

## NO EMERSON DORM ON HEMENWAY STREET

We the undersigned Fenway residents are opposed to the Emerson College proposal to use the hostel at 12 Hemenway St. as a dormitory for 115 students for two years. Emerson should be encouraged to look at alternative locations in the downtown area as soon as possible. The reasons for denying Emerson's request include:

- 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
- We are concerned that, after Emerson's two (2) years of use, the property will become a de facto dorm filled with unsupervised students
- The Fenway needs more truly affordable housing, not more off footprint dormitories.

We urge the BRA to deny Emerson's IMP Amendment regarding 12 Hemenway Street.

Name	Address	Email or Phone
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Thao Tran	[REDACTED]	[REDACTED]
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Danemarett	[REDACTED]	[REDACTED]
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Lauren Dewey Platt	[REDACTED]	[REDACTED]
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Ankit Sood	[REDACTED]	[REDACTED]
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Dr Constance Leigh	[REDACTED]	[REDACTED]
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Will Dellea	[REDACTED]	[REDACTED]
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Angela Stovess	[REDACTED]	[REDACTED]
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Alfredo Habersham-Pabor	[REDACTED]	[REDACTED]
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RYAN BOXILL	[REDACTED]	[REDACTED]
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Matthew Wilman	[REDACTED]	[REDACTED]
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Callie Watkins Lin	[REDACTED]	[REDACTED]
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Kojo Osei-Bonsu	[REDACTED]	[REDACTED]
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Louvoce Walker	[REDACTED]	[REDACTED]
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M Abdul Ali/Alme7	[REDACTED]	[REDACTED]
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J. Johnson	[REDACTED]	[REDACTED]
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[REDACTED]

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Leah Dunn Rossi	[REDACTED]	[REDACTED]
Elizabeth Bittowitz	[REDACTED]	[REDACTED]
Virginia Wain	[REDACTED]	[REDACTED]
Eugenia Andler	[REDACTED]	[REDACTED]
Pamela Letitia	[REDACTED]	[REDACTED]
MELANIE GARBER	[REDACTED]	[REDACTED]
Ann Werner	[REDACTED]	[REDACTED]
Dana Lyford	[REDACTED]	[REDACTED]
DEBORAH ROSSI	[REDACTED]	[REDACTED]
Patricia & Richard	[REDACTED]	[REDACTED]
Chelsea Kurler	[REDACTED]	[REDACTED]
Meaghan McCombs	[REDACTED]	[REDACTED]
Yuemei Lin	[REDACTED]	[REDACTED]
Ruhuang Liao	[REDACTED]	[REDACTED]
Linwood Harris	[REDACTED]	[REDACTED]
Rosemary Kamal	[REDACTED]	[REDACTED]

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John Clay

Jonathan Young

STANISLAV BERDECKI

Dan Abraham

Tamal Arayan

Marissa Hayes

Maria Markova

Jamie Tetta

Gabby Santos

Ruslan Karganov

Ashley Davis

Scott Piccolo

Jim Wilbur

 Pam Price

David M. Roberts

 Susan CROCETTA

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**Name**

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Vivian Korob	[REDACTED]	[REDACTED]
Minda Hughes	[REDACTED]	[REDACTED]
Jacques Ann	[REDACTED]	[REDACTED]
Angele Ayala	[REDACTED]	[REDACTED]
Jorisha Jean Espinoza	[REDACTED]	[REDACTED]
Vitaly Nouvel	[REDACTED]	[REDACTED]
ROB SCHMIDNER	[REDACTED]	[REDACTED]
Franklin Brown	[REDACTED]	[REDACTED]
John O'Neil	[REDACTED]	[REDACTED]
Ame Desrosiers	[REDACTED]	[REDACTED]
Maureen Noel	[REDACTED]	[REDACTED]
Jan Ball	[REDACTED]	[REDACTED]
M. Ball	[REDACTED]	[REDACTED]
Marie Sophie Dorvil	[REDACTED]	[REDACTED]

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Name	Address	Email or Phone
John Tabeella	[REDACTED]	[REDACTED]
Matthew Thall	[REDACTED]	[REDACTED]
John von Sehlegel	[REDACTED]	[REDACTED]
Robert Tompeshi	[REDACTED]	[REDACTED]
Oliver S. Ash	[REDACTED]	[REDACTED]
Blair Lefemine	[REDACTED]	[REDACTED]
Andrea Olmsstead	[REDACTED]	[REDACTED]
Larry Thomas Bell	[REDACTED]	[REDACTED]
Shirley Lee Ann	[REDACTED]	[REDACTED]
Debra Roman	[REDACTED]	[REDACTED]
Lisa Kirk	[REDACTED]	[REDACTED]
John Storrow	[REDACTED]	[REDACTED]
John P. Ayer	[REDACTED]	[REDACTED]
Kate Powell	[REDACTED]	[REDACTED]

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Mahina Puskarna	[REDACTED]	[REDACTED]
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Douglas Malchiora	[REDACTED]	[REDACTED]
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Aakanksha Khandwal	[REDACTED]	[REDACTED]
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Chen Lei	[REDACTED]	[REDACTED]
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Gunder Sabalaya	[REDACTED]	[REDACTED]
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Karen Otero	[REDACTED]	[REDACTED]
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GERALD J. SYLVIA	[REDACTED]	[REDACTED]
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MICHAEL NEECE	[REDACTED]	[REDACTED]
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Eric Daniel	[REDACTED]	[REDACTED]
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Catherine Hosley	[REDACTED]	[REDACTED]
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LORI BERARDINO	[REDACTED]	[REDACTED]
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ERIC TUNOVARIC	[REDACTED]	[REDACTED]
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Michelle Reinstern	[REDACTED]	[REDACTED]
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Greg Haty	[REDACTED]	[REDACTED]
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Sarla Lideout	[REDACTED]	[REDACTED]
Philip O. Novak <sup>HSP</sup>	[REDACTED]	[REDACTED]
Wynne Sandiford-Horne	[REDACTED]	[REDACTED]
Letta Neely	[REDACTED]	[REDACTED]
Robert Case	[REDACTED]	[REDACTED]
John Peter	[REDACTED]	[REDACTED]
John Bookston	[REDACTED]	[REDACTED]
Larisa Ferdman	[REDACTED]	[REDACTED]
Andrew Harris	[REDACTED]	[REDACTED]
Edward L McFadden	[REDACTED]	[REDACTED]
Debra Knox	[REDACTED]	[REDACTED]
Viada Val Ander	[REDACTED]	[REDACTED]
Edward T. Bodo	[REDACTED]	[REDACTED]
Bygones	Stedman	n/a

