



**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



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

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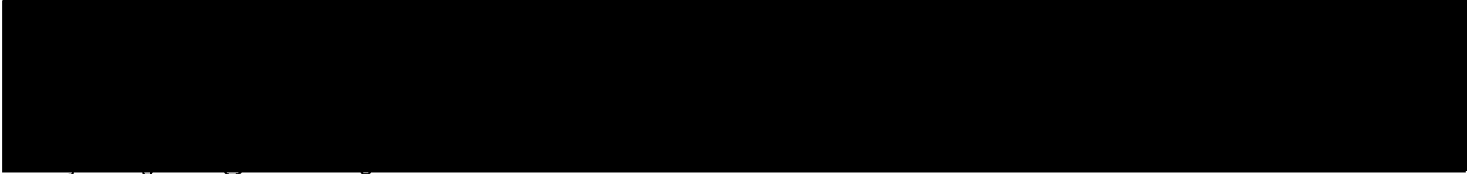
**Opposition to Emerson request for a dorm at 12 Hemenway**

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Rushing, Byron - Rep. (HOU) &lt;Byron.Rushing@mahouse.gov&gt;

Mon, Aug 15, 2016 at 12:36 PM

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



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 affected 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



Michael Rooney <michael.rooney@boston.gov>

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

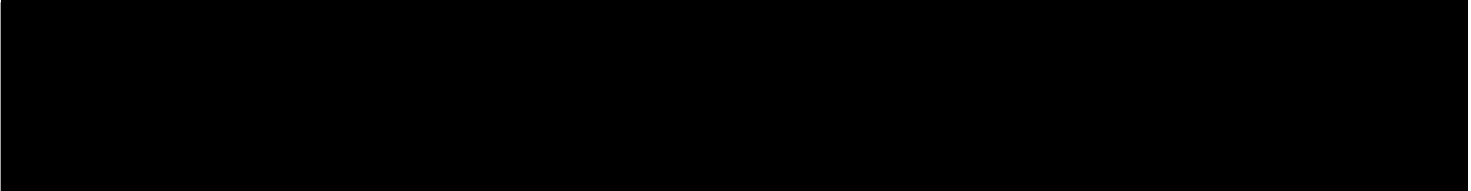
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Livingstone, Jay - Rep. (HOU) <Jay.Livingstone@mahouse.gov>

Mon, Aug 15, 2016 at 12:04 PM

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

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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!



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

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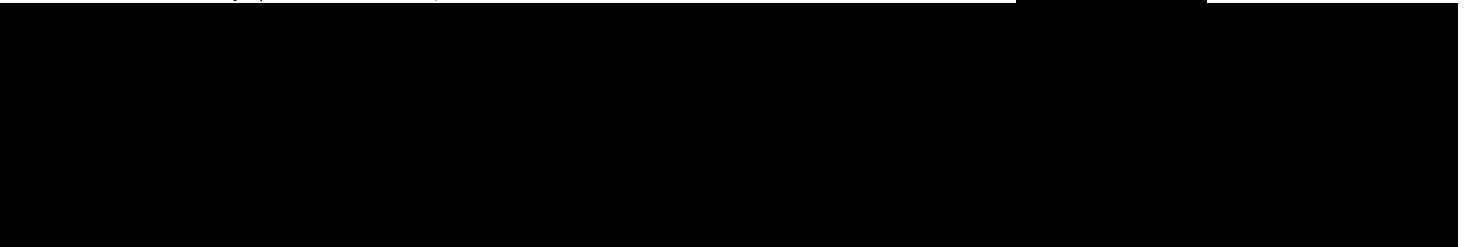
**Opposition to Emerson request for a dorm at 12 Hemenway**

