



 EMERSON COLLEGE

**12 Hemenway Street**

**Boston, MA 02115**

INSTITUTIONAL MASTER PLAN AMENDMENT

Submitted to the  
Boston Redevelopment Authority  
September 2, 2016

# **Table of Contents**

	Page
<b>1.0 MISSION AND OBJECTIVES</b>	<b>1</b>
1.1 College Overview	1
1.2 Educational Units and Programs	1
1.2.1 The School of Arts	1
1.2.2 The School of Communication	2
1.2.3 Other Programs	2
1.2.3.1 Institute for Liberal Arts and Interdisciplinary Studies	2
1.2.3.2 External Programs	2
1.2.4 Accreditation	3
1.2.5 Memberships and Affiliations	3
1.3 Existing College Facilities	4
1.3.1 Campus Buildings	5
1.3.2 Leased Properties	6
1.3.3 Proposed Temporary Lease	7
1.3.4 Partnerships	8
1.4 Mission Statement	8
1.5 Student Population Served	8
1.6 Student Housing	9
1.6.1 Existing Housing	9
1.6.2 Support Provided to Off-Campus Students	10
1.6.3 Rules and Regulation	10
1.6.4 Impact on the Surrounding Neighborhoods	10
1.6.5 Current Housing	10
1.6.6 Short Term Housing Plan	11
1.7 Employment	11
<b>2.0 PROPOSED INSTITUTIONAL PROJECTS</b>	<b>12</b>
2.1 12 Hemenway Street	12
2.2 80 Boylston Street, Little Building Renovation	12
2.3 219 Tremont Street, Cutler Majestic Theatre Façade Repair/Replacement	13
2.4 120 Boylston Street, Walker Building Façade Repair/Window Replacement	13
2.5 100 Boylston Street, Colonial Building Façade Repair	14
2.6 216 Tremont Street Sidewalk Repair	14
2.7 216 Tremont Street Roof Replacement	14
2.8 180 Tremont Street, Ansin Building Fire Pump Replacement	14
2.9 180 Tremont Street, Ansin Building Roof Replacement	14

	Page
<b>3.0 MOVE-IN/MOVE-OUT AND TRANSPORTATION</b>	14
<b>4.0 OTHER</b>	15
4.1 Public Notice	15
4.2 Future of Site	16
4.3 Potential for Other Locations	16
4.4 Sustainability	16
4.5 Public Benefits	17
4.6 PILOT Payments	18

## **Appendices**

- A. Scoping Determination
- B. Comment Letters from Elected Officials and Responses
- C. Comment Letters from the Community and Responses
- D. Student Conduct Process
- E. Community Service Report

## **1.0 MISSION AND OBJECTIVES**

### **1.1 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 48 states and 57 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.

### **1.2 Educational Units and Programs**

#### **1.2.1 The School of Arts**

The School of Arts is home to four departments: Performing Arts, Visual and Media Arts, Writing, Literature and Publishing, and Comedic Arts. 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.

### **1.2.2 The School of Communication**

The School of Communication is organized into four academic departments: Communication Sciences & Disorders, Communication Studies, Journalism, and Marketing Communication. 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, and Political Communication. 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.

### **1.2.3 Other Programs**

#### **1.2.3.1 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.

#### **1.2.3.2 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 in Europe. Within a climate supportive of diversity, civility, and freedom of expression, Emerson students become informed and articulate members of society.

The Office of Education Abroad and Domestic 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 the College's flagship education abroad program at Kasteel Well, students have the opportunity to participate in one or more Emerson-sponsored programs during the semester or summer. Emerson-sponsored programs include direct exchanges with partner institutions across Europe, Asia, and South America; summer faculty-led Global Pathway Programs to more than a dozen countries; and domestic study away programs in Los Angeles, CA and Washington, D.C. In addition to Emerson-sponsored programs, students can enroll for a semester or summer of study through non-affiliated universities and other education abroad programs offered across the globe.

#### **1.2.4 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.

#### **1.2.5 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. Midtown Park Plaza Neighborhood Association (MPPNA)
22. Downtown Boston Business Improvement District (BID)
23. City of Boston Emergency Shelter Commission
24. Friends of the Public Garden
25. Park Plaza Civic Advisory Committee
26. Chinatown Safety Committee
27. Back Bay Association
28. The College Board
29. Boston Arts Academy

### **1.3 Existing College Facilities**

Emerson College's campus is located in the Midtown Cultural District, also known as the Theatre District. The Midtown Campus currently has nine buildings. The College maintains a

satellite campus in the Netherlands and opened the newly constructed Los Angeles Center in January 2014. The Los Angeles Center provides on-site housing for students participating in the LA internship program and includes 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 I)**

### **1.3.1 Campus Buildings**

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

The Little Building, at 80 Boylston Street is a residence hall for 750 students, which includes a dining hall, campus store, and administrative offices. This building will close in spring 2017 for renovations and will reopen in fall 2019 to include housing for an additional 294 students.

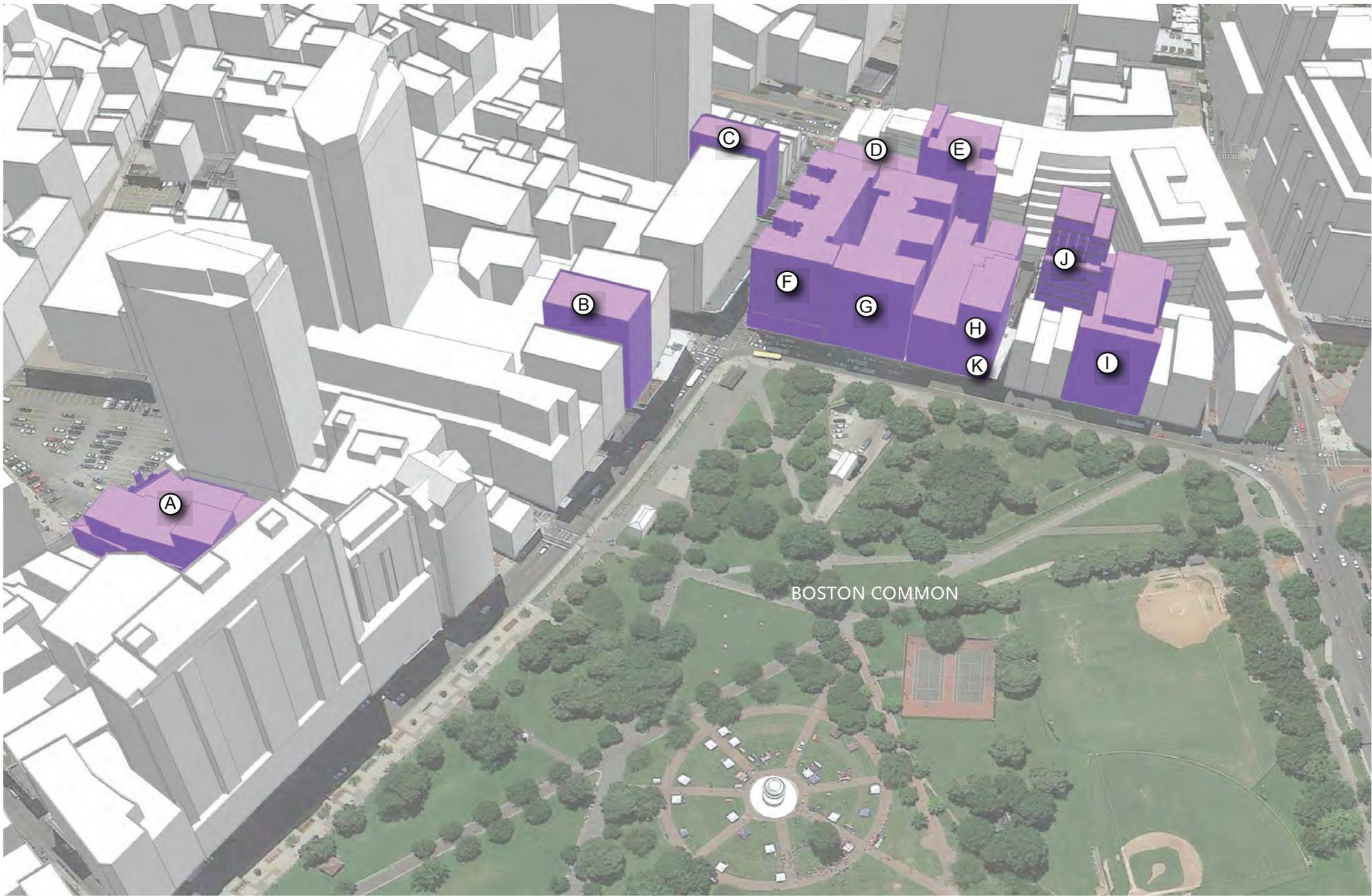
*Note: Current retail tenants in the Little Building include Dunkin Donuts and a Bank of America ATM whose leases both expire in June 2017.*

The former Union Warren Savings Bank, at 216 Tremont Street houses the Department of Communication Sciences and Disorders, the Registrar, and student health center.

The Walker Building, at 120 Boylston Street, houses the Library, classrooms, the School of Communications, in addition to faculty and administrative offices. Currently under construction, the new central dining facility for 550 students will be located over two floors of the Walker Building to be completed in summer 2017.

*Note: The Walker Building currently has two tenants: Whiskey Saigon whose lease runs through January 2022, and Barnes and Noble Booksellers, the College's bookstore, open to the public, with a contract running through April 30, 2017.*

The Tufts Performance and Production Center houses Emerson's Performing Arts Department,



- 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. TUFTS 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. 2 BOYLSTON PLACE**
- K. DINING CENTER** 122 & 124 BOYLSTON STREET

Emerson College Campus Map

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 in 2003.

The Piano Row Residence Hall opened in September 2006. The 14-story, 564 bed residence hall includes a gymnasium with a NCAA-sized basketball court, a student campus center, the Department of Professional Studies and Special Programs and the Office of Student Success.

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, office space, a restaurant at street level and housing for 262 students.

*Note: Current retail tenant is Salvatore's Restaurant whose lease expires in December 2021.*

The Colonial Residence Hall opened in September 2009. Emerson College purchased the Colonial Building and converted it to a 364-bed residence hall. This building houses the College's print and copy shop and the Visitor Center which recently relocated from 10 Boylston Place. The historic Colonial Theatre remains on the street level of the Colonial Building with future programming to be determined.

*Note: Collegiate Press, a print and copy shop housed in the Colonial Building has a contract with the College through December 31, 2016.*

### **1.3.2 Leased Properties**

50 Tufts Street: The College leases 16,000 square feet of space in Somerville for storage of theatrical backdrops, props, and other materials. The College's lease runs through 2020.

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 and Creative Scholarship. This lease runs through April 2017. The College also leases 8,747 square feet of space for two Faculty offices, Communication Sciences & Disorders Face Lab, and Title IX office. 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 for Communications and Marketing, Web Services, Creative Services, Enrollment Marketing, and Institutional Advancement/Alumni Relations. This lease expires in November 2020.

25 Avery Street: Due to the closing of the Little Building dormitory in spring 2017, the College has a lease for 11,950 square feet on the first floor and in the basement. The Equipment Distribution Center (formerly located in the Little Building) and a visual arts gallery programmed by the Visual & Media Arts department will be located on both floors.

20 Park Plaza: The College has a lease for 19,000 square feet of office space on the thirteenth floor of 20 Park Plaza for the Information Technology Department, Facilities & Campus Services, Administration & Finance, and Human Resources.

### **1.3.3 Proposed Temporary Lease**

12 Hemenway Street: Due to the closing of the Little Building dormitory in spring 2017, the College proposes to temporarily lease space for approximately 115 students from fall 2017 through spring 2019. The space is comprised of 42,868 square feet and includes 56 rooms, a commercial kitchen and a café on the first floor. There are three parking spaces included with the lease.

### **1.3.4 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.

## **1.4 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.

## **1.5 Student Population Served**

Since the College offers specialized programs in Communication and Performing Arts, etc., the students enrolled at Emerson are derived from a fairly fixed pool of potential enrollees.

Current Undergraduate Enrollment: Full-time: 3514. Part-time: 93. The College projects minimal growth over the next several years.

Graduate Student Enrollment: Full-time: 537. Part-time: 77. The College anticipates that this number will fluctuate up or down over the next several years depending on economic conditions. Emerson 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: These students are seeking certifications in Copyediting, Digital Media Production, Graphic Novel Writing & Illustration, Literary Publishing, Marketing/Branding and Screenwriting.

## **1.6 Student Housing**

Since the IMP Amendment was approved in April 2015, the College has started construction on a new residence hall for 380 students located at 2 Boylston Place to be completed in summer 2017.

### **1.6.1 Existing Housing**

#### **80 Boylston Street (Little Building)**

The Little Building 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 service center.

#### **150 Boylston Street (Piano Row Residence Hall)**

The Piano Row Residence Hall houses 564 students and includes the Bobbi Brown and Steven Plofker Gymnasium which includes 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 14<sup>th</sup> floors and a portion of the second floor. A dining cafe is located on the second floor.

#### **100 Boylston Street (Colonial Residence Hall)**

The Colonial Residence Hall houses 364 students on floors two through ten and includes rooms for Resident Assistant's and one Resident Director's apartment.

#### **555 Washington Street (Paramount Center Residence Hall)**

The Paramount Center, a mixed-use facility includes student housing for 262 students on floors six through ten.

### 1.6.2 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.

### 1.6.3 Rules and Regulations

The rules and regulations include the statement of campus rights and responsibilities in addition to the student code of conduct. The College handbook includes information on Title IX, conduct board procedures and a list of campus and community resources.

### 1.6.4 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 Allston, Brookline, Brighton, 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.

### 1.6.5 Current Housing

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 1-1** refers to Emerson College's current housing.

**Table 1-1**  
**Current Housing**

<b>Building</b>	<b>Number of Beds</b>
The Little Building	750
Piano Row Residence Hall	564
The Paramount Center	262
The Colonial Residence Hall	364
Total Number of Beds	1940

### **1.6.6 Short Term Housing Plan**

Currently, the 2 Boylston Place Residence Hall is under construction for 380 students with a completion date of summer 2017. With the closing of the Little Building dormitory for renovations in spring 2017, the College proposes to increase capacity in the Colonial and Piano Row Residence Halls for students in addition to temporarily leasing space at 12 Hemenway Street for 115 students. The Little Building will reopen in fall 2019 with housing for an additional 294 students, giving the College the capacity to now house all freshmen, sophomores and juniors on campus.