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Name	Address	Email or Phone
Lynch Maryanski	[REDACTED]	[REDACTED]
Katherine Stevens	[REDACTED]	[REDACTED]
Mattie Kekula	[REDACTED]	[REDACTED]
David Huber	[REDACTED]	[REDACTED]
Hanna Posario	[REDACTED]	[REDACTED]
Ryan Cotlow	[REDACTED]	[REDACTED]
Karla Heine	[REDACTED]	[REDACTED]
Jeffrey Miller	[REDACTED]	[REDACTED]
Jessica Matott	[REDACTED]	[REDACTED]
Elizabeth Cullen	[REDACTED]	[REDACTED]
Christina Bivona	[REDACTED]	[REDACTED]
SUE WALLACE	[REDACTED]	[REDACTED]
RAINEY DANKEL	[REDACTED]	[REDACTED]
Joe Holladay	[REDACTED]	[REDACTED]



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**Name**

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**Email or Phone**

<i>[Signature]</i>	[Redacted]	[Redacted]
<i>Cathy Caminiti</i>	[Redacted]	[Redacted]
<i>Lynne Carter</i>	[Redacted]	[Redacted]
<i>Jane Smith</i>	[Redacted]	[Redacted]
<i>Bill Salomon</i>	[Redacted]	[Redacted]
<i>Deborah Thompson</i>	[Redacted]	[Redacted] at 0.1.1.1
<i>Vola Key</i>	[Redacted]	[Redacted]
<i>Angela Ayub</i>	[Redacted]	[Redacted]
<i>Oliver Walker</i>	[Redacted]	[Redacted]
<i>Tom O'Brien</i>	[Redacted]	[Redacted]
<i>John Davis</i>	[Redacted]	[Redacted]
<i>Robert Mann</i>	[Redacted]	[Redacted]
<i>Emma Roberts</i>	[Redacted]	[Redacted]
<i>Robin Sebesta</i>	[Redacted]	[Redacted]

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Name	Address	Email or Phone
Annmarie Faiella	[REDACTED]	[REDACTED]
Brittany Berdy	[REDACTED]	[REDACTED]
Maddeline Webster	[REDACTED]	[REDACTED]
Danielle Elogy	[REDACTED]	[REDACTED]
NANCY ELLIOTT	[REDACTED]	[REDACTED]
Janet McDermott	[REDACTED]	[REDACTED]
Liam Bormanski	[REDACTED]	[REDACTED]
Sam Montenero	[REDACTED]	[REDACTED]
MICHAEL RIDOLFI	[REDACTED]	[REDACTED]
Daniela Audo	[REDACTED]	[REDACTED]
JARRO JARSHVOS	[REDACTED]	[REDACTED]
GLYNIS FORMAN	[REDACTED]	[REDACTED]
Elaine Matis	[REDACTED]	[REDACTED]
Javier Cortez	[REDACTED]	[REDACTED]
Sheneal Parker	[REDACTED]	[REDACTED]

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Name	Address	Email or Phone
Marc A. Pelletier	[REDACTED]	[REDACTED]
Matt Foster	[REDACTED]	[REDACTED]
MS/RSK JACKSON	[REDACTED]	[REDACTED]
DONALD ESCOBAR	[REDACTED]	[REDACTED]
JOHN MATTINGLY	[REDACTED]	[REDACTED]
CHOUAIR NAAMAD	[REDACTED]	[REDACTED]
Sandra Korpalska	[REDACTED]	[REDACTED]
ARIZELA STEWART	[REDACTED]	[REDACTED]
Thomas Hart	[REDACTED]	[REDACTED]
Erica Feldman-Borke	[REDACTED]	[REDACTED]
Jenny Myers	[REDACTED]	[REDACTED]
Yermyz	[REDACTED]	[REDACTED]
Nikhil Chopra	[REDACTED]	[REDACTED]
Salim Abdul	[REDACTED]	[REDACTED]

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MARIA RODRIGUE

[REDACTED]

[REDACTED]

JANE BASKERVILLE

[REDACTED]

[REDACTED]

LISA J LYNCH

[REDACTED]

[REDACTED]

Gloria Galt

[REDACTED]

Elvira Castillo

[REDACTED]

REINEY DIBINSE

[REDACTED]

[REDACTED]

PAT MURPHY

[REDACTED]

Helen Cox

[REDACTED]

Barbara Kay

[REDACTED]

Karen Weste

[REDACTED]

Richard Dunshee

[REDACTED]

Gregory Hunt

[REDACTED]

Boston, MA

Helen Cox

[REDACTED]

[REDACTED]

Samuel Garnier

[REDACTED]

Boston, MA

[REDACTED]

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Name	Address	Email or Phone
<i>Isla de Figueroa</i>	[REDACTED]	[REDACTED]
<i>Keith Harruell</i>	[REDACTED]	[REDACTED]
<i>Patricia Harruell</i>	[REDACTED]	[REDACTED]
<i>John McEals</i>	[REDACTED]	[REDACTED]
<i>JESSICA SORKIN</i>	[REDACTED]	[REDACTED]
<i>John W. Johnson</i>	[REDACTED]	[REDACTED]
<i>Joseph Spoden</i>	[REDACTED]	[REDACTED]
<i>Stephen Dwyer</i>	[REDACTED]	[REDACTED]
<i>Rosaria Salerno</i>	[REDACTED]	[REDACTED]
<i>Thomas Johnson</i>	[REDACTED]	[REDACTED]
<i>Christy Ellis</i>	[REDACTED]	[REDACTED]
<i>Joanne McEenna</i>	[REDACTED]	[REDACTED]
<i>Andrew Harnish</i>	[REDACTED]	[REDACTED]
<i>St. Louis</i>	[REDACTED]	[REDACTED]

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Brenda Lew	[REDACTED]	[REDACTED]
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John Julian	[REDACTED]	[REDACTED]
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Carol McSherry	[REDACTED]	[REDACTED]
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Anne Barker	[REDACTED]	[REDACTED]
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JILLIAN ELLIS	[REDACTED]	[REDACTED]
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GERALDA Cooper	[REDACTED]	[REDACTED]
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Ernie Castillo	[REDACTED]	[REDACTED]
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Annie Wu	[REDACTED]	[REDACTED]
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Janet Malone	[REDACTED]	[REDACTED]
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Ruth Howais	[REDACTED]	[REDACTED]
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Lushan Zeng	[REDACTED]	[REDACTED]
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KEANJIANG	[REDACTED]	[REDACTED]
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Zebiao Fu	[REDACTED]	[REDACTED]
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Lisa Wu	[REDACTED]	[REDACTED]
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Mandy Loutch	[REDACTED]	Boston -
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Sajed Kamal	[REDACTED]	[REDACTED]
Claudia Piper	[REDACTED]	[REDACTED]
Graham Smith	[REDACTED]	[REDACTED]
Sophia Apostola	[REDACTED]	[REDACTED]
Kingsley Otiase	[REDACTED]	[REDACTED]
Juan Nahuara	[REDACTED]	[REDACTED]
Kevin Cody	[REDACTED]	[REDACTED]
Mike Cody	[REDACTED]	[REDACTED]
Arina Garmatynsk	[REDACTED]	[REDACTED]
Rebecca Hunter	[REDACTED]	[REDACTED]
Marg Ann Brogan	[REDACTED]	[REDACTED]
Sergio Ribeiro	[REDACTED]	[REDACTED]

