



August 5, 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**
 Northeastern University

Dear Commissioner Irish:

This letter serves as a recommendation to approve the temporary institutional uses for Northeastern 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.

Northeastern University (the “University”) submitted an application (the “Application”) on July 28, 2020, detailing its plans for temporary occupancy of several Boston properties. This includes two hotels, one office space, and sixteen residential buildings in the neighborhoods of Fenway and Back Bay. Details of each location and proposed occupancy can be found in the Application (attached as Appendix I) and are summarized in the table below.

Location	Current use	Proposed use	If residential, no. of units/rooms
The Westin Copley Place 10 Huntington Ave. Boston, MA 02116	Hotel	Dormitory	425-440 for students 45-65 for staff
The Midtown Hotel 220 Huntington Ave. Boston, MA 02115	Hotel	Dormitory	149 for students 8 for staff
Cohen Wing Boston Symphony Hall 301 Mass. Ave. Boston, MA 02115	Exempt – Educational Private	Dining	n/a

Master leased residential properties	Multifamily residential	Dormitory	<u>147 units total.</u>
1065 Tremont St			15
109 St Stephen St			7
115 St Stephen St			20
132 Hemenway St			6
136 Hemenway St			6
165 Hemenway St			14
171 Hemenway St			14
204 Hemenway St			6
309 Huntington Ave			7
311 Huntington Ave			5
313 Huntington Ave			6
315 Huntington Ave			4
49 Symphony Road			11
52 Westland Ave			4
97 St Stephen St			12
650 Columbus Avex			10

Each apartment unit or room will be occupied by one or two students furthering the goals of de-densification and social distancing within the on-campus residential setting. All units and rooms will be used as quarantine housing – for those students who may have been exposed to COVID-19 and need to separate from others for a discrete period of time to see if they develop symptoms or become sick. 14,000 square feet in the Cohen Wing will be used for student dining, “grab ‘n go” meal distribution, and student collaboration. All students will be required to wear face coverings anytime they are outside of their individual rooms. The University has provided sufficient detail on cleaning and sanitation protocol for these units in between individual student occupancy. The two hotels are accessible from the University campus on the Orange Line of the MBTA. The Cohen Wing and residential buildings are within walking distance of the University Campus.

The University 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 University dorms as well as those occupying the aforementioned properties. The University will staff the property with 24/7 security and manage the building as part of its overall residence life program. Finally, these temporary residential spaces will be subject to the University’s strict alcohol use policies, as is typical across University-provided housing. The University intends to occupy the building beginning on August 15, 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 University’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 University 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,

DocuSigned by:

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Brian Golden, Director