



August 6, 2020

Mr. Dion Irish, Commissioner
Inspectional Services Department
1010 Massachusetts Avenue
Boston, MA 02118

Re: **Guidance for Permitting Off-campus Spaces for Temporary Institutional Uses**
Emerson College, W Hotel (100 Stuart Street)

Dear Commissioner Irish:

This letter serves as a recommendation to approve the temporary institutional uses for Emerson College, as described herein, in accordance with the interdepartmental guidance (the "Guidance") towards permitting non-institutional spaces to be used for the purposes of institutional residential de-densification, issued by the City of Boston on July 9, 2020, and in accordance with the Boston Public Health Commission directive supporting this aim, issued June 24, 2020.

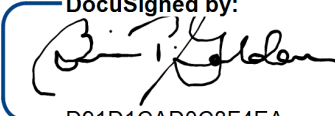
Emerson College (the "College") submitted an application (the "Application") on August 4, 2020, detailing its plans for temporary occupancy of the W Hotel at 100 Stuart Street in the Midtown Cultural Zoning District. The College intends to occupy 216 beds on nine floors of the hotel. Each hotel room will be occupied by one or two students, and each room will have a private bathroom, furthering the goals of de-densification and social distancing within the on-campus residential setting. Additionally, the College intends to use conference rooms on the second floor of the hotel as two classrooms. All students will be required to wear masks anytime they are outside of their rooms, and the building is within short walking distance of the College's campus.

The College has also provided sufficient detail on scheduling of move-in/move-out procedures in compliance with public health recommendations on limiting the spread of COVID-19, as well as ongoing testing, tracing, and isolation protocols for all on-campus students, including those in traditional College dorms as well as those occupying the mentioned hotel, via a partnership with Tufts Medical Center. The College will staff the hotel with eight Resident Assistants to manage student activities and wellbeing, as they would in traditional student housing, including upholding College standards on alcohol consumption in student housing. The College is taking appropriate steps over the month of August to meet with local Elected Officials, civic organizations, and institutional neighbors in regard to its reopening plans.

Given the above, BPDA Staff deems the College's Application for occupying this space in compliance with the Guidance and the Boston Public Health Commission's directive. BPDA Staff recommends that you permit the change of use for the proposed facilities for a period of six months, beginning August 24, 2020, with the option for the College to renew for a similar period should that be deemed necessary and in accordance with the Guidance at that time, as well as in accordance with up-to-date public health

recommendations. If you have any further questions or require additional information, please contact Edward Carmody, Institutional Planner & Project Manager, at Edward.Carmody@Boston.gov.

Sincerely,

DocuSigned by:

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Brian Golden, Director