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Residential Life

In accordance with Boston College's role as a Jesuit, Catholic university, the Office of Residential Life at Boston College seeks to foster an inclusive residential community that complements the academic mission of the University by:

- Providing safe, secure and well-maintained residence halls
- Offering programs and leadership opportunities designed to promote responsible decision making and personal accountability
- Providing educational, developmental, social, and spiritual support to our students
- Recruiting and selecting a competent staff that reflects the cultural and personal diversity of the resident student body
- Managing responsible and accountable fiscal and administrative policies and services

Through its ten-year IMP, Boston College will support the mission of the Office of Residential Life by increasing student housing to provide as many students as possible with the quality residential life experience of living on campus during their years at Boston College. Because Boston College is committed to maintaining its undergraduate enrollment at a steady level of about 9,000 students, additional on-campus housing will increase the proportion of undergraduates living on-campus. This new housing will decrease the number of students living off-campus by 50 percent, thereby reducing the impact of Boston College students on the rental housing stock in the Brighton and Allston neighborhoods.

Increasing the proportion of undergraduate students living on campus is consistent with one of the City of Boston's primary planning goals for the Allston-Brighton neighborhood. Over recent years, community organizations and the Mayor's Housing Task Force have recommended that colleges and universities build additional student housing to alleviate pressure on housing in City neighborhoods. Currently, Boston College provides the highest percentage of undergraduate student

housing in the City at 85 percent¹. Providing additional on-campus housing for Boston College students is a high priority for both the University and the neighborhood.

Boston College also is committed to maintaining the highest standards regarding student behavior both on and off campus. The University regards uncivil or disrespectful behavior to anyone, whether in the University community or in the neighboring communities, as unacceptable. Boston College has established extensive programs and measures to monitor student behavior.

This chapter documents existing on-campus student housing, presents the general goals and principles related to providing student housing on campus, and describes how the University will provide a net increase in the supply of student housing. Chapter 3, *Ten-Year Plan - Boston*, describes the specific residence hall projects planned over the next ten years to meet the University's goals.

Student Housing

Until the mid-1950's, Boston College was a commuter school. From the 1960's-1990's there was continuous housing growth that helped solidify Boston College as a national university with students from all 50 states. This trend was reinforced when Boston College committed to adding 800 beds to its on-campus undergraduate housing supply in the 2000 Master Plan. Over the past five years, the University exceeded that commitment by adding approximately 860 undergraduate student beds.

Existing Residential Program

The Office of Residential Life, which manages on-campus residence halls, is committed to the Jesuit ideal of educating the whole person through creating a living environment that will foster personal development and leadership. Through interaction with other students and residence hall staff, students will build relationships with others from a variety of backgrounds and interests. These friendships and experiences will create memories and relationships for students that can last a lifetime.

Residential living at Boston College is viewed as an integral part of the holistic development of students. Residence hall communities are nurturing environments rooted in the Jesuit, Catholic tradition that emphasize spiritual, moral, personal, and intellectual growth and development. By living on campus, students have a

¹ There are 7,330 students housed on campus. This represents 85 percent of the number of undergraduate students enrolled in on-campus programs. In the 2005-2006 academic year, an average of more than 400 students per semester was studying abroad.

tremendous opportunity to participate in campus life, thereby fostering growth and personal development outside of the classroom.

Accordingly, Boston College has embraced “best practices” and current research regarding university residential life, which suggest that student formation is best achieved in smaller residential villages, where the focus on community building, residential learning and responsible behavior are paramount. This prevailing viewpoint has guided the University’s decisions regarding residential life construction for the ten-year Institutional Master Plan.

Undergraduate Housing

There are 29 undergraduate residence halls housing 7,330 students located on the Chestnut Hill and Newton campuses. Table 5-1 lists the existing residence halls. Boston College residence halls provide a variety of residential units that include:

➤ Traditional Residence Halls

Traditional residence halls are composed of single, double, and triple rooms with common bathrooms on each floor. This type of student housing is found primarily on the Upper Campus and on the Newton Campus.

➤ Suite-Style Living

Suites have two or three people per bedroom, with either four, six, seven, eight or nine people per suite. They contain private bathrooms and common areas within each suite. The residential facilities containing suites include Walsh, Vanderslice, and 90 and 110 St. Thomas More halls.

