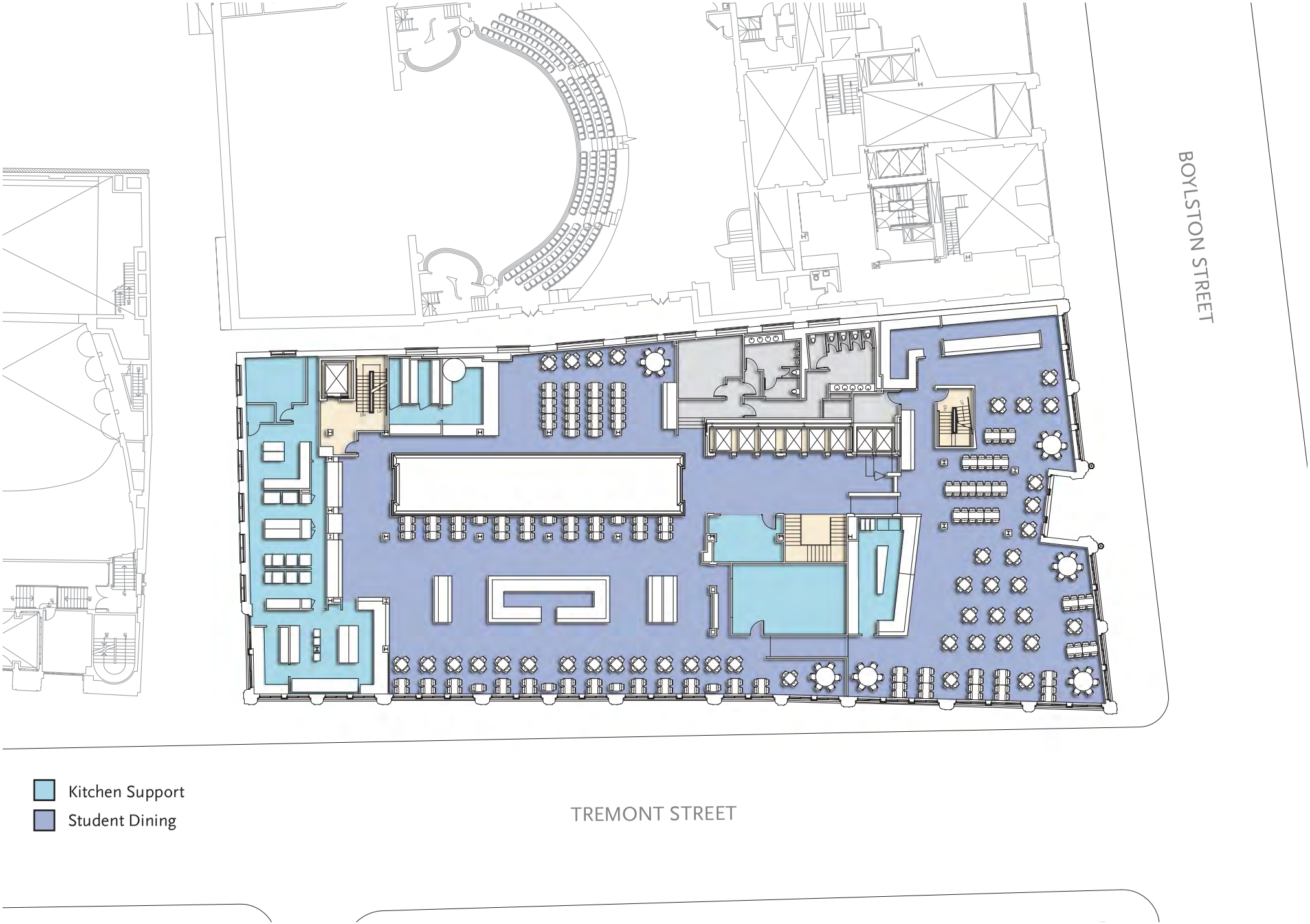
TREMONT STREET

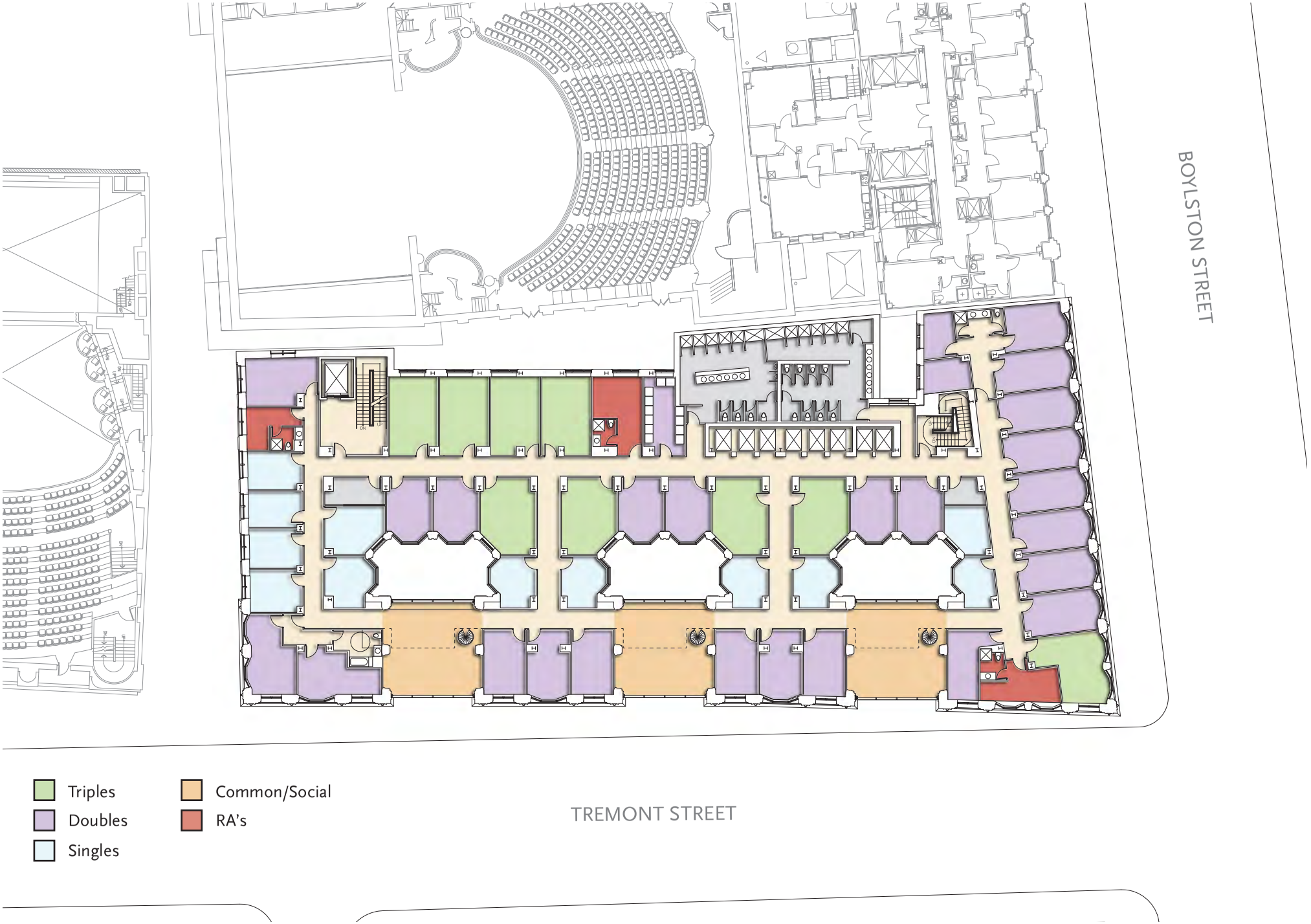
BOYLSTON STREET



TREMONT STREET


BOYLSTON STREET
TREMONT STREET
Emerson College Police Dept.
Non-Residential Program
Retail Tenant


BOYLSTON STREET
TREMONT STREET
Kitchen Support
Student Dining


BOYLSTON STREET
TREMONT STREET
Triples
Doubles
Singles
Common/Social
RA's


BOYLSTON STREET
TREMONT STREET
Triples
Doubles
Singles
Common/Social
RA's


BOYLSTON STREET
TREMONT STREET
Triples
Doubles
Singles
Common/Social
RA's


BOYLSTON STREET
TREMONT STREET
Triples
Doubles
Singles
Common/Social
RA's


BOYLSTON STREET
TREMONT STREET
Triples
Doubles
Singles
Common/Social
RA's
RD Apartments


BOYLSTON STREET
TREMONT STREET
Triples
Doubles
Singles
Common/Social
RA's
Staff Office


BOYLSTON STREET
TREMONT STREET
Triples
Doubles
Singles
Common/Social
RA's


BOYLSTON STREET
TREMONT STREET
Triples
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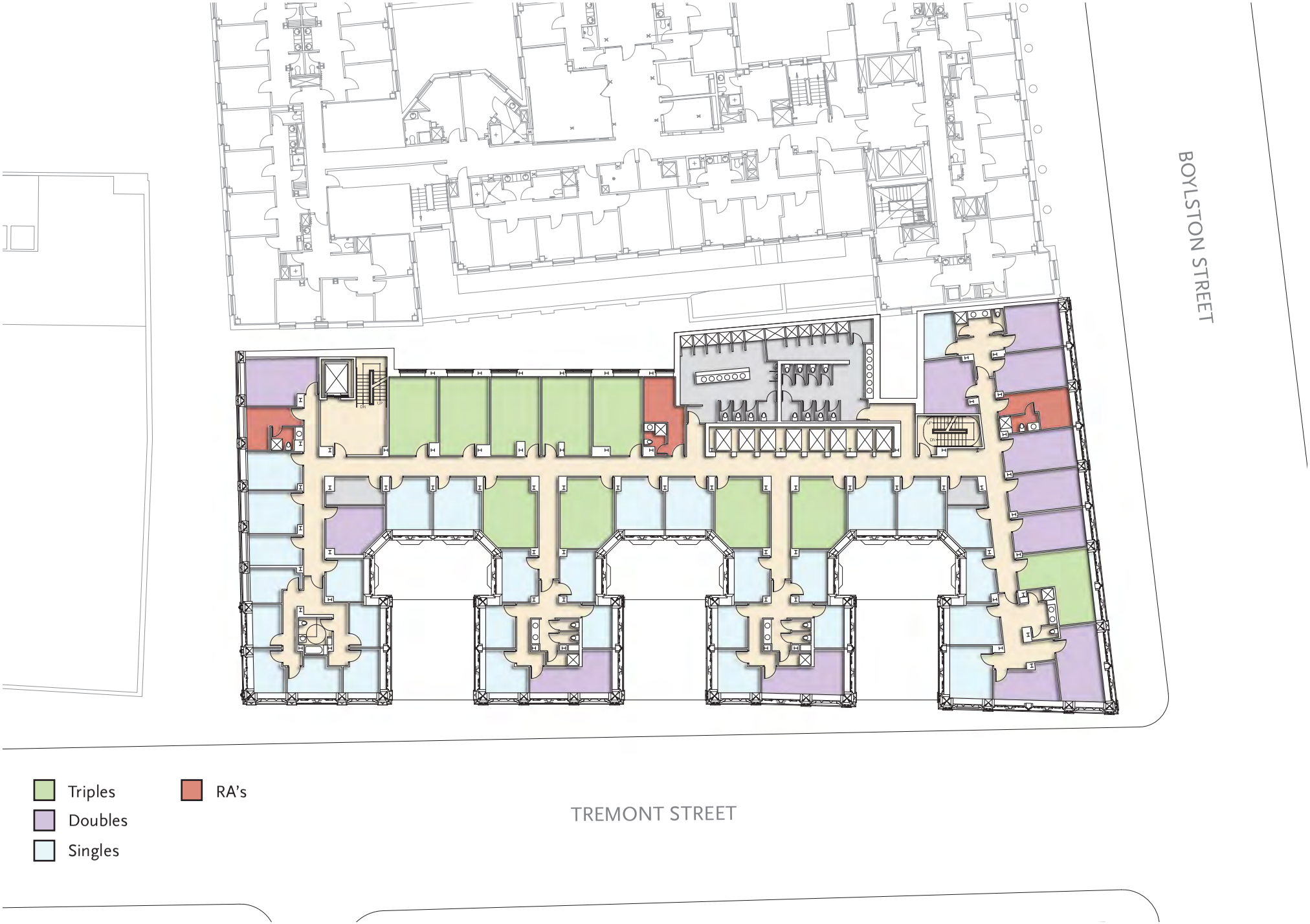
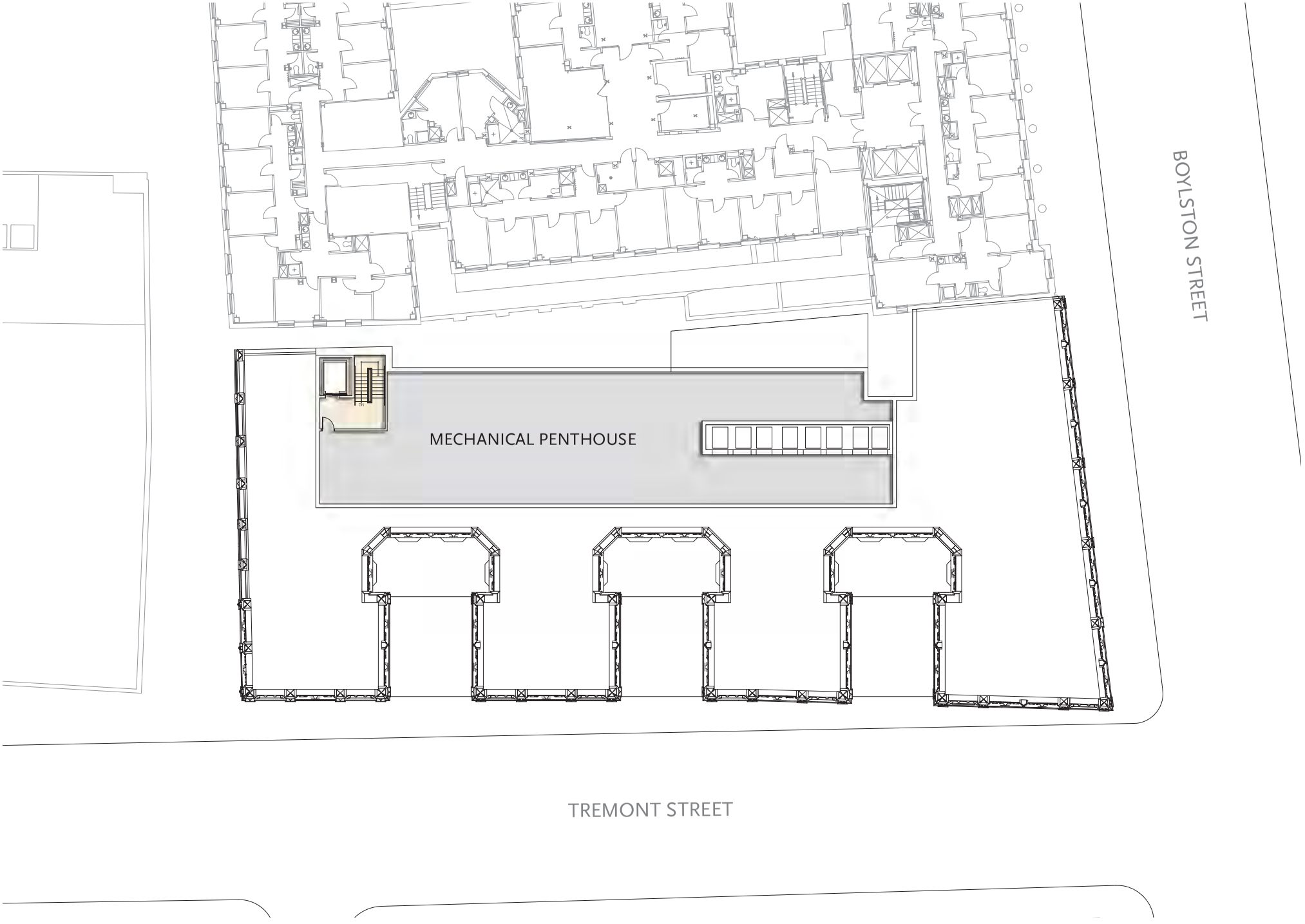
Doubles
Singles
Common/Social
RA's
RD Apartments


BOYLSTON STREET
TREMONT STREET
Triples
Doubles
Singles
RA's


MECHANICAL PENTHOUSE
BOYLSTON STREET
TREMONT STREET

EMERSON COLLEGE : **THE LITTLE BUILDING**

Boylston Street - Existing North Elevation

1/32" = 1'