**Table 1-2 through 1-6** summarizes the College's buildings, leased property, external programs and partnerships.

### **1.7 Employment**

The College is planning for minimal growth over the next 10 years. Our current workforce population is outlined below.

#### **Current Employment:**

Full-time Faculty: 194

Part-time Faculty: 240

Part-time FTE: 120

Total Faculty FTE: 231

#### **Staff:**

Full-time: 523

Part-time: 21

FTE: 536

**Table 1-2  
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 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 and student services facility. This building will close for restoration/renovations in Spring 2017 and will reopen in Fall 2019 to include housing for an additional 294 students.
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	This building houses the Library, classrooms, Vice President and Dean of Campus Life Office, Housing & Residence Life, Student Life, and Faculty offices. The College's new dining center will be located on two floors to accommodate up to 550 students. The completion date is summer 2017.
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.

**Table 1-3  
Campus on the Common**

<b>NAME</b>	<b>ADDRESS</b>	<b>DATE PURCHASED</b>	<b>HEIGHT</b>	<b>GROSS SQUARE FOOTAGE</b>	<b>DESCRIPTION</b>
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 the Office of Student Success, in addition to housing for 564 students.
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 remains on the street level of the Colonial Building with future programming to be determined.
9. President's Residence	2 Spruce Street	June 2011		7,749	The space provides living quarters for the President and family in addition to meeting space with faculty, staff, trustees, public officials, and business/civic leaders in the community.
10. 2 Boylston Place	2 Boylston Place	March 2010	171 ft.	89,900	Currently under construction, 2 Boylston Place will be a residence hall for 380 students to include common space, and a cafe accessible to the public on the ground floor. Projected completion date is summer 2017.
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, 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. The space also includes a restaurant at street level.

**Table 1-4  
Emerson College  
Leased Properties**

<b>NAME</b>	<b>ADDRESS</b>	<b>DATE PURCHASED</b>	<b>HEIGHT</b>	<b>GROSS SQUARE FOOTAGE</b>	<b>DESCRIPTION</b>
12. Storage	50 Tufts Street Somerville, MA	Leased until 2020		16,000	The College leases space for storage of theatrical backdrops, props and other materials.
13. State Transportation Building/Office Suite	10 Park Plaza 1 <sup>st</sup> 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 2 <sup>nd</sup> Floor	Leased until February 2023		8,747	The College leases space for two Faculty offices, Communication Science & Disorder's Face Lab, and Title IX office.
15. 99 Summer Street	99 Summer Street 9 <sup>th</sup> Floor	Leased until November 2020		15,000	The College leases office space for Communications and Marketing, Web Services, Creative Services, Enrollment Marketing and Institutional Advancement/Alumni Relations.
16. 160 Boylston Street	160 Boylston Street 4 <sup>th</sup> Floor	Leased until August 2018			The College leases space for the Emerson Engagement Game Lab.
17. Equipment Distribution Center	25 Avery Street	Leased until February 2021		11,950	The College leases space for the Equipment Distribution Center (formerly housed in the Little Building) and for an art gallery programmed by the Visual & Media Arts (VMA) department.
18. 20 Park Plaza	20 Park Plaza 13 <sup>th</sup> Floor	Leased until December 2022		19,000	The College leases space for Information Technology, Facilities & Campus Services, Human Resources, and Administration & Finance.

**Table 1-5  
Emerson College  
External Programs**

NAME	ADDRESS	DATE PURCHASED	HEIGHT	GROSS SQUARE FOOTAGE	Description
19. 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.
20. Emerson College Los Angeles	5960 Sunset Blvd, Hollywood, CA	2008	130 ft.	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 1-6  
Emerson College  
Partnership**

NAME	ADDRESS	DATE PURCHASED	HEIGHT	GROSS SQUARE FOOTAGE	Description
21. 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.

## **2.0 PROPOSED FUTURE PROJECTS**

### **2.1 12 Hemenway Street**

The project consists of temporarily leasing 12 Hemenway Street from fall 2017 through spring 2019 for 115 students due to the closing of the Little Building dormitory for renovations. The space is comprised of 42,868 square feet and includes 56 rooms, a commercial kitchen, and a café on the first floor. There are three parking spaces included with the lease which would be used by the Resident Director, Facilities, and the Emerson College Police Department. The College will manage this property in the same manner in which the College oversees our residence halls on the main campus. Please see **Appendix D** for Student Conduct Process. There will be a Resident Director (professional staff member) living at this location along with five Resident Assistants (RA), student staff members. The Resident Director will supervise the RA staff and work with facilities and other stakeholders on campus to ensure operations are running smoothly. The College will also utilize Securitas to provide 24-hour front desk security coverage who will work with the Emerson College Police Department.

### **2.2 80 Boylston Street, The Little Building Renovation**

The Little Building dormitory is an existing 12 story structure built in 1917. The Building, originally an office building 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. 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 conditions 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.

A cast stone like material capable of replicating the ornate detail of the original façade has been approved by the Boston Redevelopment Authority. 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.

Interior renovations will occur on floors 2-12 and a newly constructed 13<sup>th</sup> 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 and student social space 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.

### **2.3 219 Tremont Street, Cutler Majestic Theatre Façade Repair/Replacement**

Due to the Landmark status and age of the building, the College will work with a landmark approved preservation architect to define the scope of work, match the existing materials and complete detailed drawings in order to complete the project. This phase is proposed to start in the fall of 2017 and be completed by the fall of 2018. Phase II, the restoration phase, is expected to start during the summer of 2019, and be completed in the summer of 2021. The estimated cost of this project is \$7,500,000.

### **2.4 120 Boylston Street, Walker Building Façade Repair/Window Replacement**

This 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 will be completed in phases over a three year period during the summer months due to the amount of classrooms and to minimize disruption caused by this type of work. This project is scheduled to start in late 2017 and is projected to be completed in the summer of 2020. The estimated cost of this project is \$5,000,000.

## **2.5 100 Boylston Street, Colonial Building Façade Repair**

This project entails repairing and repointing certain areas of the facade. This project is expected to be completed over a two year period with a completion date in the summer of 2018. The estimated cost of this project is \$1,200,000.

## **2.6 216 Tremont Street, Sidewalk Repair**

This 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. Approved by the Public Improvement Commission (PIC), the project is expected to start and finish in the summer of 2016. The estimated cost of this project is \$100,000.

## **2.7 216 Tremont Street, Roof Replacement**

This 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 2017 and be completed in the fall of 2018, with an estimated cost of \$600,000.

## **2.8 180 Tremont Street, The Ansin Building Fire Pump Replacement**

This project will consist of removing the existing electric fire pump with a new model that has the same features as the current fire pump. This project is scheduled to start and be completed in the summer of 2017, with an approximate cost of \$500,000.

## **2.9 180 Tremont Street, The Ansin Building Roof Replacement**

This 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 2020, with an estimated cost of \$1,000,000.

## **3.0 MOVE-IN/MOVE-OUT AND TRANSPORTATION**

The College understands the impact residence hall move-in can have on the surrounding community and takes active measures to ensure minimal disruption and a positive experience for

all involved. The College has established successful move-in plans for the residence halls located at 80, 100, 150 Boylston Street and 555 Washington Street. A similar plan for 12 Hemenway Street will include professional staff stationed to assist students in unloading and moving into the property. Resident students will be assigned a specific period of time, by alpha or floor during the timeframe of 8:00 am - 4:00 pm. Students will be instructed to be prepared to unload their belongings and have their vehicle moved (idling will not be permitted). Students and their families will be provided a list of local parking facilities they may utilize.

Emerson College Police Department will work with the Boston Transportation Department (BTD) to post signage and secure necessary permits in addition to coordinating with the Boston Police Department with police details to help with pedestrian and traffic flow. All college and residence hall policies will remain in effect for students living at this location.

The College plans to offer shuttle service between 12 Hemenway Street and 150 Boylston Street. The shuttle will be a 15-passenger van that will operate daily from noon to midnight with frequency of shuttle service to be determined by the College and the community. The College will also provide all residents with a MBTA T-pass to travel to campus. Three parking spaces are included in the lease which will be utilized by the Resident Director, Facilities, and Emerson College Police Department. Students residing at this property will be returning students, not freshmen. To minimize traffic impacts, the Office of Housing and Residence Life will select students to reside at this location who do not have a vehicle.

## **4.0 OTHER**

### **4.1 Public Notice**

Emerson College will prepare and publish a Public Notice of the submission of the IMP Amendment to the Boston Redevelopment Authority (BRA) as required by Section 80A-2. The notice shall be published within five (5) days after the receipt of the IMP Amendment by the BRA.

## **4.2 Future of Site**

Once the lease has terminated with Emerson College, all College furnishings from the property will be removed. The use of the building will revert back to the underlying zoning, which is licensed as a hostel/lodging house.

## **4.3 Potential for Other Locations**

The College began working with a developer two years ago on a project near campus. There were discussions on the feasibility of securing a two-year lease to house 115 students.

Ultimately, the developer would not agree to lease space for a two-year period, therefore the College needed to pursue other options.

Emerson reached out to several hotels in the immediate area regarding temporary housing for Emerson students. The issue with all these locations was the inability to provide safe, accessible, segregated space for 115 students over a two year period.

Additionally, the College contacted other colleges in the area regarding excess capacity and none were able to provide the number of rooms the College required.

The 12 Hemenway Street property allows the College to temporarily lease and manage the building, assures better control over access, and safety of our students in one location.

## **4.4 Sustainability**

Through the purchase of "green steam" the College continues to move away from fossil fuel consumption. Emerson has implemented single stream recycling and partners with Save That Stuff to reduce waste to landfills. An Eco Rep program was started in 2013 to encourage and further engage students in sustainability efforts.

In 2015, Emerson College ranked #23 on the Environmental Protection Agency's top 30 Colleges & Universities list of largest green power users. The College currently has 3 LEED certified buildings (Leadership in Environmental Design). Our current project, 2 Boylston Place Residence Hall and the upcoming renovations planned for the Little Building at 80 Boylston Street will also be Gold LEED projects.

The College has partnered with Eversource to implement several energy saving programs that include; LED lighting, building automation systems, and recommissioning of older buildings. Emerson has a full time Sustainability Coordinator that works with students, faculty and staff to promote our green initiatives.

#### **4.5 Public Benefits**

The College has proposed to implement the following while Emerson students reside at 12 Hemenway Street.

- 1 Resident Director and 5 Resident Assistants living on site
- Reduction in occupancy from 219 to 115 (a reduction of 104 people)
- Securitas 24/7 front desk security coverage
- Emerson College Police Department (ECPD) to patrol area in and around property
- No smoking in or around the building
- Enforce “Quiet Hours” in front of building
- Staff from Office of Government & Community Relations volunteers to participate at Fenway neighborhood meetings during the two year period students are residing in the building
- Notification to students of volunteer opportunities in the community
- First floor meeting room available to the community when not in use by students

Emerson is a diverse community of students, faculty, and staff dedicated to leadership in communications and the arts. Many in Emerson’s community contribute their time and talent to support worthwhile institutions and programs in the neighborhood surrounding the College and throughout the Boston area. Please refer to **Appendix E** for the latest Community Service Report which highlights the College’s community service activities. These reports are published every two years by the College.

#### **4.6 PILOT Payments**

Emerson College has maintained payments to its PILOT agreement with the City and would offer to meet with the Assessing Department to discuss this program.

**APPENDIX A**  
**SCOPING DETERMINATION**

August 23, 2016

Peggy Ings  
Associate Vice President  
Office of Government and Community Relations  
Emerson College  
120 Boylston Street  
Boston, MA 02116

Re: Scoping Determination for proposed Emerson Institutional Master Plan Amendment, 12 Hemenway Street

Dear Ms. Ings:

Please find enclosed the Scoping Determination for the proposed Institutional Master Plan Amendment for Emerson College's temporary dormitory located at 12 Hemenway Street in the Fenway Neighborhood of Boston. The Scoping Determination describes information required by the Boston Redevelopment Authority in response to the Institutional Master Plan Project Notification Form, which was submitted under Article 80D of the Boston Zoning Code on July 15, 2016. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4237.

Sincerely,



Michael Rooney  
Project Assistant

CC: Brian Golden, BRA  
Sara Myerson, BRA  
Jonathan Greeley, BRA  
Gerald Autler, BRA  
Jacob Wessel, Mayor's Office of Neighborhood Services

## BOSTON REDEVELOPMENT AUTHORITY

### SCOPING DETERMINATION

#### FOR

#### **EMERSON COLLEGE, INSTITUTIONAL MASTER PLAN AMENDMENT, 12 HEMENWAY STREET**

On July 15, 2016, the Associate Vice President of Government and Community Relations at Emerson College ("Emerson") submitted to the Boston Redevelopment Authority ("BRA") an Institutional Master Plan Project Notification Form ("IMPINF") for the purposes of amending the Emerson College Institutional Master Plan. The IMPINF consists of temporarily leasing 12 Hemenway Street from fall 2017 through spring 2019 for approximately 115 students due to the closing of Emerson College's Little Building dormitory for renovations. The space is comprised of 42,868 square feet and includes 56 rooms, a commercial kitchen and a café on the first floor.

Copies of the IMPINF were made available to the public in both electric and hard copy format. A scoping session was held on August 1, 2016 with public agencies and a community meeting was held on August 1, 2016 at which the Proposed Project, as outlined in the IMPINF was presented. The comment deadline for the IMPINF was August 15, 2015. Comment letters are included in Appendix 1 (Comments from Elected Officials), and Appendix 2 (Comments from the Public).

The BRA will review the proposed IMP Amendment pursuant to Section 80D of the Boston Zoning Code ("Code"). As part of the BRA's Article 80 Review, Emerson is required to prepare and submit to the BRA a proposed IMP Amendment pursuant to Section 80D. The document must set forth in sufficient detail the planning framework of the institution and the cumulative impacts of the project included in the IMP Amendment to allow the BRA to make a determination about the merits of the proposed IMP Amendment. At other points during the public review of the IMP Amendment, the BRA and other City agencies may require additional information to assist in the review of the Proposed IMP Amendment.