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Name	Address	Email or Phone
GLENNYS CAMPBELL	BOSTON, MA	
Tom Kelly		
Daniella Torres		
Valerie Idumt		
JULIE STREETER		
Tracey Cusick		
Darlene Washington		
Donna S. Lee	Boston	
Steph Burk	Boston	
Renee Harmon		



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Name	Address	Email or Phone
Sola Key	[REDACTED]	[REDACTED]
Santosh	[REDACTED]	[REDACTED]
Genelt	[REDACTED]	[REDACTED]
Tanjwa Nandy	[REDACTED]	[REDACTED]
Andrew Hume	[REDACTED]	[REDACTED]





**JOSH ZAKIM**  
**BOSTON CITY COUNCILOR**  
**DISTRICT 8**

November 7, 2016

Michael Rooney  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Dear Mr. Rooney:

I write to oppose Emerson College's proposal to amend its Institutional Master Plan ("IMP") and create student housing at 12 Hemenway Street. While I applaud Emerson's goal to create more on-campus housing for its students, I cannot support its efforts that come at the expense of the residential Fenway neighborhood. As you know, the Fenway is already densely populated with academic institutions and student housing, severely limiting affordable housing options for Boston residents. Over the years, the City, BPDA, and Emerson have worked collaboratively to concentrate Emerson's footprint in downtown Boston. Allowing Emerson to now expand its institutional footprint - even temporarily - into the Fenway is inconsistent with more than a decade of planning and unfairly burdens my constituents.

The BPDA's own website declares that Emerson "is tucked into Boston's bustling Downtown neighborhood alongside the Boston Common." Moving Emerson undergraduates to a temporary dormitory in the Fenway obviously does not comport with this statement. While I realize that 12 Hemenway Street might be the most convenient and cost-effective option for Emerson, that ignores: 1) the project's impact on the community of the Fenway and 2) the fact that more geographically sensible alternatives do exist - they just pose more logistical inconveniences for Emerson. I understand that Emerson is engaged in a housing renovation process that should eventually lead to 70% of its undergraduates living on-campus, which is outstanding. However, Boston's institutions must also respect our neighborhoods that host them. To this end I am tremendously disappointed that during FY 2016, Emerson contributed just 16% of its requested cash PILOT. I hope the board considers this alongside the fact that Emerson owns more than \$240 million in tax exempt real estate in Boston.

Finally, I am concerned that Emerson did not take the feedback of Fenway residents into consideration in a meaningful way during this process. Since its September 2 submission to the BPDA, Emerson has engaged in a "community process" with neighbors, the Fenway CDC, my office, and others. Yet its proposed IMP amendment has gone unchanged. Given the breadth of issues raised over the past two months, this tells me that Emerson has voluntarily chosen to ignore the input of the community. That is quite regrettable.

For the foregoing reasons, I respectfully request that the BPDA board deny Emerson's proposed IMP amendment. Feel free to contact me with any questions or concerns. Thank you for your careful consideration.

Sincerely,

A handwritten signature in black ink that reads "Josh Zakim". The signature is written in a cursive, flowing style.

Josh Zakim



Downtown Boston  
Business Improvement District  
Corporation

November 4, 2016

Michael Rooney  
Project Manager  
Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

Re: Emerson College Students

Dear Mr. Rooney:

On behalf of the Downtown Boston Business Improvement District (BID), I am writing in support of the positive impact of college students in our neighborhood.

I have had the opportunity to watch how the addition of students over the past twenty years has added vitality to our district, complementing the mix of residents, tourists, workers and local businesses. Adding vibrancy and energy, Emerson College and its student housing and other amenities have played an enormous role in the transformation and rejuvenation of this neighborhood. The student activity has boosted local businesses, while their presence has assisted the community in various ways through their course work or volunteering at local nonprofit organizations.

Emerson College's main campus exists within the Midtown Cultural District. This densely populated area of the city, with its rapidly-growing residential base, includes a significant portion of the Downtown Boston BID area. Over the years, I have marveled at how these two groups--students and residents--co-exist in a most positive manner, learning from and helping one another on a daily basis.

The Downtown Boston BID is a private not-for-profit corporation that provides supplemental services in Downtown Boston. Designed to benefit property owners, businesses, visitors, students, and residents, it is committed to achieving downtown's full potential as a premier economic center and vibrant mixed-use neighborhood.

Sincerely,

Rosemarie E. Sansone  
President & CEO  
Downtown Boston Business Improvement District

**HARRY COLLINGS**  
**EXCLUSIVE REAL ESTATE**

10 DERNE STREET  
BOSTON, MA 02114

OFFICE: 617-263-1157  
MOBILE: 617-413-1661

November 4, 2016

Michael Rooney, Project Manager  
Boston Planning & Development Agency  
Boston City Hall  
One City Hall Square, Ninth Floor  
Boston MA 02201

RE: Emerson College Fenway Project

Dear Mr. Rooney:

I am writing in support of Emerson College's temporary plan to house students in the Fenway neighborhood.

As a Beacon Hill business owner and a resident of the area, I have firsthand knowledge of the positive affects the students have had.

Emerson College works with the community in building long lasting relationships benefitting local businesses and residential neighbors.

Very truly yours,



Harry Collings  
Exclusive Real Estate

HARRYCOLLINGS2014@GMAIL.COM



November 2, 2016

Boston Planning & Development Agency  
Boston City Hall  
1 City Hall Plaza  
Boston, MA 02108

Re: Emerson College IMP Amendment 12 Hemenway St

To whom it may concern:

Fenway Civic Association (FCA) is the Fenway's oldest volunteer organization that accepts no public or developer funds. Our mission is to promote a safe and vital neighborhood that serves the interest of our residents.

FCA takes this opportunity to express our opinion on the proposed temporary dormitory use by Emerson College ("Emerson") at 12 Hemenway Street. FCA recognizes and supports the policy of encouraging universities to create on-campus dorms in order to move students out of residential buildings and onto the university campuses. This practice serves to increase much-needed housing stock, expanding opportunities for residential use of the newly available housing stock by the community. FCA was instrumental in getting this standard adopted by institutions in our own neighborhood, and was pleased to see it adopted City-wide. For this reason, FCA believes that supporting this temporary Emerson request, even if their institution is not in our neighborhood, will help move City policy for on-campus housing forward in a way that promotes the availability of market rate housing for residents.

At this time, Emerson is rehabbing an existing campus dormitory in order to complete its dorm plan in compliance with City policy, and requires an interim location for approximately 120 displaced sophomore students for the next two years, an effort that FCA solidly supports. The best location Emerson has been able to find is 12 Hemenway Street.

The existing use of 12 Hemenway is a rooming house with a capacity of 220 residents. The change of use to a temporary dorm, which requires no new zoning, would lower the capacity of the building by 100 residents, thus lowering the amount of traffic and turnover in the neighborhood while not significantly changing the daily use of the building.