ELKUS | MANFREDI ARCHITECTS

FIGURE B 18

EMERSON COLLEGE : **THE LITTLE BUILDING**

Boylston Street - North Elevation

1/32" = 1'

ELKUS MANFREDI ARCHITECTS

FIGURE B 19


LITTLE BUILDING

EMERSON COLLEGE : **THE LITTLE BUILDING**

Tremont Street - East Elevation

1/32" = 1'

ELKUS MANFREDI ARCHITECTS

FIGURE B 21

EMERSON COLLEGE : **THE LITTLE BUILDING**

Allen's Alley - Existing South Elevation

1/32" = 1'

ELKUS MANFREDI ARCHITECTS

FIGURE B 22

EMERSON COLLEGE : **THE LITTLE BUILDING**

Allen's Alley - South Elevation

1/32" = 1'

ELKUS | MANFREDI ARCHITECTS

FIGURE B 23

EMERSON COLLEGE : **THE LITTLE BUILDING**

West Elevation

1/32" = 1'

ELKUS | MANFREDI ARCHITECTS

FIGURE B 25

EMERSON COLLEGE : **THE LITTLE BUILDING**

Building Section

1/32" = 1'

ELKUS MANFREDI ARCHITECTS

FIGURE B 26


EMERSON COLLEGE
EMERSON COLLEGE
© ELKUS MANFREDI ARCHITECTS


EMERSON COLLEGE
EMERSON COLLEGE

APPENDIX C

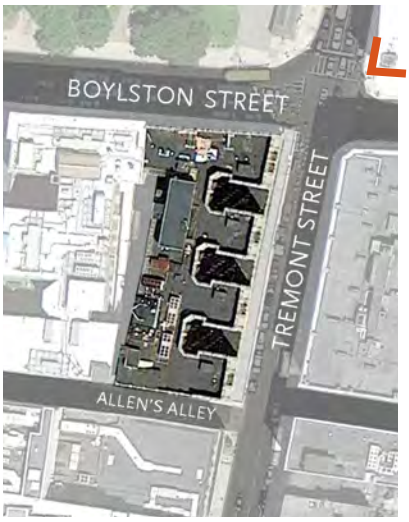
EXISTING SITE PHOTOGRAPHS

View Southeast from Boylston Street

View South from Boston Common

View Southwest from Tremont Street

View Southwest from Tremont Street



View Southwest from Adjacent Building

View West from Lagrange Street

View West Towards Allen's Alley from Tremont Street

View Northwest from Tremont Street

APPENDIX D

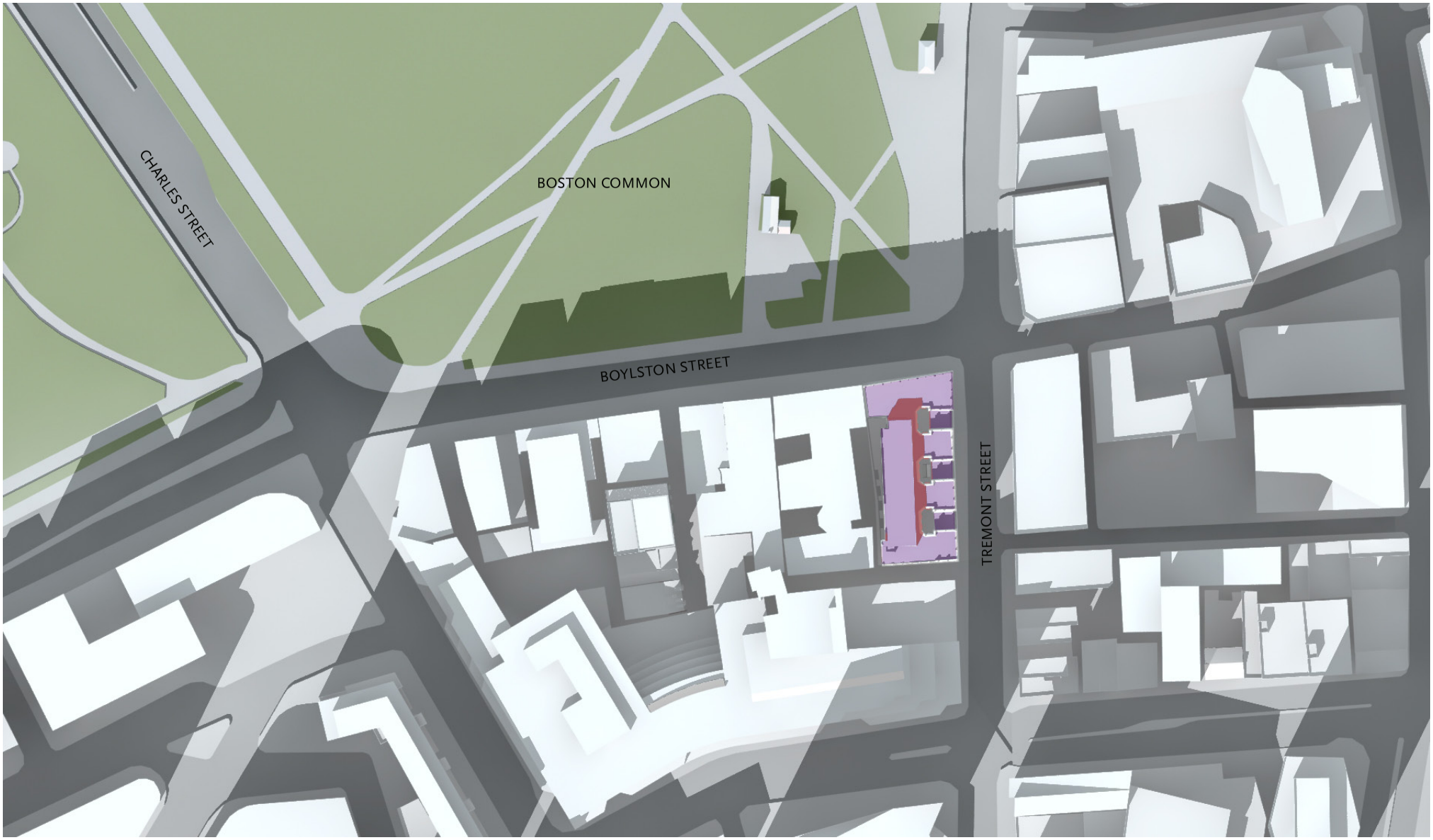
SHADOW IMPACT STUDY

Existing Shadow

New Shadow

Existing Shadow

New Shadow



Existing Shadow

New Shadow

Existing Shadow

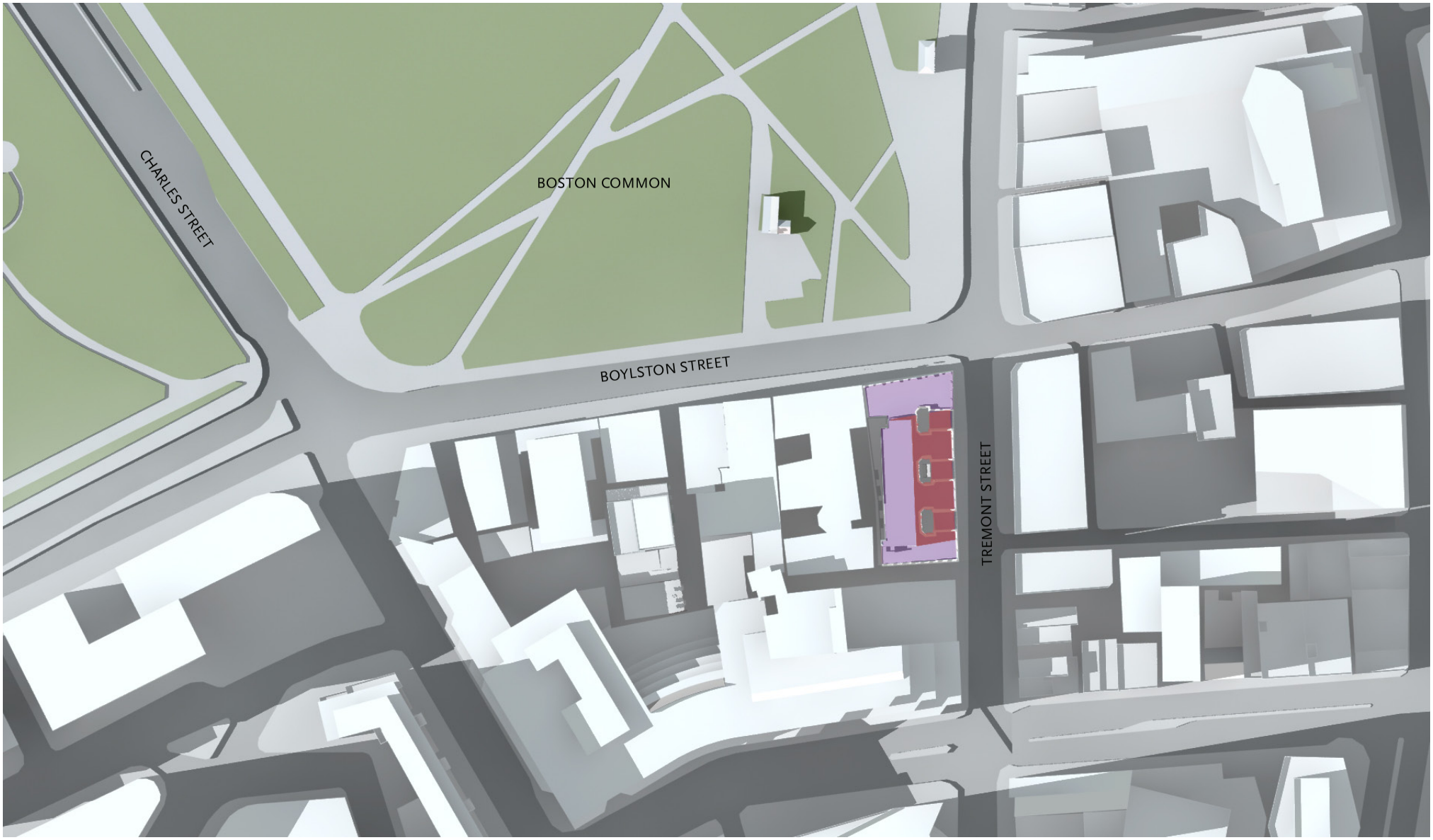
New Shadow

Existing Shadow

New Shadow

Existing Shadow

New Shadow

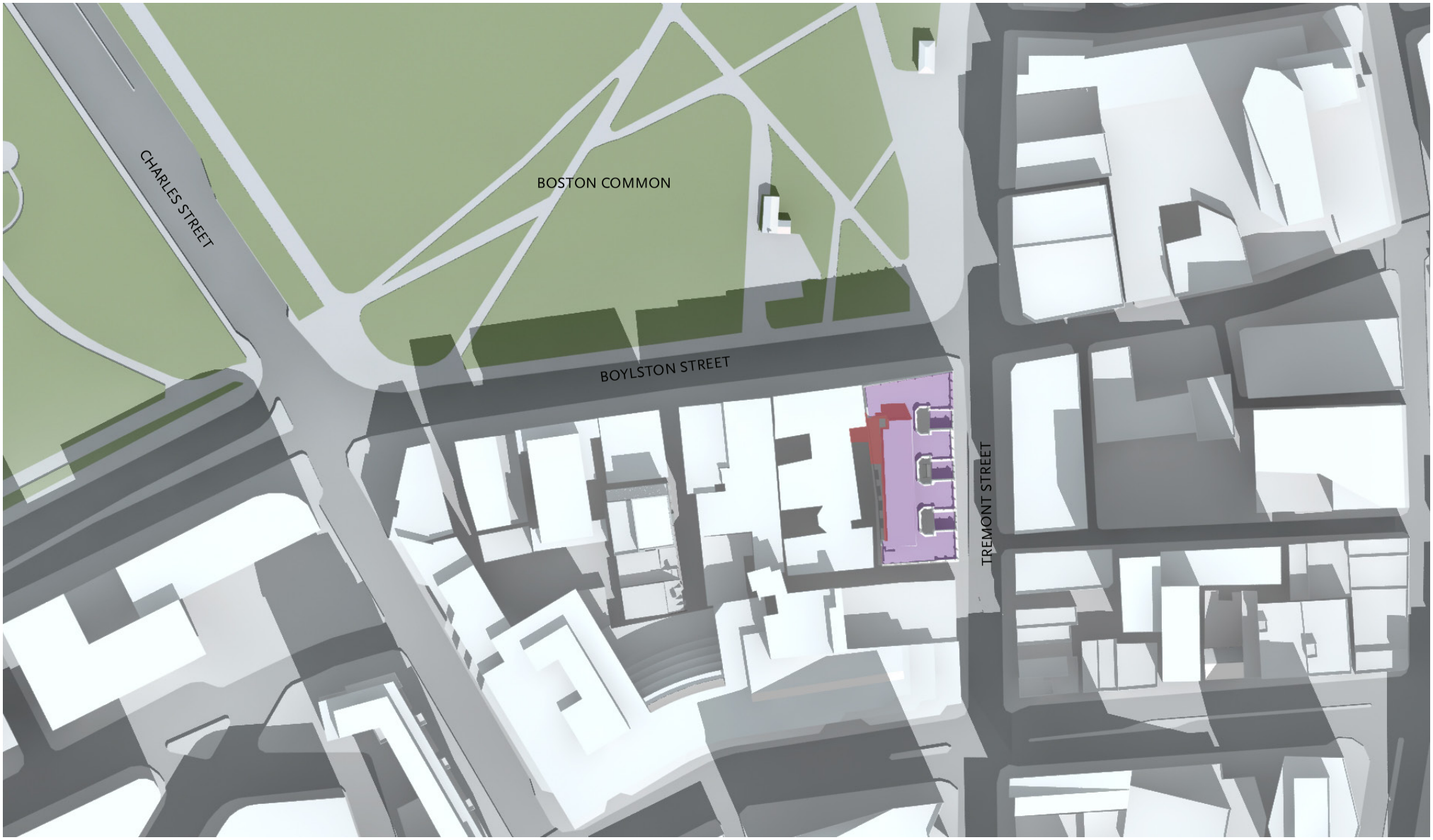


Existing Shadow

New Shadow

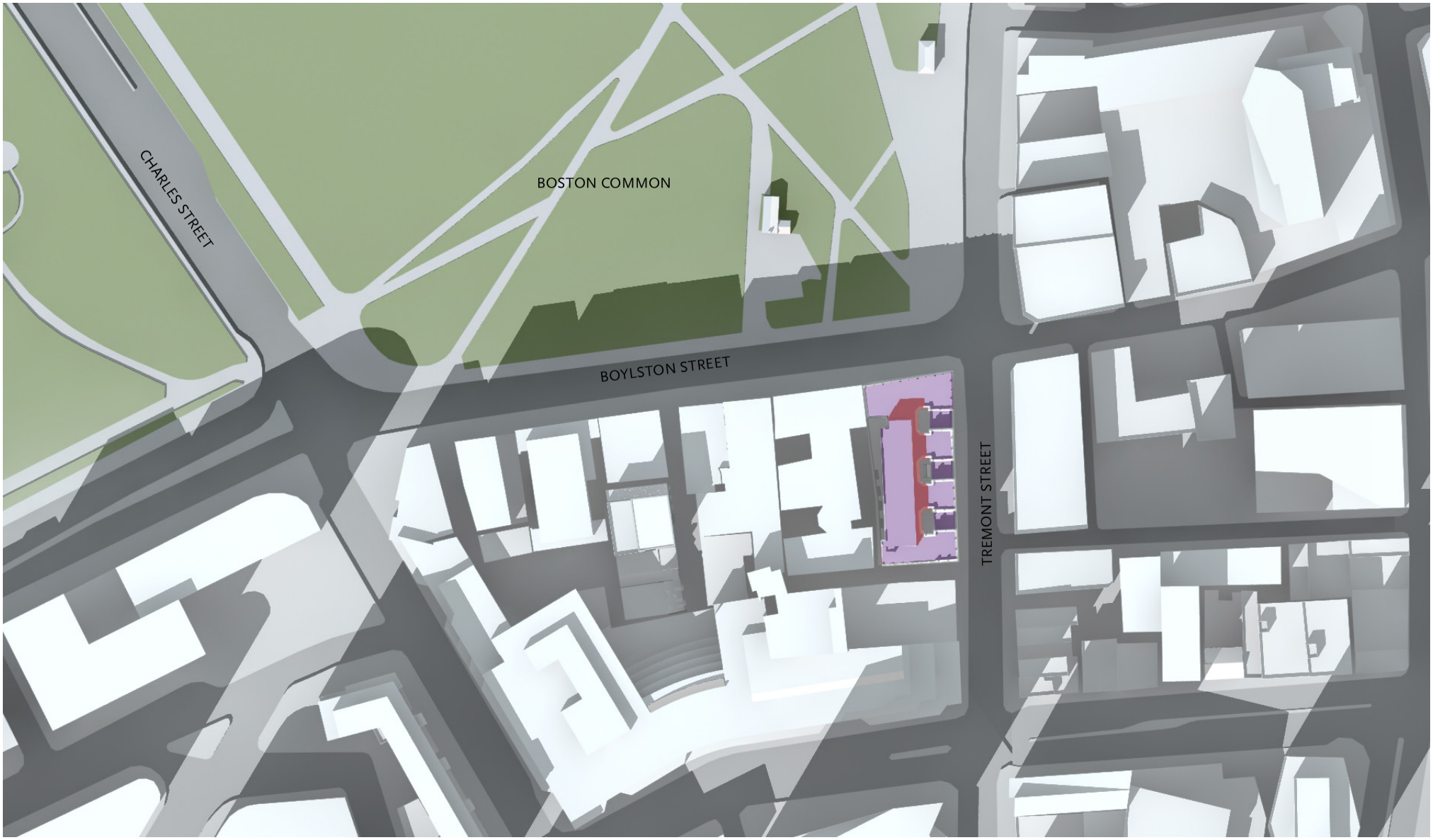
Existing Shadow

New Shadow



Existing Shadow

New Shadow



Existing Shadow

New Shadow

Existing Shadow

New Shadow

Existing Shadow

New Shadow

Existing Shadow

New Shadow

Existing Shadow

New Shadow

APPENDIX E

REPORTS

Structural – McNamara/Salvia, Inc. Engineers

MEP – Vanderweil Engineers

McNamara/Salvia, Inc.
Consulting Engineers

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November 11, 2014

Via E-Mail: rcameron@elkus-manfredi.com

Mr. Ross Cameron, RIBA
Elkus Manfredi Architects
25 Drydock Avenue
Boston, MA 02210

RE: **Emerson College - Boston, MA**
The Little Building- Proposed Work
Mc/Sal Project N° 10008.10

Dear Ross,

The Little Building at Emerson College in Boston was constructed in 1915. It is a 12 story dormitory and dining hall building that has a structural steel frame and reinforced cast in place concrete slabs. The building is currently founded directly on the stiff clay marine deposits. The building is clad primarily with ornate cast stone on the prominent facades along Tremont Street and Boylston Street and it is clad with brick masonry on the other two facades.