➤ Apartments

Apartments have two people per bedroom, with either four or six people per apartment. They contain a private bathroom, living room, dining area, and full kitchen. The residential facilities containing apartments include the Modular Apartments, and Rubenstein, Ignacio, Voute, Gabelli, and Edmond's Halls.

Graduate Housing

Boston College currently does not house any graduate students in University-owned properties. To compete effectively with other universities for the most qualified student and teachers, and to meet the current housing needs of its graduate and professional students and junior faculty, the University, with the cooperation of the Inspectional Services Department (ISD) and the Boston Redevelopment Authority (BRA) reached an understanding with the City of Boston under the terms of which Boston College has been able to master lease a limited number of apartments for

graduate and faculty housing. The arrangement provides that the University may lease the properties listed below for graduate and professional student housing, as well as for junior faculty, for a period of six years as long as the University proceeds with a graduate student housing project in its IMP. Prior to entering into the Agreement, the University discussed this matter with officials at the Boston Redevelopment Authority (BRA) and the Inspectional Services Department (ISD).

The University currently has master leases on several apartment buildings within approximately one mile of the campus to allow graduate students to walk, bike, or take the MBTA or BC shuttle bus to campus. The apartment buildings contain approximately 186 leased units and are located in Brighton at:

- 1848 and 1850 Commonwealth Avenue
- 42 Strathmore Road / 6, 8, 12 Orkney Road
- 11 Embassy Road

The 186 units of graduate housing consist of 63 studio apartments, 106 one-bedroom apartments, and 17 two-bedroom apartments.



Campus Planning for Housing

Boston College's long-term plan for development of its campus includes several new residence halls within the next 10 years. Throughout the University's campus planning efforts, a number of principles guided the planning and design of future student housing:

- The University aims to create a unified and contiguous residential and academic core campus, particularly in the Upper and Lower campuses
- The housing plan should help develop cohesive residential villages by class
- Campus housing should reinforce the University's mission by bringing together academic, social and spiritual pursuits
- The design of new housing should create a better pedestrian environment by separating peripheral vehicular circulation and parking
- The residential sectors/villages should incorporate the same landscape quality found on the historic Middle Campus
- The housing plan should respect the character of the surrounding neighborhoods by concentrating density closest to the core of the campus

In addition to the campus wide housing principles described above, the University sought to study the design of residential units themselves in order to make them

more attractive than off-campus housing. The design of future residence halls must be competitive with other institutions and private owners in the community. Additionally, the design of these residence halls must support and enhance student's academic and social development. To facilitate student development, the University proposes building programs that include personal space as well as large multi-functional community space.

The Office of Residential Life seeks to develop buildings that foster the personal growth of students and encourage a strong sense of community. This sense of community contributes to more responsible behavior in the residence hall. On-campus living also provides a greater opportunity to control off-campus student behavior.



Demand for Additional On-Campus Housing

Boston College currently provides on-campus housing for approximately 7,330 students. This represents approximately 85 percent of the undergraduates enrolled in on-campus programs (an average of about 440 students studies abroad each semester). The University regularly admits students with only three years of on-campus housing guaranteed because there is not enough housing for all students to live on campus for four years. This reality can place the University at a competitive disadvantage with peer institutions. Not including the approximately 440 students studying abroad each semester and the students who opt to commute or live off-campus, a substantial demand for more on-campus undergraduate housing remains.

To address this demand for housing, Boston College plans a net increase of approximately 610 undergraduate student beds over the next ten years. Table 5-2 outlines the planned growth of undergraduate housing during the IMP.

The creation of 610 new undergraduate beds would bring the total number of beds on campus to approximately 7,940. Based on an enrollment of approximately 9,000 undergraduate students, this would increase the College's on-campus undergraduate population from 85 percent to more than 90 percent of on-campus enrollment. Because Boston College's enrollment will remain steady, the increased number of beds will mean 610 fewer students living in neighborhood housing. Much of that reduction will come from the Brighton and Allston neighborhoods.

Student Behavior Plan

Boston College is concerned about the behavior of all students and regards uncivil or disrespectful behavior toward anyone in the community as unacceptable. The following sections describe the measures and programs that have been implemented

in a multi-faceted Student Behavior Plan to insure that Boston College students understand that they are held to the highest standards.