Additionally, as an Emerson property, the premises would be patrolled by Emerson Police and the surrounding alley and streets would be cared for by Emerson as well. This

November 2, 2016

p. 2

would lead to a substantially cleaner and safer environment on Hemenway Street, Ipswich Street and the public alley.

12 Hemenway Street is a short 20-minute walk to the Emerson Campus. Boylston Street itself is well-served by the Green Line and the #59 Bus, making student movement simple, safe, and efficient. The existing transportation network has the advantage of making Emerson shuttle busses unneeded except for late night shuttles and student escort requests. This provides an efficient means of transport without congesting residential streets with private shuttle busses.

FCA recognizes that Emerson has sought to find other possible alternatives for a temporary location other than 12 Hemenway. These efforts have been unsuccessful, and leave Emerson in dire need of securing a site for their students to live. Given these exigent circumstances, FCA believes that the right thing to do is to support the temporary dormitory use and provide 110 students with housing in a fantastic neighborhood. The alternative of delaying the education of these students would be a disappointing outcome that could have lifelong impacts on the lives of students forced to delay or forgo the chance for a college education.

We look forward to continuing discussions with Emerson College, as we understand the neighborhood's request to provide hostel use of 12 Hemenway during school summer breaks, and feel that the university has been receptive and willing to pursue these arrangements.

It is FCA's position that Emerson's program to move a majority of its students into on-site dormitories is one that has meaningful positive impacts on the availability of market rate housing for residents, and FCA fully supports that City policy. In addition, we see this use as contributing to an overall decrease in neighborhood congestion, an overall increase in safety, and little change in use. In this instance, doing the best thing for the City and our residents means allowing a temporary dorm use by Emerson in the Fenway neighborhood.

Sincerely, 

Timothy Horn  
President, Fenway Civic Association





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

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**Emerson College Students**

1 message

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**Christine M Dunn** [REDACTED]  
To: Michael.Rooney@boston.gov

Thu, Nov 3, 2016 at 5:29 PM

November 3, 2016

Michael Rooney, Project Manager  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

Re: Emerson College Students

Dear Mr. Rooney,

I have lived in my neighborhood for the past fifteen years and have found the Midtown Cultural District has flourished with the mix of students, residents and local businesses. The Emerson College students add vitality to the neighborhood in addition to supporting local businesses and assisting the community in various ways through their course work or volunteering at local nonprofits. Emerson College has a very good reputation co-existing with many residents in a densely populated area of the City as their main campus is located in the Midtown Cultural District.

As a nearby resident of Emerson's main campus on Boylston and Tremont Street, I commend Emerson College for their on-going efforts towards housing more students and this project to temporarily house 115 students will assist them in reaching this goal.

Sincerely,

Christine M. Dunn  
Resident  
[REDACTED]



Michael Rooney <michael.rooney@boston.gov>

**Re: Emerson in the Fenway Hostel**

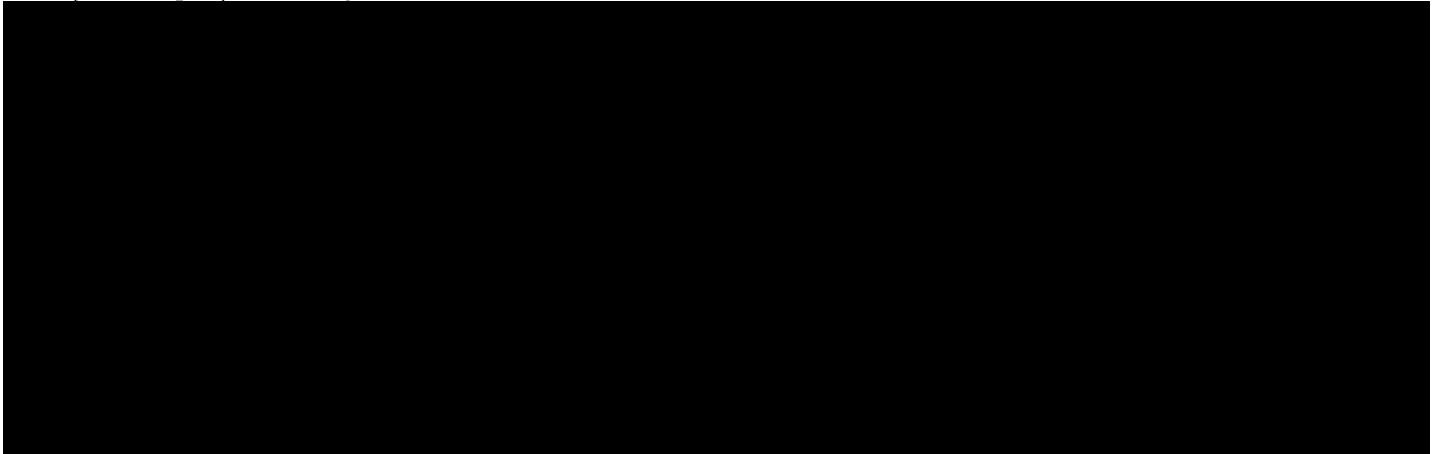
1 message

Conrad Ciszek [REDACTED]

Mon, Oct 24, 2016 at 9:49 PM

Reply-To: [REDACTED]

To: Josh Zakim <josh.zakim@boston.gov>, [REDACTED] "michael.rooney@boston.gov" <michael.rooney@boston.gov>, Richard Giordano <rjordan@fenwaycdc.org>, Tito Jackson <tito.jackson@cityofboston.gov>



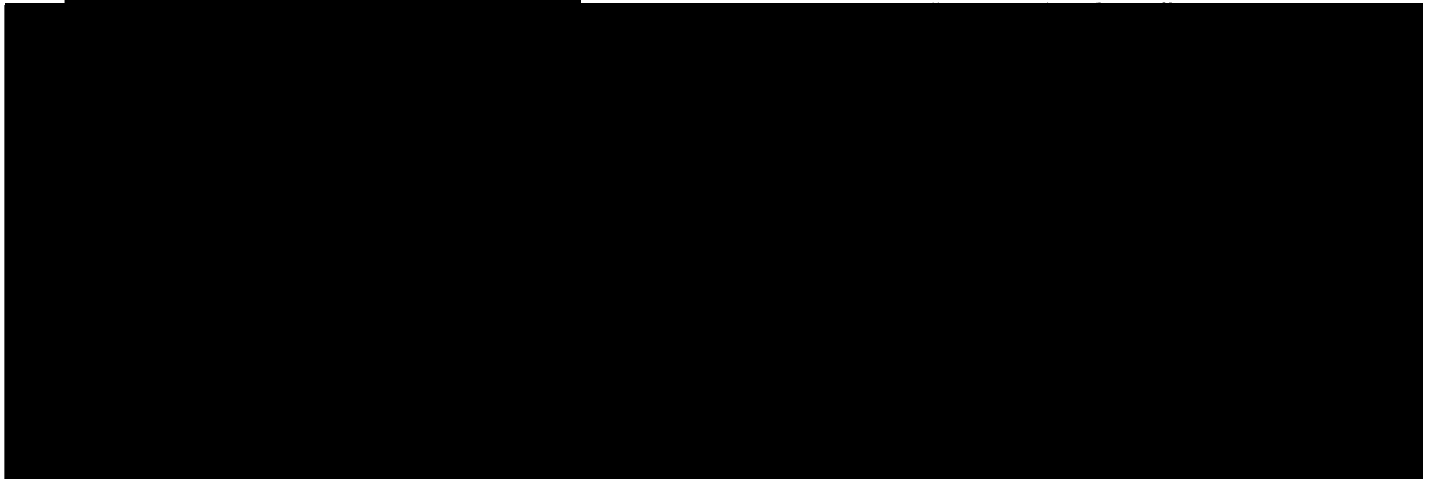
Dear Helen:

Thank you for your letter of support in our opposition to the Emerson dorm at 12 Hemenway Street. I am taking the liberty of forwarding your comments to Mike Rooney at the Boston Redevelopment Authority as he is the gatekeeper who is collecting public comments and presenting them to the BRA Board who will ultimately decide on this proposal. I am copying him on this e-mail requesting he document and process your comments below.

Thanks again Helen!

From: Josh Zakim <josh.zakim@boston.gov>

To: [REDACTED]



**Sent:** Monday, October 24, 2016 7:49 PM  
**Subject:** Re: Emerson in the Fenway Hostel

Thank you Helen.

On Monday, October 24, 2016, [REDACTED] wrote:

**.....dear District 8 City Councilor Zakim....**

**.....pls add my name to the list of names in support of the Fenway residents who are in opposition to Emerson's relocating students to the hostel on Hemenway Street in the East Fens.....**

**.....my recollection of the commitment which the Mayor made to the residents of Boston, when first elected, is that he wld insure that the current & newly renamed BRA, wld be responsive to the neighborhoods in Boston, UNLIKE the former BRA.....which made it a practice of totally ignoring input from community residents....**

**.....further, as our representative on the Boston City Council, we wld appreciate your bringing this matter to the attention of the Mayor, reminding him of the promise he made to the residents of Boston re: the former BRA & following up with him regarding our concerns....**

**.....thank you for your anticipated cooperation with your constituents regarding this issue; I assume that you are not happy with the pressure being put on our community by Emerson & the newly named BRA & that you plan to do all in your power to prevent it.....helen cox, Fenway resident since 1958 & taxpayer/property owner since 1985...**

-----Original Message-----

From: Gary Duncan [REDACTED]  
 To: Josh Zakim <josh.zakim@boston.gov>

**Sent:** Mon, Oct 24, 2016 12:49 pm  
**Subject:** Emerson in the Fenway Hostel

Please add my name to opposition to the idea Emerson, a DOWNTOWN College should house students for ANY time at all way back in the Fenway.

Look Fenway already hosts many institutions, and dorms. We do not need another dorm even if it may or may not be temporary. BU has used HOTELS when they needed temporary space & ultimately they bought, for dorms, the Kenmore HOJO's. a hotel that for years withstood student development, had a great restaurant. The rooms were clean. I know as I stayed there for 3 months some years ago when my apartment unit at 51 Park Drive was severely affected by fire/water/smoke damage in an adjoining unit.

So I find it a little unbelievable that Emerson is claiming use of the Fenway Youth Hostel but for two years. Frankly, it is likely to be permanent, much as the HOJO became BU dorms.

I see no reason but COST for Emerson to find using hotel space in their own downtown area for the two years. Then because of COST we will know is unlikely to be permanent. It will be to Emerson's interest to hasten the remodeling of their LITTLE BUILDING as their updated dorm space. Giving them this cheap alternative is more likely to allow consideration of the Fenway as just more space for their expansion.

Yes I know maybe the City can get a written agreement from them that it will only be two years but most such agreements are not really worth the paper they are printed on.

So please, in the name of decent Fenway representation, do not add your voice of support for this atrocious idea. According to a GLOBE story today in the Metro section, Fenway has no voice in this as the College is downtown. Well since when can an entity form another section of Boston decide it is OK to so badly effect a distant neighborhood and expect to have that neighborhood be silent!! That is another horrible precedent of government trampling on a small neighborhood for "the City's good"?? I think not.

--

**Josh Zakim**

***Boston City Councilor, District 8***

Boston City Hall, 5th Floor

One City Hall Plaza

Boston, MA 02201

p: 617-635-4225

f: 617-635-4203

e: [josh.zakim@boston.gov](mailto:josh.zakim@boston.gov)



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

**Fw: 2016 GREATER BOSTON NOISE REPORT: Fenway Scores a D- for Noise**

1 message

Gary Duncan [REDACTED]

Tue, Oct 25, 2016 at 11:28 AM

Reply-To: Gary Duncan [REDACTED]

To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>, Richard Giordano <rgiordano@fenwaycdc.org>, Josh Zakim <josh.zakim@boston.gov>, Jacob Wessel <jacob.wessel@boston.gov>, Senator Will Brownsberger <william.brownsberger@masenate.gov>, Senator Will Brownsberger <will@mywillbrownsberger.com>, Mayor <mayor@cityofboston.gov>

Just what the Fenway needs, MORE noise. Yet another good reason to stop thinking the Fenway is a good place to dump students from distant schools in spaces not needed as dorms. Emerson needs to reconsider where to place its students in its OWN neighborhood, downtown rather than miles away in the Fenway!

On Monday, October 24, 2016 6:16 PM, [REDACTED] wrote:

-----Original Message-----

From: Grace Holley [REDACTED]

To: Grace Holley [REDACTED]

Sent: Mon, Oct 24, 2016 4:07 pm

Subject: 2016 GREATER BOSTON NOISE REPORT: Fenway Scores a D- for Noise

Good Afternoon All,

I wanted to share this with you – the 2016 Greater Boston Noise Report has been released! This takes a look at noise levels, annoyances, complaints around Boston by neighborhood. On the report card, Fenway scores a 'D-' all-around for its noise, tied with Allston/Brighton (comparatively, Roslindale gets a 'B+', South End & Bay Village score a 'C', Chinatown/Downtown, Southie, Dorchester all get 'F's).

This is especially relevant for those of you concerned about noise from Fenway Park (which scores unhealthy levels of noise), as well as those concerned about noise from students (this is possibly a good tool to show Emerson College & BPDA – Hemenway St, according to the "Noise Complaint Heat Map" and the "Street Level Sound Annoyance" heat map, already scores the highest level of complaints & annoyances in the scoring system—surely 115 more students would only make this worse).