The proposed work consists of infilling the three light wells along Tremont Street and the addition of floor area on the fourth floor to the roof along the west elevation to provide more useable floor area. Additionally, the building will receive a one story vertical addition above the roof and behind the existing parapet.

The building's lateral and gravity force resisting system will be upgraded in accordance with the International Existing Building Code as referenced by the Massachusetts State Building Code. This upgrade will include the introduction of new structural steel braced frames, local reinforcing of the existing steel columns and augmentation and addition of foundations.

The existing facade above the third level will be replaced completely around the building. Below level 3, the facade will be restored in place.

Very truly yours,
McNamara/Salvia, Inc.

Adam C. McCarthy, P.E.
Principal

VANDERWEIL

R.G. Vanderweil Engineers, LLP 274 Summer Street 617.423.7423 TEL
vanderweil.com Boston, MA 02210 617.423.7401 FAX

Emerson College Little Building Renovation and Expansion
Preliminary Anticipated MEP/FP Scope
November 7, 2014

Fire Safety

1. **Fire Service.** The building's existing 8" fire service is adequately sized for the proposed renovation and expansion. The 8" service will be extended from its existing location to the location of the new fire pump room.

2. **Fire Pump and Fire Pump Room.** A new electric fire pump with controller and transfer switch will be provided and is estimated to be 1,000gpm, 125 horsepower. A new, dedicated, fire rated fire pump room (15'x20') with direct, fire rated access to outdoors will be provided per Boston Fire Department requirements.

3. **Standpipe/Sprinkler System.** The building's existing standpipe system does not meet code requirements, and will be removed and replaced with new. A new combination standpipe/sprinkler system will be extended from the new fire pump to each of the new rated stairs, where it will rise up (and down) to serve all floors of the building. At each floor in each stair, a pressure reducing valve, hose connection and floor control valve assembly will be provided.

4. **Sprinkler Coverage.** Throughout the major renovation and expansion areas (floor 2 and up), new branch piping and sprinklers will be provided, tied back into the new standpipe/sprinkler system at the stairwell(s). Sprinklers in existing-to-remain and less renovated areas will be maintained and modified as necessary to provide code-required coverage.
5. **Specialty Fire Protection Systems.** Dry sprinkler systems will be provided in areas susceptible to cold air. Exposure protection sprinklers at the building's perimeter, to protect from adjacent building fires, will be provided if required by code/BFD.

6. **Fire Alarm and High Rise Requirements.** The building's fire alarm system was recently replaced and will be modified as required to accommodate the renovation and expansion. Additional components may include CO detectors, a fire fighter's smoke control panel, bi-directional amplifier, elevator status annunciator and door unlock controls.

Plumbing

1. **Domestic Water Service & Distribution.** The existing 4" domestic water service to the building does not have the capacity for the proposed renovation. A new 6-inch domestic water service with 7.5HP triplex pumping package with VFDs will be provided. New domestic water risers will be provided if required pending the condition of the pipes, and a fourth zone with dedicated pressure reducing valve will be tapped into the domestic water riser at the 7th floor, to serve the new floor. Pressure gauges will be added to all pressure reducing valves.

2. **Domestic Hot Water.** Currently domestic hot water is generated by a duplex steam-fired hot water heater and an existing hot water storage tank. This existing system appears to be at capacity. Due to the additional population being added to the building additional hot water will be required. Domestic hot water distribution has 3 pressure zones and runs in parallel to the domestic cold water distribution. Thus, similar to the domestic water scope, a fourth zone with dedicated pressure reducing valve will

be tapped into the domestic water riser at the 7th floor, to serve the new floors. A second storage tank (minimum 250 gallons) will be added to account for additional hot water demand.

3. **Sanitary Waste & Vent System.** The existing sanitary sewer system is adequate to handle the expansion/renovation scope. The existing sewage ejectors in the basement may be replaced, depending on their condition. Furthermore, the existing connection to the Boylston Street combination storm/sewer line allows the water to re-enter the building during periods of heavy rainfall. A check valve system will be provided to prevent this. New waste and vent piping risers will be provided.

4. **Storm System.** The existing storm water sewers appear to be adequate to serve the new roof. New roof drains and overflow drains will be provided at the new roofs. These drains will be piped to existing rain water leaders. Independently piped to daylight secondary drains or scuppers will be provided per code requirements. Storm water currently leaves the building in two or three locations: a 10" pipe at Tremont Street, an 8" pipe at Tremont Street, and possibly via a third pipe. Exit piping is sufficient for new renovation; refer to "Groundwater Conservation Scope" for additional scope.

5. **Groundwater Conservation Scope.** The Little Building falls within Boston's Groundwater Conservation Overlay District, and as such must comply with the requirements of Article 32 provided the building's renovation scope costs 50% or more of the building's assessed value. Assuming this will be the case, an alternate means of meeting the intent of Article 32 will be required. The rainwater tank would be sized to capture one inch of water per square foot of the lot area. Based on the current roof area of 17,400 square feet as an approximation of the lot area, an approximately 11,000 gallon tank (1,450 cubic feet) will be required. Rainwater flow would be diverted from the existing and new rainwater piping to the rainwater harvesting tank, where it would be filtered, treated, and re-distributed to the toilets and urinals in the renovated core bathrooms. The rainwater tank should be located at the basement level in order to accommodate a gravity overflow (required to be fail safe). Filtration and treatment is for filtering solids and disinfecting the reclaimed water. Local code also requires the injection of a USDA food grade blue dye. This dye is injected after filtration but before distribution. The estimated foot print of the filtration and treatment equipment is 14'0"x6'0". Distribution components consist of a smaller secondary holding tank (1,000 gallons), booster pumps, piping mains, risers, branches, and zone valves. The booster pump is estimated to be a skid mounted duplex 7.5 hp, 90 psi at 150gpm. The pump skid can be located at a lower elevation within the building to allow for flooded suction of the pumps. The estimated foot print of this equipment is 70 square feet. We would recommend that the reclaim water pressure zones are identical to the domestic water zones, which are proposed to be expanded to 4 pressure zones.

6. **Natural Gas Service.** The existing gas service in the building must be maintained for the dining facility. The other gas uses in the building (i.e. HVAC heating and laundry) will be discontinued, as Emerson wishes to switch to steam for HVAC heating supply, and in our experience Emerson has preferred the use of electric dryers (assuming new laundry equipment is provided). Abandoned gas piping (including that to HVAC equipment and clothes dryers) will be removed, and existing-to-remain piping will be labeled. At this time it is assumed that the existing natural gas booster pump can remain.

7. **Plumbing in New Program Areas and Gang Bathrooms.** Due to the rainwater harvesting system, a new flushing water riser and distribution system will be provided to serve the toilets. In order to meet LEED pre-requisite requirements for reducing water use, existing fixtures will be replaced with new low flow fixtures. For new suites and common areas, new plumbing risers, branch piping and low flow fixtures will be provided. It is anticipated that new risers in "finger" areas would be used to feed the plumbing fixtures on the new floors.

8. **Kitchen Waste and Piping Systems.** An automatic grease trap will be provided to replace the existing manual grease trap. Local grease interceptors will also be provided in the kitchen where required based on the kitchen layout. Additional wastewater piping to serve the renovated kitchen including floor sinks and floor drains will b provided, along with new plumbing connections for the new kitchen equipment.

9. **LEED Prerequisites and Credits.** Refer to LEED checklist for anticipated Plumbing-related LEED credits.

HVAC

1. **Heating Source & Capacity.** The building's heating source (currently gas) will be converted to steam. The existing 4" tap on the building's existing high pressure steam service is sufficient to provide for building heating and domestic hot water generation. A new pressure reducing station, steam-to-hot-water heat exchangers, steam condensate pumps and quenching tank, and hot water distribution pumps will be provided; estimated capacities for either option are (2) 4,700 MBH shell and tube heat exchangers and (2) hot water pumps (main and standby), each at 470 gpm and 75' head. The existing PRV configuration may require modification based on new space layout. New equipment will be located in basement/sub-basement mechanical space. The existing gas-fired boilers will be removed.

2. **Cooling Source & Capacity.** A new water cooled chiller plant will be provided, consisting of (2) 350 ton chillers and (2) 700 gpm chilled water pumps at 75 ft head located in the penthouse mechanical room. The water cooled chillers will be connected to (2) 350 ton cooling towers and (2)1050 gpm pumps at 35 ft head. The cooling towers will be mounted on the mechanical penthouse roof.

3. **Laundry Systems.** A dryer exhaust system comprised of ductwork and roof mounted exhaust fans will be provided for each laundry room.

4. **Dormitory HVAC.** HVAC to serve dormitory floors 3 through 13 is anticipated as follows:
    a. Vertical stacked 2-pipe heating/cooling change-over fan coil units will be provided for each space. Units serving multiple bedrooms would be ducted to each.
    b. Dual temperature piping would be distributed to feed each fan coil unit.
    c. The bedroom spaces will be ventilated through operable windows.
    d. The common areas and interior spaces will be ventilated with outside air from a custom energy recovery unit (ERU) located at the mechanical penthouse.
    e. The custom ERU's anticipated size is 37,000 cfm. The ERU would be provided with pre & secondary filters, energy recovery wheel, hot water coil, chilled water coil, supply fans and exhaust filters and exhaust fans. Supply and exhaust ductwork would be distributed to each floor to serve bathrooms, corridors and common spaces.

5. **Podium HVAC.** HVAC to serve the podium floors (level 1 and below) is anticipated as follows:
    a. Option 1: VAV system. A new 60,000 CFM variable air volume AHU located in the basement will provide ventilation and space conditioning. The AHU will have pre and secondary filters, hot water coil, chilled water coil, and supply fans. Outside air will be ducted to the AHU from louvers at level 1 or 2. Supply air will be ducted to VAV boxes with terminal hot water heating coils, providing individual thermal controls for each space. Return air will be ducted back to the AHU. Relief air will be ducted to outdoors.

b. Option 2: New 4 pipe fan coil units with hot water and chilled water coils will provide heating and cooling for the spaces. Ventilation air will be supplied from a 100% outside air energy recovery unit with an enthalpy wheel. Exhaust will be ducted back back to the ERU. The ERU will be provided with pre & secondary filters, energy recovery wheel, hot water coil, chilled water coil, supply fans and exhaust filters and exhaust fans. In this case the rooftop ERU serving the dormitories will be increased in size to 47,000 CFM to accommodate basement and level 1 or a new dedicated 10,000 CFM energy recovery unit will be located in the basement.

6. **Kitchen and Dining HVAC.** HVAC to serve the level 2 kitchen and dining is anticipated as follows:
   a. Dining and portions of the kitchen area will be fed from a new 30,000 cfm air handling unit (AHU) located at the penthouse mechanical room. The unit would be have pre and secondary filters, hot water coil, chilled water coil, and supply fans. Supply and return air ductwork would be distributed to the spaces. Variable air volume terminal boxes with hot water reheat coils would provide zone control.
   b. A 10,000 cfm 100% outside air unit would provide make-up-air for the kitchen hood exhaust. The unit would be located at the penthouse mechanical room and be provided with filters, hot water heating coil, chilled water coil & supply fans.

7. **High Rise Systems.** Stairwell and elevator hoistway pressurization systems will be provided.

8. **New Generator Fuel Oil System.** A new fuel oil system will be required for the new emergency generator, anticipated to be located on the roof. System will be comprised of a 500 gallon storage tank, a 100 gph oil pump, and double-wall piping to the roof-top generator. The fuel oil room is estimated to be approximately 10'x12'; code consultant to verify rating. A fuel oil fill box will be provided at street level.

9. **Existing Equipment/Miscellaneous Systems Relying on Low Roofs and Alleys.** The fitness center, Dunkin Donuts, the Emerson Café, and any other areas currently fed by local HVAC equipment will be reworked to be served from the new central HVAC system described above. Existing equipment located on the low roofs and alleys will be removed. Provisions will be made to enable tenant metering.

10. **24/7 Cooling.** Interior spaces which require 24/7 year round cooling such as tel-data and electrical will be fed with chilled water from a dedicated cooling only system. Chilled water would be provided from the main chillers with dedicated cooling only pumps and distribution piping. Fan coil units would be provided for the each space.

11. **Utility Space Conditioning.** Ventilation systems will be provided for utility spaces including the mechanical and electrical rooms consisting of supply and exhaust fans and ductwork. Hot water unit heaters will be provided for space conditioning.

12. **Controls.** A new system of DDC Controls will be provided for all of the building HVAC systems. All pumps and fan motors will be operated with variable frequency drives.

13. **LEED Prerequisites and Credits.** Refer to LEED checklist for anticipated HVAC-related LEED credits.

Electrical

1. **Electric Service.** The building is presently served from an N-STAR Electric transformer vault located at the Boylston Street Side of the building. The vault contains two (2) 1,000 KVA transformers that connect to a collector bus located in the vault. The N-STAR vault, according to N-STAR feeds the Little Building and other customers in adjacent properties; the 2009 peak load on the vault was 885KVA. Due to the projected load and the size of the building a modification or expansion to the vault is anticipated to be needed. The vault will need to be capable of providing service at 480Y/277V in lieu of the present configuration at 208Y/120V. Discussions of the vault options will need to be addressed with N-STAR.

2. **Electrical Demolition.** The electrical systems serving the second floor to the penthouse will be totally demolished. Services extended from the floors below will be demolished to the origin of the service. Electrical services, equipment and branch circuits at the sub-basement, basement and first floor levels will be modified on a case by case basis. All existing power distribution equipment at the basement level will be demolished.

3. **Main Electrical Equipment.** A new 4000A, 480Y/277V main switchboard will be located in the main normal electric room. The switchboard will be served by a busway extended from the transformer vault. The switchboard will support all power, lighting, mechanical and vertical transportation loads in the building. The switchboard will have a separate section ahead of the main circuit breaker to provide service to the fire pump. Should existing tenants such as the Bank of America ATM and Dunkin' Donuts remain in the building the associated services for those tenants will be served from the new main switchboard.

4. **Metering.** The new 4000A, 480Y/277V main switchboard will incorporate a utility company metering cubicle. In addition a dedicated meter will be installed to monitor the fire pump feeder. Check meters will be installed to monitor Bank of America ATM, Dunkin' Donuts and other building tenants.