22 messages

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

Thu, Aug 11, 2016 at 2:32 PM

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



**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

F. 617 267 8591

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

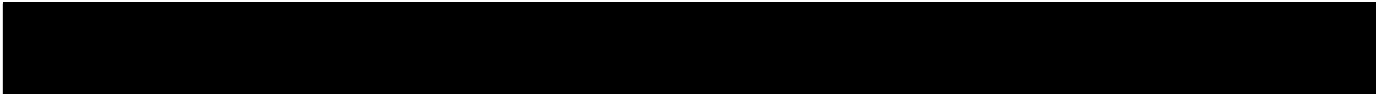
W. <http://www.fenwaycdc.org>



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**Richard Giordano** <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>  
To: "Michael Rooney (Michael.Rooney@Boston.gov)" <[Michael.Rooney@boston.gov](mailto:Michael.Rooney@boston.gov)>, [REDACTED]

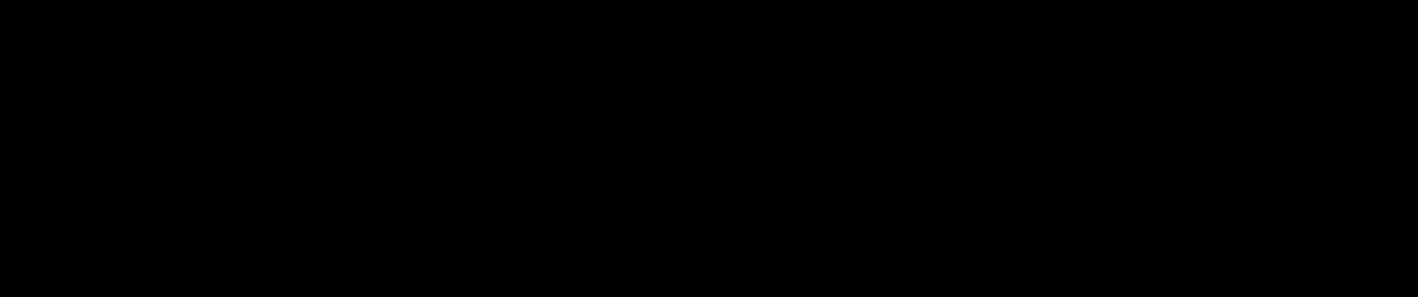
Thu, Aug 11, 2016 at 2:35 PM



[Quoted text hidden]

Amy Kubeck

Thu, Aug 11, 2016 at 2:39 PM



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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8/17/2016

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

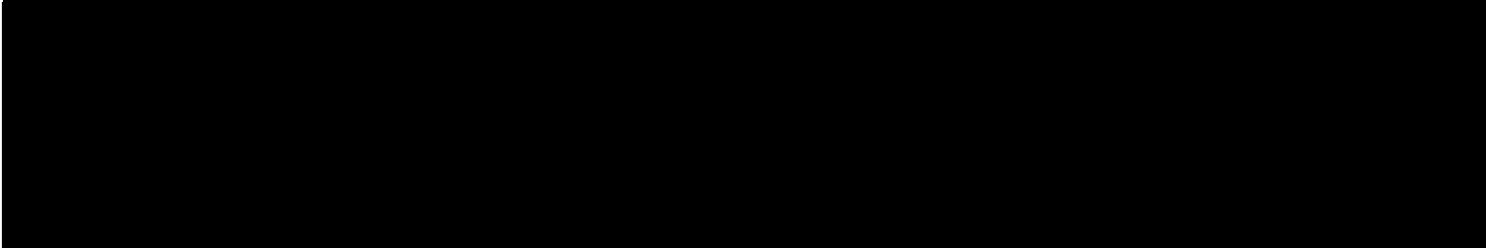
You received this message because you are subscribed to the Google Groups "Clearway Tenants Association" group. To unsubscribe from this group and stop receiving emails from it, send an email to [clearwaytenantsassociation+unsubscribe@googlegroups.com](mailto:clearwaytenantsassociation+unsubscribe@googlegroups.com). 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%40FCDC-SBS.fcdc.local>. For more options, visit <https://groups.google.com/d/optout>.

