BOSTON COLLEGE
INSTITUTIONAL MASTER PLAN

BOSTON REDEVELOPMENT AUTHORITY BOARD | JANUARY 29, 2009
1 master plan timeline and community process
2 strategic goals and principles
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4 economic impact and community benefits
over 100 public meetings:
allston brighton bc community task force
meetings with abutters
design charrette
campus tours
imp website

2003
2004
2005
2006
2007
2008
2009

master plan timeline

2004
brighton land acquired

2005
campus master plan inception

2006
brighton land acquired

2007
brighton land acquired
IMPNF filed

2008
IMP filed

2009

strategic plan

long-range campus master plan

institutional master plan
over 100 public meetings:
allston brighton bc community task force
public meetings
meetings with abutters
design charrette
campus tours
imp website

community process
existing campus
chestnut hill
brighton

proposed campus
chestnut hill
brighton
• preserve future academic sites within a 10-minute walk circle
• preserve future academic sites within a 10-minute walk circle

• reflect the density of buildings and open space in the middle campus

master plan principles
- preserve future academic sites within a 10-minute walk circle
- reflect the density of buildings and open space in the middle campus
- provide student housing throughout the campus to promote integrated living/learning environments
• preserve future academic sites within a 10-minute walk circle

• reflect the density of buildings and open space in the middle campus

• provide student housing throughout the campus to promote integrated living/learning environments

• mixed use throughout the campus
• preserve future academic sites within a 10-minute walk circle
• reflect the density of buildings and open space in the middle campus
• provide student housing throughout the campus to promote integrated living/learning environments
• mixed use throughout the campus
• create strong pedestrian links between all areas of the campus, and identify peripheral sites for vehicular circulation and parking
• preserve future academic sites within a 10-minute walk circle
• reflect the density of buildings and open space in the middle campus
• provide student housing throughout the campus to promote integrated living/learning environments
• mixed use throughout the campus
• create strong pedestrian links between all areas of the campus, and identify peripheral sites for vehicular circulation and parking
• promote sustainable practices
city of boston projects

brighton athletics center:
  baseball field
  softball field
  intramural field
  support building
more hall housing 470 beds
comm ave/spine road 150 beds
shea field housing 170 beds
2000 comm avenue 560 beds

university center
recreation center
shea field housing 380 beds
beacon st garage addn: 350 spaces
fine arts studios/classrooms
  museum
  auditorium

mods housing replacement 185 beds
brighton garage 500 spaces
open-space vision

strong landscape plan for the campus of quadrangles, courtyards, and corridors onto which buildings face, with a continuous pedestrian pathway that links these spaces and the areas of the campus.

goals

• passive open space in each area of the campus
• an array of spaces from passive recreation to contemplation
• removal of vehicle roadways into interior portions of the campus
• holistic landscape plan that is based on sustainable values of storm water strategies, orientation (light and shade), slope retention
open space outcomes

- created a series of linked quadrangles and a continuous pedestrian spine
- created view corridors into the campus from primary campus edges
- maintained open space at the corner of lake street and commonwealth avenue
- created a 50-foot deep no-build zone along lake street
- maintained open space at the edges of the brighton campus
- will maintain open space access to the campus to the broader community
academic vision

historic concentration in middle campus, with opportunities for mixed use in other portions of the campus: brighton, lower and newton

goals

• create a central location for the humanities
• accommodate program expansion in the sciences
• enable fine arts academic presence on brighton campus
• maintain former archdiocese buildings as academic and academic support functions on the brighton campus
• moved and reconfigured the fine arts building, museum, and auditorium from the corner of commonwealth avenue and lake street to a new site adjacent to the former cardinal's residence

• reused existing buildings on the brighton campus for academic and academic support uses
housing vision
creation of additional beds in several districts of the campus to meet student housing demand

goals
• meet 100% of undergraduate student demand in university-controlled housing
• offer a range of housing from traditional dorm-style to apartments
• housing and programs that form good student behavior habits
housing outcomes

