

Institutional Master Plan Amendment

Emerson College
1-3 Boylston Place
Boston, MA 02116

Submitted to:

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Submitted by:

Emerson College
Government & Community Relations
120 Boylston Street
Boston, MA 02116
August 26, 2013



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

RE: Submission of Institutional Master Plan Amendment for the proposed 1-3 Boylston Place Project

Dear Director Meade:

Emerson College is pleased to submit this Institutional Master Plan ("IMP") Amendment to the Boston Redevelopment Authority in accordance with Article 80 of the Boston Zoning Code for 1-3 Boylston Place Project located in the Midtown Cultural District. Currently, 1-3 Boylston Place is comprised of the following: The Estate nightclub at 1 & 2 Boylston Place, and Sweetwater Tavern at 3 Boylston Place.

The new residence hall will provide replacement housing for 407 students currently living in the 750-bed Little Building dormitory while repairs are being done on this building. The 1-3 Boylston Place Project consists of approximately 89,900 square feet with a height of 171 feet.

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 an amendment to the College's Institutional Master Plan, approved by the BRA in November 2012. 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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1.0 Proposed and Potential Future Projects

1.1 Projects completed since IMP Amendment Approved September 2007

1.1.1 Emerson Café

The Emerson Café located at 80 Boylston Street in the Little Building completed its expansion into adjacent space formerly occupied by the Department of Professional Studies in August 2007. The interior space was renovated and now includes a 40-seat café.

1.1.2 The Colonial Residence Hall

The Colonial Residence Hall located at 100 Boylston Street was completed in August 2009. The building houses 372 students on floors 2 through 10 and includes rooms for Resident Assistants and one Resident Director's apartment. The Colonial Theatre remains in operation on the ground floor.

The cooling tower was replaced in the fall of 2011, in addition to an upgrade to the fire alarm system which was completed in September 2012.

1.1.3 Collegiate Press

Collegiate Press, the College's print & copy center tenant relocated from 80 Boylston Street in the Little Building to the Colonial Building at 98 Boylston Street in September 2009. The relocation of the College's mailroom from 120 Boylston Street to the basement of the Colonial Residence Hall at 100 Boylston Street was completed in August 2009.

1.1.4 The Paramount Center

The Paramount Center located at 555 Washington Street 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, in addition to housing for 262 students. This space also includes a 150-seat restaurant at street level.

1.1.5 100 Boylston Street Sidewalk Project

Reconstruction of the sidewalk along the entire front of the Colonial Residence Hall site on Boylston Street was completed in August 2007.

1.1.6 216 Tremont Street (Union Warren Savings Bank)

A window replacement project from floors 2 through 9 was completed in November 2012 in addition to façade work which entailed repairs of existing waterproofing, caulking, and stone repair and replacement.

1.1.7 180 Tremont Street (Ansin Building)

A window replacement project was completed on three sides of the building and the interior windows on the north façade in November 2012 in addition to façade repairs of existing waterproofing, caulking, and stone repair and replacement.

1.2 Purchased Property

1- 3 Boylston Place

The College purchased 1-3 Boylston Place in March 2010. Currently, the majority of the 24,000 square feet of property is leased to three commercial tenants: they include a restaurant, nightclub, and an entertainment management company. These leases run through March 2015.

2 Spruce Street

The College purchased a single family residence at 2 Spruce Street in June 2011. This property provides living quarters for the President in addition to providing meeting space for faculty, staff, public officials, and business and civic leaders.

1.3 Leased Property

10 Park Plaza: The College leases 1,515 square feet of space at the State Transportation Building for offices of the literary magazine Ploughshares and for the AVP for Research & Creative Scholarship. This lease runs through February 2017. The College also leases

8,747 square feet of space for the Human Resource Department, six Faculty offices, and two computer training rooms. This lease runs through February 2023.

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

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

1.4 Projects Underway

180 Tremont Street (Ansin Building)

The College is currently upgrading the fire alarm system and this project will be completed in September 2013.

120 Boylston Street (The Walker Building)

Elevator Project: The College is currently undergoing an elevator modernization project which involves upgrading the elevator cabs, machine rooms with new equipment, and fire/life safety. The project started in May 2013 and will be completed in two phases. Upgrades to cars 1 and 3 will be completed by September 2013, and upgrades to car 2 by September 2014.

Front Entry Doors: The College is currently replacing the front doors of the Walker Building as part of the campus-wide entry door access card project. The estimated completion date of this project is August 2013.

In July 2013, the College started a project to upgrade the HVAC system in the Walker Building on floors 3, 7, 8, and 9 with an estimated completion date of September 2013.

219 Tremont Street (Cutler Majestic Theatre)

The College is currently repairing the substructure of the roof with a long range goal to replace the existing roof. These repairs to the roof will be completed in September 2013. Repair work to the façade will be reviewed by the Boston Landmarks Commission with an anticipated start date in June 2014 and an estimated completion date of June 2015.

Campus-wide Entry Door Card Access Project

The College is currently upgrading all campus building main entrances by installing a new entry door card access system. The upgrades will allow after hour access and enhanced security. The project began in April 2013 and will be completed in September 2013.

Emerson College Los Angeles

Emerson College has maintained a presence in Los Angeles for over twenty years when it launched a semester long internship program for seniors. It has since outgrown its capacity and as a result, the College purchased a vacant lot in Hollywood, CA in March 2008, to build a permanent center for its Los Angeles program. Opening in January 2014, the facility will contain classrooms, faculty offices, an auditorium, residence hall, and underground parking for 244 cars. The 10-story, 102,000 square-foot Los Angeles campus will be the College's permanent West Coast home, connecting students to more than 1,000 internship sites in TV, radio, new media, management, film, publicity, marketing, and public relations. The facility will enable Emerson to increase its L.A. enrollment from 100 to 220 students and expand the current internship program with new graduate programs.

1.5 Proposed Future Projects

1.5.1 80 Boylston Street (The Little Building)

The Little Building dormitory is an existing 12 story structure built in 1915. The building originally was an office building and was converted to a dormitory and dining

hall in 1995 by the College. The building façade consists of ornate cast stone on the Boylston and Tremont Street facades and brick masonry on the other two facades.

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

Over time, areas of the façade in various locations have deteriorated and will require extensive repairs and replacement of those façade locations to protect the interior and the integrity of the building.

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

The College expects to mobilize the Little Building repair project in the summer of 2014.

1.5.2 1-3 Boylston Place

Emerson College purchased 1-3 Boylston Place in March 2010. Currently, 1-3 Boylston Place consists of the following: The Estate nightclub at 1 and 2 Boylston Place, and Sweetwater Tavern at 3 Boylston Place. The College proposes to construct a new residence hall for approximately 407 students with a building height of 171 feet.

The project will require the demolition of 1 and 2 Boylston Place and the building at 3 Boylston Place with the exception of the façade which will remain and be preserved.

1.5.3 122 & 124 Boylston Street (Walker Building)

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

1.5.4 216 Tremont Street (Union Warren Savings Bank Building)

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