Emerson will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the IMP Amendment to the BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMPA and any other materials.

## SUBMISSION REQUIREMENTS

### FOR

## EMERSON COLLEGE'S INSTITUTIONAL MASTER PLAN AMENDMENT

The Scope requests information required by the BRA for its review of the proposed Emerson College Institutional Master Plan Amendment ("IMP Amendment") in connection with the following:

1. Approval of the Emerson College IMP Amendment pursuant to Article 80D and other applicable sections of the Boston Zoning Code.
2. Recommendation to the Zoning Board for approval of the Emerson College IMP Amendment

The Emerson College IMP Amendment should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP Amendment at public meetings. Ten (10) hard copies of the full report should be submitted to the BRA, in addition to an electronic version in .pdf format. The IMP Amendment should include a copy of this Scoping Determination. The IMP Amendment should also include the following elements.

### 1. EXISTING PROPERTY AND USES

The IMP Amendment should present maps, tables, narratives, and site plans, as appropriate, clearly providing the following information:

- **Owned and Leased Properties.** Provide an inventory of land, buildings, and other structures in the City of Boston owned or leased by Emerson College as of the date of submission of the IMP Amendment, with the following information for each property:
  - Use(s).
  - Building gross square footage and, when appropriate, number of dormitory beds or parking spaces.
  - Building height in stories and, approximately, in feet, including mechanical penthouses.

### 2. STUDENT DEMOGRAPHICS

- **Student Population.** The IMP Amendment should provide an explanation of past trends and future projections of the size and other characteristics of Emerson College's student body.

### 3. PROPOSED INSTITUTIONAL PROJECT

- **Article 80D Requirements.** Pursuant to Article 80D, the IMP Amendment should provide the following information for the Proposed Institutional Project:

- Site location and approximate building footprint.
  - Uses (specifying the principal subuses of each land area, building, or structure, such as classroom, laboratory, parking facility).
  - Square feet of gross floor area.
  - Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
  - Floor area ratio.
  - Building height in stories and feet, including mechanical penthouses.
  - Parking areas or facilities to be provided in connection with Proposed Projects;
  - Any applicable urban renewal plans, land disposition agreements, or the like.
  - Current zoning of site.
  - Total project cost estimates.
  - Estimated development impact payments.
  - Approximate timetable for development of proposed institutional project, with the estimated month and year of construction start and construction completion for each.
- **Rationale for Proposed Project.** Discuss the rationale for the Proposed Institutional Project.
  - **Layout of Dormitory Units.** The IMP Amendment should discuss the layout of the dormitory units and how they compare to other Emerson College dormitories and other institutions' dormitories in Boston.

## **MOVE-IN/MOVE-OUT AND TRANSPORTATION**

- **Neighborhood Impacts.**
  - Move-in/move-out days at Boston's many institutions of higher learning can be disruptive to neighbors. The IMP Amendment should provide details on how Emerson College can mitigate those impacts on the surrounding neighborhood.
  - The IMP Amendment should discuss Emerson College's Plan to mitigate foot traffic and potential noise from adding 115 students to Hemenway Street.
- **Student Transportation.** The IMP Amendment should discuss Emerson College's strategy for transporting students to and from campus.

## **4. OTHER**

- **Public Notice.** Emerson College will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the IMP Amendment to the BRA as required by Section 80A-2 of the Code. This Notice shall be published within five (5) days after the receipt of the IMP Amendment by the BRA. In accordance with Article 80, public comments on the IMP Amendment shall be transmitted to the BRA within sixty (60) days of the publication of this Notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, Emerson College shall submit to the BRA a copy of the published Notice together with the date of publication.

- **Future of Site.** The IMP Amendment should discuss transition plans for the property after the lease has expired and Emerson College is no longer occupying the building.
- **Potential for Other Locations.** The IMP Amendment should discuss if Emerson College researched the potential of leasing a property closer to its campus and the reasons for not being able to find such location.
- **Sustainability.** The IMP should describe Emerson College's past and present sustainability initiatives and future commitment to reducing its environmental impacts.
- **Public Benefits.** The IMP should describe Emerson College's public benefits to the City of Boston and its residents.
- **PILOT Payments.** Emerson College should initiate a meeting with the Assessing Department to discuss the PILOT program.

**APPENDIX B**  
**COMMENT LETTERS FROM ELECTED OFFICIALS**  
**AND RESPONSES FROM EMERSON COLLEGE**



**JOSH ZAKIM**  
BOSTON CITY COUNCILOR  
DISTRICT 8

Mr. Michael Rooney  
Boston Redevelopment Authority  
Boston City Hall, 1 City Hall Plaza,  
Boston, Ma 02201

August 15, 2016

Dear Mr. Rooney,

I have reviewed the proposed changes to Emerson's IMP, and at this time I cannot support them. Neighborhood residents have raised very legitimate concerns about the proposed IMP changes. I urge Emerson to work with the community to address these concerns and hopefully submit a revised proposal that works.

I appreciate your consideration of my comments.

Best,

Josh Zakim



September 2, 2016

Josh Zakim  
Boston City Councilor District 8  
One City Hall Square, Suite 550  
Boston, MA 02201

Re: Institutional Master Plan Project Notification Form/12 Hemenway Street

Dear Councilor Zakim:

Emerson College is in receipt of your letter to Michael Rooney, project assistant at the Boston Redevelopment Authority (BRA), commenting on the College's proposal for 12 Hemenway Street. The College wishes to thank you for the meeting to discuss this housing proposal in more detail.

As you know, the Little Building dormitory will be closing for two years in spring 2017 for major renovations and our current residence hall at 2 Boylston Place will be completed in summer 2017 for 380 students. Due to the shortage of beds, the College is proposing to increase capacity in two of our dormitories in addition to housing students temporarily at 12 Hemenway Street. After this two-year period, the College will be able to house 70% of our undergraduates on campus which has been the goal for many years.

The College has researched other options to house our students closer to campus which we have outlined in the Institutional Master Plan Amendment. Recognizing the concerns of the Fenway neighborhood, the College has committed to implementing measures such as increasing residential staffing, security 24/7 and enforcement of quiet hours in front of the building. This location allows the College to have better oversight of the students in one location rather than students residing off campus in various neighborhoods throughout the City

I appreciate your feedback and look forward to working with you and the Fenway community as we move forward in the process.

Sincerely,

Margaret A. Ings  
Associate Vice President



Michael Rooney <michael.rooney@boston.gov>

## Opposition to Emerson request for a dorm at 12 Hemenway

Rushing, Byron - Rep. (HOU) <Byron.Rushing@mahouse.gov>

Mon, Aug 15, 2016 at 12:36 PM

To: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>

Cc: "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Brownsberger, William (SEN)" <William.Brownsberger@masenate.gov>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Corcoran-Hunt, Elizabeth (HOU)" <Elizabeth.Corcoran-Hunt@mahouse.gov>, "Duffy, Caitlin (HOU)" <Caitlin.Duffy@mahouse.gov>, "Miranda, Barbara (SEN)" <Barbara.Miranda@masenate.gov>, Richard Giordano <RGiordano@fenwaycdc.org>, "Livingstone, Jay - Rep. (HOU)" <Jay.Livingstone@mahouse.gov>

Michael Rooney—

I am the State Representative for the Ninth Suffolk District. I understand that Emerson proposes to convert 12 Hemenway Street to a dormitory as part of its IMP. Although 12 Hemenway is not in my District (It's in the Eighth Suffolk represented by Jay Livingstone), I represent all the abutting precincts in the Fenway. I oppose this change and have received many comments from my constituents who uniformly oppose this change as well. 12 Hemenway Street is in the middle of a residential neighborhood and it is not an appropriate place for a dormitory for any institution. The City has recently claimed that it seeks to make the Fenway more residential and more welcoming to families. It should not now reverse course and allow Emerson to add over 100 students to the block.

I also do not understand how Emerson can propose a change to its IMP and be permitted by the BRA to do so without a process for involvement by the effected community.

Please let me know the decision.

--Byron Rushing

State Representative Byron Rushing

Majority Whip

State House Room 235

Boston, MA 02133

p 617 722 2783

FB Byron Rushing

T @Byronrushing

Text 617-784-3591



September 2, 2016

Byron Rushing  
State Representative, Ninth Suffolk District  
Majority Whip  
State House, Room 235  
Boston, MA 02133

Re: Institutional Master Plan Project Notification Form/12 Hemenway Street

Dear Representative Rushing:

Emerson College is in receipt of your letter to Michael Rooney, project assistant at the Boston Redevelopment Authority (BRA), commenting on the College's proposal for 12 Hemenway Street. The College appreciates your feedback and did reach out to your office to set up a meeting to discuss this proposal. The College also contacted the following individuals and organizations:

Devon Quirk, Director of Operations, Department of Neighborhood Development  
State Representative Aaron Michlewitz  
Boston City Councilor Bill Linehan  
Boston City Councilor Josh Zakim  
Jacob Wessel, Mayor's Office of Neighborhood Services  
Park Plaza Civic Advisory Committee – Jackie Yessian  
Midtown Park Plaza Neighborhood Association – Captain Kenneth Fong  
Fenway Community Development Corporation, Urban Village Committee Meeting – Leah Camhi  
Fenway Civic Association – Tim Horn

The IMP Amendment process for 12 Hemenway Street continues for another 60 days and therefore, I look forward to meeting you during this time.

Sincerely,

Margaret A. Ings

Associate Vice President



Michael Rooney &lt;michael.rooney@boston.gov&gt;

---

## Opposition to Emerson request for a dorm at 12 Hemenway

---

Livingstone, Jay - Rep. (HOU) &lt;Jay.Livingstone@mahouse.gov&gt;

Mon, Aug 15, 2016 at 12:04 PM

To: "Michael Rooney (Michael.Rooney@Boston.gov)" &lt;Michael.Rooney@boston.gov&gt;

Cc: "Jacob Wessel (Jacob.Wessel@boston.gov)" &lt;Jacob.Wessel@boston.gov&gt;, "Josh Zakim (Josh.Zakim@boston.gov)" &lt;Josh.Zakim@boston.gov&gt;, "Rushing, Byron - Rep. (HOU)" &lt;Byron.Rushing@mahouse.gov&gt;, "Brownsberger, William (SEN)" &lt;William.Brownsberger@masenate.gov&gt;, "Nicholas Carter (nicholas.carter@boston.gov)" &lt;nicholas.carter@boston.gov&gt;, "Corcoran-Hunt, Elizabeth (HOU)" &lt;Elizabeth.Corcoran-Hunt@mahouse.gov&gt;, "Duffy, Caitlin (HOU)" &lt;Caitlin.Duffy@mahouse.gov&gt;, "Miranda, Barbara (SEN)" &lt;Barbara.Miranda@masenate.gov&gt;, Richard Giordano &lt;RGiordano@fenwaycdc.org&gt;

I am the State Representative for the Eight Suffolk District, which includes 12 Hemenway Street. I understand that Emerson proposes to convert 12 Hemenway Street to a dormitory as part of its IMP. I oppose this change and have received many comments from my constituents who uniformly oppose this change as well. 12 Hemenway Street is in the middle of a residential neighborhood, it is not an appropriate place for a dormitory for any institution. In fact, the City recently completed the renovation of two City parks (Edgerly Road Playground and Symphony Community Park), which are each within one-half to two blocks of 12 Hemenway Street, to make the neighborhood more residential and more welcoming to families. It should not now reverse course and allow Emerson to add over 100 students to the block.

If you have any questions, please let me know.

Best regards,

Jay Livingstone

State Representative, 8th Suffolk District

State House Room 136

Boston, MA 02133

617-722-2396 (o)

617-722-2238 (f)

Website: [www.livingstonedispatch.com](http://www.livingstonedispatch.com)

Twitter: [@jaylivingstone](https://twitter.com/jaylivingstone)

Facebook: JayLivingstone

Subscribe to my newsletter!



September 2, 2016

Jay Livingstone  
State Representative, 8<sup>th</sup> Suffolk District  
State House, Room 136  
Boston, MA 02133

Re: Institutional Master Plan Project Notification Form/12 Hemenway Street

Dear Representative Livingstone:

Emerson College is in receipt of your letter to Michael Rooney, project assistant at the Boston Redevelopment Authority (BRA), commenting on the College's proposal for 12 Hemenway Street. I have also contacted your office to set up a meeting to further discuss this proposal.

Recognizing the concerns of the Fenway residents, the College has committed to implementing measures such as increased staffing, Securitas 24/7 and enforced quiet hours in front of the building. Students residing at this location will be returning students, not freshman, and no student vehicles will be allowed in the Fenway area.

The College has researched other options to house our students which are outlined in the Institutional Master Plan Amendment. The 12 Hemenway Street location allows the College to have better oversight of our students in one location rather than adding more students to various neighborhoods throughout the City.

The IMP Amendment process for 12 Hemenway Street continues for another 60 days and therefore, I look forward to meeting you during this time.

