

**Institutional Master Plan
Project Notification Form
Emerson College
172 Tremont Street
Boston, MA 02116**

Submitted to:
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Submitted by:
Emerson College
Government and Community Relations
120 Boylston Street
Boston, MA 02116
April 27, 2018

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Request for Extension and Renewal of Institutional Master Plan

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April 27, 2018

Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

**Re: Submission of Institutional Master Plan Project Notification Form 172 Tremont Street
Request to Renew and Extend Emerson College's Institutional Master Plan**

Dear Director Golden:

Emerson College is pleased to submit this Institutional Master Plan Project Notification Form (IMPINF), to the Boston Planning and Development Agency in accordance with Article 80D of the Boston Zoning Code. The building contains 17,752 gross square footage and is located at the corner of Tremont and Avery Streets. It is directly adjacent to the recently opened Emerson Media Art Gallery and strategically located an equal distance between the Little Building and the Paramount Center. The site is fully permitted by the Boston Planning and Development Agency for a 16-story, 54,454 gross square foot residential building.

At this time, the College proposes to renovate the existing four-story building for the following support services:

- Cultural Center
- Health Services Center
- Spiritual Life
- Meeting Space
- Counseling Center

The College looks forward to working with the Boston Planning and Development Agency (BPDA) and other City agencies to implement this project. In conjunction with the approval of this project, the College seeks approval from the BPDA for an amendment to the College's Institutional Master Plan, approved through May 2018, and also seeks a three-year extension and renewal of the College's current Institutional Master Plan until May 2021.

Sincerely,

Margaret A. Ings
Vice President

1.0 Projects Underway

1.1 80 Boylston Street, Little Building Renovation

The College is currently renovating the Little Building dormitory, an existing twelve-story structure built in 1917. Interior renovations will occur on floors 2-12 and a newly constructed floor will be located entirely behind the 14'4" parapet. When this project is completed, the student housing in the Little Building will increase from 750 students to 1,044 students with an anticipated completion date in the summer of 2019.

1.2 120 Boylston Street, Walker Building Façade Repair/Window Replacement

The project entails repair and or replacement of some of the existing façade. All windows will be replaced with new energy efficient models that replicate the current windows. This project started in 2017 and will be completed in phases over a three-year period during the summer months. The estimated completion date will be summer of 2021, with an estimated cost of \$5,000,000.

1.3 100 Boylston Street, Colonial Building Façade Repair

The project entails repairing and repointing certain areas of the façade over a four-year period with an anticipated completion date in the summer of 2022. The estimated cost of this project is \$1,200,000.

1.4 Replacement of Emerson Colonial Theatre Marquee

The replacement and installation of a new Emerson Colonial Theatre Marquee was approved by the Boston Planning and Development Agency, Boston Landmarks Commission, and the Public Improvement Commission. The new marquee is metal framed with digital signage that allows for brightly lit, readily visible dynamic images, similar to surrounding electronic marquees. The doors and all other original brass, wood, and glass entry detailing intend to remain as currently constituted.

1.5 180 Tremont Street, Ansin Building Roof Replacement

The project entails removing the existing rubber membrane roofing system and replacing it with a new PVC welded seam reflective roof. This project is scheduled to be completed by the fall of 2021, with an estimated cost of \$1,000,000.

1.6 Boylston Street Sidewalk Project

The College's proposed vision plan for Boylston Street includes an introduction of new lighting, planting and intermittent changes to the width of the sidewalk on the south side of Boylston Street. The proposed project also involves creating a midblock crossing on Boylston Street between Tremont and Charles Street. Phase I of the designed sidewalk has begun with on-going conversations between City Officials and some neighborhood organizations. Phase II will include presenting integrative designs of the vision plan with renderings of the proposed campus signage plan and the installation of wayfinder kiosks after the completion of the sidewalk approval process.

2.0 Leased Property

2.1 52 Summer Street (Due to the closing of the Little Building dormitory)

The College currently leases 15,084 square feet for the fitness center and the Cabaret student rehearsal space formerly located in the Little Building. The Cabaret space will relocate back to its former site in the Little Building once it reopens in summer 2019.

2.2 160 Boylston Street, Third Floor

The College leases space on the third floor of 160 Boylston Street for two entrepreneurial groups, the Emerson Engagement Lab and Emerson Launch.

3.0 Proposed Future Projects

3.1 172 Tremont Street Interior Renovations

The College purchased this building in November 2017, and plans to renovate the interior space for support services to include a cultural center, health services center, spiritual life center, meeting space and a counseling center. This renovation project will start in summer 2018, with an estimated completion date of winter 2019.

3.2 150 Boylston Street Fitness Center Relocation

Currently located in leased space at 52 Summer Street, the College's fitness center will relocate to the Piano Row Residence Hall located at 150 Boylston Street in the lower level of the Campus Center. The estimated start date is summer 2018, with a completion date of summer 2019.

3.3 216 Tremont Street, Roof Replacement

The project entails removing the existing rubber membrane roofing system and replacing it with a new PVC welded seam reflective roof. This project is expected to start in 2019 and be completed in fall of 2020, with an estimated cost of \$600,000.

3.4 216 Tremont Street, Sidewalk Repair

The project entails replacing the sidewalk immediately adjacent to the Union Warren Savings Bank building owned by the College. New structural steel and concrete will be installed along with resetting of the granite curbs. This project, approved by the Public Improvement Commission (PIC), is expected to start and finish in the summer of 2019 with an estimated cost of approximately \$100,000.

3.5 Rotch Playground, Turf Replacement

The project consists of replacing the artificial turf surface at Rotch Playground, while also upgrading the existing lighting system with LED lights and adding softball/baseball dugouts. The entire project will begin in July of 2018, with a minimum estimated cost of \$1,000,000.

4.0 Potential Future Project

4.1 134 – 136 Boylston Street

The College has an opportunity to potentially purchase a property located at 134-136 Boylston Street. If the acquisition of this property occurs, the College plans to continue leasing space to the current tenants.