Allston Brighton Boston College
Community Task Force

Brighton Marine Health Center
September 18, 2007
6:30PM to 8:30PM
AGENDA

- ISD Briefing - Overcrowding
- Bishop Peterson Hall & Library - Renovations
- Diseased/Dead Trees - Brighton Campus
INSPECTIONAL SERVICES DEPARTMENT

- Dion Irish, Assistant Commissioner & Director of Housing, ISD
- Housing Inspection Division – Enforces the State Sanitary Code and City of Boston Ordinances that regulate the quality of Boston’s public and private housing stock.
INSPECTIONAL SERVICES DEPARTMENT

- Minimum Space Requirements
OVERCROWDING: a tenancy that violates the State Sanitary Code, which regulates the number of tenants allowed per square foot. A dwelling unit must contain at least 150 square feet for the first occupant and at least 100 square feet for each additional occupant.
INSPECTIONAL SERVICES DEPARTMENT

- **OVERCROWDING:** A tenancy that violates the State Sanitary Code, which regulates the number of tenants allowed per square foot; Each bedroom used by one occupant must contain 70 square feet of floor space and for more than one person each bedroom must contain at least 50 square feet for each occupant.
OVERCROWDING: Rooming Houses, Dormitory’s must contain 80 square feet of floor space and for more than one person each bedroom must contain at least 60 square feet for each occupant.
Rooming/Lodging houses:

- Four (4) or more unrelated persons (a ‘family’ is considered 1 person).
- Separate leasing agreement, where each occupant can be evicted individually without affecting the other occupants.
- Each occupant **DOES NOT** have access to the **ENTIRE** dwelling unit (e.g. access limited to the occupants bedroom and common areas such as kitchen & Bathroom).
- The “person conducting it” can also be one of the occupants.
ROOMATES ARE LEGAL:

- 4 or more unrelated occupants living together as a single housekeeping unit = 1 PERSON
- However, minimum space & Use requirements must be met.
CONTACTING ISD

- Mail: 1010 Mass Ave, 5th Floor
  Boston, MA 02118
- Phone: (617) 635-5300
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- Web: http://www.cityofboston.gov/isd/
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BRIGHTON CAMPUS MAP 2006

Tribunal Building
16,000 sq. ft.
2 Floors & attic

Former Cardinal’s Residence
23,000 sq. ft.
3 Floors

Gymnasium
11,000 sq. ft.
1 Floor

St. William’s Hall
48,000 sq. ft.
4 Floors

St. Clements Hall
94,000 square feet
4 Floors

RCAB Land Purchase
43.3 Acres

option to purchase in 10 years
18.15 acres
AMENDMENT SCOPE - 2006

Interior Renovations and Use of 4 Buildings:

- 1. St. William’s Hall
- 2. Tribunal Building
- 3. Cardinal’s Residence
- 4. Gymnasium
ST. WILLIAM’S HALL
2006 BC PROGRAM - St. William’s Hall

- Location of new Boston College School of Theology and Ministry
  - BC Institute for Religious Education and Pastoral Ministry (IREPM)
  - BC Center Church in the 21st Century (Distance Learning)
  - Weston Jesuit School of Theology (WJST)
Weston Jesuit School of Theology

- WJST is a graduate divinity school
- Prepares students
  - as priests in Roman Catholic Religion
  - as lay ministers
- Timeline
  - 1959: WJST is a constituent college within BC
  - 1972: WSJT is re-chartered and begins to grant its own graduate professional degrees
  - 2007: Approval of re-affiliation and relocation to BC
  - Fall 2008: Proposed opening of the new BC School of Theology and Ministry
Weston Jesuit School of Theology

- Benefits of Re-Affiliation
  - Greatly enhance WJST’s work of theological and ministerial education
  - Make BC pre-eminent in North America as a center for the study of Roman Catholic theology

- 2006 Demographics
  - 18 Faculty
  - 15 Staff
  - 140 Students
BISHOP PETERSON HALL

- New location for BC’s School of Theology & Ministry
- Annex to St. John’s Seminary
- Four Floors & Basement
- Will Contain Classrooms and Offices for:
  - The Weston Jesuit School of Theology (WJST)
  - The Institute for Religious Education and Pastoral Ministry (IREPM)
  - Church in the 21st Century Center (Distance Learning)
- Kitchen – Used jointly by St. John’s Seminary and BC
BISHOP PETERSON HALL