- house 96% of student demand
- added 110 beds to the lower campus
- accelerated 170 beds of shea field housing and increased the setback from the reservoir
- reconfigured the housing on commonwealth avenue/brighton spine road
- acquired 2000 commonwealth avenue for university-controlled housing
- removed 350 beds from the interior of the brighton campus and placed in a housing study
Goal: 100% University Housing for Undergraduate Demand

Phase 1
- More Hall + 470 beds (A)
- Brighton Comm Ave + 150 beds (B)
- Shea Field + 170 beds (C)
- 2000 Comm Ave + 560 beds (D)
- Raze Edmonds - 790 beds (E)
  Subtotal + 560 new beds

Phase 2
- Shea Field + 380 beds (F)
  Subtotal + 380 new beds

Phase 3
- Mods Replacement - 185 beds (G)
  +185 beds (H)

Total + 940 new beds
8,270 total = 96%

Future Undergraduate Housing
- 350 Undergraduate Beds: subject to housing study to meet goal of 100%
athletics and recreation vision
on-campus athletic and recreational activities for all students that support health, wellness, and provide positive behavioral outlets

goals

• utilize the campus' flat land efficiently
• locate athletic/recreation facilities near student housing
• support the open space framework of the campus
• provide quality facilities and playfields for intercollegiate athletics that will attract and retain talented student athletes
• provide facilities to meet university student formation goals and to accommodate student demand for intramural and club sports and open recreation time

athletics and recreation
athletics and recreation outcomes

- re-oriented baseball field so that spectator seating is moved away from neighbors
- reduced baseball seating from 1,500 to 1,000 seats
- reduced softball seating from 500 to 300 seats
- reduced the size of the support building
- reduced the schedule of use
- agreed to form an athletic advisory committee to advise on management and operational issues
transportation and parking vision

enhance multimodal access to the university and create a pedestrian and bicycle friendly campus with limited internal vehicular circulation

goals

• create a continuous pedestrian network on campus with minimal roadway crossings
• provide a gateway entrance to the brighton campus
• locate parking at campus gateways
• provide improved vehicular and pedestrian access between the brighton and lower campuses
• incorporate best practices in transportation demand management
provide brighton campus vehicular access

1. implement alternative 3
2. st. thomas more road access to lake street remains open
3. new access road to brighton campus at rear of more hall site

expand tdm and use of alternative modes

1. pre-tax mbta pass sales
2. 25% mbta pass subsidy
3. expanded pedestrian system with reduced pedestrian/vehicle conflicts
4. expanded bike accommodations

multimodal access
the following parking improvements result in a net gain of approximately 200 spaces campus wide:

**brighton campus**
1. 500-space garage

**chestnut hill campus**
2. 350-space addition to beacon street garage
3. up to 90 spaces below beacon street academic building on middle campus
4. up to 100 below grade spaces on more hall site

**2000 commonwealth avenue**
5. 200 spaces

**newton campus**
6. 150-space surface lot
• $1.3 billion: University’s annual regional economic impact

• $1+ billion investment in new construction and renovation projects

• 12,000 jobs in recessionary economy (8,000 construction jobs)

• $40 million: University's annual local purchasing of goods & services

• $5 million: University's annual community service by students, faculty & staff

• Employ 650 Boston residents, 253 Allston-Brighton residents
• Educational partnerships with Boston Public Schools: Boston Connects, College Bound and Step Up

• Scholarship aid: $8.3 million to Boston students, $2.3 million to Allston-Brighton students

• St. Columbkille School Partnership: $1+ million investment to preserve and strengthen Catholic education for children and parents in Allston-Brighton

• Community development assistance: $1 million to Allston-Brighton organizations

• Student volunteer and community service: 444,000 hours annually

• Access to athletic and recreational programs and facilities

• Cultural resources and support for creative economy

community benefits
institutional master plan