1. student housing
   - housing alternatives
   - IMP
     - 100% housing
     - phasing
   - housing restriction
   - mortgage assistance program

2. discussion
• 7,330 beds of housing with greatest concentration on lower campus

• new geographic heart in lower campus which has no open space or passive recreation space yet majority of housing

• opportunities for siting new buildings along the interior spine road of the brighton campus
principles

- maintain undergraduate enrollment at 9,000 students
- emulate the middle campus' proportion of open space to building space (density) in all areas of the campus
- achieve mixed use in all areas of the campus
- improve access for pedestrians and vehicles
BRA scoping determination:
provide alternatives to housing on brighton campus

- increase density on proposed lower campus residence halls
- replace all modular housing
- retain edmonds hall
- study alternatives for shea field housing including:
  - non-residential uses
  - setbacks or buffer zones
areas on lower campus studied for relocating 500 beds from brighton

mindful of:

• sensitivity to height and building location along Commonwealth Avenue, Beacon Street
• need for passive recreation and open space on lower campus proportionate to student population
• the location of shallow utility corridors that constrain building shapes
• requirement for 2-2.5 athletic fields adjacent to the existing stadium

housing studies
areas on lower campus studied for relocating 500 beds from brighton

study 1

- 50 beds added to more hall site
- 120 beds on hillside site
- 259 additional mods razed and replaced with: 10 beds on phase 1 mods replacement, another building of 175 beds, and another building of 300 beds
- 60 beds added to shea field site
- 100 townhouse beds on shea field site

- housing inventory remains at 92% of demand
- approximately 700 undergraduate students remain in the neighborhood
areas on lower campus studied for relocating 500 beds from brighton

**study 2**

- 50 beds added to more hall site
- 160 beds on hillside site
- 65 beds added to phase 1 mods replacement
- 125 beds added to shea field site
- 100 townhouse beds on shea field site

- housing inventory remains at 92% of demand
- approximately 700 undergraduate students remain in the neighborhood
beds per acre

lower campus area studies

4,480 existing students within 40 acres

40-acre land area:

- current campus, beds/acre: 111
- these options, beds/acre: 127


**housing concentration and building density**

Goal is to have a building-to-open-space density similar to the middle campus.

**Student-bed concentration:**

<table>
<thead>
<tr>
<th>Campus Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper campus</td>
<td>25%</td>
</tr>
<tr>
<td>Mid/low campus</td>
<td>59% - 65%</td>
</tr>
<tr>
<td>Brighton campus</td>
<td>6% - 0%</td>
</tr>
<tr>
<td>Newton campus</td>
<td>11%</td>
</tr>
<tr>
<td>Housing within Newton</td>
<td>53%</td>
</tr>
<tr>
<td>Housing within Boston</td>
<td>47%</td>
</tr>
</tbody>
</table>

**10-year housing concentration**
100% university housing for undergraduate demand

- 100% university housing for undergraduate demand

10-year plan
100% university housing for undergraduate demand

2000 commonwealth avenue

offers an opportunity to accommodate approximately 560 undergraduate students in university housing

94 1-bedroom units and 94 2-bedroom units

together with other university housing, allows the university to house 100% of undergraduate demand for housing

located within a 5-minute walk from the edge of campus

located on an existing BC shuttle route
100% university housing for undergraduate demand

2000 commonwealth avenue

190 BC students and faculty currently living at 2000 comm ave

future staffing: 1 resident director, 1 resident minister, and 17 resident assistants

building considerations: balconies, pool, window signs
100% university housing for undergraduate demand

**housing**

- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus

10-year plan
100% university housing for undergraduate demand

- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus

results in a total 4,700 beds on 40 acres of lower campus area

10-year plan
100% university housing for undergraduate demand

**housing**

- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus
- deeper setback between shea field housing and the reservoir

approx 35' easement

10-year plan
100% university housing for undergraduate demand

**housing**

- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus
- deeper setback between shea field housing and the reservoir
- lake street/comm ave site maintained as open space

beds reduced from 200 to 150
100% university housing for undergraduate demand

- 100% university housing for undergraduate demand
- Net gain of 220 beds on lower campus
- Deeper setback between shea field housing and the reservoir
- Lake street/comm ave site maintained as open space
- Development of interior brighton housing site delayed until last phase of 10-year plan
view along lake street looking toward the proposed interior brighton site
changes

**housing figures**

- total BC undergraduate students: 9,000
- total BC resident students: 8,600
- total existing on-campus beds: 7,330
- total number of BC undergraduate students living off campus: 1,270
- net additional beds in IMPNF: 610
- beds added to lower campus in IMP: 110
- beds in 2000 Commonwealth Avenue: 560
- total number of beds being proposed in the IMP: 1,280

*an average of 350 students study abroad each semester
*an average of 50 students commute each semester
housing phasing

existing housing: 7,330 beds

phase 1 (yrs 1-3)
+ more hall, brighton spine road and 2000 commonwealth ave beds
-- raze edmonds hall

phase 2 (yrs 4-6)
+ shea field

phase 3 (yrs 7-10)
+ modular units replacement and brighton interior site
-- half of existing modular units

7,720 beds
8,270 beds
8,620 beds
boston college housing plan

- housing restriction
- mortgage assistance program

10-year plan
• restrict off-campus undergraduate students from living in 1- and 2-family homes

• covered areas:
  – 02134 (allston),
  – 02135 (brighton),
  – 02467 (chestnut hill)

• restriction dependent on construction of new residence halls
• first university-sponsored program of its kind in the city of boston
• open to all full time boston college employees
• purchase area: allston and brighton
• encourage walk to work, family home ownership, neighborhood stability
• program dependent on approval of the IMP
1 student housing
   ▪ housing alternatives
   ▪ IMP
     – 100% housing
     – phasing
   ▪ housing restriction
   ▪ mortgage assistance program

2 discussion