Check it out here: <http://boston.noiseandthecity.org/report-cards#list>

Best,  
Grace

Grace Holley  
Community Planner  
Fenway CDC  
[REDACTED]

Boston, MA 02115

[REDACTED]  
[www.fenwaycdc.org](http://www.fenwaycdc.org)



Michael Rooney <michael.rooney@boston.gov>

## Statement of Opposition to the Dorm at 12 Hemenway Street

1 message

Conrad Ciszek [REDACTED]

Thu, Oct 20, 2016 at 11:35 AM

Reply-To: Conrad Ciszek [REDACTED]

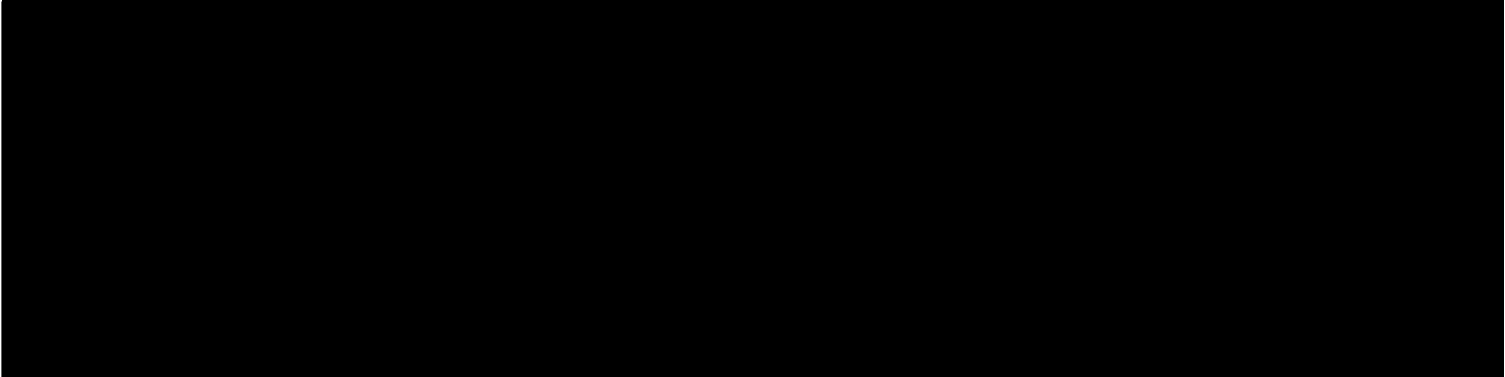
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Cc: Byron State Rep Rushing <byron.rushing@mahouse.gov>, "ayanna.pressley@boston.gov"

<ayanna.pressley@boston.gov>, Tito Jackson <tito.jackson@boston.gov>, Richard Giordano <rgiordano@fenwaycdc.org>,

"Livingstone Jay - Rep. (HOU)" <jay.livingstone@mahouse.gov>, "barbara.miranda@masenate.gov"

<barbara.miranda@masenate.gov>, "caitlin.duffy@mahouse.gov" <caitlin.duffy@mahouse.gov>, Helen Fenway/YMCA Cox



Dear Mr. Rooney:

Thank you for coming out to the Fenway to meet with us regarding Emerson's proposal for an alleged temporary dorm at 12 Hemenway Street. It was a pleasure meeting and speaking with you.

As you may be aware, the residents of the Fenway are strongly opposed to this proposal and are seeking for the proposal to be disapproved. The residents who attended the meeting and who signed the petition have made it clear that they do not wish to see 12 Hemenway Street or any neighboring building be master leased by Collegiate Institutions.

The BPDA (formerly BRA)'s mission is to approve of plans and engage in development that is in the public's interest and in the greater good of the community. The permissibility granted to Emerson for its alleged temporary dorm DOES NOT SERVE THE PUBLIC GOOD. In fact, it harms the public by terminating a valuable neighborhood and tourist resource.

12 Hemenway Street is currently a Budget Hostel that provides tourists and visitors on a budget with reasonably priced lodging accommodations. If Emerson College were to be approved of this proposal, the City of Boston will be at a loss of a valuable resource for tourists and for friends and families of Boston residents who are on a budget and cannot afford the 200 to 300 dollar or more price per night in surrounding hotels. Moreover, if Emerson were to receive approval, it will send a bad precedence where other schools will negotiate master leases which would eliminate already scarce housing stock and result in driving up rents in this already expensive city.

Two years ago, BPDA (formerly BRA) disapproved of Berklee College of Music's Plan to master lease Clearway Street. However, despite the disapproval, Berklee went ahead and master leased Clearway Street apartments at the expense of long term low and moderate income tenants whose leases were not renewed angering Fenway residents. We fear that if this absurd plan were approved, other institutions in the city who over-enroll their students will propose to master lease other buildings at the expense of residents, many who were in attendance at Monday's meeting.

University Master leasing is a dangerous trend that threatens our city's neighborhoods. This is not just a Fenway matter! In my work collecting signatures for the petition I met residents from all neighborhoods in this city who were also angered about this plan and fear their neighborhoods will be targeted next when neighborhoods such as the Fenway have no more units available for master leasing. If this were to be approved it would be setting a continued trend of university overenrollment and master leasing, Mayor Walsh's vision of a Boston 2030 would be tarnished as by that time, as the City may be transformed into one large college campus as many residents fear.

Many of the Fenway Residents and Organizations (many who are copied on this e-mail) have expressed their opposition to the dorm. They spoke loudly and clearly on this. We have also collected many signatures of other residents in the Fenway and surrounding area that was presented to you and Emerson who are opposed to this and continue to express our opposition as loud and clear as we did at our meeting on Monday. We are hoping that our voices will be listened to!

As BRA is rebranding itself, a mere name change is not sufficient. The new and improved BRA needs to listen to the tax paying and voter residents of the community and base their decisions and actions on the tax paying and voting community's needs. As communicated at the meeting, for years our voices tend to be ignored. This is the opportunity for the new and improved BRA to escape that reputation and do what is right for the tax paying and voting community of today in preparation for Mayor Walsh's vision of Boston 2030.

As I had stated publicly at the meeting and to you personally afterward, Emerson College does not need to come to the Fenway and eliminate the Hostel. They have many other options! Their claim that there are no other apartments in Boston is without merit. They could simply rent 38 two bedroom apartments in a variety of buildings in the area to house four students which would meet their needed quota of 151 students. There are numerous apartment vacancies and availabilities in their immediate neighborhood. Please see the attached photos. For instance, the Hamilton Company has banners advertising vacancies at their building at the corner of Boylston and Tremont Streets as well as other newly constructed apartment buildings in its immediate area that also have advertised vacancies. Ink block in the neighboring South End as well as the American Youth Hostels on Stuart Street and a neighboring Marriott Residence Inn are some of the many options. Also, housing their students in the vicinity of the Emerson campus would much better serve their students' needs.

Anyway, I hope the BPDA and its board will listen to the community and deny the request of Emerson.