Sincerely,

Margaret A. Ings  
Associate Vice President

**APPENDIX C**  
**COMMENT LETTERS FROM THE COMMUNITY**  
**AND RESPONSES FROM EMERSON COLLEGE**

**Park Plaza Civic  
Advisory Committee**

Jacquelin S. Yessian,  
President  
160 Commonwealth Ave  
Boston, MA 02116  
617-480-1145  
jmcbride@alum.mit.edu

Back Bay Association  
Bay Village Neighborhood Association  
Beacon Hill Civic Association  
Boston Building & Construction Trades  
Council of the Metropolitan District  
Boston Preservation Alliance  
Chinese Progressive Association and its  
Campaign to Protect Chinatown

Emerson College  
Four Seasons Condominium Association  
Friends of the Public Garden and Common  
Greater Boston Chamber of Commerce  
Greater Boston Real Estate Board  
Heritage on the Garden Condominium Assn.  
League of Women Voters of Boston  
Neighborhood Association of the Back Bay

---

# CAC

August 15, 2016

Michael Rooney, Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201  
| Michael.Rooney@boston.gov

Re: Emerson College Institutional Master Plan Notification Form ("IMPNF")

Dear Ms Sullivan:

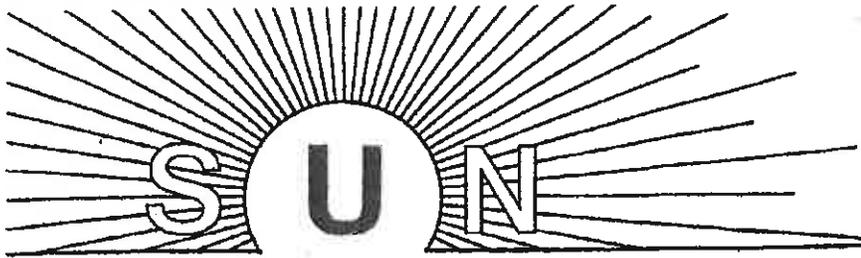
The Park Plaza Civic Advisory Committee (CAC) was mandated as a condition of the approval of the Park Plaza Urban Renewal Plan (PPURP) on November 23, 1976 by then Executive Office of Communities and Development Secretary William G. Flynn. For more than thirty-seven years we have been reviewing and advising the City on development matters in this urban renewal area pursuant to the Commonwealth's mandate and our contract with the Boston Redevelopment Authority (BRA). In this role, we have reviewed the Emerson College projects and Institutional Master Plans since Emerson moved to the Park Plaza Urban Renewal Area. The CAC consists of delegates from diverse organizations in the area that represent commercial, residential and general civic interests, including seniors and families with young children who are concerned about the impacts of high density development on the residential quality of the precious historic neighborhoods of Bay Village, Back Bay, and Beacon Hill. In fact, Emerson College has been an active CAC member organization of the CAC for a number of years. Please note that Emerson College as project proponents were not participants in the development of this letter.

We have met with Emerson to review the IMPNF and the proposed project that consists of leasing space temporarily at 12 Hemenway Street for approximately 115 students due to the closing of the Little Building dormitory for renovations in the spring of 2017. The PPCAC members attending the meeting last month support Emerson's proposed two-year plan. We are writing to express the CAC's support the project and the INPNF. We are aware of the Fenway CDC's opposition to the project and concerns raised regarding student housing in this building. We encourage Emerson and the BRA to pay enough attention to the pressures on adjacent neighborhoods, such as Bay Village and Chinatown, and now, Fenway. In this case, we encourage you to find a mechanism to guarantee that this change is temporary.

Sincerely,



Jacquelin S. Yessian, President



## SYMPHONY UNITED NEIGHBORS

P.O. Box 230134

Boston, MA 02123-0134

August 12, 2016

Michael Rooney  
Boston Redevelopment Authority  
[Michael.rooney@boston.gov](mailto:Michael.rooney@boston.gov)

Re: Temporary use of 12 Hemenway as a student dormitory by Emerson College

Dear Michael Rooney:  
Symphony United Neighbors (SUN) is an all-volunteer community association in the East Fenway. We represent the interests of homeowners, residents, and local businesses in this vibrant historic neighborhood. One of our principal concerns is maintaining its unique character as a residential neighborhood. To that end, we have consistently resisted university expansion into residential buildings and have worked to end master leasing.

However, we do not see Emerson's proposal to lease the hostelry at 12 Hemenway for two years as a similar threat. First, the building, once a youth hostel, is still zoned and used as a hostelry/inn. Those who stay there don't have leases. So Emerson's use would not displace anyone or take units off the rental market. Second, the college has promised to have both student RAs and a resident director on site, as well as 24-hour security. Assuming that repairs to the Little Building, Emerson's present dorm, go as planned, the use would really be temporary. That is the most important point.

We understand that neighborhood opinion is very divided on this issue, with the Fenway CDC and others strongly opposed. The main objection voiced at neighborhood meetings is the fear that this is somehow the first step in reclassifying the building and taking it off the housing market, letting another institution into the neighborhood. Our approval of this move is predicated on the promise that it will in fact be a **temporary** use, not leading to any permanent rezoning as a dorm. Ensuring that doesn't happen must be a part of any agreement made with the city in allowing this IMP amendment.

Thanks for hearing our opinions.

*Barbara Brooks Simons*

Barbara Brooks Simons, President  
and the Board of Symphony United Neighbors



Michael Rooney &lt;michael.rooney@boston.gov&gt;

## Opposition to Emerson request for a dorm at 12 Hemenway

18 messages

Richard Giordano &lt;RGiordano@fenwaycdc.org&gt;

Thu, Aug 11, 2016 at 2:32 PM

To: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>  
 Cc: Richard Giordano <RGiordano@fenwaycdc.org>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

Dear Fenway Folks,

We are asking you to let the BRA and our elected officials know that you are joining Fenway CDC in strong opposition to Emerson's plan to house one hundred and fifteen (115) students at 12 Hemenway Street for two (2) years.

You can send in your comments of opposition by hitting reply all, writing in your thoughts and then hitting send. The email will only go to the BRA, the officials in the CC box and Fenway CDC. Be aware that the close of the BRA comment period is the end of Monday, August 15<sup>th</sup>.

Tell the BRA that you oppose the Emerson dorm request for the following reasons:

1. This is another example of an institution expanding its footprint without regard for community impact. The Fenway neighborhood has been overwhelmed by the number of students in the area. Adding 115 more students to Hemenway Street will worsen the already-heavy foot traffic and noise, making life more unpleasant for neighbors.
2. We oppose the general concept of a non-Fenway institution master-leasing a building for the purposes of creating a dorm in the Fenway through an amendment of their Institutional Master Plan (IMP). This is a misguided use of the IMP process that imposes an unfair burden on the Fenway neighborhood.
3. We are concerned that, after Emerson's two (2) years of use, the property will become a de facto dorm filled with unsupervised students. This result is quite likely, given the owners likely desire to continue a dorm-like revenue stream. The owners of 12 Hemenway will simply not be able to generate comparable income via a different usage given their \$12.5 million purchase of the building in 2014.
4. Additionally, the building may not be up to code for dormitory use. If it requires costly renovations the investor/owners are more likely to seek to continue utilizing the property as a

dorm in order to recoup their investment. The BRA should not be in the business of subsidizing a private party's financial decision through the misuse of the IMP process.

5. We do not want to lose another local building in the middle of the neighborhood to student housing. We are also frustrated by the increasing loss of diverse mixes of use in the neighborhood; a youth hostel allows visitors to stay and enjoy the city and the offerings of the Fenway for an affordable price.

6. We are concerned that Emerson students will be unfairly burdened by a subpar value proposition where they will possibly be forced to live in a SRO-type building at above-market price.

7. Ultimately it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood. Ultimately the Fenway needs more truly affordable housing, not more off footprint dormitories.

For all these reasons we are asking the BRA to deny the portion of Emmerson's IMP amendment request that seeks to create a dormitory at 12 Hemenway Street.

*Richard Giordano*

Director of Community Organizing

Fenway Community Development Corporation

70 Burbank St., Lower Level

Boston MA 02115

P. 617-267-4637 x19

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E. [rgiordano@fenwaycdc.org](mailto:rgiordano@fenwaycdc.org)

W. <http://www.fenwaycdc.org>



Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>

Thu, Aug 11, 2016 at 2:35 PM

To: "Michael Rooney ([Michael.Rooney@Boston.gov](mailto:Michael.Rooney@Boston.gov))" <[Michael.Rooney@boston.gov](mailto:Michael.Rooney@boston.gov)>, "Jacob Wessel ([Jacob.Wessel@boston.gov](mailto:Jacob.Wessel@boston.gov))" <[Jacob.Wessel@boston.gov](mailto:Jacob.Wessel@boston.gov)>, "Josh Zakim ([Josh.Zakim@boston.gov](mailto:Josh.Zakim@boston.gov))" <[Josh.Zakim@boston.gov](mailto:Josh.Zakim@boston.gov)>, "Byron.Rushing@mahouse.gov" <[Byron.Rushing@mahouse.gov](mailto:Byron.Rushing@mahouse.gov)>, "Jay Livingstone ([Jay.Livingstone@mahouse.gov](mailto:Jay.Livingstone@mahouse.gov))" <[Jay.Livingstone@mahouse.gov](mailto:Jay.Livingstone@mahouse.gov)>, "William Brownsberger ([William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov))" <[William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov)>

Cc: Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>, "Nicholas Carter ([nicholas.carter@boston.gov](mailto:nicholas.carter@boston.gov))" <[nicholas.carter@boston.gov](mailto:nicholas.carter@boston.gov)>, "Elizabeth.Corcoran-Hunt@state.ma.us" <[Elizabeth.Corcoran-Hunt@state.ma.us](mailto:Elizabeth.Corcoran-Hunt@state.ma.us)>, "Caitlin

8/15/2016

City of Boston Mail - Opposition to Emerson request for a dorm at 12 Hemenway

Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

[Quoted text hidden]

Amy Kubeck <amy.kubeck@gmail.com>

Thu, Aug 11, 2016 at 2:39 PM

To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

To Whom it May concern,

I strongly oppose the Emerson Dorm Request for the following reasons:

1. **This is another example of an institution expanding its footprint without regard for community impact. The Fenway neighborhood has been overwhelmed by the number of students in the area. Adding 115 more students to Hemenway Street will worsen the already-heavy foot traffic and noise, making life more unpleasant for neighbors.**
2. We oppose the general concept of a non-Fenway institution master-leasing a building for the purposes of creating a dorm in the Fenway through an amendment of their Institutional Master Plan (IMP). This is a misguided use of the IMP process that imposes an unfair burden on the Fenway neighborhood.
3. **We are concerned that, after Emerson's two (2) years of use, the property will become a de facto dorm filled with unsupervised students. This result is quite likely, given the owners likely desire to continue a dorm-like revenue stream. The owners of 12 Hemenway will simply not be able to generate comparable income via a different usage given their \$12.5 million purchase of the building in 2014.**
4. Additionally, the building may not be up to code for dormitory use. If it requires costly renovations the investor/owners are more likely to seek to continue utilizing the property as a dorm in order to recoup their investment. The BRA should not be in the business of subsidizing a private party's financial decision through the misuse of the IMP process.
5. **We do not want to lose another local building in the middle of the neighborhood to student housing. We are also frustrated by the increasing loss of diverse mixes of use in the neighborhood; a youth hostel allows visitors to stay and enjoy the city and the offerings of the Fenway for an affordable price.**
6. We are concerned that Emerson students will be unfairly burdened by a subpar value proposition where they will possibly be forced to live in a SRO-type building at above-market price.
7. **Ultimately it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood. Ultimately the Fenway needs more truly affordable housing, not more off footprint dormitories.**

For all these reasons we are asking the BRA to deny the portion of Emmerson's IMP amendment request that seeks to create a dormitory at 12 Hemenway Street.

Please reach out with any questions.

Thank you,

Amy Kubeck  
Boston Resident

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[Quoted text hidden]

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Help us to document issues and ongoing challenges with management by filling out this form:  
<http://goo.gl/forms/oa2cdvagS0>

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8/15/2016

City of Boston Mail - Opposition to Emerson request for a dorm at 12 Hemenway

You received this message because you are subscribed to the Google Groups "Clearway Tenants Association" group. To unsubscribe from this group and stop receiving emails from it, send an email to [clearwaytenantsassociation+unsubscribe@googlegroups.com](mailto:clearwaytenantsassociation+unsubscribe@googlegroups.com).

To post to this group, send email to [clearwaytenantsassociation@googlegroups.com](mailto:clearwaytenantsassociation@googlegroups.com).

To view this discussion on the web visit <https://groups.google.com/d/msgid/clearwaytenantsassociation/BA9B814D89A4DC41BE555F471663183609877C2C%40F CDC-SBS.fc dc.local>.

For more options, visit <https://groups.google.com/d/optout>.

--

Amy Kubeck

860-559-0393

[amy.kubeck@gmail.com](mailto:amy.kubeck@gmail.com)

[www.linkedin.com/in/amykubec k/](http://www.linkedin.com/in/amykubec k/)

---

Marc Laderman <[marc.laderman@gmail.com](mailto:marc.laderman@gmail.com)>

Thu, Aug 11, 2016 at 2:52 PM

To: Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>, "Michael Rooney (Michael.Rooney@Boston.gov)" <[Michael.Rooney@boston.gov](mailto:Michael.Rooney@boston.gov)>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <[Jacob.Wessel@boston.gov](mailto:Jacob.Wessel@boston.gov)>, "Josh Zakim (Josh.Zakim@boston.gov)" <[Josh.Zakim@boston.gov](mailto:Josh.Zakim@boston.gov)>, "Byron.Rushing@mahouse.gov" <[Byron.Rushing@mahouse.gov](mailto:Byron.Rushing@mahouse.gov)>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <[Jay.Livingstone@mahouse.gov](mailto:Jay.Livingstone@mahouse.gov)>, "William Brownsberger (William.Brownsberger@masenate.gov)" <[William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov)>  
Cc: "Nicholas Carter (nicholas.carter@boston.gov)" <[nicholas.carter@boston.gov](mailto:nicholas.carter@boston.gov)>, "Elizabeth.Corcoran-Hunt@state.ma.us" <[Elizabeth.Corcoran-Hunt@state.ma.us](mailto:Elizabeth.Corcoran-Hunt@state.ma.us)>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <[caitlin.duffy@mahouse.gov](mailto:caitlin.duffy@mahouse.gov)>, "barbara.miranda@masenate.gov" <[barbara.miranda@masenate.gov](mailto:barbara.miranda@masenate.gov)>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <[joyce.linehan@boston.gov](mailto:joyce.linehan@boston.gov)>

I oppose any new dormitories on Hemenway Street. The paragraphs below state the reasons for denying Emerson's dorm IMP change request very well.

