Allston-Brighton Boston College Community Task Force Meeting

2101 Commonwealth Avenue
McMullen Museum and University Conference Space

Brighton Marine Health Center
March 25, 2014
6:30 PM to 8:30 PM
2101 Commonwealth Avenue

Agenda

- Overview
- Relationship to Institutional Master Plan
- Existing Conditions
- Proposed Project
- Transportation
- Next Steps
2101 Commonwealth Avenue

Overview

- Task Force Meeting on March 25, 2014
- Small Project Review and IMP PN F (for IMP Amendment) to be Submitted to BRA in early April 2014
- Comment Period ends in early May 2014
2101 Commonwealth Avenue
Relationship to the Institutional Master Plan

- Approved June 10, 2009
- Renovation of 2101 Commonwealth Avenue for meeting use
- Fine Arts/Museum complex as part of Arts District
- IMP Amendment required for addition to 2101 Commonwealth Avenue and museum use
2101 Commonwealth Avenue
Project Location
2101 Commonwealth Avenue
Aerial View
2101 Commonwealth Avenue
Existing Conditions

- Built in 1927 as Cardinal’s Residence
- 3 stories, 23,000 gross square feet
- Currently in use as meeting facility
- In good condition but in need of renovation
2101 Commonwealth Avenue
Exterior Photos
2101 Commonwealth Avenue
Exterior Photos
2101 Commonwealth Avenue
Interior Photos
2101 Commonwealth Avenue
Interior Photos
2101 Commonwealth Avenue
Interior Photos
2101 Commonwealth Avenue
Interior Photos
2101 Commonwealth Avenue
Historic Preservation

- Contributing building to St. John’s Seminary complex
- Not a designated Boston Landmark
- Garage demolition subject to Article 85 (Demolition Delay)
2101 Commonwealth Avenue
Proposed Project

- Renovation of existing building:
  - first floor meeting space
  - second and third floor gallery/museum space
- 7,000 sf entrance and circulation addition
- Contextually sensitive design
- Energy efficiency improvements
- Minimal visual impact from Commonwealth Avenue and Greycliff Road
2101 Commonwealth Avenue
Projected Use and Occupancy

Meeting Space
- Available for use 7 days per week
- Meetings, functions, lectures – approx. 50-100 attendees
- Special events (includes use of lawn) – approx. 300-500 attendees

Museum
- 10am-5pm Monday-Friday, 12-5pm Saturday-Sunday
- Closed during summer
- 50 visitors on weekdays, 100-135 visitors on weekend days
2101 Commonwealth Ave.
Site Plan
2101 Commonwealth Ave
First Floor Plan
2101 Commonwealth Avenue
Second Floor Plan
2101 Commonwealth Avenue
Third Floor Plan
2101 Commonwealth Avenue
Basement Floor Plan
2101 Commonwealth Avenue
Exterior Rendering
2101 Commonwealth Avenue
Exterior Rendering
2101 Commonwealth Avenue
Transportation and Parking

<table>
<thead>
<tr>
<th>MAP NOTE</th>
<th>STREET ADDRESS</th>
<th>BUILDING NAME/FORMERLY REFERRED TO AS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3 LAKE ST</td>
<td>3 LAKE ST</td>
</tr>
<tr>
<td>2</td>
<td>2121 COMMONWEALTH AVE</td>
<td>CADIGAN ALUMNI CENTER</td>
</tr>
<tr>
<td>3</td>
<td>2125 COMMONWEALTH AVE</td>
<td>CREAGH LIBRARY</td>
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<td>4</td>
<td>2101 COMMONWEALTH AVE</td>
<td>RESIDENCE</td>
</tr>
<tr>
<td>5</td>
<td>2115 COMMONWEALTH AVE</td>
<td>DANCE STUDIO/GYM</td>
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<tr>
<td>6</td>
<td>9 LAKE ST</td>
<td>ST. WILLIAMS</td>
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<tr>
<td>7</td>
<td>117 LAKE ST</td>
<td>LIBRARY</td>
</tr>
<tr>
<td>8</td>
<td>129 LAKE ST</td>
<td>BISHOP PETERSON HALL</td>
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<td>9</td>
<td>127 LAKE ST</td>
<td>ST. JOHNS SEMINARY</td>
</tr>
<tr>
<td>10</td>
<td>197 FOSTER ST</td>
<td>ST. CLEMENTS (IT SIDE)</td>
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<tr>
<td>11</td>
<td>201 FOSTER ST</td>
<td>ST. CLEMENTS (FACILITIES SIDE)</td>
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LEGEND