Thank you,

Conrad Ciszek  
Fenway Resident

Sent from my Verizon 4G LTE Smartphone

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**3 attachments**



**1011161333.jpg**  
3241K



**1011161335.jpg**  
3337K



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

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**Project Comment Submission: Emerson College - 12 Hemenway Street**

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Thu, Oct 13, 2016 at 5:19 PM

To: BRAWebContent@cityofboston.gov, Michael.Rooney@boston.gov

CommentsSubmissionFormID: 1229

Form inserted: 10/13/2016 5:19:13 PM

Form updated: 10/13/2016 5:19:13 PM

Document Name: Emerson College - 12 Hemenway Street

Document Name Path: /Development/Development Projects/Emerson College - 12 Hemenway Street

Origin Page Url: /projects/development-projects/emerson-college-12-hemenway-street

First Name: Kevin

Last Name: Merriam

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02115

Comments: Mr. Rooney, As an abutter to 12 Hemenway St., I am writing to note that I am strongly opposed to Emerson College's dorm use proposal. As the home of Berklee and the Conservatory, Fenway-- and Hemenway St. specifically -- feels the impact of colleges and universities expanding their footprints in our neighborhood. We saw this when Berklee expanded, displacing residents, and we feel it every year as rent prices increase. We feel the impact every day, with students congesting doorways and walkways, leaving trash outside apartment buildings, and throwing parties in homes they share with young professionals and families. Emerson College is not a Fenway college, and should not add to our increasingly congested and burdened neighborhood. Thank you.

PMContact: Michael.Rooney@Boston.gov





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

---

**Opposition to Emerson College's 12 Hemenway Proposal**

1 message

**Kathryn Lagreca** [REDACTED]

Thu, Oct 13, 2016 at 5:12 PM

To: Michael.Rooney@boston.gov

Cc: [REDACTED] josh.zakim@boston.gov, jay.livingstone@mahouse.gov

Dear Mr. Rooney,

I'm writing to you as both an Emerson College alumna and an abutter opposed to the proposed Emerson dorm at 12 Hemenway St.

First, as a graduate of Emerson College, I am disappointed that the College's proposal expands its footprint into a neighborhood that is disconnected from the campus. Our campus is a tiny one, and that's part of what sets us apart from Boston University, Northeastern University, and the many other colleges throughout the city. Part of Emerson's charm is the size of its campus and its home in the Theatre District. I understand that the College has researched and assessed other options in the immediate neighborhood-- but that does not mean the alternative is housing them in a neighborhood that is removed from the campus. With Downtown Crossing, Chinatown, and Beacon Hill just steps from campus, I have a hard time believing that Fenway is the closest option for temporary housing.

As a direct abutter to the property, I echo my neighbors' concerns: 115 more students on Hemenway St. will only further impede the quiet enjoyment of my apartment and others in the area. From trash on the sidewalks, to graffiti on residential buildings, to too many nighttime calls to BPD's Party Line, neighbors already feel the impacts of institutional expansions in the Fenway. Quiet hours, RAs, and an RD hardly address the issue; parties may not happen or may be broken up early, but there will be 115 students with no connection or permanence to the neighborhood and shuttle buses that will add to an already heavily-congested block. This means more trash, noise, and congestion in a place young professionals, families, and seniors love to call home. Yes, we are home to other institutions and their students, but Fenway is ultimately a residential neighborhood-- not a depository for students.

Thank you,

--  
**Kathryn Lagreca**[REDACTED]  
Boston, MA 02115



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

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**Project Comment Submission: Emerson College - 12 Hemenway Street**

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Thu, Oct 20, 2016 at 11:38 AM

To: BRAWebContent@cityofboston.gov, Michael.Rooney@boston.gov

CommentsSubmissionFormID: 1242

Form inserted: 10/20/2016 11:36:59 AM

Form updated: 10/20/2016 11:36:59 AM

Document Name: Emerson College - 12 Hemenway Street

Document Name Path: /Development/Development Projects/Emerson College - 12 Hemenway Street

Origin Page Url: /projects/development-projects/emerson-college-12-hemenway-street

First Name: Christie

Last Name: Gibson

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I was reading about the Emerson proposal in the Boston Sun and was very disappointed with the lack of broader perspective the neighborhood group seemed to be bringing to the table. I live in the South End near the borders of Back Bay and Fenway and as a musician am frequently in the Boylston/Hemenway area. That building was a hostel for many years, which is, uh, not that different from a dorm, in terms of it being temporary housing for young people. In a city where the colleges are under intense pressure from all sorts of neighborhood groups to make sure that their students have dorm housing at all, this seems like a really logical temporary use for a building and one that it is in the long-term interests of most residents to support.

PMContact: Michael.Rooney@Boston.gov



Michael Rooney <michael.rooney@boston.gov>

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## comments re: Emerson College proposal to use 12 Hemenway St, Boston, as temporary student housing

1 message

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Jamie Simpson <[REDACTED]>

Mon, Oct 31, 2016 at 9:09 PM

To: michael.rooney@boston.gov

Cc: Lcamhi@fenwaycdc.org, John La Bella <jlabella@housingworks.net>

Dear Mr. Rooney,

I'm writing to express my opposition to Emerson College's use of 12 Hemenway Street in the Fenway as temporary student housing while the college renovates its "Little Building" dorm.

Like many private colleges in and near Boston, Emerson has substantial funds at its disposal to temporarily house students closer to the rest of its campus, without the disrupting the lives of Fenway residents, who already have to contend with students from multiple other colleges, ongoing construction on Boylston Street Outbound, Fenway Park, etc.

The property at 12 Hemenway should be used to benefit neighborhood residents, not more students - particularly students of a college across town.

Despite the 'short-term' nature of the proposal, the building could be put to use for community benefit right away, without Fenway residents having to wait two years.

Sincerely,

James C. Simpson

[REDACTED]  
Boston, MA 02116



Michael Rooney <michael.rooney@boston.gov>

## 12 Hemenway Street

1 message

Nikki Flionis

Fri, Nov 4, 2016 at 3:27 PM

To: Michael.rooney@boston.gov

Dear Michael Rooney:

My name is Nikki Flionis and I live directly across the street from 12 Hemenway. I am opposed to it becoming an Emerson dorm, even if it is for a 2-year period. First, the current use, while not ideal, is manageable. Most of the temporary visitors are out exploring the city and so are not inclined to hang out on the front stoop and sidewalk in the evening. If they do, a call to the desk gets everyone inside.

Now, I picture a building with 100+ students there full-time. Eager, at the end of a long day of studying and classes, to be outside to let off steam... They will be on the stoop and sidewalks, directly across from my home: yelling, singing, smoking, talking, laughing and I will have to hear it day and night. I will have my right to quiet enjoyment of my home constantly disrupted, even more than it currently is.

Don't get me wrong--I love what Emerson does, as I do Berklee/Boston Conservatory (even Northeastern) and I am not anti-student. But I live surrounded by students and practice rooms, (I have been here 32+ years, so they have expanded all around me), and it is an ongoing struggle, that I really don't like having to do, to get quiet in the street in front of my home and alley behind me from 11 p.m. to 7 a.m. Normal daytime activity we have all accommodated ourselves to (except this new never-ending street construction). I work full-time and it should not also be my job to keep reminding faculty, staff and students, that permanent residents live here and are entitled to some peace.