5. **Power Distribution in Building.**
    a. The main electric room in addition to the main switchboard will contain power distribution equipment for the north basement area. The main electric room will also contain transformation to step down the 480V system to 208Y/120V for service to the dormitory floors. Feeders to upper floors and the penthouse are anticipated to extend from the main electric room to dedicated stacked electric rooms in the north side of the building.
    b. A second major electric room is required at the south end of the basement. The electric room will be sub-fed from the main electric room. The room will contain power distribution equipment for the south basement area. The electric room will also contain transformation to step down the 480V system to 208Y/120V for service to the dormitory floors. Feeders to upper floors, kitchen and the penthouse are anticipated to extend from the electric room to dedicated stacked electric rooms in the south side of the building.
    c. The north and south dedicated stacked electric rooms are anticipated to contain power panelboards for 480Y/277V and 208Y/120V equipment. The electric rooms will also have space for normal conduit risers. The dedicated stacked electric room will be required from the basement through the 13th floor. Other than the second floor south electric closet used for the kitchen/cafeteria, each of the satellite electric closets are not intended to contain transformers to limit the need for mechanical ventilation.
    d. The second floor will contain a larger electric closet at the South end of the building. The electric room is to be used for power distribution equipment to support the loads of the kitchen/cafeteria space.

e. A 100 square foot dedicated space will be used in the penthouse to contain the power distribution equipment to serve the penthouse/roof top mounted mechanical equipment.

6. **Emergency Power.** A new diesel fired generator in a sound attenuated enclosure will be installed at the roof level. The anticipated capacity of the generator is on the order of 500KW/625KVA at 480Y/277V, with a minimum of 8 hours of run-time. The generator will have an under-mount fuel day tank and integral radiator mounted load bank sized at 40% capacity of the generator. The generator will have two main circuit breakers. One circuit breaker to be dedicated to the fire pump a second dedicated to serve a wireway located in the penthouse emergency electric room. The wireway will be tapped for circuit breakers for emergency, legally required, optional standby, critical operations power and vertical transportation systems.
    a. A dedicated automatic transfer switch for the emergency system will be located in the penthouse emergency electric room. The transfer switch will feed emergency panelboards at 480Y/277V and 208Y/120V panelboard via step down transformers positioned at strategic locations within the building. Dedicated stacked emergency electric closet will be located in the center of the building. The emergency system will feed emergency lighting, communications and fire alarm systems.
    b. A dedicated automatic transfer switch for the legally required system will be located in the penthouse emergency electric room. The transfer switch will feed legally required panelboards at 480Y/277V and 208Y/120V panelboard via step down transformers. The panelboards will be positioned to serve the legally required loads. Legally required feeders will extend thru the building via the dedicated stacked emergency electric closets. The legally required system will feed stair pressurization systems, smoke removal systems, sewage ejectors, sump pumps, heat trace and other systems that could create hazards within the building or hamper fire-fighting operations.
    c. A dedicated automatic transfer switch for the optional stand-by system will be located in the penthouse normal electric room. The transfer switch will feed optional standby panelboards at 480Y/277V and 208Y/120V panelboard via step down transformers. The panelboards will be positioned to serve the optional stand-by loads. Optional stand-by feeders will extend thru the building via the dedicated stacked normal electric closets. The optional standby system will feed owner selected systems such as heating, air conditioning, refrigeration and communication systems.
    d. A dedicated automatic transfer switch for the critical operations power system will be located in the penthouse emergency electric room. The transfer switch will feed critical operations power panelboards at 480Y/277V and 208Y/120V panelboard via step down transformers. The panelboards will be located at the campus police office at the first floor. Critical operations power feeders will extend thru the building via the dedicated stacked emergency electric closets. The critical operations power system will feed the campus police office and all systems and equipment required to operate the campus police office.
    e. A dedicated automatic transfer switch for the vertical transportation system will be located in the penthouse emergency electric room. The transfer switch will feed vertical transportation panelboards at 480Y/277V and 208Y/120V panelboard via step down transformers. The panelboards will be positioned at elevator equipment rooms to serve the vertical transportation loads. Vertical transportation feeders will extend thru the building via the dedicated stacked emergency electric closets. The vertical transportation system will elevators and associated lighting, control and ventilation systems.
    f. A dedicated automatic transfer switch will be installed as part of the fire pump controller. A fire pump feeder will be extended from the generator to the fire pump via the dedicated stacked emergency electric closets.

g. All emergency, legally required, critical operations power and vertical transportation system feeders will be 2 hour fire rated and be of the MI type wiring method or be located in dedicated 2 hour fire rated enclosures.

7. **Elevator Modifications.** The existing vertical transportation system is anticipated to be replaced. New feeders will be extended to each elevator machine room. In addition the elevators will be capable of operation in a power failure condition on a one by one basis.

8. **Lighting and Lighting Controls.** New lighting and control systems will be installed on the second through thirteenth and penthouse levels. New lighting system will meet the requirements of the current energy code. It is recommended to provide new lighting throughout the building (new, renovated, and existing to remain areas), and applying for utility rebates to offset the cost. New controls (switches, occupancy sensors and photocells) will be provided in new and renovated areas. It is recommended to provide new occupancy sensors and/or photocells throughout the remainder of building to reduce energy usage; some of these would likely be eligible for utility rebates.

9. **Emergency Lighting and Exit Signs.** New emergency egress fixtures, and exit signs will be installed on the second through thirteenth and penthouse levels. Fixtures and exit signage will be provided based on the new architectural layouts. The new emergency egress fixtures and exit signs will be connected to the new emergency system and backed up by the generator. Existing emergency lighting and exit signs in the remainder of the building are of the unit type, with integral battery back-up. Given the age of the existing battery lighting in the existing portion of the building, RGV recommends replacing battery emergency fixtures throughout the building with new fixtures and exit signs connected to the emergency system backed up by the generator.

10. **Receptacles/General Purpose Power.** New receptacles and general purpose power will be provided on the second through thirteenth and penthouse levels. Arc-flash and/or tamper-proof receptacles will be provided in any “dwelling unit”-type areas (i.e. areas with provisions for both sleeping and cooking), per code requirements.

11. **Lightning Protection.** The addition of the thirteenth floor will essentially eliminate any lightning protection at the roof level if any. A UL Master Label lightning protection system to safeguard persons and property from hazards arising from exposure to lightning will be provided for the building. The system will include air terminals, bonding of roof mounted metal equipment and structures, and down conductors terminating at ground rods with connection to the grounding electrode system and electrical surge and transient suppression for low voltage and power systems.

12. **LEED Prerequisites and Credits.** Refer to LEED checklist for anticipated Electrical-related LEED credits.

APPENDIX F

LEED Project Registration Letter

LEED Registered Project Checklist

VANDERWEIL

R.G. Vanderweil Engineers, LLP
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274 Summer Street
Boston, MA 02210
617.423.7423 TEL
617.423.7401 FAX

Memorandum

Date:	October 29, 2014	**Project #**:	27984.00
To:	Ross Cameron, Elkus Manfredi Architects		
From:	Alana Spencer, RGV		
Re:	Emerson Little Building - Preliminary Sustainability Goals and LEED Approach		
cc:	RGV Project Team		

For over a decade, Emerson College has placed a priority on greening their campus and creating a culture of sustainability which is reflected in the College community. Through projects that are sustainably designed, promote energy efficiency and emphasize quality indoor environments, Emerson's efforts directly and positively benefit the students, staff, and visitors.

Emerson's commitment to sustainability and environmental best practices especially for green building is a main goal for this project. This vision is one that is shared by the members of the design team and the community at large.

For the built environment to be designed and constructed with sustainability conscious decisions, a synergistic approach must be applied to each facet of design development. Each respective party will be collaborative with the project's sustainability goals with an equal level of responsibility to uphold them. The collaboration begins in the early stages of design development, using LEED as a tool to bring together diverse team members who typically work in a more linear sequence. Environmental goals, responsibilities, fees, and benchmarks will be coordinated and communicated clearly.

The team for the Little Building project will be participating in an early design charrette to align sustainability goals and roadmap credits with task responsibilities for the life-cycle of the project. This meeting's end goal will be to clearly define expectations on the project aligned with its sustainability goals and will set the overarching tone for upcoming sessions.

As required under Article 37 of the Boston Zoning Code, projects that are subject to Article 80B, Large Project Review, projects shall be Leadership in Energy and Environmental Design (LEED) "certifiable". The Little Building is committed to achieve Leadership in Energy and Environmental Design for New Construction (LEED NC) certification with a project goal of pursuing Gold level LEED certification. This is a step beyond the local code and proves the importance of sustainability at Emerson.

The Emerson College – Little Building preliminary LEED NC checklist is provided, and illustrates an overview of the credits this project will attempt within each LEED category: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation in Design, with status commentary per credit.

As design allows, additional credits may be added and existing credits may adjust before the actual LEED design submittal is transmitted. This project will evaluate all sustainable features that are most cost-effective and feasible to the design, while remaining in alignment with LEED. Incorporating the LEED and sustainability goals into this project will be an ongoing synergistic effort while keeping in compliance with LEED NC v2009.

Memorandum

The goal for this sustainable project include designing a low impact site and energy-efficient building that serves as a healthy and productive space for its inhabitants, including staff, students and visitors.

Sustainable Sites - Compliance with prerequisites is anticipated, with expectations to exceed certain criteria. Strategy within the policy for low-impact development methods will minimize and set monitoring in place to control construction pollution. The project site is previously developed and located in the Boston Theatre District/Mid-town Cultural District, a densely urban neighborhood close to public transportation including multiple MBTA bus routes and both the Green and Orange line subway stations. Alternative transportation strategies are currently in place and will be optimized on for the reduction of pollution from automobile use through encouragement of walking, biking and public transit. Stormwater quantity design will be addressed through an onsite rainwater harvesting system. The hardscape materials used will incorporate low-impact site features that will properly capture and infiltrate stormwater to improve groundwater levels and help to mitigate negative impacts to the buildings surroundings. The anticipated site plan includes very minimal hardscapes areas. Hardscape and roofing materials are anticipated to be selected to minimize contribution to urban heat island effect while shading of hardscapes add to the heat island reduction.

Water Efficiency - Compliance with prerequisites is anticipated, with expectations to exceed certain criteria. The project is anticipated to incorporate low flow and high efficiency plumbing fixtures throughout the project to reduce the amount of indoor potable water. Implementation of a rainwater harvesting system will beneficially impact the reduction of potable water used for irrigation and in flush fixtures.

Energy and Atmosphere - Compliance with prerequisites is anticipated, with expectations to exceed certain criteria. The building systems are anticipated to be designed to optimize energy performance and reduce energy consumption. The project will incorporate high efficiency HVAC systems including a water-cooled chiller plant and the use of district steam. Throughout the building the targeted lighting power density is expected to be below code minimums. Zero use of CFC-based refrigerants for new equipment, and complete phase-out of CFC-based refrigerants in existing equipment will be implemented. Renewable energy certificates are anticipated to be purchased for the building's energy use.

Materials and Resources - Compliance with prerequisites is anticipated, with expectations to exceed certain criteria. Throughout the construction phase of the project the Construction Management team is anticipated to divert Construction and Demolition waste from area landfills and procure materials that are made with attributes as laid out in Specifications and tracked throughout construction. Materials are anticipated to be selected that contain recycled and regional content to minimize embodied energy and other impacts associated with the extraction, processing, transport, maintenance, and disposal of building materials.

Indoor Environmental Quality – Compliance with prerequisites is anticipated, with expectations to exceed certain criteria. The indoor air quality is anticipated to be monitored during the construction phase of the project and prior to occupancy. A healthy indoor environment is anticipated by selecting materials that emit fewer harmful air containments to benefit the installers as well as occupants. The building occupants will be provided a comfortable environment through controlled access to thermal comfort and lighting controls. The residential units are anticipated to optimize on exposure to daylight and outdoor environment views.

Innovation in Design - Sustainable design strategies implemented on the project will result in the earning potential of Exemplary Performance for several credits as the project will exceed the core credit requirements. The project will also implement Innovation in Design criteria for point achievement. Both approaches to Innovation in Design, once again prove Emerson's dedication to sustainability goals.

LEED v2009 for New Construction : PNF Project Scorecard

Emerson College - Little Building
80 Boylston Street, Boston, MA
Certification Goal: Gold
####

VANDERWEIL

Bldg Type: Residential (Dormitory)
Parking: N/A
Occupant Count: 552 Units / 1044 Beds
Visitor Count: Based on College Security estimates

		PROJECT INFORMATION	D/C	Responsible	NOTES
	Form 1	**Minimum Program Requirements**	D	Emerson	REQUIRED - Project must meet MPRs & commit to share energy & water use data with USGBC
	Form 2	**Project Summary Details**	D	RGV	REQUIRED - Must provide general info on size, site, energy & water sources
	Form 3	**Occupant and Usage Data**	D	RGV	REQUIRED - Must provide general information on occupancy and space usage
	Form 4	**Schedule and Overview Documents**	D	RGV	REQUIRED - Must provide general info on schedule & overview documents & narratives

Y	MY	MN	N			SUSTAINABLE SITES	26 Pts		NOTES
16	4	1	5						
Y				Prereq 1	**Construction Activity Pollution Prevention**	C	CM/Civil	REQUIRED - Compliant ESC plan will be required & developed. CM will photo-document compliance.
1				Credit 1	**Site Selection**	D	Emerson	Urban previously developed site.
5				Credit 2	**Development Density and Community Connectivity**	D	Emerson	Site meets requirements for Development Density. Will qualify for EP ID point.
	1			Credit 3	**Brownfield Redevelopment**	D	Emerson	Pending investigation and report of onsite contamination and remediation.
6				Credit 4.1	**Alternative Transportation - Public Transportation Access**	D	Emerson / EM	Multiple bus & subway lines within 1/4, 1/2 mile of site. Will qualify for EP ID point.
	1			Credit 4.2	**Alternative Transportation - Bicycle Storage and Changing Rooms**	D	EM	Pending availability of interior/enclosed bike storage for 15% of building residents.
			3	Credit 4.3	**Alternative Transportation - Low-Emitting and Fuel Efficient Vehicles**	D		No parking associated with project. Unless designating a discounted rate for HEVs, project will not comply.
2				Credit 4.4	**Alternative Transportation - Parking Capacity**	D	EM	No parking on site, and none allotted to the project off-site within the campus. Project should comply.
			1	Credit 5.1	**Site Development - Protect or Restore Habitat**	C		Not likely, onsite vegetation must be > = 20% of the site OR donate offsite to a land trust sizable to > = 60% of the site.
			1	Credit 5.2	**Site Development - Maximize Open Space**	D		Not likely, onsite vegetated open space must account for > = 25% of project site.
1				Credit 6.1	**Stormwater Design - Quantity Control**	D	EM/LA	Will likely meet the requirements for this with the rainwater harvesting tank.
	1			Credit 6.2	**Stormwater Design - Quality Control**	D	LA	Pending calcs to determine if proj. will capture 90% of average annual rainfall run-off from site.
	1			Credit 7.1	**Heat Island Effect - Non-roof**	C	EM/LA	Pending the amount of shading that will be provided for site hardscape areas.
1				Credit 7.2	**Heat Island Effect - Roof**	D	EM	Hardscape cover to have an SRI of >= 29, for at least 75% of area, proj should comply.
		1		Credit 8	**Light Pollution Reduction**	D	EM/LD	Pending calcs on interior and exterior lighting / "Residential spaces are excluded from interior lighting requirements" Addendum #10147.

Y	MY	MN	N			WATER EFFICIENCY	10 Pts		NOTES
6	4	0	0						
Y				Prereq 1	**Water Use Reduction**	D	RGV	REQUIRED - Project is aiming to exceed minimum 20% water use reduction.
2	2			Credit 1	**Water Efficient Landscaping, 50% (2), 100% (4)**	D	EM/LA	With stormwater capture, proj. should comply with 50% potable water reduction additional to 100% as a Maybe pending calculations.
	2			Credit 2	**Innovative Wastewater Technologies**	D	EM/LA	Pending investigation of low flow fixtures and rainwater used for flushing.
4				Credit 3	**Water Use Reduction, 30% (2), 35% (3) 40% (4)**	D	RGV	40% water reduction (4pts), which should be achievable with rainwater reclaim and low flow fixtures.