In 2004, Mayor Menino initiated awards to recognize partnerships between higher education and the City of Boston. Boston College won the 2004 Achievement Award for the Boston College-Boston Police Department Community Partnership Program formed eight years earlier that successfully addressed and managed off-campus student behavior. The program stressed communication and collaboration between Boston College, Boston Police Department (BPD) -- District 14, Brighton District Court, the City of Newton Police Department, the City of Boston Inspectional Services Department (ISD), the City of Newton ISD, elected officials, property managers, landlords and the community.

A number individuals and departments at Boston College work as a team in setting policy, addressing problems and crafting resolutions to student behavior issues. The Boston College core team involves the following:

- Office of Governmental and Community Affairs,
- Boston College Police Department (BCPD).
- Vice President of Student Affairs, and
- Office of the Dean for Student Development (ODSD),

Starting with every freshman orientation session, the Boston College team stresses the importance of responsible student behavior and the serious consequences that can result if students violate the student code of conduct. Disciplinary actions range from parental notification of offenses, to judicial sanctions, to suspension, and possible expulsion. Boston College reminds students through consistent use of email and flyers of the University's zero tolerance policy both on campus and in the neighborhood for destructive or violent behavior, alcohol abuse, and underage drinking.



Office of Governmental and Community Affairs

This office serves as a liaison between Boston College and the external community and coordinates Boston College's response to community concerns about student misconduct. The Director of Community Affairs works with the Office of the Dean for Student Development to respond to complaints from neighbors and conducts an annual student behavior meeting with Boston College administrators, local police departments, and Brighton district Court officials. The Director also works with landlords, property managers, and ISD to resolve student behavior issues, housing problems and sanitary code violations. In addition, the Director testifies at license hearings, brings alcohol-related violations by licensed establishments to the attention of local authorities, attends community meetings, meets with students in their apartments concerning behavioral issues, supervises the Community Assistance

Program (described below) and serves as the liaison between Boston Police and the University.

Community Assistance Program (CAP)

One of the most effective preventative steps that Boston College has taken to assist the community and the Boston Police Department is the Community Assistance Program (CAP). Under the direction of the Office of Governmental & Community Affairs, a Boston College administrator patrols and responds to disturbance calls from the Boston College police, BPD, and neighbors on weekends. CAP is on duty from 9:00 PM to 3:00 AM every night of the week for the first three weeks of the semester, and on weekends (including Thursdays which were recently added) and holidays thereafter. Patrolling in Boston College vans, CAP is directed to problem locations by the Boston College Police and the Boston Police. CAP's function is to prevent problems from occurring, as well as to address disturbances. In many instances, these proactive visits to student residences quell problems and eliminate the need for future BPD response. During interaction with students, the administrator informs them that their behavior may result in arrest if BPD is called to the address following his visit. The administrator also takes down names of all Boston College students for a report that is filed with the Office of the Dean for Student Development for disciplinary action. The CAP administrator has developed an excellent working relationship and open lines of communication with officers from BPD District 14 and his presence in the neighborhood allows BPD to use their resources to respond to higher priority calls.

Boston Police Detail

Boston College hires special Boston Police Department details from 8:00 PM to 4:00 AM Thursday through Saturday and on other high activity days to respond to off-campus complaints. The detail reduces the number of responses necessary by the regular, on-duty Boston Police officers. The Director of Community Affairs accompanies the Boston Police on site visits to problem houses. See Boston police Department section below for more information regarding the role of the Boston Police.



The Boston College Police Department

The Boston College Police Department (BCPD) includes 53 sworn police officers providing 24-hour coverage every day. Their primary objective is to assure the safety and security of all students, faculty, staff, and visitors and they are directly involved in both crime prevention and in extensive response and enforcement. The Boston College Police have the same authority and powers as local or state police in or upon the lands and structures owned, used, or occupied by the University. They

also have deputy sheriff powers for use in off-campus situations and support the Boston and Newton Police. The BCPD participates in team policing and walking patrols with the Boston Police and CAP.



Vice President of Student Affairs

The Vice President of Student Affairs is responsible for the Campus Task Force on the Reduction of Alcohol-Related Problems and the Office of Residential Life. The Campus Task Force oversees:

- Developing policies to provide consistent enforcement and decrease alcohol use on campus
- Increasing alcohol-free late night programming and creating safe traditions around athletic events and holidays
- Coordinating educational efforts and increasing the effectiveness of intervention and treatment services.