So, my points are on two fronts:

- 1) The student activity and noise will not be controllable--I know Emerson is promising a 24/7 presence. Berklee/BosCon has 24/7 security. It will not make much difference. From experience, I know that they will not spend all that time herding young people into their "dorm" and even if they do the damage is done. A student may think: it's just me and a few friends; but for us, it multiplied by hundreds of each "student and a few friends."
- 2) We are losing affordability in housing at an alarming rate--from student occupation of units: as you know, 4-8 students can pay much more than a family; and from increasing luxury and market rate housing being built.

I know the universities have become a powerful economic engine for the City, but I can tell you that our engine here is driving along at full speed, and I would like to think that the BPDA and the City still care about permanent and long-term residents who live and contribute to the safety and quality of life of the neighborhood, have children, are seniors, are working professionals unable to afford the \$2500 and up of our surrounding rents. I work full-time and need my sleep and my relatively quiet evenings, my neighbors have children, some are disabled, some are retired. We are a community right across from 12 Hemenway, of low, moderate and market rate rents; we know each other; we help each other out when needed. We are the kind of housing I would like to see at 12 Hemenway.

Again, based on history, if Emerson were to go in there--which I hope will not happen--what happens after two years? Berklee/BosCon? more students?

We are hurting from lack of affordable housing. We are hurting from an overabundance of students. The colleges and universities do need to create dorms, but they should not all be here. Further, I think it is time to consider a moratorium on these institutions being able to just continue to grow as they feel like it. It is time for new master plans (that are not constantly violated--in spirit, when not in letter-e.g. Clearway Street).

It is time to weigh the balance of growth helter-skelter, with the need of permanent residents and the need to maintain a diversity of permanent residents, in income, professions, race, ethnicity, LGBT, age, ability--all those qualities that make a city strong and world class.

Thank you for taking time to read this.

Sincerely,



Michael Rooney <michael.rooney@boston.gov>

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## Emerson Dorm on12 Hemenway Street

1 message

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**Brenda Lew** [REDACTED]  
To: michael.rooney@boston.gov

Fri, Nov 4, 2016 at 1:21 PM

To: Michael Rooney, BPDA

From: Brenda Lew

Fenway Resident

I am one of the many people who signed the petition for NO EMERSON DORM ON HEMENWAY STREET.

Since Emerson College has not given any indication of seeking alternatives, I want to reiterate my opposition

to the using the hostel for a temporary dorm. They should not need to amend their IMP and expand into the

Fenway. There is concern about the past changes of owners and future use of the property after 2 years.

Will it be turned into a dorm and not back to a hostel or even affordable housing.



Michael Rooney <michael.rooney@boston.gov>

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## Emerson Dorm

1 message

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Rosaria Salerno [REDACTED]  
To: Michael Rooney <Michael.Rooney@boston.gov>

Fri, Nov 4, 2016 at 12:17 PM

Michael,

As you know from our brief conversations at the Morville House meetings, I am opposed to Emerson's request to occupy The Hostel as a dormitory. I join my voice to the hundreds of others who oppose.

I want to take this opportunity to say, further, that it is easy to surmise from all that has happened and continues to happen in the Fenway (and it's environs) that the BPDA seems to have a preferential option for institutions and developers whereas Mayor Walsh entered City Hall with the promise to make changes at the BRA. Surely he did not simply mean changing its name.

I hope the decision vis a vis Emerson's plan will be a departure from recent development decisions here and that the majority voice of the community will be heard and heeded!

Thank you, Michael.  
Rosaria Salerno

[REDACTED]  
Boston, MA 02115  
Acknowledgment of this email would be appreciated.

Sent from my BlackBerry 10 smartphone.



Michael Rooney <michael.rooney@boston.gov>

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## Emerson Proposal to Use Hostel as a Temporary Dorm

1 message

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Case, Robert [REDACTED]  
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Fri, Nov 4, 2016 at 11:37 AM

Dear Michael:

I am a member of the First Fenway Cooperative, 143-49 Mass. Avenue, which pays almost \$100,000 in real estate taxes to the city.

I and members of my Coop are opposed to the Emerson proposal. Amending an institutional master plan with reference to another neighborhood than that of the institution, without representation on the citizens' committee, sets a damaging precedent.

This is harmful not just to the Fenway in this instance, but to all neighborhoods in the future.

There are many other valid reasons for opposing, which have been put forth by the over 200 signers of the petition you've received, and by organizations whose mission it is to preserve and develop the qualities of the Fenway.

Thank you for your attention. We look forward to an outcome in the interests of our community, and we wish Emerson well as it seeks more suitable temporary accommodations for its students.

Please "reply" that you've received this comment.

Thank you.

Robert Case  
[REDACTED]



Michael Rooney <michael.rooney@boston.gov>

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## 12 Hemenway St.

1 message

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steve gallanter [REDACTED]  
Reply-To: steve gallanter [REDACTED]  
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Thu, Nov 3, 2016 at 10:47 PM

Dear Mr. Rooney,

I am sending you this email to let you know that I am opposed to the proposal of Emerson to convert the Boston Fenway Inn into a dormitory for 2 years while 80 Boylston St. is being renovated.

I doubt that 12 Hemenway will "revert" to a use other than a dormitory after 2 years as the tax-exempt status of Emerson grants Emerson a power that cannot be matched by a for-profit enterprise.

Please consider my thoughts as this development is being debated.

Respectfully,  
Steven Gallanter





Michael Rooney <michael.rooney@boston.gov>

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## Emerson College and 12 Hemenway Street

1 message

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JUANITA REID [REDACTED]

Thu, Nov 3, 2016 at 4:25 PM

To: Michael Rooney <michael.rooney@boston.gov>

Dear Michael:

On August 11 of this year, I sent you a letter voicing my opinion of Emerson College taking over 12 Hemenway Street for two years to house 115 students. I was opposed then and my feelings have not changed. We have far too many students living in the neighborhood presently and adding more would make a bad condition worst.

What I truly find upsetting is that the powers that be make all of these decisions without making their actions known to the neighborhood and only do so after the fact. This is Back Room Dealing if there ever was.

Sincerely,

Ashley Reid

28 year resident of Clearway Street, Boston



Michael Rooney <michael.rooney@boston.gov>

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## comments re: Emerson College proposal to use 12 Hemenway St, Boston, as temporary student housing

1 message

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Jamie Simpson [REDACTED]

Mon, Oct 31, 2016 at 9:09 PM

To: michael.rooney@boston.gov

Cc: [REDACTED]

Dear Mr. Rooney,

I'm writing to express my opposition to Emerson College's use of 12 Hemenway Street in the Fenway as temporary student housing while the college renovates its "Little Building" dorm.

Like many private colleges in and near Boston, Emerson has substantial funds at its disposal to temporarily house students closer to the rest of its campus, without the disrupting the lives of Fenway residents, who already have to contend with students from multiple other colleges, ongoing construction on Boylston Street Outbound, Fenway Park, etc.

The property at 12 Hemenway should be used to benefit neighborhood residents, not more students - particularly students of a college across town.

Despite the 'short-term' nature of the proposal, the building could be put to use for community benefit right away, without Fenway residents having to wait two years.

Sincerely,

James C. Simpson

[REDACTED]  
Boston, MA 02116