Y	MY	MN	N			ENERGY & ATMOSPHERE	35 Pts		NOTES
11	8	0	16						
Y				Prereq 1	**Fundamental Commissioning of Building Energy Systems**	C	CxA	REQUIRED - A CxA will be engaged to satisfy the minimum CxA scope
Y				Prereq 2	**Minimum Energy Performance**	D	RGV	REQUIRED - Project is aiming to exceed minimum requirement - ASHRAE 90.1-2007
Y				Prereq 3	**Fundamental Refrigerant Management**	D	RGV	REQUIRED - Zero use of CFC-based refrigerants for new equipment, and complete phase-out of CFC-based refrigerants in existing equipment prior to end of construction.
7	3		9	Credit 1	**Optimize Energy Performance**	D	RGV	REQUIRED - per MA Stretch Code, energy use should be 20% below ASHRAE 90.1-2007. Pending completion of the Energy Model. Estimating 7pts for 20% energy reduction (based on existing building). Add'l 3pts for 26% reduction maybe achievable.
			7	Credit 2	**On-Site Renewable Energy, 1%, 3%, 5%, 7%,9%,11%, 13%**	D		Assuming no significant renewable installation. Dependent on cost and area.
2				Credit 3	**Enhanced Commissioning**	C	CxA	Dependent upon pursuit of credit.
	2			Credit 4	**Enhanced Refrigerant Management**	D	RGV	Pending refrigerant calculations, once the final equipment selections have been made.
	3			Credit 5	**Measurement and Verification**	C		Dependent upon pursuit of credit.
2				Credit 6	**Green Power**	C	Emerson	Purchase > = 35% of power through RECs. If 100% is purchased will qualify for EP ID point.

Y	MY	MN	N			MATERIALS & RESOURCES	14 Pts		NOTES
4	2	1	7						
Y				Prereq 1	**Storage and Collection of Recyclables**	D	EM	REQUIRED - Design Team to identify appropriate recycling storage areas.
			3	Credit 1.1	**Building Reuse - Maintain Existing Walls, Floors and Roof**	C		New construction % of overall project makes project ineligible.

			1	Credit 1.2	**Building Reuse - Maintain 50% of Interior Non-Structural Elements**	C		Assuming non-structural elements will not remain.
2				Credit 2	**Construction Waste Management, 50% (1), 75% (2)**	C	GC	75% diversion for 2pts / Will be incorporated into specs and tracked during CA.
			2	Credit 3	**Materials Reuse**	C		Assuming no significant amount of materials will be reused.
1	1			Credit 4	**Recycled Content, 10% (1), 20% (2)**	C	GC	Assuming 10% threshold will be satisfied / Achievement of the 20% threshold will be determined during CA / Will be incorporated into specs and tracked during CA.
1	1			Credit 5	**Regional Materials, 10% (1), 20% (2)**	C	GC	Assuming 10% threshold will be satisfied / Achievement of the 20% threshold will be determined during CA / Will be incorporated into specs and tracked during CA.
			1	Credit 6	**Rapidly Renewable Materials**	C		Not likely a significant amount of rapidly renewable materials will be used.
		1		Credit 7	**Certified Wood**	C	GC	Pending research on cost and availability of FSC wood. Difficult credit to achieve.

Y	MY	MN	N	INDOOR ENVIRONMENTAL QUALITY	15 Pts			NOTES
9	3	0	1					
Y				Prereq 1	**Minimum Indoor Air Quality Performance**	D	RGV	REQUIRED - Building must meet ASHRAE 62.1-2007 requirements
Y				Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	D	Emerson/EM	REQUIRED - Smoking will be prohibited in all areas of the building
1				Credit 1	**Outdoor Air Delivery Monitoring**	D	RGV	Provide CO2 sensors in densely occupied spaces (common areas, etc.) and outdoor airflow measurement devices.
		1		Credit 2	**Increased Ventilation**	D	RGV	Pending confirm that the project will meet requirement of ASHRAE 62.1-2007 by >=30%..
1				Credit 3.1	**Construction IAQ Management Plan - During Construction**	C	GC	Project will include requirements for a compliant IAQ plan in specs & implement by CM.
	1			Credit 3.2	**Construction IAQ Management Plan - Before Occupancy**	C	GC	Pending available schedule time for flush-out or IAQ testing.
1				Credit 4.1	**Low-Emitting Materials - Adhesives and Sealants**	C	GC	Compliant products will be defined, incorporated into specs and used/tracked during CA.
1				Credit 4.2	**Low-Emitting Materials - Paints and Coatings**	C	GC	Compliant products will be defined, incorporated into specs and used/tracked during CA.
1				Credit 4.3	**Low-Emitting Materials - Flooring Systems**	C	GC	Compliant products will be defined, incorporated into specs and used/tracked during CA.
1				Credit 4.4	**Low-Emitting Materials - Composite Wood and Agrifiber Products**	C	GC	Compliant products will be defined, incorporated into specs and used/tracked during CA.
1				Credit 5	**Indoor Chemical and Pollutant Source Control**	D	EM/RGV	Exhaust housekeeping + laundry areas, utilize MERV 13 filters, and provide plumbing containment for housekeeping/janitorial area sinks.
1				Credit 6.1	**Controllability of Systems - Lighting**	D	RGV	Pending calcs and proposed availability for individual and multi-occupant spaces for lighting controls.
		1		Credit 6.2	**Controllability of Systems - Thermal Comfort**	D	RGV	Pending calcs and proposed availability for individual and multi-occupant spaces for thermal comfort controls.
1				Credit 7.1	**Thermal Comfort - Design**	D	RGV	Assuming project will meet requirements of ASHRAE 55 comfort criteria.
			1	Credit 7.2	**Thermal Comfort - Verification**	D		"For residential projects, the occupants have a higher level of control over the building systems and are therefore not eligible for this credit." Addendum #100000434
	1			Credit 8.1	**Daylight and Views - Daylight, 75%**	D	EM	Pending Daylight and Views - Daylight calcs, at least 75% of regularly occupied spaces achieve the required daylight illuminance levels.
	1			Credit 8.2	**Daylight and Views - Views, 90%**	D	EM	Pending Daylight and Views - Views calcs, at least 90% of regularly occupied spaces achieve the required direct line of sight to the outdoor environment.

Y	MY	MN	N	INNOVATION IN DESIGN	6 Pts			NOTES
6	0	0	0					
1				Credit 1.1	**Exemplary Performance:** SSc2 Development Density and Community Connectivity	D	Emerson	Possible given Emerson's proximity to public transportation.
1				Credit 1.2	**Exemplary Performance:** SSc4.1 Alternative Transportation - Public Transportation Acc	D	Emerson	Possible given Emerson's proximity to public transportation.
1				Credit 1.3	**Exemplary Performance:** EAc6 Green Power	C	Emerson	If 100% is purchased, will qualify for EP ID point.
1				Credit 1.4	**Innovation in Design:** TBD	D	Emerson	Options for ID pts: Rainwater for steam condensate quenching, Reduced Mercury Lighting, Green Housekeeping, Green Education
1				Credit 1.5	**Innovation in Design:** TBD	D	Emerson	Options for ID pts: Rainwater for steam condensate quenching, Reduced Mercury Lighting, Green Housekeeping, Green Education
1				Credit 2	**LEED® Accredited Professional**	D	RGV	Several LEED Accredited Professionals will be working on this project.

Y	MY	MN	N	REGIONAL PRIORITY	4 Pts			NOTES
2	2	0	0					
	1			Credit 1.1	**Regional Priority:** SSc3 Brownfield Redevelopment	D/C	Emerson	Maximum of 4 points can be earned from 6 RP options. Achievement of RP pts is reserved only for credits awarded.
1				Credit 1.2	**Regional Priority:** SSc6.1 Stormwater Design - Quantity Control	D/C	Emerson	
	1			Credit 1.3	**Regional Priority:** SSc7.1 Heat Island Effect Non-Roof	D/C	EM/LA	
1				Credit 1.4	**Regional Priority:** SSc7.2 Heat Island Effect Roof	D/C	EM	
			X		**Regional Priority:** EAc2 Onsite Renewable Energy	D/C		Assuming no significant renewable installation. Dependent on cost and area.
			X		**Regional Priority:** MRc1.1 Building Reuse - Maintain Existing Walls, Floors and Roof	D/C		New construction % of overall project makes project ineligible.

Y	MY	MN	N		
54	23	2	29	**Totals (Pre-Certification Estimates, subject to change)**	108

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

APPENDIX G

CONSTRUCTION MANAGEMENT PLAN

DRAFT

CONSTRUCTION MANAGEMENT PLAN

Emerson College Little Building
80 Boylston Street
Boston, Massachusetts

Submitted to the Boston Transportation Department

Suffolk Construction Co., Inc. Emerson College

November 5, 2014

General Information

Emerson College (the "Owner"), and Suffolk Construction Co., Inc. (the "Construction Manager") have developed the attached Construction Management Plan (CMP) for review and approval by the Boston Transportation Department (BTD). The CMP includes the following:

- Written agreement describing construction activities;
- Construction Management Plan
- Construction Schedule

Project Description

Construction will consist of the renovation of an existing 13-story building (1 level below grade, 12 levels above grade) in Boston's Theater District. The below grade level used as mechanical and electrical space and also houses a fitness area and related program space, the street level will be retail, College offices, and lobby space, levels 2 will be food service/cafeteria/gathering space, levels 3through 12 consist of student residence units.

The property is bounded to the north by Boylston Street, to the east by Tremont Street, to the south by The Majestic Theater, and to the west by Emerson's Colonial Building residence hall.

Developer:	Emerson College Michael Faia 120 Boylston Street Boston, MA 02116 (617) 824-3188 Michael_Faia@emerson.edu
Construction Manager:	Suffolk Construction Co., Inc. Frank Craemer – Project Executive 65 Allerton Street Boston, MA 02129 (617) 517-5236 fcraemer@suffolk.com

Construction Activity Schedule

In order to best understand the total impacts to the neighborhood, this CMP has been prepared as a comprehensive document that details the logistics related to the construction of Emerson College Little Building. To minimize impacts on the surrounding roadway network and to provide a safe pedestrian environment, it is expected that major construction activities will occur as summarized in Table 1 below:

Table 1. Proposed Construction Schedule

Construction Activity	Anticipated Duration
Mobilize, Abatement, Building Scaffolding, Demolition	May 2017 – Dec 2017
Foundations and Structural Work	Aug 2017 – April 2018
Façade Reconstruction & Roofing	Dec 2017 – Oct 2018
Interior Construction	Jan 2018 – May 2019
Commissioning and C of O	Jan 2019 – August 2019

Construction mobilization is scheduled to commence in May 2017 with occupancy planned by Emerson for August 2019 (27 months). Typical construction hours will be from 7:00 am to 6:00 pm, Monday through Friday.

Potential Off-hour Activities Include;

1. Tower Crane Erection (will require two (2) weekends to erect and demobilize)
2. Hoist Erection and Jumps
3. 2nd Shift Façade Panel Erection
4. Weekend work
5. Utility installation

Construction Activity – Mobilize, Abatement, Building Scaffolding, Demolition
Duration: 8 months (May 2017 – Dec 2017)

During this phase of the project the approved Construction Management Plan (CMP) will be implemented. Stating will be installed as required to access the exterior work areas. Any hazardous materials will be abated and legally disposed of off site. Interior demolition will take place as will the removal of the exterior façade elements above the second floor.

Construction Activity – Foundations and Structural Work
Duration: 9 months (Aug 2017 – April 2018)

During this phase of the work new foundations to support new structural steel columns will be installed in the basement. Structural steel work will be erected.

Construction Activity – Façade Reconstruction & Roofing
Duration: 11 months (Dec 2017 – Oct 2018)

During this phase the new façade elements will be erected. This includes decorative precast or cast stone elements, windows and curtainwall. The new roof will be installed.

Construction Activity – Interior Construction
Duration: 17 months (Jan 2018 – May 2019)

This phase includes the installation of mechanical, electrical, plumbing work, drywall, carpentry and other misc. interior finishes.

Construction Activity – Commissioning and C of O
Duration: 8 months (Jan 2019 – August 2019)

New mechanical and electrical systems will be commissioned. All life safety systems will be tested and inspected with Boston Fire Department and Boston Inspectional Services Department. Beginning in June 2019, the Construction Management Plan items will be demobilized from the site.

Street Occupancies

Street occupancy is required. It is anticipated that the sidewalk the fronts the project will be rented for the entirety of construction. In addition, the parking lane that fronts the project will also be rented. The parking lane along Boylston Street will be rented to create a pedestrian pathway to the cross walk that traverses Tremont Street. The parking lane along Tremont Street will be rented to stage dumpsters, a construction hoist and a temporary loading dock.

Construction street occupancy will be affected by the following equipment and work:

- Construction Equipment
  - Delivery Trucks
  - Trucks and Equipment

- Street Surface Work
  - Utility Connections

Perimeter Protection/Public Safety

A police detail will direct traffic entering and exiting the construction site at all times during construction and will facilitate pedestrian and bicycle traffic on Boylston Street and Tremont Street. Appropriate signage will be installed to assist pedestrians and

cyclists. Overhead sidewalk protection along the pedestrian path on Boylston Street will be installed.

Construction deliveries will be planned and managed to facilitate the efficient flow of pedestrian and vehicular traffic around the site.

Fencing will be installed to isolate the construction area from pedestrian and vehicular traffic. Construction procedures will be designed to satisfy all OSHA safety standards for specific site construction activities

Each subcontractor will implement and manage its own Safety and Health Program for the project. All employees of subcontractors and suppliers, regardless of tier, will be trained relative to the complete safety and health requirements for the project. Adequate site lighting will be provided at all times.

Signage and Distribution of Information

Signage will direct pedestrian around the site as well as direct truck traffic and deliveries. Construction and regulatory signage will be provided.

The construction site will have a sign installed that will list the name and contact information, including the phone number, for Suffolk Construction's designated contact. This sign will be clearly visible to enable the public to call with any question or concerns.

Abutter Coordination

Suffolk Construction recognizes the challenges of building construction in an urban setting and the importance of responding to the needs of adjacent business and residents. The abutting properties will be informed of the scheduled start of construction, and will be updated on the development during its construction as needed.

Emergency Vehicle Access

The project logistics and staging plan will ensure that emergency vehicle access to and from the construction site will be maintained at all times.

Material Handling/Construction Waste

Suffolk will take an active role relative to the processing and recycling of construction waste. Arrangements will be made for the segregation, reprocessing, reuse and recycling of materials. For those materials that cannot be recycled, solid waste will be transported in covered trucks to an approved solid waste facility, per DEP's Regulations for Solid Waste Facilities, 310 CMR 16.00.

Construction Traffic Impacts

• *Construction Trip Generation*
No personal vehicles will be allowed to park at the project construction site or in the adjacent neighborhood. Additionally, jobsite personnel will be encouraged to utilize public transportation. Due to the proximity and connections to T line branches and several MBTA bus routes, substantial level of public transportation use is anticipated by workers. Lock-up facilities for work tools will be provided to make public transportation more convenient and desirable for workers. Terms and conditions related to workforce parking and public transportation use will be written into each subcontract.
.
• *Truck Routes and Volumes*

Trucking is needed to remove debris from the site, and to deliver new construction materials as the project proceeds.

Construction is expected to generate an average of 5-15 trucks per day for the entire construction period, with higher volumes during demolition and façade reconstruction. The impact of construction traffic in the evening peak hour is expected to be insignificant because most deliveries are completed prior to the end of the typical construction work day (6:00 p.m.). Truck activity is expected to be uniformly distributed throughout the work day.

Trucks coming to and from the site are required to use major roadways or highways, not local streets. The selection of proposed truck routes is based on the following criteria:

- Minimizing truck activity in the residential neighborhoods
- Designating specific roads where trucks are permitted
- Providing access to and from the major arteries (e.g. Interstate 90, Interstate 93, etc.)

The proposed truck routes will minimize the impact of construction trucks on the adjacent neighborhoods. It is anticipated that most trucks will access/egress the work zone via the main construction gates located off Belvidere Street. In general, it is expected that all truck traffic to the site will follow the following routes:

From the North From I-93 S toward Boston and take Exit 20B-A/Mass Pike (I-90 West)/S. Station toward Exit 20A/South Station. Merge onto Purchase Street. Stay straight to go onto John F Fitzgerald Surface Road. Turn right onto Kneeland Street. Kneeland Street becomes Stuart Street. Turn right onto Charles Street. Turn right onto Boylston Street. Turn right onto Tremont Street (back into loading zone).

From the South From I-93 N toward Boston. Take I-90W exit (Exit 20), toward South Station/Chinatown. Keep left to take the Albany Street ramp toward South Station/Chinatown. Turn left onto Kneeland Street. Kneeland Street becomes Stuart Street. Turn right onto Charles Street. Turn right onto Boylston Street. Turn right onto Tremont Street (back into loading zone).