*Marc Laderman*

*87 Gainsborough Street, No. 407*

*Boston, MA*

---

**From:** Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>

**Date:** Thursday, August 11, 2016 at 2:32 PM

**To:** "Michael Rooney (Michael.Rooney@Boston.gov)" <[Michael.Rooney@Boston.gov](mailto:Michael.Rooney@Boston.gov)>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <[Jacob.Wessel@boston.gov](mailto:Jacob.Wessel@boston.gov)>, "Josh Zakim (Josh.Zakim@boston.gov)" <[Josh.Zakim@boston.gov](mailto:Josh.Zakim@boston.gov)>, "Byron.Rushing@mahouse.gov" <[Byron.Rushing@mahouse.gov](mailto:Byron.Rushing@mahouse.gov)>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <[Jay.Livingstone@mahouse.gov](mailto:Jay.Livingstone@mahouse.gov)>, "William Brownsberger (William.Brownsberger@masenate.gov)" <[William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov)>

**Cc:** Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>, "Nicholas Carter (nicholas.carter@boston.gov)" <[nicholas.carter@boston.gov](mailto:nicholas.carter@boston.gov)>, "Elizabeth.Corcoran-Hunt@state.ma.us" <[Elizabeth.Corcoran-Hunt@state.ma.us](mailto:Elizabeth.Corcoran-Hunt@state.ma.us)>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <[caitlin.duffy@mahouse.gov](mailto:caitlin.duffy@mahouse.gov)>, "barbara.miranda@masenate.gov" <[barbara.miranda@masenate.gov](mailto:barbara.miranda@masenate.gov)>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <[joyce.linehan@boston.gov](mailto:joyce.linehan@boston.gov)>

**Subject:** Opposition to Emerson request for a dorm at 12 Hemenway

[Quoted text hidden]

---

Conrad Ciszek <[cpciszek@yahoo.com](mailto:cpciszek@yahoo.com)>

Thu, Aug 11, 2016 at 2:56 PM

Reply-To: Conrad Ciszek <[cpciszek@yahoo.com](mailto:cpciszek@yahoo.com)>

To: Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>, "Michael Rooney (Michael.Rooney@Boston.gov)" <[Michael.Rooney@boston.gov](mailto:Michael.Rooney@boston.gov)>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <[Jacob.Wessel@boston.gov](mailto:Jacob.Wessel@boston.gov)>, "Josh Zakim (Josh.Zakim@boston.gov)" <[Josh.Zakim@boston.gov](mailto:Josh.Zakim@boston.gov)>, "Byron.Rushing@mahouse.gov" <[Byron.Rushing@mahouse.gov](mailto:Byron.Rushing@mahouse.gov)>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <[Jay.Livingstone@mahouse.gov](mailto:Jay.Livingstone@mahouse.gov)>, "William Brownsberger (William.Brownsberger@masenate.gov)" <[William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov)>, "Phil Cohen (phil.cohen@boston.gov)" <[Phil.Cohen@boston.gov](mailto:Phil.Cohen@boston.gov)>, Steve Gallanter <[stevegallanter@yahoo.com](mailto:stevegallanter@yahoo.com)>, Louvere Walker <[louvere.walker@gmail.com](mailto:louvere.walker@gmail.com)>,

8/15/2016

City of Boston Mail - Opposition to Emerson request for a dorm at 12 Hemenway

Gustavo Agatiello <gustavoagatiello@gmail.com>, Byron Alford <byron.c.alford@gmail.com>, Grace Holley <gholley@fenwaycdc.org>, Leah Camhi <lcamhi@fenwaycdc.org>, Tito Jackson <tito.jackson@cityofboston.gov>, Eric Tingdahl <eric@oasisgh.com>, Helen Fenway/YMCA Cox <coxhelen@aol.com>, Tracey Hunt <traceyh02115@aol.com>, Iola Key <iolakey@yahoo.com>, Anne Tobin <annetobin@ron.com>

Cc: "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

Good Afternoon:

I am writing to echo the opposition expressed below by my neighbors, community leaders and activists regarding Emerson's request to utilize 12 Hemenway Street as a "temporary" dorm.

First, Emerson college is not a Fenway institution. The Fenway is already suffering from the mass expansion of universities already in its neighborhood.

There are many buildings and hotels in the immediate area of Emerson's campus Downtown and in Chinatown that could be utilized for the temporary housing of its students. There is no need for them to relocate their students in our neighborhood. Moreover, given the number of high rise apartment buildings in the areas of Chinatown, Theater District, and Downtown Crossing with numerous advertisements of leasing availabilities, there are many units that are available that Emerson could use instead of 12 Hemenway. Emerson should pursue the option of housing their students in these vacant apartments advertised by these high rise owners in the immediate vicinity of their campus and not invade and take away valuable housing space in our East Fenway neighborhood!!

Secondly, the densely populated East Fenway neighborhood is already saturated with students, families, young professionals and elderly residents whose peaceful, sanitary, and safe living would be interrupted should hundreds of students be situated in their immediate residential surroundings. Should this be allowed, the Fenway residents and small businesses and franchise owners who are rooted here, pay rent, taxes, and vote will be subjected to additional noise, rowdiness, traffic, trash and other problems that would threaten the quality of life in the neighborhood.

Thirdly, the East and West Fenway neighborhoods are already suffering from the mass expansion of colleges and universities who are situated in our immediate area that have resulted in a loss of housing stock, driving up rents and its overall threat of transforming the Fenway residential neighborhood of its diversity of residents into a College Animal House.

Fourthly, there is no guaranty that 12 Hemenway Street will only temporary house these students. There is fear in the neighborhood that the building could quietly and underhandedly become a permanent dorm similar to the situation with Berklee's attempt to transform Clearway Street into a defacto dorm! The Fenway residents are wary of university's stated and actual plans!

Therefore, I strongly urge the City of Boston- and the BRA to deny Emerson's request and advise them to pursue other options to house their students.

Thank you,

Conrad Ciszek  
East Fenway resident

---

**From:** Richard Giordano <RGiordano@fenwaycdc.org>

**To:** "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@Boston.gov>; "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>; "Josh Zakim (Josh.Zakim@boston.gov)"

8/15/2016

City of Boston Mail - Opposition to Emerson request for a dorm at 12 Hemenway

<Josh.Zakim@boston.gov>; "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>; "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>; "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>

**Cc:** Richard Giordano <RGiordano@fenwaycdc.org>; "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>; "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>; "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>; "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>; "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

**Sent:** Thursday, August 11, 2016 2:32 PM

**Subject:** Opposition to Emerson request for a dorm at 12 Hemenway

[Quoted text hidden]

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marc.pelletier@comcast.net <marc.pelletier@comcast.net>

Thu, Aug 11, 2016 at 3:05 PM

To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, Byron Rushing <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, Elizabeth Corcoran-Hunt <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, barbara miranda <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

**As a resident of the Fenway area for 40yrs. I would like to voice my opposition to this proposal to house 115 students for 2 yrs. This will cause for increased traffic that we do not need. Let them house these students in local hotels..thus helping the economy.**

Sincerely,

Marc A. Pelletier

---

**From:** "Richard Giordano" <RGiordano@fenwaycdc.org>

**To:** "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@Boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron Rushing" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>

**Cc:** "Richard Giordano" <RGiordano@fenwaycdc.org>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth Corcoran-Hunt" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara miranda" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

**Sent:** Thursday, August 11, 2016 2:35:09 PM

**Subject:** RE: Opposition to Emerson request for a dorm at 12 Hemenway

[Quoted text hidden]

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marc.pelletier@comcast.net <marc.pelletier@comcast.net>

Thu, Aug 11, 2016 at 3:07 PM

To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, Byron Rushing <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, Elizabeth Corcoran-Hunt <Elizabeth.Corcoran-Hunt@state.ma.us>

Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, barbara miranda <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

---

**From:** "marc pelletier" <marc.pelletier@comcast.net>  
**To:** "Richard Giordano" <RGiordano@fenwaycdc.org>  
**Cc:** "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@Boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron Rushing" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth Corcoran-Hunt" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara miranda" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>  
**Sent:** Thursday, August 11, 2016 3:05:34 PM  
**Subject:** Re: Opposition to Emerson request for a dorm at 12 Hemenway

[Quoted text hidden]

---

John LaBella <johnlabella@rcn.com>

Thu, Aug 11, 2016 at 3:48 PM

Reply-To: johnlabella@rcn.com

To: Richard Giordano <RGiordano@fenwaycdc.org>, Michael Rooney <Michael.Rooney@boston.gov>, Jacob Wessel <Jacob.Wessel@boston.gov>, Josh Zakim <Josh.Zakim@boston.gov>, Byron.Rushing@mahouse.gov, Jay Livingstone <Jay.Livingstone@mahouse.gov>, William Brownsberger <William.Brownsberger@masenate.gov>

Cc: Nicholas Carter <nicholas.carter@boston.gov>, Elizabeth.Corcoran-Hunt@state.ma.us, Caitlin Duffy <caitlin.duffy@mahouse.gov>, barbara.miranda@masenate.gov, "Joyce T. Linehan" <joyce.linehan@boston.gov>

I am strongly opposed to Emerson's putting a building into a dorm in the Fenway.

The reasons listed below and submitted by many others are sufficient, but the bottom line is, the city is killing this neighborhood and driving people who have lived and worked here for years far out of town. It is **\*unconscionable\*** that a full time employee cannot even begin to fund a rental in this neighborhood.

1. This is another example of an institution expanding its footprint without regard for community impact. The Fenway neighborhood has been overwhelmed by the number of students in the area. Adding 115 more students to Hemenway Street will worsen the already-heavy foot traffic and noise, making life more unpleasant for neighbors.
2. We oppose the general concept of a non-Fenway institution master-leasing a building for the purposes of creating a dorm in the Fenway through an amendment of their Institutional Master Plan (IMP). This is a misguided use of the IMP process that imposes an unfair burden on the Fenway neighborhood.
3. We are concerned that, after Emerson's two (2) years of use, the property will become a de facto dorm filled with unsupervised students. This result is quite likely, given the owners likely desire to continue a dorm-like revenue stream. The owners of 12 Hemenway will simply not be able to generate comparable income via a different usage given their \$12.5 million purchase of the building in 2014.

4. Additionally, the building may not be up to code for dormitory use. If it requires costly renovations the investor/owners are more likely to seek to continue utilizing the property as a dorm in order to recoup their investment. The BRA should not be in the business of subsidizing a private party's financial decision through the misuse of the IMP process.
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6. We are concerned that Emerson students will be unfairly burdened by a subpar value proposition where they will possibly be forced to live in a SRO-type building at above-market price.
7. Ultimately it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood. Ultimately the Fenway needs more truly affordable housing, not more off footprint dormitories.

For all these reasons we are asking the BRA to deny the portion of Emerson's IMP amendment request that seeks to create a dormitory at 12 Hemenway Street.

*Richard Giordano*

Director of Community Organizing

Fenway Community Development Corporation

70 Burbank St., Lower Level

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E. [rgiordano@fenwaycdc.org](mailto:rgiordano@fenwaycdc.org)

W. <http://www.fenwaycdc.org>



[coxhelen@aol.com](mailto:coxhelen@aol.com) <[coxhelen@aol.com](mailto:coxhelen@aol.com)>

Thu, Aug 11, 2016 at 4:24 PM

To: [RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org), [Michael.Rooney@boston.gov](mailto:Michael.Rooney@boston.gov), [Jacob.Wessel@boston.gov](mailto:Jacob.Wessel@boston.gov), [Josh.Zakim@boston.gov](mailto:Josh.Zakim@boston.gov), [Byron.Rushing@mahouse.gov](mailto:Byron.Rushing@mahouse.gov), [Jay.Livingstone@mahouse.gov](mailto:Jay.Livingstone@mahouse.gov), [William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov), [gloria.fox@mahouse.gov](mailto:gloria.fox@mahouse.gov), [ayanna.pressley@boston.gov](mailto:ayanna.pressley@boston.gov), [tito.jackson@boston.gov](mailto:tito.jackson@boston.gov)

Cc: [nicholas.carter@boston.gov](mailto:nicholas.carter@boston.gov), [Elizabeth.Corcoran-Hunt@state.ma.us](mailto:Elizabeth.Corcoran-Hunt@state.ma.us), [caitlin.duffy@mahouse.gov](mailto:caitlin.duffy@mahouse.gov), [barbara.miranda@masenate.gov](mailto:barbara.miranda@masenate.gov), [joyce.linehan@boston.gov](mailto:joyce.linehan@boston.gov), [coxhelen@aol.com](mailto:coxhelen@aol.com)

**.....to whom it may concern: I concur w/the CDC's analysis below of the potential detriment to the Fenway neighborhood that wld be caused by Emerson moving 115 of their students into 12 Hemenway even if only on a temporary basis (which many of us spells permanent basis).....one need only talk with the Back Bay neighborhood residents & organizations to find out what problems arose for them with Emerson students living in their midst.....thank you in advance for opposing such a move into the East Fens.....helen cox**

—Original Message—

From: Richard Giordano <RGiordano@fenwaycdc.org>

[Quoted text hidden]

greg haig <greghaig@email.com>

Fri, Aug 12, 2016 at 6:00 AM

To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>, Richard Giordano <RGiordano@fenwaycdc.org>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

As a long time resident of the Fenway/Kenmore neighborhood and a concerned citizen against further institutional expansion . I am writing in opposition to Emerson College's request for a temporary dorm at 12 Hemenway st. For most of the last decade we have seen an erosion of the neighborhood by institutional expansion and an increased density of student housing . Both on campus and off campus . This has resulted in inflated housing cost , congestion ,noise and a general decrease in the livability of the the neighborhood . It makes little sense to allow another institution to use the Fenway as a dumping ground for their students. My suggestion is they look to other neighborhoods for expanded student housing ,temporary or permanent and provide transportation. The Fenway/Kenmore neighborhood as no appetite for more student housing . Its time students and institutions seek other place to live and expand .

All The Best

Greg Haig

**Sent:** Thursday, August 11, 2016 at 2:32 PM

**From:** "Richard Giordano" <RGiordano@fenwaycdc.org>

**To:** "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@Boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>

**Cc:** "Richard Giordano" <RGiordano@fenwaycdc.org>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

**Subject:** Opposition to Emerson request for a dorm at 12 Hemenway

**Dear Fenway Folks,**

[Quoted text hidden]

Tracey L. Hunt <traceyh02115@aol.com>

Fri, Aug 12, 2016 at 8:01 AM

8/15/2016

City of Boston Mail - Opposition to Emerson request for a dorm at 12 Hemenway

To: RGiordano@fenwaycdc.org, Michael.Rooney@boston.gov, Jacob.Wessel@boston.gov, Josh.Zakim@boston.gov, Byron.Rushing@mahouse.gov, Jay.Livingstone@mahouse.gov, William.Brownsberger@masenate.gov  
Cc: nicholas.carter@boston.gov, Elizabeth.Corcoran-Hunt@state.ma.us, caitlin.duffy@mahouse.gov, barbara.miranda@masenate.gov, joyce.linehan@boston.gov

Dear Elected Officials, and BRA.