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Amy Kubeck



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Marc Laderman [redacted] Thu, Aug 11, 2016 at 2:52 PM  
To: Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>, "Michael Rooney (Michael.Rooney@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.

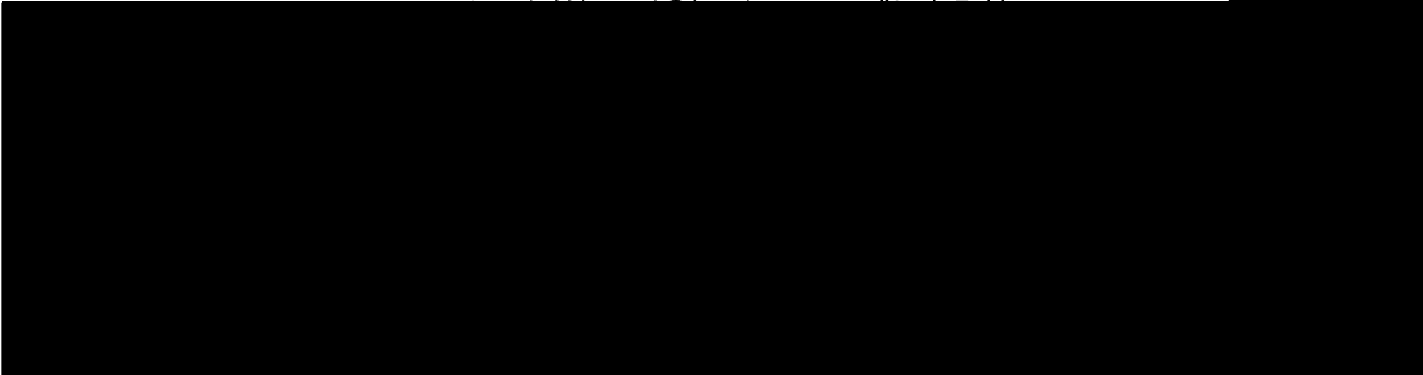
*Marc Laderman*



*Boston, MA*

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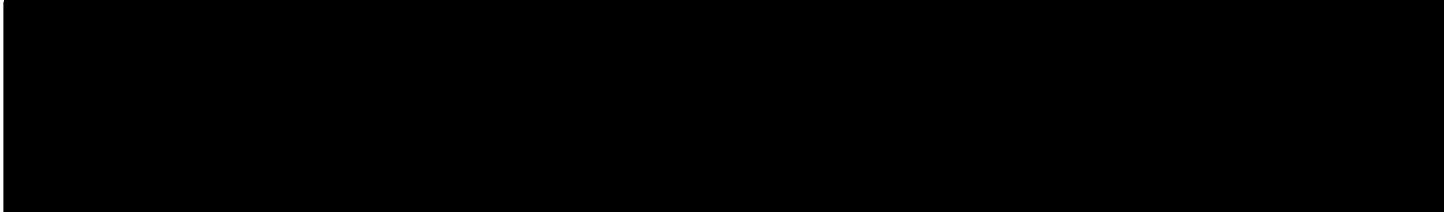
**From:** Richard Giordano <[RGiordano@fenwaycdc.org](mailto:RGiordano@fenwaycdc.org)>  
**Date:** Thursday, August 11, 2016 at 2:32 PM  
**To:** "Michael Rooney (Michael.Rooney@Boston.gov)" <[Michael.Rooney@Boston.gov](mailto:Michael.Rooney@Boston.gov)>, [redacted]



**Subject:** Opposition to Emerson request for a dorm at 12 Hemenway  
[Quoted text hidden]

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Conrad Ciszek [redacted] Thu, Aug 11, 2016 at 2:56 PM





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!

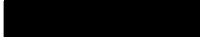
Therefore, I strongly urge the City of Boston- and the BRA to deny Emerson's request and advise them to pursue other options to house their students.