From the West From I-90 E toward Boston. Take Exit 22 toward Copley Square. Merge onto Stuart Street. Turn onto Charles Street. Turn right onto Boylston Street. Turn right onto Tremont Street (back into loading zone).

Truck traffic is expected to remain fairly consistent throughout the project. The defined truck routes to the site will be included in the Traffic Management Plan prepared by Suffolk Construction Co., Inc.

On-Street Parking

The Emerson College Little Building Project will impact existing parking on Boylston Street and Tremont Street at sidewalk and parking lane locations outlined in the section titled "Street Occupancies" above.

Construction Air Quality

To reduce emission of fugitive dust and minimize impacts on the location environment, the construction contractor will adhere to a number of strictly enforced mitigation measures. These include:

- Wetting agents will be used regularly to control and suppress dust that may come from the construction materials.
- All trucks for transportation of construction debris will be fully covered...
- Actual construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized and to ensure that any emissions of dust are negligible.
- Street and sidewalks will be cleaned periodically to minimize dust accumulations.

Construction Noise

The project will require the use of equipment that can be heard from off site locations. This project is committed to mitigate noise impacts caused by the project. Increased community sound levels, however, are an inherent consequence of construction activities. The area currently has ambient noise due to urban activities including traffic noise.

The proposed construction process for the project has been designed around the constraints at the site. The exact pieces of equipment will be finalized after subcontractor selection is completed. Construction will occur during the day time (7:00 am to 6:00 pm). Weekend work will be the exception. When weekend work is needed, all required permits will be in place and the Department of Neighborhood Services will be notified.

Every reasonable effort will be made to minimize the noise impact of construction activities. Mitigation measures will include:

- Using appropriate mufflers on all equipment and providing ongoing maintenance of intake and exhaust mufflers.
- Maintaining muffler enclosures on continuously operating equipment, such as air compressors and welding generators.
- Replacing specific construction operations by less noisy ones where feasible and practical.
- Selecting equipment operations to keep average noise levels low, to synchronize noisiest operations with times of highest ambient levels, and to maintain relatively uniform noise levels.
- Turn off idle equipment.

Rodent Control

Consistent with the Massachusetts State Sanitary Code, Chapter 11, 105 CMR 410.550 and the State Building Code, Section 108.6 - Policy Number 87-4 (City of Boston), the Emerson College Little Building Project will develop a rodent control program prior to the start of construction. The program will include the performance of extermination and control procedures on a bi-weekly basis and the placement of tamper resistant bait boxes around the perimeter of the site.

Utilities

Utility connection work will be conducted on Boylston Street and Tremont Street between the hours of 8:00 PM and 5:00 AM, Monday through Friday. The project utilities requiring work in Boylston Street and Tremont Street listed below:

- Fire service - TBD
- Domestic service - TBD
- Drain Service - TBD
- Sewer Service - TBD
- Power Service - TBD
- Tele/Data Service - TBD

Geotechnical Impacts and Monitoring

Limited excavation will be required for the construction of foundations at the basement level. Based on the design and construction methodology developed for the Project, the

potential impacts to abutting facilities, from foundation construction, such as ground movement, vibration and groundwater lowering are anticipated to be negligible. Although impacts to adjacent structures are anticipated to be negligible, Emerson may elect to perform a geotechnical monitoring program for documentation purposes.

Site dewatering is expected to be limited and will be in accordance with the applicable storm water pollution prevention plan (SWPPP) or National Pollutant Discharge Elimination System (NPDES) requirements for sedimentation control. Groundwater levels will be monitored during the construction process.

Emergency Contacts

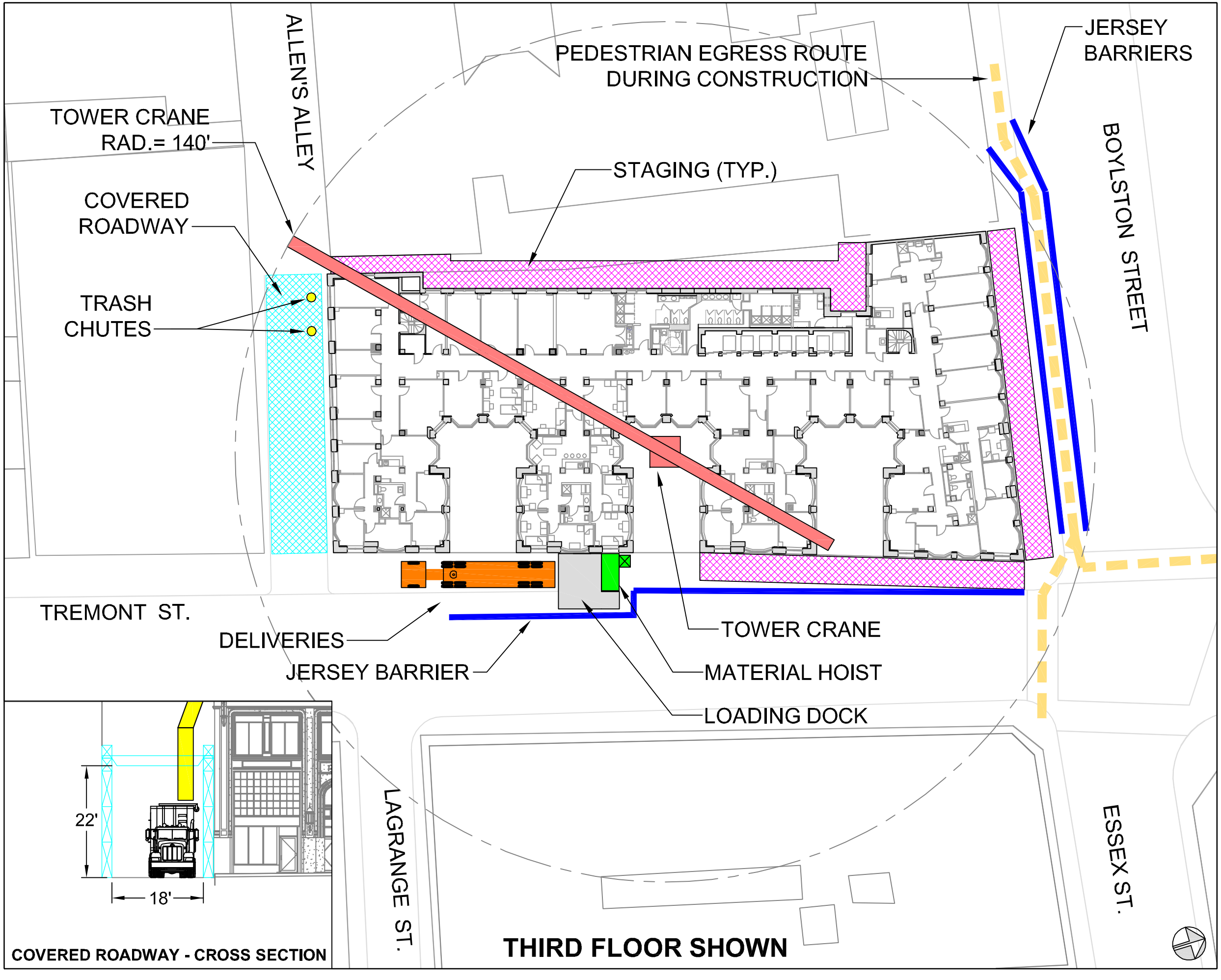
A 24-hour emergency contact list will be distributed to all parties involved in the project.

Suffolk Construction
Frank Craemer – (617) 605-2014

Emerson College
Michael Faia – (617) 828-8665
Margaret Ings – (617) 909-2712

Signatures and Approvals

Submitted by: Frank Craemer Suffolk Construction Co., Inc.	Approved by: Ed Hesford Boston Transportation Department
Signature	Signature
Date:	Date:



EMERSON COLLEGE

DRAFT

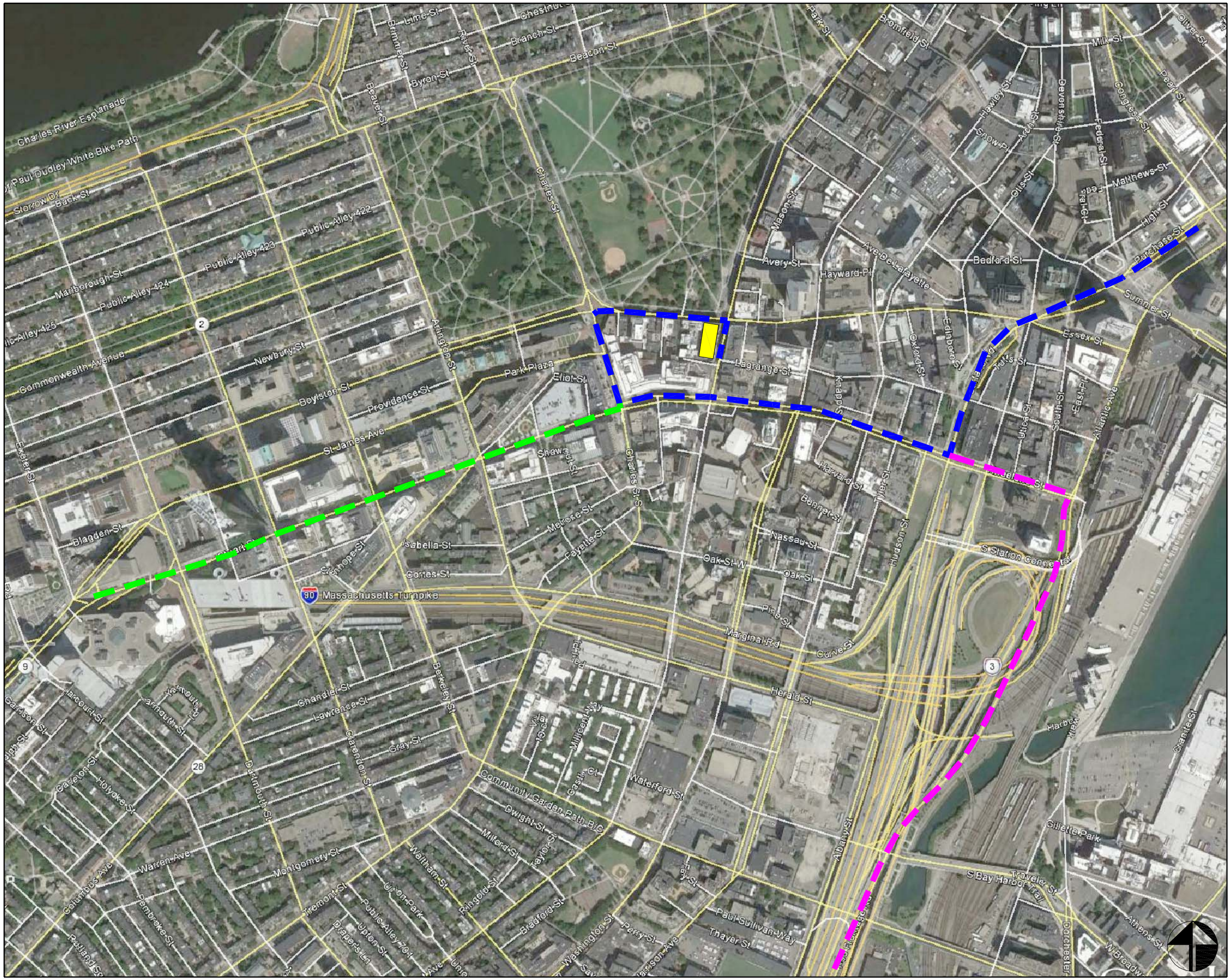
SUFFOLK
build smart
65 ALLERTON ST.
BOSTON MA, 02119
TEL: (617) 517-4500

DRAWN BY: J.W.G. CHECKED BY: F.C./K.H.
SCALE : NTS DATE : 11-05-14

PROJECT:
EMERSON LITTLE BUILDING
80 BOYLSTON ST. - RENOVATIONS

TITLE:
CONSTRUCTION MANAGEMENT PLAN

DRAWING NO:
CMP.01



FROM THE NORTH - TAKE I-93 SOUTH TO EXIT 20B MERGE ONTO PURCHASE ST. STAY STRAIGHT TO SURFACE RD. TAKE RIGHT ONTO KNEELAND ST. THEN BECOMES STUART ST. TURN RIGHT ON CHARLES ST. TURN RIGHT ONTO BOYLSTON ST. DRIVE STRAIGHT TO #80. THEN TAKE RIGHT ON TREMONT ST. TO LOADING DOCK.

FROM THE SOUTH - TAKE I-93 NORTH TO EXIT 20. KEEP LEFT ON ALBANY ST. TAKE LEFT ONTO KNEELAND ST. THEN BECOMES STUART ST. TURN RIGHT ON CHARLES ST. TURN RIGHT ONTO BOYLSTON ST. TO #80. THEN TAKE RIGHT ON TREMONT ST. TO LOADING DOCK.

FROM THE WEST - TAKE I-90 EAST TO EXIT 22. MERGE ONTO STUART ST. TAKE LEFT ONTO CHARLES ST. TURN RIGHT ONTO BOYLSTON ST. TO #80. THEN TAKE RIGHT ON TREMONT ST. TO LOADING DOCK.

SUFFOLK
build smart
65 ALLERTON ST.
BOSTON MA, 02119
TEL: (617) 517-4500

DRAWN BY: J.W.G. CHECKED BY: F.C./K.H.
SCALE : NTS DATE : 11-05-14

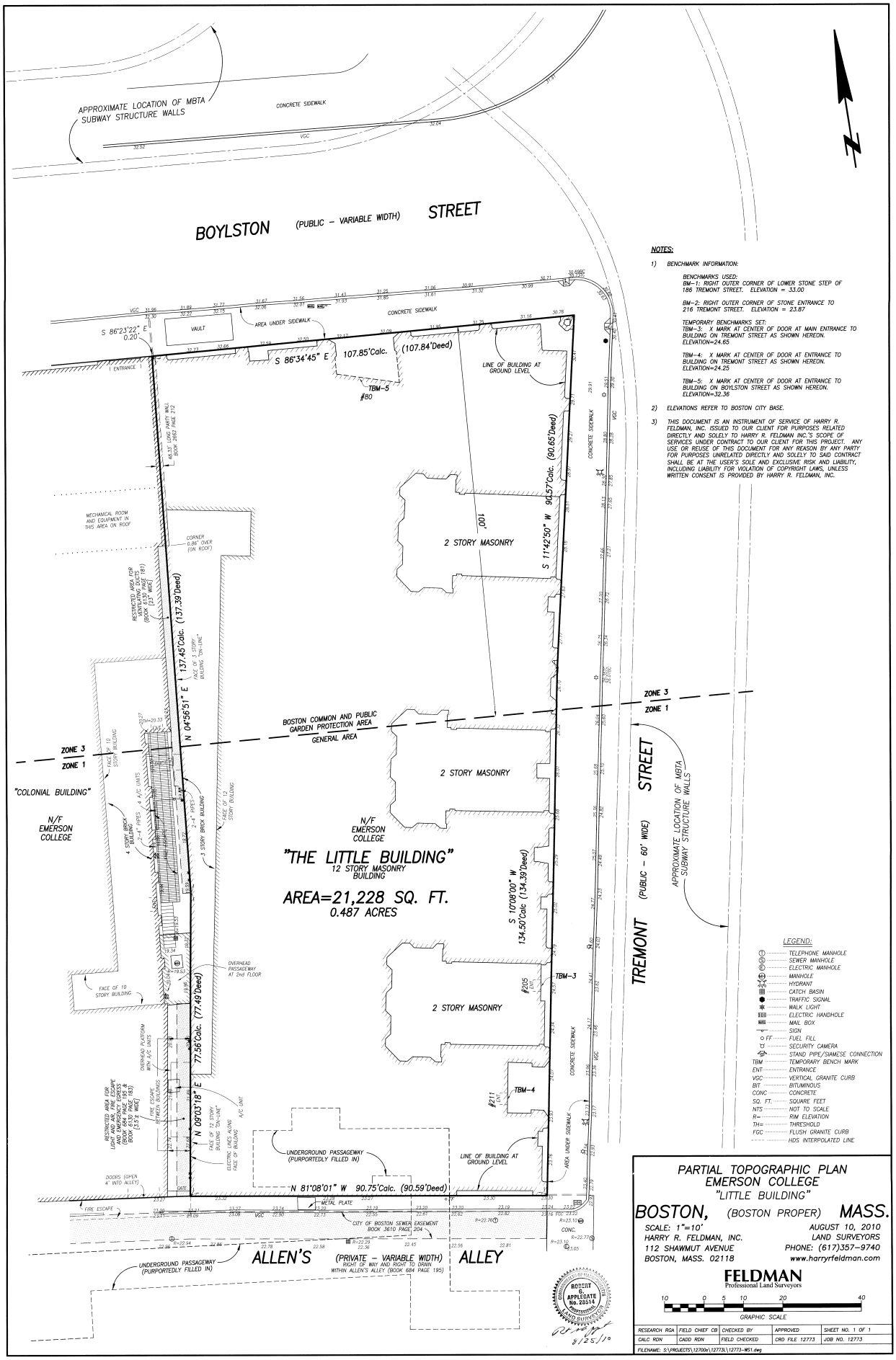
PROJECT:
EMERSON LITTLE BUILDING
80 BOYLSTON ST. - RENOVATIONS

TITLE:
TRAFFIC PLAN

DRAWING NO:
TP.01

APPENDIX H

SITE SURVEY



NOTES:

1) BENCHMARK INFORMATION:

BENCHMARKS USED:
BM–1: RIGHT OUTER CORNER OF LOWER STONE STEP OF 186 TREMONT STREET. ELEVATION = 33.00

BM–2: RIGHT OUTER CORNER OF STONE ENTRANCE TO 216 TREMONT STREET. ELEVATION = 23.87

TEMPORARY BENCHMARKS SET:
TBM–3: X MARK AT CENTER OF DOOR AT MAIN ENTRANCE TO BUILDING ON TREMONT STREET AS SHOWN HEREON. ELEVATION=24.65

TBM–4: X MARK AT CENTER OF DOOR AT ENTRANCE TO BUILDING ON TREMONT STREET AS SHOWN HEREON. ELEVATION=24.25

TBM–5: X MARK AT CENTER OF DOOR AT ENTRANCE TO BUILDING ON BOYLSTON STREET AS SHOWN HEREON. ELEVATION=32.36

2) ELEVATIONS REFER TO BOSTON CITY BASE.

3) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.

LEGEND:

- TELEPHONE MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- MANHOLE
- HYDRANT
- CATCH BASIN
- TRAFFIC SIGNAL
- WALK LIGHT
- ELECTRIC HANDHOLE
- MAIL BOX
- SIGN
- FUEL FILL
- SECURITY CAMERA
- STAND PIPE/SIAMESE CONNECTION
- TBM — TEMPORARY BENCH MARK
- ENT — ENTRANCE
- VGC — VERTICAL GRANITE CURB
- BIT — BITUMINOUS
- CONC — CONCRETE
- SQ. FT. — SQUARE FEET
- NTS — NOT TO SCALE
- R= — RIM ELEVATION
- TH= — THRESHOLD
- FGC — FLUSH GRANITE CURB
- HDS — INTERPOLATED LINE

PARTIAL TOPOGRAPHIC PLAN
EMERSON COLLEGE
"LITTLE BUILDING"

BOSTON, (BOSTON PROPER) MASS.

SCALE: 1"=10'
AUGUST 10, 2010

HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
LAND SURVEYORS
PHONE: (617)357-9740
www.harryrfeldman.com

FELDMAN
Professional Land Surveyors

10 0 5 10 20 40
GRAPHIC SCALE

RESEARCH RGA	FIELD CHIEF CB	CHECKED BY	APPROVED	SHEET NO. 1 OF 1
CALC RDN	CADD RDN	FIELD CHECKED	CRD FILE 12773	JOB NO. 12773

FILENAME: S:\PROJECTS\12700s\12773L\12773-MS1.dwg

APPENDIX I

RENEWABLE ENERGY CERTIFICATE

RENEWABLE ENERGY
CERTIFICATE

This certificate represents the 3-year purchase of

45,000,000 kWh

of renewable energy credits from Renewable Choice Energy on behalf of

Emerson College

This purchase helps to save up to

50,348,700 lbs. of CO_2

Quayle Hodek, Chief Executive Officer

09/16/2013
Date

renewable choice ENERGY
www.renewablechoice.com

Green-e Energy CERTIFIED

2013 2014 2015

Renewable Energy Credits
From Renewable Choice Energy, Inc.

APPENDIX J

COMMUNITY SERVICE REPORT

Community Service Report

2012–2014

Sharing Common Ground

1880 EMERSON COLLEGE

Contents

Mission Statement

Emerson College educates students to assume positions of leadership in communication and the arts and to advance scholarship and creative work that brings innovation, depth, and diversity to these disciplines.

This mission is informed by core liberal arts 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.

Emerson College Administration and Governance

To Our Friends in the Boston Community

Emerson College is fortunate to be located in the heart of Boston. We benefit every day from this wonderful community, and as we seek to realize our strategic vision for the College—to be the world's hub for higher education in the arts and communication—we have placed our commitment to this city at the heart of our work.

When I was inaugurated as Emerson's president, on September 14, 2012, I identified a series of strategic priorities for the College, one of which was a commitment to advance civic engagement through the establishment of the Elma Lewis Center for Civic Engagement, Learning, and Research, named in honor of Elma Lewis '43, a renowned Boston civic leader and arts educator. In making this commitment, we were motivated by a core conviction: that institutions of higher education have a responsibility to serve their local communities and that partnerships are most meaningful when they are established with an ethic of care, respect, and collaboration. Further, we understand that civic and community engagement go hand in hand with our bedrock commitments to inclusive excellence and social justice.

I am proud to write that the Elma Lewis Center officially launched in Fall 2013, and is fast becoming a vibrant part of campus life, and a vital link between the College and the communities to which we belong. The Center's mission is to "inspire and sustain civic engagement at Emerson College, using our distinct expertise in the arts and communication to serve the common good," and it brings under one administrative umbrella a wide range of civic engagement work already being done at Emerson, including school partnerships, service learning, and faculty and staff community engagement work. It also provides a platform for civic discourse on topics of social consequence.

In closing, I also want to commend our Office of Government and Community Relations for its superb work over the years. This is the office that has produced this fine report, highlighting the many ways our faculty, staff, and students engage with, serve, and are connected to our local, national, and global communities.

Thank you for your interest in Emerson College. I look forward to the work we will do together in the coming years.

Sincerely,

M. Lee Pelton
President

Investing in Boston's Neighborhoods

Elma Lewis Center for Civic Engagement, Learning, and Research

President M. Lee Pelton announced the establishment of the Elma Lewis Center for Civic Engagement, Learning, and Research in his inaugural address in September 2012. Elma Lewis '43 attended public school and thrived in the performing arts before being accepted to Emerson College. To finance her education, she acted in local theater productions. She graduated with a bachelor's degree in 1943, followed by a master's in education from Boston University a year later. After completing her education, Lewis taught speech therapy at Boston-area hospitals and health centers. She also shared her talents in fine and performing arts at the Harriet Tubman House and local community centers.

In 1950, Lewis opened the Elma Lewis School of Fine Arts in Roxbury to promote arts and communication education of Boston's African American youth. In 1966, she founded Playhouse in the Park in Boston's Franklin Park, which offered free summer performances. This program has been revived in recent years, continuing her work and her legacy. In 1968, Lewis founded the National Center of Afro-American Artists, through which students from the Elma Lewis School of Fine Arts toured in stage productions on a national level.

After a lifetime of service, Lewis was the recipient of more than 400 awards and 28 honorary degrees. Elected to the American Academy of Arts and Sciences in 1976, she was one of the first women to receive a MacArthur Foundation "Genius Grant" in 1981 and was awarded the Presidential Medal for the Arts by President Ronald Reagan in 1983. At the 1988 inaugural National Black Arts Conference, she was declared and honored as a "Living Legend." Lewis passed away on New Year's Day 2004. Her former students continue in her footsteps all over the United States, many of them working in the performing arts here in the City of Boston.

The Elma Lewis Center is designed to support the growth of civic engagement at Emerson College by creating a culture of civic-mindedness, civic action, and civic education. The role of the Center is to establish meaningful engagement with Boston's urban communities through a robust program of civic engagement that is intentionally integrated into the curriculum and co-curriculum of the College and that further develops our commitment to diversity and inclusion.

Civic Engagement Events

In January 2014, the College held a week-long series of events to honor the legacy of Dr. Martin Luther King Jr., with faculty, staff, and students participating in various events held on campus. The week included dramatic readings of MLK's works by Emerson community members and culminated with student speakers from the Bird Street Community Center in Dorchester, Massachusetts. Other events included a fundraiser with proceeds being donated to victims of Typhoon Haiyan, and a Community Leaders Breakfast featuring panelists from various nonprofit organizations.

The week ended with a Day of Service for faculty, staff, and students that was organized by the Office of Service Learning and Community Action and the Office of Off-Campus Student Services. With assistance from the City Mission Society of Boston, the day included opportunities to volunteer on campus for a variety of projects, including letter-writing to local legislators in support of immigration reform, making blankets for St. Mary's Center for Women and Children, and assembling family literacy kits for Jumpstart Family Night. Offsite volunteer opportunities included preparing and serving food at the Boston Rescue Mission's Kingston House and tutoring grade school children at the William E. Russell School in Dorchester, Massachusetts.

Emerson Action Day

In honor of Veterans Day, in November 2013, Emerson faculty, staff, and students participated in Emerson Action Day, an annual community service event sponsored by the Office of Off-Campus Student Services. The Emerson community provided a wide range of services to nonprofits throughout the city, including feeding meals to people experiencing homelessness, preparing materials for a clean energy campaign, and spending time with residents of assisted living facilities.

Contributing Creativity, Expertise, and Resources

Haley House

In Fall 2012, faculty member Bob Nesson and four of his students in the Documentary for Social Action service learning course produced a documentary for Haley House in Roxbury's Dudley Square. Haley House is a nonprofit bakery and café where patrons eat locally sourced food while supporting their community and enjoying the work of local artists. It is also a workplace for men and women who face significant barriers to employment. The 15-minute documentary showcased the organization's Transitional Employment Program (TEP), which helps men and women find employment as they re-enter the community after incarceration. Since the mid-1990s, TEP has evolved to provide hands-on work experience that develops crucial skills for future employment in a safe and stable environment. The film premiered at Haley House on December 14, 2012.

St. Anthony Shrine & Ministry Center

In Spring 2013, Emerson Productions, a unit of the Television, Radio, and Film Department, produced a video for St. Anthony Shrine & Ministry Center's development department. The video was made for an annual appeal for donations to support community members in need. The 2013 Franciscan Campaign was launched with a screening of the video at the weekend religious services. The project's goal was to heighten awareness about the many services available to the downtown Boston community in addition to soliciting funds to support these various causes.

Friends of the Public Garden

For 40 years, the Friends of the Public Garden (FOPG) has played a critical role in partnering with the City of Boston to oversee and manage some of Boston's most visible park space. To this day, the organization plays an integral part in its upkeep for tourists, residents, and business owners who work, visit, or reside in the area. FOPG asked Emerson Productions to videotape the festivities surrounding the grand opening of Brewer Fountain Plaza on May 2, 2012. This part of Boston Common was reopened with a ceremony attended by City officials to commemorate the completion of the renovations of the upper corner of the Common adjacent to the Park Street station.

Science Communication Workshop

Emerson College co-hosted a national workshop on science communication titled "Let's Talk About Water," which was held at the Boston Museum of Science in May 2013. Initiated and designed by faculty member Bob Nesson, along with the Consortium of Universities for the Advancement of Hydrologic Science, Inc. (CUAHSI), the workshop helped researchers, professors, and students from around the country understand and learn new and better methods for communicating scientific research.

Nesson led a panel discussion along with Emerson Senior Scientist-in-Residence Jon Honea, who described the course that he teaches, in which students interpret scientific language and communicate scientific content. Nesson also led a discussion on his interdisciplinary course, Filmmaking and the Environment, while Emerson alumni Shervin Arya (a science filmmaker) presented his current work on climate change and Heather Hoglund showcased her film on dam removal and its effects on the Lower Elwha Klallam Tribe of Washington state.

Asian American Civic Association

Emerson Productions created a public service announcement (PSA) for the Asian American Civic Association (AACA) that aired on Comcast stations. Operating since 1967, AACA provides immigrants and economically disadvantaged people with education, occupational training, and social services that enable them to live economically self-sufficient lives. The promotional PSA was created in November 2013 to showcase AACA and its various programs.

Massachusetts Continuing Legal Education

The mission of Massachusetts Continuing Legal Education (MCLE) is to provide comprehensive and highly practical continuing legal education of the highest quality to the broadest possible audience. Emerson Productions was commissioned by MCLE to produce a promotional video titled "Raising the Bar," which was completed in March 2013. The first of its kind, the video is shown at the beginning of each course session to help promote MCLE.

Emerson Productions also produced a second video for MCLE titled "Practicing with Professionalism." This video is shown at the beginning of the sessions for the state–mandated professionalism course that every new lawyer is required to take once he or she passes the Massachusetts Bar Exam.

The Boston Home

Founded in 1881, The Boston Home (TBH) is a residence and center for the care of adults with advanced progressive neurological diseases, primarily multiple sclerosis. It is also a test bed for discovery and development of new technology for adults with disabilities. Healthcare professionals and researchers from MIT and around the world regularly visit to test their ideas at TBH, which earned McKnight's 2012 Technology Innovator of the Year award.

Emerson Productions produced a fundraising video for TBH that features its partnership with MIT for the development of assistive technologies that benefit TBH residents as well as a broader community of individuals living with disabilities. Small teams of students connect with a "client," learn about his or her challenges, and develop an assistive device or technology that meets his or her needs. As a result of this partnership, residents with multiple sclerosis are able to live a more independent life. The video premiered on October 29, 2013, at a fundraiser titled "Robots and Power Chairs" and is also featured on TBH's website.

Bringing Town and Gown Together

Thayer Lindsley Program

The Thayer Lindsley Program, housed in Emerson's Robbins Speech, Language, and Hearing Center, is geared toward children who are deaf and hard of hearing. The Decibels Foundation was created by families whose children "graduated" from the Thayer Lindsley Program with the sole purpose to replicate the program in the suburbs west of Boston and heighten awareness of the special needs of this population. In addition, the organization has continued to support the Thayer Lindsley Program through unsolicited donations. For the past six years, the foundation has awarded a scholarship to a graduate student who focuses his or her clinical training in the area of deaf and hard of hearing infants and toddlers and their families.

emersonTHEATRE

Sponsored and managed by the Office of Enrollment Management and developed by the Theatre Education program, emersonTHEATRE is a free performing arts program for students attending Boston–area public schools. During its pilot year, starting in Fall 2013, emersonTHEATRE has provided an opportunity for students to work with Performing Arts faculty to develop their acting and playwriting skills. It also serves as a pipeline program for high school students to consider continuing on to postsecondary education. The program meets on Saturday mornings during the fall and spring semesters.

WERS

Emerson College's WERS radio station worked with young women from St. Mary's Center for Women and Children through its Grlz Radio program.

Located in Upham's Corner in Dorchester, Massachusetts, St. Mary's Center supports 500 women and children annually with shelter, clinical and educational services, job training, and employment placement. WERS staff taught the teens broadcasting and journalism skills as they broadcast on WERS sister station ETIN. WERS also provided tours to the Boy and Girl Scouts of America and Discover Roxbury, and taught pre-college aged students in the Charles Beard Arts and Communication Exploration Program how to write and produce public service announcements.

Union Club of Boston Sesquicentennial Anniversary

The Office of Government and Community Relations recruited student volunteers for the Union Club's Sesquicentennial Anniversary held on April 8, 2013. The Union Club of Boston was founded in 1863 to bolster support for the Union cause during the critical days of the American Civil War. Early members included prominent Bostonians whose impact is still felt today: Charles Frances Adams, Ralph Waldo Emerson, John Murray Forbes,

Oliver Wendell Holmes, and Josiah Quincy. Emerson's costume shop provided the Civil War–era costumes for the students who acted as historical messengers at the event while dressed as Clara Barton, Louisa May Alcott, Julia Ward Howe, Susan B. Anthony, Dr. Esther Hill Hawks, and Pauline Cushman.

Robbins Speech, Language, and Hearing Center

The Robbins Speech, Language, and Hearing Center partners with a variety of programs in the Greater Boston area to provide free hearing and preschool speech-language screenings. The screening program's goal is to identify children who are in need of follow-up assessments for hearing or speech-language deficiencies. This program provides an opportunity for graduate student clinicians to experience the screening process and develop skills in early identification and referral.

Boston Private Industry Council

For the past three years, the Office of Government and Community Relations has partnered with the Boston Private Industry Council (BPIC) to provide classroom and computer lab space for teachers and students participating in the BPIC Classroom at the Workplace program for seven weeks each summer. This program combines academic preparation for the Massachusetts Comprehensive Assessment System (MCAS) or the Standardized Assessment Test (SAT) with a paid summer job or school–year career exploration experience. Classes are held on campus to emphasize the connection between education and a career, and to provide meaningful motivation to graduate from high school and pursue a postsecondary education.