I am asking your support to deny the portion of Emmerson's IMP amendment request that seeks to create a dormitory at 12 Hemenway Street. The Fenway already has more than enough student housing and can be placed somewhere else. What the Fenway needs more is affordable housing to all income groups that can afford to stay here! We are losing more and more affordable housing to those who really need it.

Families, seniors and folks like my daughter who is 26 graduate student of Simmon's who really wants to live here in the Fenway but can not afford to pay these high rents \$1800 to \$2400 a month. Folks should not have to be forced to have to have a roommate in order to live here. This is unacceptable and this needs to change!

Here are some other great reasons why it should be denied!

1. This is another example of an institution expanding its footprint without regard for community impact. The Fenway neighborhood has been overwhelmed by the number of students in the area. Adding 115 more students to Hemenway Street will worsen the already-heavy foot traffic and noise, making life more unpleasant for neighbors.
2. We oppose the general concept of a non-Fenway institution master-leasing a building for the purposes of creating a dorm in the Fenway through an amendment of their Institutional Master Plan (IMP). This is a misguided use of the IMP process that imposes an unfair burden on the Fenway neighborhood.
3. We are concerned that, after Emerson's two (2) years of use, the property will become a de facto dorm filled with unsupervised students. This result is quite likely, given the owners likely desire to continue a dorm-like revenue stream. The owners of 12 Hemenway will simply not be able to generate comparable income via a different usage given their \$12.5 million purchase of the building in 2014.
4. Additionally, the building may not be up to code for dormitory use. If it requires costly renovations the investor/owners are more likely to seek to continue utilizing the property as a dorm in order to recoup their investment. The BRA should not be in the business of subsidizing a private party's financial decision through the misuse of the IMP process.
5. We do not want to lose another local building in the middle of the neighborhood to student housing. We are also frustrated by the increasing loss of diverse mixes of use in the neighborhood; a youth hostel allows visitors to stay and enjoy the city and the offerings of the Fenway for an affordable price.
6. We are concerned that Emerson students will be unfairly burdened by a subpar value proposition where they will possibly be forced to live in a SRO-type building at above-market price.
7. Ultimately it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood. Ultimately the Fenway needs more truly affordable housing, not more off footprint dormitories.

For all these reasons we are asking the BRA to deny the portion of Emmerson's IMP amendment request that seeks to create a dormitory at 12 Hemenway Street.

Thank you,

Tracey L. Hunt

—Original Message—

From: Richard Giordano <RGiordano@fenwaycdc.org>  
 To: Michael Rooney (Michael.Rooney@Boston.gov) <Michael.Rooney@Boston.gov>; Jacob Wessel (Jacob.Wessel@boston.gov) <Jacob.Wessel@boston.gov>; Josh Zakim (Josh.Zakim@boston.gov) <Josh.Zakim@boston.gov>; Byron Rushing <Byron.Rushing@mahouse.gov>; Jay Livingstone (Jay.Livingstone@mahouse.gov) <Jay.Livingstone@mahouse.gov>; William Brownsberger (William.Brownsberger@masenate.gov) <William.Brownsberger@masenate.gov>  
 Cc: Richard Giordano <RGiordano@fenwaycdc.org>; Nicholas Carter (nicholas.carter@boston.gov) <nicholas.carter@boston.gov>; Elizabeth Corcoran-Hunt <Elizabeth.Corcoran-Hunt@state.ma.us>; Caitlin Duffy (caitlin.duffy@mahouse.gov) <caitlin.duffy@mahouse.gov>; barbara.miranda <barbara.miranda@masenate.gov>; Joyce T. Linehan (joyce.linehan@boston.gov) <joyce.linehan@boston.gov>  
 Sent: Thu, Aug 11, 2016 11:32 am  
 Subject: Opposition to Emerson request for a dorm at 12 Hemenway

[Quoted text hidden]

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Richard Giordano <RGiordano@fenwaycdc.org> Fri, Aug 12, 2016 at 5:17 PM  
 To: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>  
 Cc: "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

**Dear Fenway Folks,**

**Be aware that the close of the BRA comment period is the end of Monday, August 15<sup>th</sup>. So you have ONEMORE DAY to tell the BRA and our elected officials that you are joining Fenway CDC in strong opposition to Emerson's plan to house one hundred and fifteen (115) students at 12 Hemenway Street for two (2) years. Join at least 17 of your neighbors who have already done so.**

**You can send in your comments of opposition by hitting reply all, writing in your thoughts and then hitting send. The email will only go to the BRA, the officials in the CC box and Fenway CDC.**

**Tell the BRA that you oppose the Emerson dorm request for the following reasons:**

1. This is another example of an institution expanding its footprint without regard for community impact. The Fenway neighborhood has been overwhelmed by the number of students in the area. Adding 115 more students to Hemenway Street will worsen the already-heavy foot traffic and noise, making life more unpleasant for neighbors.
2. We oppose the general concept of a non-Fenway institution master-leasing a building for the purposes of creating a dorm in the Fenway through an amendment of their Institutional Master Plan (IMP). This is a misguided use of the IMP process that imposes an unfair burden on the Fenway neighborhood.

3. We are concerned that, after Emerson's two (2) years of use, the property will become a de facto dorm filled with unsupervised students. This result is quite likely, given the owners likely desire to continue a dorm-like revenue stream. The owners of 12 Hemenway will simply not be able to generate comparable income via a different usage given their \$12.5 million purchase of the building in 2014.
4. Additionally, the building may not be up to code for dormitory use. If it requires costly renovations the investor/owners are more likely to seek to continue utilizing the property as a dorm in order to recoup their investment. The BRA should not be in the business of subsidizing a private party's financial decision through the misuse of the IMP process.
5. We do not want to lose another local building in the middle of the neighborhood to student housing. We are also frustrated by the increasing loss of diverse mixes of use in the neighborhood; a youth hostel allows visitors to stay and enjoy the city and the offerings of the Fenway for an affordable price.
6. We are concerned that Emerson students will be unfairly burdened by a subpar value proposition where they will possibly be forced to live in a SRO-type building at above-market price.
7. Ultimately it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood. Ultimately the Fenway needs more truly affordable housing, not more off footprint dormitories.

For all these reasons we are asking the BRA to deny the portion of Emmerson's IMP amendment request that seeks to create a dormitory at 12 Hemenway Street.

*Richard Giordano*

Director of Community Organizing

Fenway Community Development Corporation

70 Burbank St., Lower Level

Boston MA 02115

P. 617-267-4637 x19

F. 617 267 8591

E. [rgiordano@fenwaycdc.org](mailto:rgiordano@fenwaycdc.org)

W. <http://www.fenwaycdc.org>



Richard Giordano <RGiordano@fenwaycdc.org>

Fri, Aug 12, 2016 at 5:19 PM

To: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>  
 Cc: "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

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*Richard Giordano*

Director of Community Organizing

Fenway Community Development Corporation

70 Burbank St., Lower Level

Boston MA 02115

P. 617-267-4637 x19

F. 617 267 8591

E. [rgiordano@fenwaycdc.org](mailto:rgiordano@fenwaycdc.org)

W. <http://www.fenwaycdc.org>



**Sherrie Look net** <[slookner@aol.com](mailto:slookner@aol.com)>

Fri, Aug 12, 2016 at 6:24 PM

To: Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>

Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <[Michael.Rooney@boston.gov](mailto:Michael.Rooney@boston.gov)>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <[Jacob.Wessel@boston.gov](mailto:Jacob.Wessel@boston.gov)>, "Josh Zakim (Josh.Zakim@boston.gov)" <[Josh.Zakim@boston.gov](mailto:Josh.Zakim@boston.gov)>, "Byron.Rushing@mahouse.gov" <[Byron.Rushing@mahouse.gov](mailto:Byron.Rushing@mahouse.gov)>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <[Jay.Livingstone@mahouse.gov](mailto:Jay.Livingstone@mahouse.gov)>, "William Brownsberger (William.Brownsberger@masenate.gov)" <[William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov)>, "Nicholas Carter (nicholas.carter@boston.gov)" <[nicholas.carter@boston.gov](mailto:nicholas.carter@boston.gov)>, "Elizabeth.Corcoran-Hunt@state.ma.us" <[Elizabeth.Corcoran-Hunt@state.ma.us](mailto:Elizabeth.Corcoran-Hunt@state.ma.us)>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <[caitlin.duffy@mahouse.gov](mailto:caitlin.duffy@mahouse.gov)>, "barbara.miranda@masenate.gov" <[barbara.miranda@masenate.gov](mailto:barbara.miranda@masenate.gov)>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <[joyce.linehan@boston.gov](mailto:joyce.linehan@boston.gov)>

I am writing to tell you the last thing this area needs is more students. The Park on the corner is filled with trash and the trees and grass are not kept up- the students go flying down the street and sidewalks on bikes and skate boards coming close to getting killed or killing someone else. the noise on the street at night is incredible and for the last year and continuing the streets are under construction as new buildings are built. Parking has become a joke and there are only one or 2 parking lots left. During the day u sometimes see polite Boston police handling traffic and if you call them they respond but who is suppose to handle these new students and the already increasing density? Is their a commitment for more neighborhood policing

Sent from my iPhone

> On Aug 12, 2016, at 5:17 PM, Richard Giordano <RGiordano@fenwaycdc.org> wrote:  
>  
> revenue

**Iroman6@verizon.net** <Iroman6@verizon.net>

Sat, Aug 13, 2016 at 7:45 AM

To: RGiordano@fenwaycdc.org, Michael.Rooney@boston.gov, Jacob.Wessel@boston.gov, Josh.Zakim@boston.gov, Byron.Rushing@mahouse.gov, Jay.Livingstone@mahouse.gov, William.Brownsberger@masenate.gov  
Cc: nicholas.carter@boston.gov, Elizabeth.Corcoran-Hunt@state.ma.us, caitlin.duffy@mahouse.gov, barbara.miranda@masenate.gov, joyce.linehan@boston.gov

I am joining the Fenway CDC in opposing Emerson's plan for housing one hundred and fifteen students at 12 HemenwayLiz St. for 2 years.

I am disturbed to learn how many families and other working households were displaced for Berklee's student housing in the past. I support

the Fenway CDC's position to keep families and working people in the Fenway.

Sincerely,  
Liza Roman

[Quoted text hidden]

**Mathew Thall** <matthall@rcn.com>

Sat, Aug 13, 2016 at 8:57 AM

To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Brownsberger, William (SEN)" <William.Brownsberger@masenate.gov>, Byron.Rushing@mahouse.gov, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>, barbara.miranda@masenate.gov, Elizabeth.Corcoran-Hunt@state.ma.us, "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>

I am in full agreement with Fenway CDC'S opposition to permitting 12 Hemenway Street to be used as a temporary dormitory fir Emerson College.

Allowing off-site IMP amendments is a terrible policy. Emerson can and should find housing for its students in neighborhoods where its facilities are located... and in neighborhoods that are not overwhelmed with students

Mat Thall  
73 Hemenway Street

[Quoted text hidden]

**Case, Robert** <r.case@northeastern.edu>

Sun, Aug 14, 2016 at 12:27 PM

To: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>

Cc: "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

To our elected and government officials:

We kindly request that you take note of the following letter of Fenway citizens opposing the amendment of Emerson College's IMP to permit them a temporary dorm at 12 Hemenway St. in

the Fenway.

We are optimistic that the reasons for our opposition will accord with your position regarding the future health of one of Boston's great historic neighborhoods, and that you will do all you can pursuant to the BRA's denial of Emerson's proposal. Thank you.

Michael Rooney

August 12, 2016

Boston Redevelopment Authority

1 City Hall Plaza

Boston, MA 02201

Dear Mr. Rooney:

As Boston citizens, taxpayers, and longtime Fenway residents, we wish to go on record

In opposition to the granting of a zoning amendment to Emerson College's IMP to establish a temporary dormitory at 12 Hemenway Street.

First we want to be clear that, while other neighborhoods' opposition to zoning changes and amendments may often be based on a desire to prevent diversity in population or economic levels, that

our opposition here in the Fenway arises from exactly the opposite motive.

The Emerson request is, however unintentionally, a clear threat to the multicultural, racial, and economic diversity of the Fenway. This neighborhood is a historic jewel of Boston...racially integrated, welcoming to newcomers and varying lifestyles, rich in amenities for its elders, and an incubator of education and the arts for students and all the other residents. These residents represent every economic level. We like to think that the neighborhood is especially rich in opportunity and resources for the low and moderate income residents among us.

The Fenway is currently being squeezed in an economic vise. One side of this vise consists in the excessive increase in luxury housing, which accommodates only the most wealthy, and which makes the housing unaffordable to low and moderate and even middle income residents. The other side of the vise is the unrestricted growth of the student population, which has the same effect on the housing. The Emerson proposal, from an institution whose footprint is not now in the Fenway, would represent one more turn of the economic vise which is squeezing affordability and vibrancy from the neighborhood, and driving out longtime residents.

12 Hemenway Street is currently a reasonably-priced hostel which offers travelers the opportunity to enjoy the unparalleled cultural institutions of the Fenway and the city of Boston. With the hiatus

which would occur if Emerson's proposal is granted, this resource for visitors would be de facto extinguished. The building will inevitably become the object of Real Estate developers and their number-crunching researchers who have little concern for purpose or diversity, but only for the maximum profit that the property can yield.

Government at its best has the power to protect its citizens. We urge the Boston Redevelopment Authority to do this, by rejecting Emerson's request and encouraging the college to seek housing more convenient to their geographical core.

Thank you.

Sincerely,

Robert Case 149 Mass. Ave #3 case@neu.edu      Stephen Sorkin, 149 Mass. Ave #4  
 Patricia Harriell, President, First Fenway Cooperative, 143 Mass. Ave #4  
 Rosaria Salerno, 149 Mass. Ave #6      Steve Harnish, 149 Mass. Ave #1  
 Helen Cox, 11 Park Drive, #22      Osla de Figueiredo-Case, 149 Mass. Ave #3  
 Nikki Flionis, 17 Hemenway St., Apt.1      Karla Rideout, 149 Mass. Ave #4  
 Joanne McKenna, 149 Mass. Ave #1



Mary Broderick <broderick.mary9@gmail.com>

Sun, Aug 14, 2016 at 2:03 PM

To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>

Dear City and State Officials

I am writing to oppose Emerson's plan to use 12 Hemenway as a dormitory for their students because the Fenway neighborhood already has quite a few students. Traffic and noise will increase on an already burdened street. Cars are often double-parked (during the school year) on Hemenway St as it is now.