Thank you,

Conrad Ciszek  
East Fenway resident

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

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





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

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

[Quoted text hidden]

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>

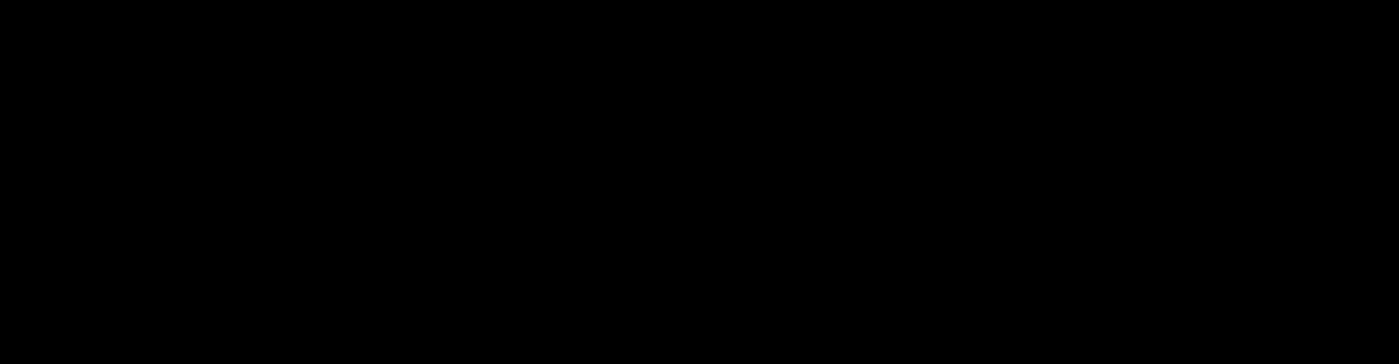


**As a resident of the Fenway area for 40yrs. I would like to voice my opposition to this proposal to house 115 students for 2 yrs. This will cause for increased traffic that we do not need. Let them house these students in local hotels..thus helping the economy.**

**Sincerely,**

**Marc A. Pelletier**

**From:** "Richard Giordano" <RGiordano@fenwaycdc.org>  
**To:** "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@Boston.gov>



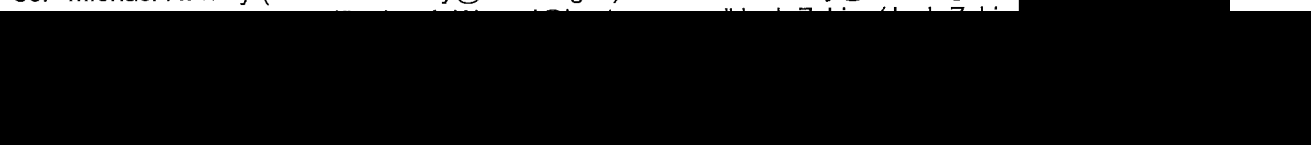
**Sent:** Thursday, August 11, 2016 2:35:09 PM

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



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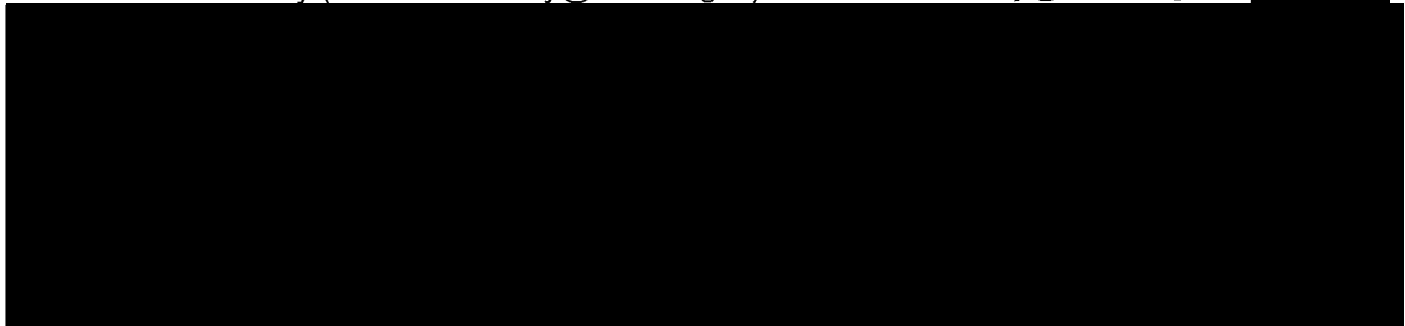
Thu, Aug 11, 2016 at 3:07 PM