Community Plantings on Boston Common

In collaboration with the Boston Parks and Recreation Department, the Office of Government and Community Relations organized a community planting day in Fall 2012 as part of the Boston Blooms program, a City-wide initiative throughout Boston's public ways, including sidewalks, medians, and paths. More than 40 faculty, staff, and students volunteered to beautify Boston Common by planting 1,100 daffodil bulbs along the edge of the park on Boylston Street.

Emerson College Los Angeles

Emerson College opened its permanent facility for its Los Angeles internship program in January 2014. Now in its 27th year, the Los Angeles Program enrolls approximately 200 students each semester who gain knowledge and hands-on experience to pursue their chosen crafts before launching their post-graduate careers.

As part of their internship coursework, all students must complete a service requirement. Students have served with nonprofits including: A Better LA, City Year, Food Forward, LA Gay and Lesbian Center, Rape Treatment Foundation, and Reading to Kids.

In addition, the College is a member of the Hollywood Chamber of Commerce, and the Office of Government and Community Relations has supported a variety of community organizations such as Arts for LA, Friends of the Hollywood Central Park, the L.A.C.E.R. Afterschool Programs, and the Lemon Grove Recreation Center.

Supporting Those Who Help Others

Emerson College Athletics

Members of the Emerson Men's Basketball team mentored students at the Josiah Quincy School in Boston in conjunction with Big Brothers Big Sisters of Massachusetts Bay. The Josiah Quincy School, located in Chinatown, has a large percentage of children from low-income, non-native-English-speaking families. This partnership enables children to bond with college athletes who volunteer to spend time one-on-one with them while providing an opportunity to learn life skills such as teamwork, commitment, and leadership, which are essential both on and off the basketball court. Emerson athletes continue to provide sports clinics to various community organizations.

Bird Street Community Center

Emerson Associate Professor Dr. Gregory Payne and Scholar-in-Residence Spencer Kimball worked with students and faculty on a collaborative civic engagement project with the Bird Street Community Center (BSCC) located in Dorchester, Massachusetts. The BSCC is a nonprofit organization that provides high–quality afterschool programs for children ages 5–9 and youth ages 10–22 who primarily reside in Dorchester, Roxbury, Mattapan, Hyde Park, and Jamaica Plain. Courts, social service agencies, and schools work with BSCC to help the community's low-income/high-risk children achieve important life goals.

In May and June 2013, four youth participants of the BSCC convened with a group of Emerson faculty and students to dialogue about their experiences of violence, followed by a group discussion to reflect on their personal stories. After the students developed story boards, they were given video cameras to document their natural environments. These "day in the life" documentaries inspired a series of public service announcements (PSAs) for their peer group focused on nonviolent dialogue to resolve conflict.

The BSCC students traveled to Washington, D.C., to present their PSAs to Congressman Michael Capuano and other members of Congress and their staff. The PSAs were also presented at a special reception for Emerson alumni and students at the Washington Center in November 2013.

In addition, Emerson College offered a series of workshops for BSCC students and a group from Donald McKay School in East Boston teaching negotiation, public speaking, and presentation skills. The Emerson Men's Basketball team also conducted a basketball workshop. These students were also hosted at an Emerson alumna's studio in Boston's South of Washington Street (SOWA) cultural district, where they participated in a collaborative painting featuring artists from Baja, Mexico. The finished painting was auctioned for $800 as a fundraiser for the Emerson/Bird Street Civic Engagement Project.

Public Opinion Advocacy

The Emerson College Polling Society conducted polls to provide comprehensive public opinion research to affect policy. Based on polling results, former City Council President Michael Ross formulated a waste removal policy in Boston's Back Bay, and the Office of Representative Jason Lewis wrote legislation on animal confinement. Several polls, including topics on anonymous treatment for returning soldiers with post-traumatic stress disorder and gun violence, received local and national press coverage.

Alternative Spring Break

The Office of Service Learning and Community Action's Alternative Spring Break (ASB) helps students develop opportunities to learn about and from communities as they realize their own potential to contribute to community-based projects. The program emphasizes the school's core values of moral courage; celebration of diversity of thought and people; and commitment to ethical engagement, collaboration, and meaningful interaction with local and national communities.

Many participants name ASB as one of the most transformative experiences not only of their Emerson career, but also of their lives. Following are descriptions of the 2013 ASB trips.

Biloxi, Mississippi
Through Community Collaborations International, students partnered to landscape, paint, and construct furniture at a rural women's shelter; tutor at a local Boys and Girls Club; and assist in building an artificial reef with oyster shells to combat coastal erosion. Participants gained a better understanding of urban and rural homelessness while engaging in discussion of how to address this issue and its impact on various types of communities.

Boston, Massachusetts
Emerson students provided critical volunteer support to local organizations including 826 Boston, the Boys and Girls Club of Chelsea, and Cradles to Crayons. They tutored and played games with children, and sorted and packed essential goods for children in need. Speakers from Boston Chinatown Neighborhood Center and Stand for Children assisted students in developing a better understanding of the public policy framework around education in Massachusetts and Boston.

Bryson City, North Carolina
In Nantahala National Park, students cut back growth to clear trails, fixed abutments into hillsides to slow erosion, and hauled logs to create trail boundaries—all guided by the help and expertise of members of the Nantahala Appalachian Trail Club. Students learned about the importance and process of preserving America's national parks. Students also spent a day assisting in the relocation of a local nonprofit called R.E.A.C.H that provides shelter and services for survivors of domestic abuse.

El Paso, Texas
Located in southwest Texas, El Paso is the nation's largest border city with Mexico, possessing a large population of immigrants who are undocumented. The many organizations that support these individuals and their families rely on volunteers, and Emerson students provided support through volunteering at an afterschool youth program, serving meals, gardening, and assisting at a women's shelter. This team was awarded Emerson's Diversity Advancement Award for its advocacy work on campus and for creating consciousness at Emerson about what it means to be "American."

Service Learning

Housed in the Elma Lewis Center for Civic Engagement, Learning, and Research, the Office of Service Learning and Community Action (SLCA) focuses on the design, execution, and assessment of discipline–specific academic service learning projects. Together with nonprofits and faculty members from all eight of our academic units (Communication Sciences and Disorders, Communication Studies, Journalism, Marketing Communication, Performing Arts, Visual and Media Arts, Writing, Literature and Publishing [including the First-Year Writing Program], and Liberal Arts and Interdisciplinary Studies), the College partners to advance scholarship and creative work that brings innovation, depth, and diversity to these disciplines. To date, more than 40 unique service learning courses have been taught by more than 40 faculty members working with 300–500 students throughout the academic year.

Community service as part of coursework is an essential part of Emerson College's mission, reinforcing for students how easy it is to incorporate service into everyday life. The College offers a wide range of academic programs that encourage students to channel their skills, talents, and classroom learning into meaningful engagement and community building.

Filmmaking and the Environment

This course provides students with an introduction to urban environmental issues such as land use, transportation, air quality, water, food, waste, and others, and the tools to create strong documentaries about them. Students learn ways to use the documentary camera as a tool for communicating issues in the urban environment by gathering, evaluating, shaping, and disseminating information.

Boston in Focus: Immigration and Public Policy

Through a focus on the Boston area, this course investigates ways in which immigration policy plays out on the ground: in workplaces, schools, and communities. Students volunteer with local organizations to gain hands-on knowlege of how immigration policies function in practice. Students in this class volunteered at Literacy Volunteers of Massachusetts, ¿Oíste?, Coalition for New American Voters, Massachusetts Immigrant and Refugee Advocacy Coalition, Catholic Charities Teen Center at St. Peter's, and the Irish International Immigration Center.

Energy and Sustainability

This course allows students to examine the ways in which we use energy as individuals and as a society and discusses available and future energy technologies in terms of their environmental impact and technical, economic, and political viability. To accomplish this examination, students explore various energy sources, beginning with traditional fossil fuel-based technologies, and then focus on emerging technologies, such as hydropower, wind, biomass, solar, geothermal, oceanic, fuel cell, and nuclear. Students served with Clean Water Action and the Boston Climate Action Network, making videos and doing research and advocacy work.

Race, Space, and Power

Students examine the intersection between race and space in a global context. By examining case studies from different locations, namely France, the United States, South Africa, England, and the Mexican–U.S. border, students explore the complex and multidimensional relationship between space, race, and power. Students in this class volunteered at St. Francis House and City Life/Vida Urbana.

Writing for Research

Many students participate in service learning through the required Writing for Research classes. They have served with Proyecto Boston-Medellín and the Office of the Mayor's ONEin3 program.

Other service learning courses include: Argumentation and Advocacy; Conflict and Negotiation; Documentary for Social Action; Global Protests; Interpersonal Communication Skills;

Intro to Women's and Gender Studies; Media Ethics and Cultural Diversity; Playwriting for and with Youth; Power and Privilege; Theater and Community Conversations; and Women, Media, and Globalization.

Students in these courses served the following nonprofits:

Daughters of Legacy and Leadership
Gay Men's Domestic Violence Project
Hale House
Haley House
The Hurley School
MassEquality
MissionSafe

Mystic River Watershed Association
¿Oíste?
On with Living and Learning
Red Oak Afterschool Program
Rosie's Place
St. Francis House Women's Center
Transition House
Transportation Children's Center
Women's Lunch Place

Leadership Programs

Jumpstart is an early childhood literacy program that pairs Emerson students in low ratios with preschoolers in underserved communities to focus on literacy skills. Students are eligible to earn Federal Work-Study funds by serving with this AmeriCorps program. Fifty Emerson students participate annually at four partner sites: College Bound Dorchester, Project Hope Community Center Family Child Care, South Boston Neighborhood House, and the James Condon Elementary School in South Boston.

Alternative Spring Break is a program in which students organize fundraisers and educational activities throughout the year in order to fund the program and raise awareness about community needs. More than 50 Emerson students and at least a dozen staff and faculty members participate annually.

Proyecto Boston-Medellín, directed by Dr. Tamera Marko in the Writing, Literature and Publishing Department, is a multimedia transnational art exhibition program produced and hosted by Emerson students, faculty, and staff in partnership with La Universidad Nacional de Colombia, sede Medellín and the Aula Internacional community classroom in Medellín, Colombia. More than 300 students and dozens of faculty and staff members at Emerson have been involved in the program, which merges curricular and co-curricular offerings.

Students Reaching Out

Outstanding Students

Ryan Catalani '15
Catalani, a Film Production major, works with Mobility, a series of multimedia transnational art and writing projects, to reframe history through the stories of people who are otherwise overlooked. Through Mobility, he has worked on Proyecto Boston-Medellín, Medellín Mi Hogar (My Home Medellín), and Proyecto Carrito. Additionally, Catalani films short documentaries of families telling their stories in their own words in Medellín, Colombia. Catalani contributes to these projects through his role as global citizenship coordinator for the Office of Service Learning and Community Action. In this capacity, he also built an accessible and interactive website for Ability Bikes, a cooperative micro-enterprise in Ghana that is owned and operated by people who are physically challenged.

Andrea Gordillo '14
Gordillo, a Theatre Studies: Acting major, volunteers for 826 Boston, MataHari, Women's Lunch Place, and MassEquality with her Kappa Gamma Chi sisters. She provides support to local immigrant communities through service with Resist the Raids and the Student Immigrant Movement's Dare to Dream campaign. Gordillo's Alternative Spring Break group that served in El Paso, Texas, was inspired to start Understanding National Immigration Through Education (UNITE). UNITE volunteers with Massachusetts Immigrant and Refugee Advocacy Coalition's citizenship clinics to provide assistance in completing and filing

citizenship applications. Additionally, Gordillo has been accepted to the Border Servant Corps in New Mexico, where she will serve members of border communities beginning in August 2014. Before leaving for New Mexico, she will spend the summer working with Mobility in Medellín, Colombia.

Emerson Peace and Social Justice

Each year, Emerson Peace and Social Justice (EPSJ) members choose causes and organizations to support through direct service, advocacy, and fundraising, resulting in a wide array of partnerships.

EPSJ volunteers regularly with several local organizations to combat poverty, homelessness, and hunger, including New England Center for Homeless Veterans, Prison Book Program, Cradles to Crayons, and The Greater Boston Food Bank. Under the leadership of Dylan Manderlink '14, an Investigative Theatre for Social Change major, EPSJ members also volunteer at Christopher's Haven, Rosie's Place, Boston Rescue Mission, ReVision Urban Farm, Haley House, and St. Francis House. While volunteering, EPSJ members serve warm meals, sort clothing and school supplies, select books for adults who are incarcerated, and spend time with families in need.

Every semester, EPSJ invites Liberty in North Korea (LiNK) to screen a documentary about the political oppression in North Korea. Proceeds support LiNK's advocacy efforts and refugee rescue and resettlement programs. In 2013, EPSJ sponsored the production of *Extremities*, a play about sexual assault, to raise funds for Boston Area Rape Crisis Center. EPSJ also hosts Emerson's Aim to End Violence Week, Arts for Social Change Week, and co-sponsors Emerald Empowerment events with Kappa Gamma Chi and RecycleMania with Earth Emerson and the Sustainability Committee.

Community Partners

Emerson College partners with a variety of local, regional, national, and international nonprofit organizations, including:

826 Boston
A Better LA
Ability Bikes
Action for Boston Community Development
Annunciation House
Arts for LA
Asian American Civic Association
Aula Internacional de Medellín
Beacon Hill Civic Association
Big Brothers Big Sisters of Massachusetts Bay
Bird Street Community Center
Border Servant Corps
Boston Area Rape Crisis Center
Boston Chinatown Neighborhood Center Inc.
Boston Climate Action Network
Boston Dragon Boat Festival
The Boston Home
Boston Preservation Alliance
Boston Private Industry Council
Boston Public Schools
Boston Rescue Mission
Boy Scouts of America
Boys and Girls Club of Chelsea
Bridge Over Troubled Waters
Catholic Charities Teen Center at St. Peter's
Chinatown Adventure Camp
Chinatown Safety Committee
Christopher's Haven
City Life/Vida Urbana
City Mission Society of Boston
City Year
Clean Water Action
Coalition for New American Voters
College Bound Dorchester
Community Collaborations International
Consortium of Universities for the Advancement of Hydrologic Science,Inc.
Cradles to Crayons
Daughters of Legacy and Leadership
The Decibels Foundation
Discover Roxbury
Donald McKay School
Duke University
Food Forward
Friends of the Hollywood Central Park
Friends of the Public Garden
Gay Men's Domestic Violence Project
Girl Scouts of America
Greater Boston Chinese Golden Age Center
The Greater Boston Food Bank
Habitat for Humanity
Hale House
Haley House
Helen Bernstein High School
Hollywood Chamber of Commerce
The Hurley School
Irish International Immigration Center
James Condon Elementary School
Josiah Quincy Elementary School
Jumpstart
Kingston House
L.A.C.E.R Afterschool Programs (Literacy, Arts, Culture, Education, and Recreation)
LA Gay and Lesbian Center
La Universidad Nacional de Colombia
Lemon Grove Recreation Center
Liberty in North Korea
Light Boston, Inc.
Literacy Volunteers of Massachusetts
Massachusetts Continuing Legal Education
Massachusetts Immigrant and Refugee Advocacy Coalition
MassEquality
MataHari
Midtown Park Plaza Neighborhood Association
MissionSafe
Mobility
Museum of Science, Boston
Mystic River Watershed Association
Nantahala Appalachian Trail Club
National Center of Afro-American Artists
New England Center for Homeless Veterans
¿Oíste?
On with Living and Learning
ONEin3
The Partnership, Inc.
Prison Book Program
Project Destiny
Project Hope
Rape Treatment Foundation
R.E.A.C.H. of Macon County Inc. (Resources, Education, Assistance, Counseling, and Housing)
Reading to Kids
Red Oak Afterschool Program
Resist the Raids
ReVision Urban Farm
Rosie's Place
South Boston Neighborhood House
Stand for Children
St. Anthony Shrine & Ministry Center
St. Francis House
St. Mary's Center for Women and Children
Student Immigrant Movement
Transition House
Transportation Children's Center
The Union Club of Boston
Universidad de Colombia, sede Medellín
Urban College of Boston
Wang YMCA of Chinatown
William E. Russell School
Women's Lunch Place

Office of Government and Community Relations

Emerson College's Office of Government and Community Relations acts as a liaison between the College and the Boston community. Working closely with the College's surrounding neighborhoods, city agencies, and other area institutions, the office is committed to partnering with neighborhood associations to improve the safety and quality of life for all residents and visitors who frequent the Midtown Cultural District. Individuals or groups who would like to work with Emerson students, faculty, or staff are guided along the most effective route by this office.

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