A number of us are also concerned about the strong possibility that the owners will want to continue renting to students after the two years of use are up, in order to receive the higher

income students bring.

Also the building may not be up to code for dormitory use which could cost a lot, another reason for the owners to continue renting the building as a dorm. We do not agree that the BRA should subsidize a private party's financial decision through what amounts to a misuse of the IMP process.

In addition, we are concerned that Emerson students will be unfairly burdened by a sub-par value proposition where they will possibly be forced to live in a SRO-type building at above-market price.

We don't want to lose another local building in the middle of the neighborhood to student housing. Our diversity has lessened recently due to a youth hostel that allows visitors to stay in our neighborhood for an affordable price. We are not against hostels of course but the result is less permanent affordable residences which are sorely needed.

Ultimately it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood. Ultimately the Fenway needs more truly affordable housing, not more off footprint dormitories.

Thank you for your time and attention to this matter.

best regards

Mary Broderick

[Quoted text hidden]



Michael Rooney &lt;michael.rooney@boston.gov&gt;

## Re: Opposition to Emerson request for a dorm at 12 Hemenway -- Dorm license?

Kathy Greenough &lt;kgreenough@verizon.net&gt;

Fri, Aug 12, 2016 at 8:39 PM

To: Richard Giordano <RGiordano@fenwaycdc.org>, "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Josh Zakim (Josh.Zakim@boston.gov)" <Josh.Zakim@boston.gov>, "Byron.Rushing@mahouse.gov" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>  
 Cc: "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, "Elizabeth.Corcoran-Hunt@state.ma.us" <Elizabeth.Corcoran-Hunt@state.ma.us>, "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "barbara.miranda@masenate.gov" <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>, Leah Camhi <lcamhi@fenwaycdc.org>, Grace Holley <GHolley@fenwaycdc.org>, Andre Jones <amjandre@yahoo.com>

Hi Richard,

You, City officials and others may well have already considered this, but if this building is to be used as a dorm, it must be licensed as a dorm by the City. As you would imagine, to get that license, a number of strict criteria must be met, esp. for fire exits, egresses, etc. If you already have doubts that this building is not up to code (as you say in #4 below) as a possible dorm, there may be significant investments needed to bring it up to code. Perhaps, as I say, the licensing issue has already been considered, but I thought I'd mention it just in case. Something to keep an eye on.

BU has used 20+ buildings in Audubon Circle for 34 years (since 1982) as dorms, mostly without dorm licenses.....I don't doubt that the BU buildings are up to code, and we didn't push the licensing issue as we still want the buildings returned to the open market, as agreed to by BU in writing in 1984. If they were licensed as dorms, our goal would be that much more difficult.

Best wishes and keep cool this weekend,  
 Kathy

On 8/12/2016 5:17 PM, Richard Giordano wrote:

Dear Fenway Folks,

**Be aware that the close of the BRA comment period is the end of Monday, August 15<sup>th</sup>. So you have ONEMORE DAY to tell the BRA and our elected officials that you are joining Fenway CDC in strong opposition to Emerson's plan to house one hundred and fifteen (115) students at 12 Hemenway Street for two (2) years. Join at least 17 of your neighbors who have already done so.**

**You can send in your comments of opposition by hitting reply all, writing in your thoughts and then hitting send. The email will only go to the BRA, the officials in the CC box and Fenway CDC.**

**Tell the BRA that you oppose the Emerson dorm request for the following reasons:**

1. This is another example of an institution expanding its footprint without regard for community impact. The Fenway neighborhood has been overwhelmed by the number of students in the area. Adding 115 more students to Hemenway Street will worsen the already-heavy foot traffic and noise, making life more unpleasant for neighbors.
2. We oppose the general concept of a non-Fenway institution master-leasing a building for the purposes of creating a dorm in the Fenway through an amendment of their Institutional Master Plan (IMP). This is a misguided use of the IMP process that imposes an unfair burden on the Fenway neighborhood.

8/15/2016

City of Boston Mail - Re: Opposition to Emerson request for a dorm at 12 Hemenway -- Dorm license?

3. We are concerned that, after Emerson's two (2) years of use, the property will become a de facto dorm filled with unsupervised students. This result is quite likely, given the owners likely desire to continue a dorm-like revenue stream. The owners of 12 Hemenway will simply not be able to generate comparable income via a different usage given their \$12.5 million purchase of the building in 2014.
4. Additionally, the building may not be up to code for dormitory use. If it requires costly renovations the investor/owners are more likely to seek to continue utilizing the property as a dorm in order to recoup their investment. The BRA should not be in the business of subsidizing a private party's financial decision through the misuse of the IMP process.
5. We do not want to lose another local building in the middle of the neighborhood to student housing. We are also frustrated by the increasing loss of diverse mixes of use in the neighborhood; a youth hostel allows visitors to stay and enjoy the city and the offerings of the Fenway for an affordable price.
6. We are concerned that Emerson students will be unfairly burdened by a subpar value proposition where they will possibly be forced to live in a SRO-type building at above-market price.
7. Ultimately it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood. Ultimately the Fenway needs more truly affordable housing, not more off footprint dormitories.

For all these reasons we are asking the BRA to deny the portion of Emmerson's IMP amendment request that seeks to create a dormitory at 12 Hemenway Street.

Richard Giordano

Director of Community Organizing

Fenway Community Development Corporation

70 Burbank St., Lower Level

Boston MA 02115

P. 617-267-4637 x19

F. 617 267 8591

E. [rgiordano@fenwaycdc.org](mailto:rgiordano@fenwaycdc.org)

W. <http://www.fenwaycdc.org>





Michael Rooney &lt;michael.rooney@boston.gov&gt;

## Deny Emerson College's Request for aDormat 12 Hemenway Street

1 message

Eric271828@comcast.net &lt;Eric271828@comcast.net&gt;

Thu, Aug 11, 2016 at 4:56 PM

To: "Rooney, Michael" &lt;Michael.Rooney@boston.gov&gt;

Cc: "Caitlin Duffy (caitlin.duffy@mahouse.gov)" <caitlin.duffy@mahouse.gov>, "Jacob Wessel (Jacob.Wessel@boston.gov)" <Jacob.Wessel@boston.gov>, "Zakim, Josh" <Josh.Zakim@boston.gov>, "Rushing, Byron" <Byron.Rushing@mahouse.gov>, "Jay Livingstone (Jay.Livingstone@mahouse.gov)" <Jay.Livingstone@mahouse.gov>, "William Brownsberger (William.Brownsberger@masenate.gov)" <William.Brownsberger@masenate.gov>, "Nicholas Carter (nicholas.carter@boston.gov)" <nicholas.carter@boston.gov>, Elizabeth Corcoran-Hunt <Elizabeth.Corcoran-Hunt@state.ma.us>, barbara miranda <barbara.miranda@masenate.gov>, "Joyce T. Linehan (joyce.linehan@boston.gov)" <joyce.linehan@boston.gov>, "Giordano, Richard" <RGiordano@fenwaycdc.org>, TJackson@boston.gov

*Dear Mr. Rooney-*

I am writing to oppose the request for Emerson College to use 12 Hemenway Street as dorm for two years. I have also sent copies of this note to the elected officials who represent me in hopes that they will support the integrity of the Fenway neighborhood by joining in this opposition. The following strong reasons for denying this request emerged at a number of meetings that I attended, including a meeting sponsored by the BRA held at Morville House.

1. The Fenway neighborhood has been overwhelmed by the number of students in the area. Adding 115 more students to Hemenway Street will worsen the already-heavy foot traffic and noise, which will make life more unpleasant for neighbors. It seems extraordinary that Emerson College has given so little thought to the long-term impact of this request on the neighborhood.
2. This community seems almost unanimous in its opposition to the general concept of a non-Fenway institution master-leasing a building for the purposes of creating a dorm in the Fenway. As indicated above, common sense show how problematic this request in terms of living conditions. Equally important, there is a real question of due process in Emerson's attempt to use an amendment to its master plan to vault from its current footprint into another neighborhood and change that neighborhood forever.
3. We are concerned that, after Emerson's two (2) years of use, the property will become a *de facto* dorm filled with unsupervised students. This result is quite probable, given the owners likely desire to continue a dorm-like revenue stream. The owners of 12 Hemenway will simply not be able to generate comparable income *via* a different usage given their \$12.5 million purchase of the building in 2014 and and any costs sunk into fitting the building for use as a dorm.
4. The more costly the renovations, the more the owners will be pressured to seek to support from the BRA with variances, and we do not think that BRA should be facilitating, encouraging, and ultimately subsidizing this process.

5. A youth hostel allows visitors to stay and enjoy the city and the offerings of the Fenway for an affordable price. We do not want to lose another local building in the middle of the neighborhood to student housing. We are also frustrated by the increasing loss of diverse mixes of use in the neighborhood.
6. As much as it Emerson's job to determine an acceptable price point and set the standards for reasonable living conditions, it is possible to question the practicality of this request in terms of cost to the students and in terms of other logistical issues such as dining in immediate vicinity of 12 Hemenway Street. Ultimately, it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood.
7. The Fenway needs more truly affordable housing, not more off footprint dormitories.

For all these reasons we are asking the BRA to deny the portion of Emerson's IMP amendment request that seeks to create a dormitory at 12 Hemenway Street.

Sincerely,

*Eric Daniel*  
221 Massachusetts Ave. #317  
Boston, MA 02115-3519

617.578.0404

Ashley Reid  
38 Clearway Street #4  
Boston, MA 02115  
617-859-0172  
[losangeles1942@live.com](mailto:losangeles1942@live.com)

August 11, 2016

Michael Rooney  
Boston Redevelopment Authority  
One City Hall  
Boston, MA 02201

Re: Emerson College 12 Hemenway Proposal

Dear Michael:

It was nice meeting you last Monday August 1 at Morville House. I told you that I am a twenty-eight year resident of Clearway Street and a large number of my neighbors were displaced in 2014 to accomdate housing for Berklee College of Music students. My neighbors were given little time to vacate and find new housing.

In August of 2015, I received a letter from Richard Giordano, Fenway CDC, that the Clearway Street Apartment Complex which was owned by the Christian Science Church was being sold. This information was news to me as well as my neighbors.

On January 8, 2016 I received a letter stating that the Clearway Street Apartments was under new owners and management. Since that date, life here on the street has been anything but happy. Some students have moved and the new management company has said that units would not be made available to students. Vacated units are rehabbed to reflect a higher rent. Affordable rents are said to be available to long term present tenants.

As you can see, we have more than enough students in the area. One attendee at the Morville House meeting asked "Why can't students be bussed?" "A lot of small children are bussed why not college students" I am in total agreement of this.

Displacing long term residents and curtailing affordable housing is not good for the neighborhood or the city. Boston is an old city and packed tighter than a Sardine can. Why not look outside the city for student housing? The students can see what it's like to be a commuter which a lot of them will no doubt be later in their life.

Sincerely,  
Ashley Reid



September 2, 2016

Fenway Community Development Corporation  
Richard Giordano, Director of Community Organizing  
70 Burbank Street  
Boston, MA 02115

Re: Institutional Master Plan Project Notification Form /12 Hemenway Street

Dear Mr. Giordano:

Emerson College is in receipt of your email to Michael Rooney, project assistant at the Boston Redevelopment Authority (BRA), commenting on the College's proposed project at 12 Hemenway Street which you submitted as Director of Community Organizing on behalf of members of the Fenway Community Development Corporation.

As you may be aware, the Little Building dormitory will be closing in May 2017 for major renovations. Currently under construction is the 2 Boylston Place Residence Hall which will be completed in summer 2017 and will house 380 of the displaced students. The City of Boston has requested the College prepare a housing/relocation plan for students being displaced. The College's plan is to increase capacity in our Colonial and Piano Row Residence Halls for the additional students in addition to temporarily leasing 12 Hemenway Street for 115 students.

The College has researched and assessed different opportunities to address the temporary housing shortage and have found two year leasing options aren't available in our immediate neighborhood. Housing our students temporarily in one location gives the College far better oversight than having our students reside off campus in various neighborhoods.

The College is committed to managing this property in the same manner in which it oversees the residence halls on our main campus. There will be a Resident Director (professional staff member) living at this location along with five Resident Assistant (RA's) student staff members and the Securitas' 24-hour front desk security coverage.

The College looks forward to working with you and the Fenway CDC to establish an on-going dialogue throughout the review process.

Sincerely,

Margaret A. Ings  
Associate Vice President

**APPENDIX D**  
**STUDENT CONDUCT PROCESS**

## STUDENT CONDUCT PROCESS

### Violations of Community Standards

The following list of behaviors are acts that constitute a violation of the College's Community Standards. All students are responsible for knowing and abiding by the College's Community Standards. Students who are reported to have exhibited any of the behaviors below will be referred to the Student Conduct Process. While this list is extensive, it does not serve as all inclusive. Therefore all students are expected to exhibit responsible decision making at all time. The College reserves the right to refer students to the Student Conduct Process and/or apply sanctions when a student's conduct disrupts the community, or infringes on the freedom of another individual.

1. Academic Integrity

Any behavior that violates the Academic Misconduct Policy, which includes but is not limited to: cheating, dishonesty, forgery, plagiarism. Refer to the Academic Misconduct Policy for more information.

2. Alcohol Policy

Any violation of the College's Alcohol and Other Drug Policy specific to alcohol, which includes, but is not limited to:

- a. Possessing or consuming alcohol under the legal drinking age.
- b. Serving or providing alcohol to individual that are under the legal drinking age.
- c. Being in the presence of an open container of alcohol in College's residence halls while under the legal drinking age.
- d. Intoxication as a result of the use of alcohol.
- e. Illegal or unauthorized manufacture or distribution of alcoholic beverages.

3. Bias Related Behavior

Any behavior or activities including, but are not limited to, any violation of the Code of Community Standards motivated by a race, ethnicity, national origin, gender, gender identity, gender expression, genetic information, religion, political views, sexual orientation, age, sex, military or other uniformed service, disability or any other characteristic protected under applicable local, state, or federal law. Refer to the College's Policy Against Discrimination, Harassment, and Retaliation for more information.