To: Richard Giordano <RGiordano@fenwaycdc.org>  
Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>





**From:** "marc pelletier"   
**To:** "Richard Giordano" <RGiordano@fenwaycdc.org>  
**Cc:** "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@Boston.gov>, 

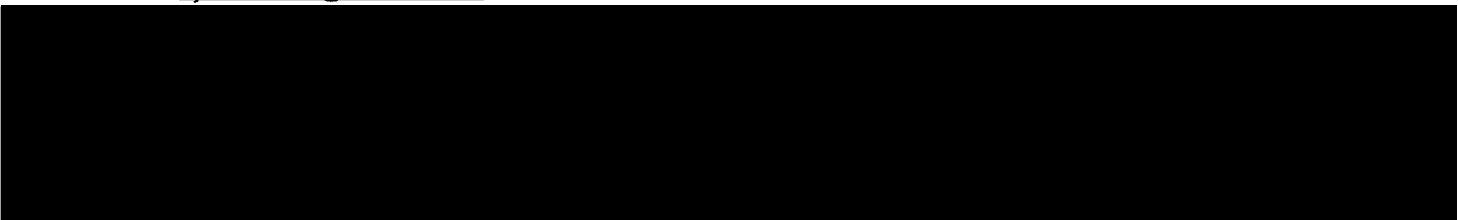


**Sent:** Thursday, August 11, 2016 3:05:34 PM  
**Subject:** Re: Opposition to Emerson request for a dorm at 12 Hemenway

[Quoted text hidden]

John LaBella 

Thu, Aug 11, 2016 at 3:48 PM



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.
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>



Thu, Aug 11, 2016 at 4:24 PM

*.....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*

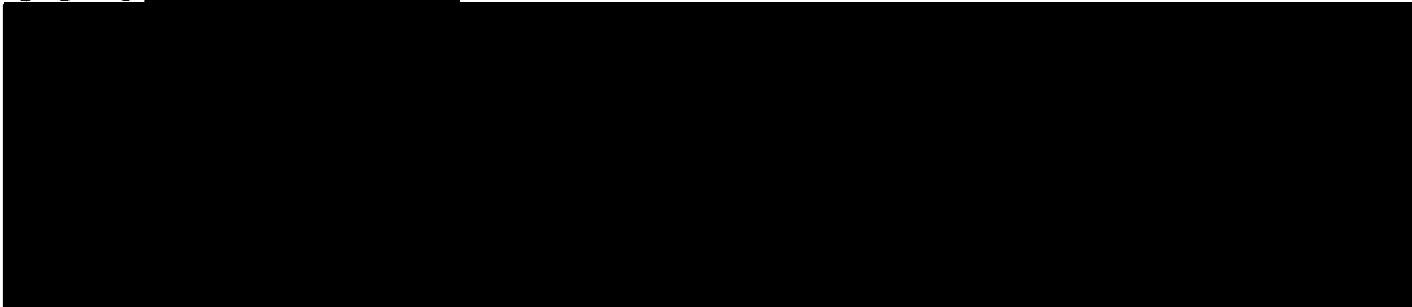
—Original Message—

From: Richard Giordano <RGiordano@fenwaycdc.org>

[Quoted text hidden]

greg haig

Fri, Aug 12, 2016 at 6:00 AM



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 .