Boston College residence halls are supervised by a staff which includes 155 resident assistants (undergraduate and graduate students), 1 area coordinator, 12 resident directors, 2 graduate resident directors and 21 other live-in professional staff members. These individuals, who are under the direction of The Office of Residential Life, enforce University policies as well as state and local laws along with the Boston College Police. The Office of Residential Life trains Resident Directors and Resident Assistants. Education on the issues of illegal use and abuse of alcohol is an intrinsic component of this training which includes policy enforcement as well as issues relating to prevention, intervention, and treatment. Residence hall staff offer a comprehensive array of educational and consciousness raising programs on alcohol in all undergraduate residence areas throughout the year. The Office of Residential Life also enforces the on-campus ban on alcohol delivery and assists with off-campus housing services, including the annual meeting with landlords, ISD and the BPD.



Office of Dean for Student Development

The Office of Dean for Student Development, which oversees the day-to-day activities of students outside of the classroom and judicial affairs, takes an active role in the lives of BC students. Among their responsibilities, which center on appropriate student behavior, are:

- August Off-Campus Student Behavior Letter – The letter is emailed to off-campus students and a separate letter is sent to the parents of off-campus students via regular mail. It explains and reinforces expectations of behavior for students living off-campus.

- Mid-September Meetings with Off-Campus Students – Meetings are held after students arrive on-campus to reinforce expectations of student behavior.
- Meetings with Student Organizations
- Boston College Safe Program – Mandatory program for first-year students to discuss safety and wellness issues.
- Student Code of Conduct – The Office enforces the Student Code of Conduct.
- Parental Notification of Disciplinary and Judicial Matters – Boston College notifies parents of disciplinary actions for all alcohol violations, when sanctions may affect the students' housing status or continued enrollment, when the incident occurs off-campus, or when the student's health or welfare is jeopardized.
- Disciplinary Sanctions – Sanctions imposed on students include:
 - Attendance in alcohol education programs
 - Participation in community service -- The Office identifies suitable neighborhood projects or agency placements and supervises the completion of each student's assignment.
 - Community restitution
 - Probation, suspension or dismissal from the University
- Off-Campus Student Living Guide – The Guide is distributed door-to-door to off-campus students. It explains off-campus students' rights and responsibilities and details disciplinary actions for potential misconduct.
- Nights on the Heights – Provides fun on-campus alternatives to off-campus parties. All Events are held on Friday or Saturday nights between 9:00 PM and 2:00 AM and are free of charge and substance free. Free snacks are provided.

Boston College Campus Community Partnership Initiative (BC CCPI)

The Boston College Campus Community Partnership Initiative (BC CCPI) is a newly formed coalition comprised of members of the Boston College community as well as the local community aimed at addressing alcohol-related student behavior off-campus, in the neighborhoods surrounding Boston College. The coalition holds monthly meetings to discuss problems and strategize about possible solutions. Meeting participants have included local residents; students; landlords and property managers; realtors; Boston Police officers; ISD; Boston College Police officers; student affairs officers and practitioners; and staff of the Office of Governmental and Community Affairs at BC.

Last year the CCPI worked on several initiatives such as coordinating the distribution of informational guides to students living off-campus, advocating for an informational meeting on campus for off-campus students, and planning a Welcome to the Neighborhood BBQ for students. This year the CCPI began planning several initiatives such as increasing enforcement of state laws at off-campus parties, decreasing the availability of alcohol off-campus, and increasing communication and educational efforts geared towards students and residents.



Boston Police Department

In addition to the Boston College departments that have active responsibility for student behavior, the Boston Police Department (BPD) also participates in fostering appropriate student behavior off campus. Over the years, Boston College and the Boston Police Department District 14 have developed a strong working partnership and continue to collaborate on a number of initiatives and programs to address student behavior and underage drinking both on and off campus.

