



December 16, 2011

By Hand Delivery

Mr. Peter Meade  
Director  
Boston Redevelopment Authority  
One City Hall Plaza, 9<sup>th</sup> floor  
Boston, MA 02201

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B.R.A.

**Re: New England Conservatory of Music, Boston**

Dear Director Meade:

On behalf of our client, New England Conservatory of Music (“NEC”), we are pleased to submit this Letter of Intent in connection with the proposed NEC Institutional Master Plan and the two Large Projects associated therewith (the “Proposed Projects”) in the Fenway neighborhood of Boston. This submission is being made in accordance with the Mayor’s Executive Order dated October 10, 2000 Relative to the Provision of Mitigation by Development Projects in Boston, as amended.

The Proposed Projects will be constructed on a portion of the approximately 2.5-acre campus that is home to NEC, an internationally renowned music school enrolling approximately 750 undergraduate and graduate students that moved to its current location in 1903 when the world-famous Jordan Hall was constructed. The Proposed Projects involve the construction of several new state-of-the-art facilities that will dramatically enhance the quality of student life and academic instruction at NEC and that will enable NEC to better share the gifts of its students, faculty, and alumni with its neighbors and the City of Boston as a whole.

The proposed new facilities are as follows:

- A new ten-story, 135,000 square-foot Residence Hall & Student Life center housing approximately 250 new student beds, a state-of-the-art music library, performance spaces, and a new dining facility and campus center for NEC will be constructed on the site of the existing surface parking lot located on St. Botolph Street; and
- A new seven-story, 65,000 square-foot Academic & Administration building housing new practice facilities, administrative offices, an NEC visitor center, and ground-floor public amenities designed to publicly showcase the musical talent of the NEC community will be built on the site of the existing NEC residence hall and library on Gainsborough Street.

The Proposed Projects are subject to Large Project Review under Article 80B of the Boston Zoning Code (the “Code”), as well as Institutional Master Plan Review under Article 80D of the Code. The Proposed Project will seek certain zoning relief from the Code through the designation of the NEC campus as an Institutional Master Plan Area pursuant to Articles 3-1A and 80D of the Code.

The total Gross Floor Area of the Proposed Projects is approximately 200,000 square feet, not counting various minor interior renovations to existing facilities that are planned as part of NEC’s overall campus plan, including the interim re-purposing of the existing residence hall located at 33 Gainsborough Street upon



completion of the new residence hall project. The National Historic Landmark Jordan Hall building, which recently underwent a painstaking \$14 million restoration, will be protected and preserved as part of the NEC Institutional Master Plan.

The Proposed Projects will accomplish several key objectives for NEC as it looks forward to the next chapter in its nearly 150-year history in Boston. These objectives include:

- Providing much-needed new academic and student life facilities for the NEC community without growing enrollment. In this regard, these new facilities represent a decompression rather than an expansion and will help NEC continue to provide world-renowned music education and performance programs in a physical setting whose design quality reflects NEC's academic excellence;
- Preserving, protecting, and enhancing the use of Jordan Hall, which is the educational and cultural heart of NEC. The overall campus plan is designed to better connect Jordan Hall to the rest of the NEC campus and will create new amenities that will enhance the public experience of Jordan Hall for the benefit of all its visitors; and
- For the first time in NEC's history, creating a physical sense of community on its campus through a cohesive program of streetscape improvements, pedestrian amenities, and internal connections that will benefit both the NEC community and the school's neighbors and visitors.

NEC is a small but incredibly important cultural jewel that is enjoyed by students and visitors from all over the region, the country, and the world through its instruction and the over 900 free public performances that NEC produces each year. The Proposed Projects will enable NEC to continue its tradition of excellence and community partnership well into the school's third century in the City of Boston.

On behalf of the entire development team, we look forward to working with you, BRA staff, the City of Boston, and the community at large in furtherance of this major investment in and opportunity for the City of Boston.

Thank you in advance for your consideration.

Yours very truly,

A handwritten signature in black ink, appearing to read "Yanni K. Tsipis", written over a horizontal line.

Yanni K. Tsipis  
Senior Vice President

cc: Mr. Gerald Autler, Boston Redevelopment Authority  
Mr. Edward Lesser, New England Conservatory  
Mr. Donald Wiest, Brennan Dain LeRay Wiest Torpy & Garner, PC