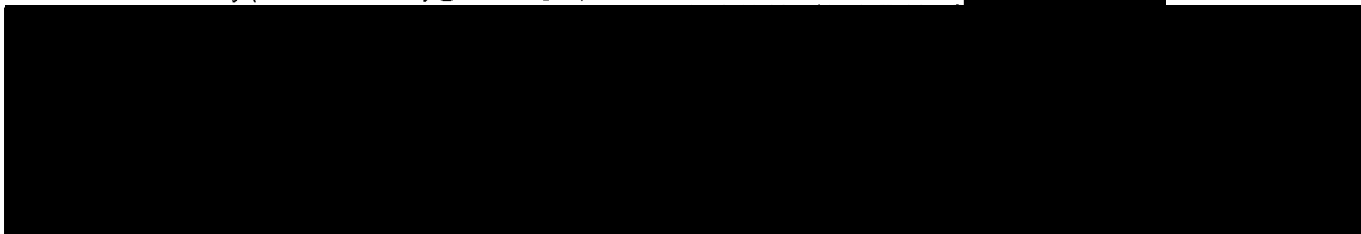
All The Best

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>, [redacted]



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

Dear Fenway Folks,

[Quoted text hidden]

Tracey L. Hunt

Fri, Aug 12, 2016 at 8:01 AM

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.
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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>

Sent: Thu, Aug 11, 2016 11:32 am

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

[Quoted text hidden]

Richard Giordano <RGiordano@fenwaycdc.org>

Fri, Aug 12, 2016 at 5:17 PM

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

Description: Fenway Logo Small



Richard Giordano <RGiordano@fenwaycdc.org>

Fri, Aug 12, 2016 at 5:19 PM

To: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, [REDACTED]

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

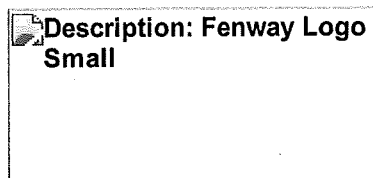
Boston MA 02115

P. 617-267-4637 x19

F. 617 267 8591

E. rgiordano@fenwaycdc.org

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

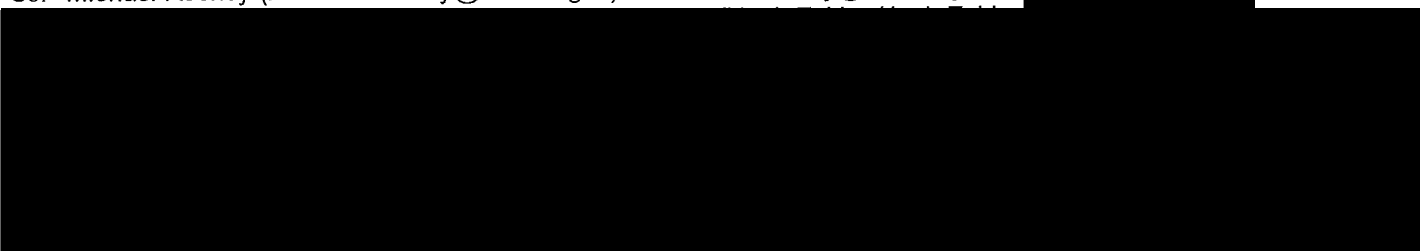


Sherrie Look net [redacted]

Fri, Aug 12, 2016 at 6:24 PM

To: Richard Giordano <Rgiordano@fenwaycdc.org>

Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, [redacted]



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

Sat, Aug 13, 2016 at 7:45 AM

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

Sat, Aug 13, 2016 at 8:57 AM

To: Richard Giordano <RGiordano@fenwaycdc.org>

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

[Quoted text hidden]

Case, Robert

Sun, Aug 14, 2016 at 12:27 PM

To: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@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 [redacted] Stephen Sorkin, [redacted]

Patricia Harriell, President, First Fenway Cooperative, [redacted]

Rosaria Salerno, [redacted]

Steve Harnish, [redacted]