4. Copyright Policy

The unauthorized duplication or downloading of copyrighted materials. Refer to the Copyright Policy for more information.

5. Disorderly Conduct and Disruptive Behavior

Any behavior or activities that are disruptive to or negatively affect other Emerson community members, the College's relationships with the city, its community, or other institutions.

- a. Aiding or abetting any violation of College policy.
- b. Throwing/dropping of objects from College buildings.
- c. Intentional or reckless interference of College activities including, but not limited to, teaching; research; administration; police; fire; or emergency services.

## 6. Drug Policy

Any violation of the College's Alcohol and Other Drug Policy specific to drugs, which includes, but is not limited to:

- a. Possession or use of marijuana.
- b. Possession or use of other illegal drugs (i.e. cocaine, MDMA, heroin, hallucinogens, synthetic marijuana, etc.).
- c. Attempted or actual sale, distribution, or manufacturing of illegal drugs (i.e. marijuana, cocaine, MDMA, heroin, hallucinogens, etc.).
- d. Impairment as a result of the use of illegal drugs or misuse of prescription or over-the-counter medication.
- e. Possession or use of any drug paraphernalia (i.e. pipes, bong, hookahs, etc.).
- f. Manufacture or attempted or actual distribution of any illegal drug or drug paraphernalia (i.e. pipes, bong, hookahs, etc.).
- g. Unlawful use, abuse, or attempted or actual distribution or manufacturing of any controlled substance (i.e. prescription drug) or over-the-counter medication.
- h. Knowingly being in the presence of someone using an illegal drug.

## 7. Endangering the Health or Safety of Our Community and Other Individuals

Any behavior or activity that threatens or endangers the physical or psychological health or safety of our community members or other individuals which includes but is not limited to:

- a. Physical abuse or assault.
- b. Abusive communication (written or verbal), threats, intimidation, harassment or coercion.
- c. Infliction of or threat of physical harm that endangers the health or safety of members of our community, harms property or disrupts community members' enjoyment of their rights or engagement in the community.

## 8. Failure to Comply

Failure to comply with the directions of College officials acting in the performance of their duties. College officials include, but are not limited to, ECPD officers, Office of Housing and Residence Life staff, Office of Community Standards and Student Conduct staff, and Resident Assistants.

## 9. False Identification or Information

Knowingly furnishing false information, including but not limited to:

- a. Forgery, altering official documents or identification with intent to defraud.
- b. False reporting of any emergency (i.e. bomb, fire, medical, etc.) on or off campus by means of activating a fire alarm or in any other manner.
- c. Making false reports or giving false information in any formal College investigation or proceeding.

## 10. Fire Safety

- a. Unauthorized use of candles, incense, or open flames in College facilities.
- b. Intentionally or recklessly misusing or damaging fire or other safety equipment.
- c. Causing or attempting to cause a fire or adding to unauthorized fires.
- d. Unauthorized storage, possession, or use of hover-boards, self-propelled scooters, or similar devices in any College owned or leased facility, vehicle (including transportation buses), or at any College sponsored event.

## 11. Gambling

Gambling, including the sale of raffle tickets. Refer to the Gambling Policy for more information.

12. Guests

Students are responsible for the actions of their guests. Refer to the Guest Policy for more information.

13. Hazing

Any behavior or activity that violates the Hazing Policy. Refer to the Hazing Policy for more information.

14. Invasion of Privacy

All forms of invasion of privacy including but not limited to the recording, filming, photographing, viewing, transmitting or producing the image or voice of another person without the person's knowledge and expressed consent while in an environment that is considered private or where there is a reasonable expectation of privacy.

15. Residence Hall Policies

Any behavior or activities that violate the College Residence Hall Policies or contracts. Refer to the Residence Hall policies for more information.

16. Retaliation

Retaliation against an individual for reporting a College policy violation or cooperation with a College-related investigation.

17. Sexual Misconduct Policy

Any violation of the Sexual Misconduct Policy which includes, but is not limited to, rape, sexual assault, sexual misconduct, any unwelcomed sexual behavior, sexual harassment, domestic violence, dating violence, or stalking. Refer to the Sexual Misconduct Policy for more information.

18. Smoking

- a. Smoking including use of electronic smoking devices in any College-owned or – leased facility or vehicle, or otherwise designated “no smoking” areas.
- b. Any violation of the College's Alcohol and Other Drug Policy specific to tobacco.

19. Theft

Attempted or actual theft of property or services; knowingly being in possession of stolen property.

20. Misuse of College Resources and/or College Property

- a. Misuse or abuse of College resources
- b. Unauthorized presence in/on or forcible entry into a College facility or College-related premises, including College building roofs or fire escapes.
- c. Unauthorized use or misuse of College property including, but not limited to, equipment, thermostats, technology, or keys.

21. Vandalism and Damage of Property

Attempted or actual vandalism or the damage, destruction, or defacement of College property or the property of others.

22. Violations of published College policies, rules, regulations, or the student and student organization rights and responsibilities.
23. Violations of local, state, federal, and international laws, regulations, and ordinances, whether occurring on or off campus.
24. Weapons
  - a. Unauthorized storage, possession, and/or use of firearms, fireworks, dangerous weapons, weapons used for sparring or fighting, or hazardous chemicals on College premises or at College-sponsored activities. This includes, but is not limited to, guns, ammunition, nunchakus or karate sticks, switchblades, mace, pepper spray, firecrackers, tear gas, or other dangerous weapons or articles.
  - b. Unauthorized storage, possession, and/or use of knives, except butter/table knives without a serrated edge or non-locking pocket knives with a single edge no longer than 2" in length, on College premises or at College-sponsored activities.

## **STUDENT CONDUCT PROCESS**

Reports that a student engaged in behavior that may have violated the College's Community Standards are reviewed through an Administrative Hearing or Conduct Board Hearing. Through these processes, a determination is made if a student violated a Community Standard and if so, sanctions are assigned that are designed to hold the student accountable, educate the student, and repair any harm caused by the student's initial behavior.

Reports received by the Office of Community Standards and Student Conduct will typically be referred to an Administrative Hearing for review unless the student requests that a Conduct Board Hearing or Resolution Panel be convened. In more serious matters or matters where a student may be facing removal from the residence halls, suspension from the College or dismissal from the College, a Conduct Board Hearing will typically be convened.

**APPENDIX E**  
**COMMUNITY SERVICE REPORT**

# Community Service Report

## 2012–2014

S h a r i n g   C o m m o n   G r o u n d



EMERSON COLLEGE

## Contents

- 
- 1 A Message  
from the President
- 
- 2 Investing in  
Boston's Neighborhoods
- 
- 4 Contributing Creativity,  
Expertise, and Resources
- 
- 6 Bringing Town  
and Gown Together
- 
- 8 Supporting Those Who  
Help Others
- 
- 10 Service Learning
- 
- 12 Students Reaching Out
- 
- 13 Community Partners

## 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

### Administration

Dr. M. Lee Pelton  
President

Dr. William Gilligan  
Vice President for Information  
Technology

Dr. Donna Heiland  
Vice President and Special Assistant to  
the President

Christine Hughes  
Vice President and General Counsel

Margaret A. Ings  
Associate Vice President for  
Government and Community Relations

MJ Knoll-Finn  
Vice President for Enrollment

Dr. Ronald Ludman  
Dean of Students

Maureen Murphy  
Vice President for  
Administration and Finance

Robert Orchard  
Executive Director, Office of the Arts

Jeffrey Schoenherr  
Vice President for  
Development and Alumni Relations

Dr. Sylvia Spears  
Vice President for  
Diversity and Inclusion

Andrew Tiedemann  
Vice President for Communications  
and Marketing

Dr. Michaele Whelan  
Chief Academic Officer

### President Emerita

Dr. Jacqueline W. Liebergott

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## 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.

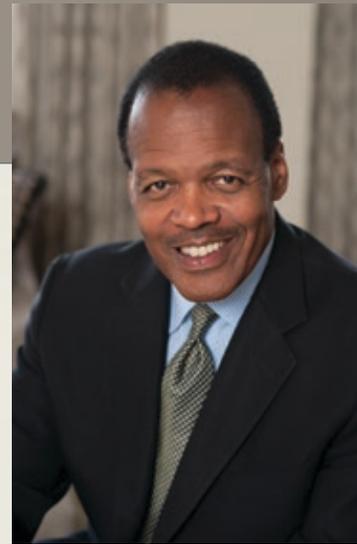
In closing, I also want to commend our Office of Government and Community Relations for its superb work over the years. This is the office that has produced this fine report, highlighting the many ways our faculty, staff, and students engage with, serve, and are connected to our local, national, and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

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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

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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

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

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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**

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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**

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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**

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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.

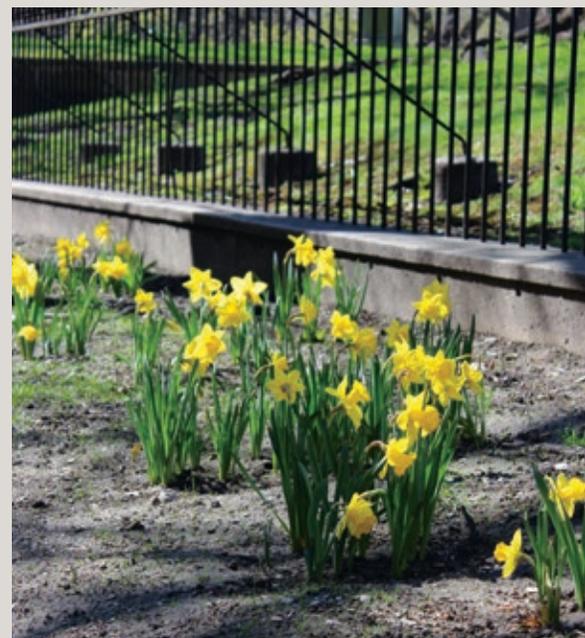
### **Emerson College Los Angeles**

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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

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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

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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 knowledge of how immigration policies function in practice. Students in this class volunteered at Literacy Volunteers of Massachusetts, ¿Oiste?, 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

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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

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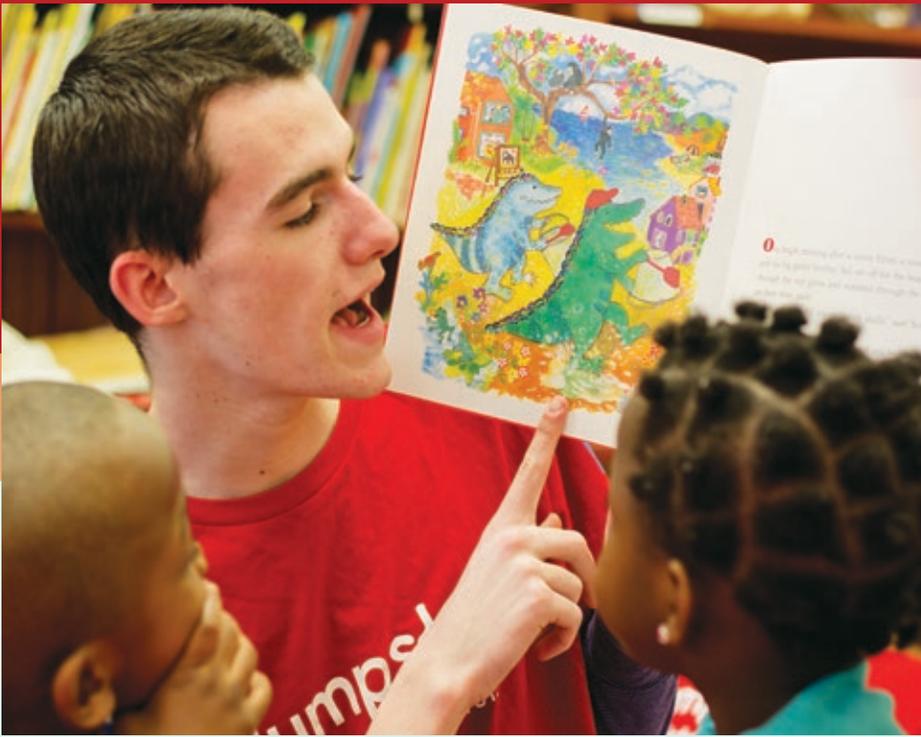
Students examine the intersection between race and space in a global context. By examining case studies from different locations, namely France, the United States, South Africa, England, and the Mexican–U.S. border, students explore the complex and multidimensional relationship between space, race, and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

## Writing for Research

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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
- ¿Oiste?
- 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

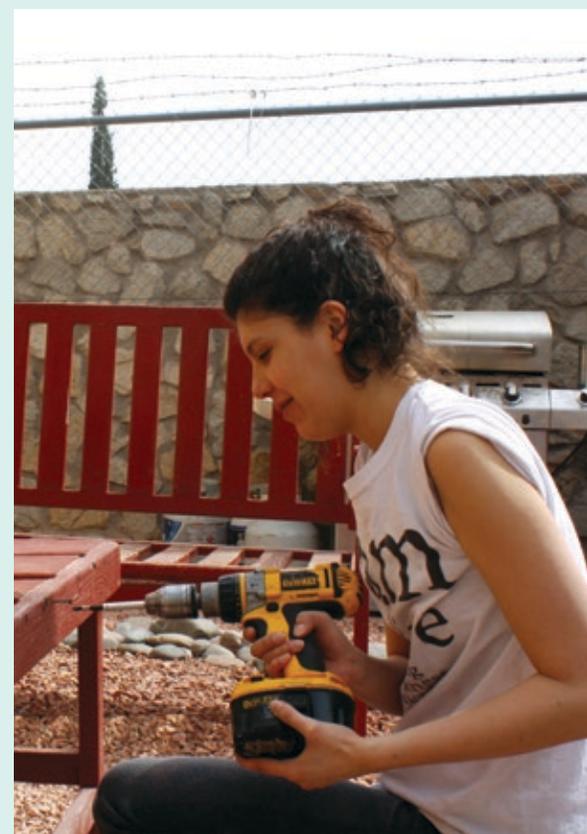
### Leadership Programs

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

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### 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.



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.

### 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

## Emerson Peace and Social Justice

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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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