



July 22, 2020

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

Re: **Guidance for Permitting Off-campus Spaces for Temporary Institutional Uses**
New England Conservatory

Dear Commissioner Irish:

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

New England Conservatory (the "Institution") submitted an application (the "Application") on July 13, 2020, detailing its plans for temporary occupancy of one Boston property. The property is the Revolution Hotel ("Hotel") located at 40 Berkeley Street in the South End Neighborhood Zoning District. The Hotel presently operates as a hostel and dormitory with a small number of permanent residents. The Institution will occupy 65-98 rooms with a potential for 2-3 practice rooms. Each room will be occupied by one student furthering the goals of de-densification and social distancing within the on-campus residential setting. The rooms will not be used for isolation or quarantine of students with COVID-19 exposure. Students who have had a close exposure to a person with COVID-19 will be moved to residential units on the Institution's campus at 33 Gainsborough Street and will be required to self-quarantine for the period recommended by CDC and Department of Public Health guidelines. All students will be required to wear face coverings anytime they are outside of their individual rooms. The Institution has provided sufficient detail on cleaning and sanitation protocol for these units in between individual student occupancy. The building is within walking distance of the Institution's buildings, and it is also accessible by the Orange Line of the MBTA. Students occupying the Hotel will not be eligible for South End resident parking.

The Institution has also provided sufficient detail on scheduling of move-in/move-out procedures across the campus in compliance with public health recommendations on limiting the spread of COVID-19, as well as ongoing testing, tracing, and isolation protocols for all on-campus students, including those in traditional New England Conservatory residence hall as well as those occupying the Hotel. Finally, this temporary residential space will be subject to the Institution's strict alcohol use policies, as is typical across the New England Conservatory residence hall. The Institution intends to occupy the building beginning on September 6, 2020 for potential early arrival of select students, with further move-in dates extending between August 15-31.

Given the above, BPDA Staff deems the Institution's Application for occupying this space in compliance with the Guidance and the Boston Public Health Commission's directive. BPDA Staff recommends that you permit the change of use for the proposed facility for a period of six months, beginning August 15, 2020, with the option for the Institution to renew for a similar period should that be deemed necessary and in accordance with the Guidance at that time, as well as in accordance with up-to-date public health recommendations. If you have any further questions or require additional information, please contact Nupoor Monani, Senior Institutional Planner & Project Manager, at nupoor.monani@boston.gov.

Sincerely,



Teresa Polhemus, Acting Director