Helen Cox, [redacted]

Osla de Figueiredo-Case, [redacted]

Nikki Flionis, [redacted]

Karla Rideout, [redacted]

Joanne McKenna, [redacted]



Mary Broderick [redacted]  
To: Richard Giordano <RGiordano@fenwaycdc.org>

Sun, Aug 14, 2016 at 2:03 PM

[Large redacted block of text]

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]

Casey Hogan

Mon, Aug 15, 2016 at 11:34 AM

Cc: "Michael Rooney (Michael.Rooney@Boston.gov)" <Michael.Rooney@boston.gov>, [REDACTED]

**As a 5 year resident of the Fenway who has seen how students impact and decrease the value of a neighborhood we pay more and more to live in each year, I 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. 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. Ultimately it would be more appropriate for the school to seek temporary lodging in their immediate neighborhood. The Fenway needs more truly affordable housing, not more off footprint dormitories.

Casey Hogan

**Livingstone, Jay - Rep. (HOU)** <Jay.Livingstone@mahouse.gov>

Mon, Aug 15, 2016 at 12:04 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>, "Rushing, Byron - Rep. (HOU)" <Byron.Rushing@mahouse.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>

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](https://www.facebook.com/JayLivingstone)

Subscribe to my newsletter!

**Michael Rooney** <michael.rooney@boston.gov>

Mon, Aug 15, 2016 at 12:18 PM

To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "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>

Hi All,

I just wanted to thank everyone for submitting a comment letter regarding Emerson College's proposed temporary dorm at 12 Hemenway St in the Fenway neighborhood. We will be reviewing all comment letters and then issue a Scoping Determination asking Emerson to respond to the issues that have been raised. Emerson plans to then submit an Amendment to their Institutional Master Plan, which will kick off another comment period that will last 45 days, during which we will hold another Public Meeting.

Please feel free to reach out if you any questions.

Thank you,  
Mike

[Quoted text hidden]

--



**Michael Rooney**

*Project Assistant*  
617.918.4237 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
BostonRedevelopmentAuthority.org

**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.

8/17/2016

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

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 be 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





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

---

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


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Kathy Greenough [REDACTED]

Fri, Aug 12, 2016 at 8:39 PM

To: Richard Giordano &lt;RGiordano@fenwaycdc.org&gt;, "Michael Rooney (Michael.Rooney@Boston.gov)"

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:**

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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 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  
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

Thu, Aug 11, 2016 at 4:56 PM

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

*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*

[REDACTED]  
Boston, MA 02115-3519  
[REDACTED]

Ashley Reid

[REDACTED]  
Boston, MA 02115  
[REDACTED]

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 accomodate 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

Michael Rooney  
Boston Redevelopment Authority  
1 City Hall Plaza  
Boston, MA 02201  
Dear Mr. Rooney:

August 12, 2016

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



Patricia Harriell, President, First Fenway Cooperative,

Rosaria Salerno,

Helen Cox,

Nikki Flionis

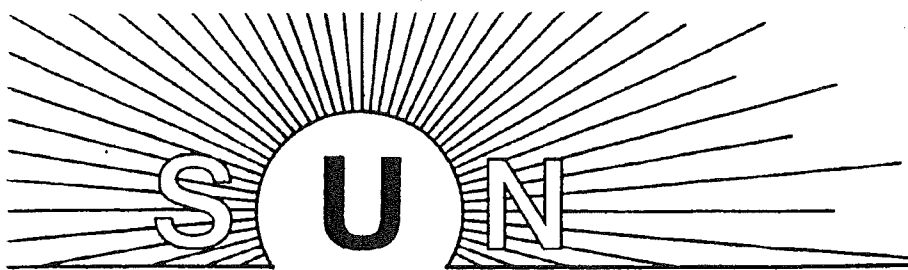
Joanne McKenna,

Stephen Sorkin,

Steve Harnish,

Osla de Figueiredo-Case,

Karla Rideout,



## 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