- Better Program fit for BC School of Theology and Ministry
- Compared to St. William’s Hall less renovations are needed
- Proposed Renovations
  - Interior Only
  - HVAC - Mechanical Upgrades as needed
  - Code Updates as needed
  - ADA Upgrades as needed
  - Cosmetic Upgrades
Bishop Peterson Photos
SAINT JOHN’S SEMINARY

- St. John’s will continue to own and operate St. John’s Seminary
  - Occupancy – Four floors and the basement
  - Form of ownership – Condominium Units

- Exclusive easement for parking and access
LIBRARY

- Joint use by St. John’s Seminary and BC School of Theology and Ministry

- Library to house St. John’s Seminary and WJST Collections

- Creating one of the largest and most comprehensive collections of Roman Catholic theological works in the U.S.
Library Photos
LIBRARY

- Proposed Renovations
  - New Roof - Water Damage
  - HVAC - Mechanical Upgrades as needed
  - Code Updates as Needed
  - ADA Upgrades as Needed
  - Cosmetic Upgrades
Amendments to Current Master Plan

- **2006 Amendment**
  - Approved location and use of St. William’s Hall for new BC School of Theology and Ministry

- **2007 BC Acquires Bishop Peterson Hall and Library**
  - Assess use of Bishop Peterson Hall for BC School of Theology and Ministry
  - Bishop Peterson Hall better fit for BC School of Theology and Ministry
  - Renovations less extensive than St. Williams Hall
Amendments to Current Master Plan

- **BRA Process – File Amendment**
  - Amendment necessary to meet Fall 2008 timeline for WJST relocation
  - WJST needs to move from current site in Cambridge
  - Program for BC School of Theology and Ministry in Bishop Peterson Hall identical to approved program in St. Williams Hall
  - Seek approval to use Bishop Peterson Hall for BC School of Theology and Ministry Program
  - Seek approval to use Library for shared St. John’s Seminary and BC School of Theology and Ministry

- **St. William’s Hall Program Change**
  - Relocate Administrative Offices
  - Included in Institutional Master Plan
Dead/Diseased Trees - Brighton Campus
Dead/Diseased Trees

- Arborway Tree Care conducted assessment to evaluate health of trees and develop maintenance plan.

- Certified Arborist reported that many trees on the Brighton Campus were/are in a severe state of decline due to years without proper treatment for insects, diseases, watering in time of drought, or structural pruning.

- Removal has become necessary for preservation of healthy trees and to address safety concerns.

- Trees scheduled for removal have been tagged with pink ribbons.
Dead/Diseased Trees

- **American Elms**: Dutch Elm Disease
- **Black Cherries**: Severe Infestation of Plum Borer
- **Ailanthus (Tree of Heaven)**: Severe Fungal Cankers
- **Hemlocks**: Hemlock Wooly Adelgid Infestation
- **Red Pine Trees**: Diplodia Canker Disease & Pine Bark Borers (an insect).
- **Norway Maple & Sugar Maple**: Girdled Roots (roots are constricted & wrap around each other eventually strangling the tree).
Dead/Diseased Trees

- Trees Removed Between 7/30/07 and 8/4/07 near Edison Middle School Property Line
  - 4 American Elms – Dutch Elm Disease
  - 25 Ailanthus (Tree of Heaven) – Severe Fungal Cankers
  - Trees were diseased, structurally unsound and situated over the schoolyard along the fence line.
  - Request by Edison School to remove diseased trees to address teenage loitering and inappropriate activity.
Dead/Diseased Trees

- Additional Trees Scheduled for Removal the week of September 24th.
- Locations on the Brighton Campus:
  - Along Comm. Ave
  - At Lake St. Entrance to Tribunal
  - In front of Chancery Building along Spine Road
  - Along Parking Lot Guardrail across from St. William’s Hall
  - Fence Line near Edison School
Along Commonwealth Avenue

- 12 Red Pine Trees
- Diplodia Canker Disease & Pine Bark Borers (an insect).
Along Commonwealth Avenue

- 12 Red Pine Trees
- Diplodia Canker Disease & Pine Bark Borers (an insect).
At Lake St. Entrance to Tribunal

- 1 Red Pine Tree
- Diplodia Canker Disease & Pine Bark Borers (an insect).
In front of Chancery Building along Spine Road

- Norway Maple & Sugar Maple:

- Girdled Roots (roots are constricted & wrap around each other eventually strangling the tree).
Along Parking Lot Guardrail across from St. William’s Hall

- Ailanthus (Tree of Heaven)
- Severe Fungal Cankers
Fence Line near the Edison School

- 1 Dead Hemlock Trees
- Hemlock Wooly Adelgid Infestation
- Pruning of additional Hemlocks