- The District 14 Captain and community service officers participate in the annual Student Behavior Planning Meeting with BC administrators
- Community Service Officers address students at the BC Safe Student Meetings that are held in September to discuss expectations regarding behavior and student safety
- Increased BPD presence and enforcement of zero tolerance policy for fall move-in and for special celebratory events such as Super Bowl, World Series or national collegiate championships
- Team Policing (new for 2007) -- Implementing a new walking patrol comprised of Boston Police, Boston College Police and BC Student Community Liaison in targeted areas: Gerald Road, Foster Street, Lane Park, Radnor Road, Lake Street, Kirkwood, Greycliff Road and Cleveland Circle
- Cops in Shops Program -- In cooperation with local alcohol retailers, BPD places undercover officers in establishments to monitor and arrest underage students who present false identification when purchasing alcohol. The program requires that employees of the stores be vigilant about checking identification and acts as a deterrent to underage students in purchasing alcohol.
- In addition to vehicular and walking patrols, BPD officers also patrol off-campus neighborhoods on bicycles. Two new patrol bikes were recently purchased for District 14 by Boston College.

**Table 5-1
Boston College Undergraduate Residence Halls by Campus 2006**

<u>Facility</u>	<u>Address</u>	<u>Number on Figure 2-1</u>	<u>Students Housed¹</u>
Chestnut Hill Lower Campus			
90 St. Thomas More Road	90 St. Thomas More Rd., Boston	19	381
110 St. Thomas More Road	110 St. Thomas More Rd., Boston	17	306
Edmonds Hall	200 St. Thomas More Rd., Boston	15	771
Greycliff Hall	2051 Commonwealth Ave., Boston	12	33
Modular Apartments	100 St. Thomas More Rd., Boston	16	444
Vanderslice Hall	70 St. Thomas More Rd., Boston	18	423
Walsh Hall	150 St. Thomas More Rd., Boston	14	<u>789</u>
<i>Sub-total Lower Campus</i>			<i>3,147</i>
Chestnut Hill Middle Campus			
66 Commonwealth Avenue	66 Commonwealth Ave., Newton	31	233
Gabelli Hall	80 Commonwealth Ave., Newton	32	156
Ignacio	100 Commonwealth Ave., Newton	34	364
Rubenstein Hall	90 Commonwealth Ave., Newton	33	363
Voute Hall	110 Commonwealth Ave., Newton	35	<u>218</u>
<i>Sub-total Middle Campus</i>			<i>1,334</i>
Chestnut Hill Upper Campus			
Cheverus Hall	127 Hammond St, Newton	69	159
Claver Hall	40 Tudor Rd., Newton	76	93
Fenwick Hall	46 Tudor Rd., Newton	79	227
Fitzpatrick Hall	137 Hammond St, Newton	68	199
Gonzaga Hall	149 Hammond St, Newton	67	229
Kostka Hall	149 Hammond St., Newton	71	178
Loyola Hall	42 Tudor Rd., Newton	77	117
Medeiros Townhouses	60 Tudor Rd., Newton	75	103
Roncalli Hall	200 Hammond St., Newton	64	170
Shaw Hall	372 Beacon St., Newton	72	21
Welch Hall	182 Hammond St., Newton	65	196
Williams Hall	144 Hammond St., Newton	66	176
Xavier Hall	197444 Tudor Rd., Newton	78	<u>106</u>
<i>Subtotal Upper Campus</i>			<i>1,974</i>
Newton Campus			
Cushing House	885 Centre St., Newton	125	123
Duchense East	885 Centre St., Newton	122	130
Duchense West	885 Centre St., Newton	121	140
Hardey House	885 Centre St., Newton	126	196
Keyes North	885 Centre St., Newton	133	151
Keyes South	885 Centre St., Newton	132	<u>135</u>
<i>Subtotal Newton Campus</i>			<i><u>875</u></i>
TOTAL ALL CAMPUSES			<u>7,330</u>

¹ Assistant Directors, Resident Hall Directors, Peer Ministers, and Resident Ministers are not included.

**Table 5-2
Undergraduate Housing Program**

Change in Housing	Location	Number of Beds	Net Change in Number of Beds
New	Interior of the Brighton Campus	+300	+300
New	Commonwealth Avenue, Brighton Campus	+200	+500
New	More Hall Site	+420	+920
Demolish	Edmonds Hall	-790	+130
New	Commander Shea Field	+490	+620
Demolish	Modular Apartments	-185	+435
New	Modular Apartments Site	+175	+610
Total		+610	