- BUS STOP
- PEDESTRIAN WALKWAY
- VISITOR PARKING
- CAMPUS ENTRANCE
- DO NOT ENTER

All visitor parking information may be obtained by visiting bcs.edu/transportation/visitors

For GPS directions, please use the address
2101 Commonwealth Ave Boston, MA

Last Updated 8/1/13
2101 Commonwealth Avenue
Transportation and Parking
2101 Commonwealth Avenue
Trip Characteristics

- Meeting Space
- Existing Use
  - No new weekday traffic
  - No additional parking needed
  - Average 30 vehicles on a weekday

- Museum
  - 50% of weekday visitation by BC affiliates
  - Two exhibit events/year – 250 visitors weekend evening
  - Peak hours are 2-3 pm (weekend and weekdays)
## Museum Average Visitor Trends

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Number of Visitors</th>
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<tbody>
<tr>
<td>Weekday Total</td>
<td>46</td>
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<tr>
<td>Weekend Total</td>
<td>133</td>
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<tr>
<td>Weekday Peak (2-3 pm)</td>
<td>11</td>
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<tr>
<td>Weekend Peak (2-3 pm)</td>
<td>37</td>
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</table>

### 2101 Commonwealth Avenue
Museum Average Vehicle Trip Generation

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Vehicle Trips</th>
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<tbody>
<tr>
<td>Weekday Total</td>
<td>14</td>
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<tr>
<td>Weekend Total</td>
<td>54</td>
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<tr>
<td>Weekday Peak (2-3 pm)</td>
<td>3</td>
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<tr>
<td>Weekend Peak (2-3 pm)</td>
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# 2101 Commonwealth Avenue
Existing Parking Supply and Demand

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Existing Capacity</th>
<th>Existing Demand</th>
<th>Available Capacity</th>
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<tbody>
<tr>
<td>Library Lot</td>
<td>137</td>
<td>85</td>
<td>52</td>
</tr>
<tr>
<td>Gymnasium Lot</td>
<td>28</td>
<td>22</td>
<td>6</td>
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<tr>
<td>2101 Commonwealth Avenue Surface</td>
<td>36</td>
<td>30</td>
<td>6</td>
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<tr>
<td>Total</td>
<td>201</td>
<td>137</td>
<td>64</td>
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</tbody>
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Source: Brighton Campus Parking Utilization Study Fall Semester 2013
# 2101 Commonwealth Avenue
Museum Average Weekday Parking Demand

<table>
<thead>
<tr>
<th>Use</th>
<th>Visitor Demand</th>
<th>Staff Demand</th>
<th>Total Demand</th>
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<tr>
<td>McMullen Museum</td>
<td>5</td>
<td>5</td>
<td>10</td>
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Source: VHB
2101 Commonwealth Avenue
Close Proximity Parking Supply and Demand

Available Spaces

<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Supply</td>
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<td>Existing Demand*</td>
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<td>Additional Museum</td>
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<tr>
<td>Unused</td>
<td>54</td>
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*Includes Conference Center
2101 Commonwealth Avenue

Next Steps

- **BRA Article 80 Process**
  - Task Force meeting, March 25, 2014
  - Expedited Small Project Review Application and IMPNF filed early April 2014
  - 30 day comment period ends early May 2014
  - BRA Board Meeting, May 2014

- **BLC Article 85 Process**
  - Garage demolition application filed April 2014

- **Construction**
  - Project bidding – Summer 2014
  - Start construction – Fall 2014
  - Finish construction – Late Fall 2015