

BOSTON COLLEGE

INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR RENEWAL



SUBMITTED TO

Boston Planning & Development Agency
Boston, Massachusetts

SUBMITTED BY

Boston College
140 Commonwealth Avenue
Chestnut Hill, Massachusetts

October 6, 2023

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1. PURPOSE OF SUBMISSION

Boston College submits this Institutional Master Plan Notification Form to renew without change its Institutional Master Plan, under Section 80D-5 .2 (e) of the Boston Zoning Code (“Waiver of Further Review of Unchanged Plans”) for an additional two-year period, ending on October 14, 2025.

2. OVERVIEW OF BOSTON COLLEGE INSTITUTIONAL MASTER PLAN

In the spring of 2004, Boston College (“the University”) embarked on a comprehensive strategic planning initiative to assess its academic program and to set institutional goals for the next decade and beyond. After several years of planning, a strategic plan was adopted by the Board of Trustees in February of 2006. Following two years of consultation with the surrounding neighborhood, Boston College submitted an Institutional Master Plan Notification Form (“IMP NF”) outlining the institutional needs of the University in December of 2007. In response to a Scoping Determination issued by the Boston Redevelopment Authority (“BRA”) (doing business as the Boston Planning & Development Agency (BPDA) since 2016), Boston College submitted an Institutional Master Plan (IMP) in June of 2008. The IMP was ultimately approved by the BRA on June 10, 2009, and renewed in 2013 for a four-year period. The BPDA subsequently renewed the IMP in 2017 for a four-year period through June 20, 2021, and renewed in 2021 for a two-year period through October 14, 2023.

Since the IMP was approved in 2009, four amendments have been approved by the BRA. The First Amendment to the IMP reflected *de minimus* dimensional changes to the Thomas More Apartments located at 2150 Commonwealth Avenue. The First Amendment went into effect in October 2013. The Second Amendment to the IMP reflected a proposed change for the renovation of 2101 Commonwealth Avenue (formerly known as the Cardinal's Residence) for a University Conference Center and the McMullen Museum of Art. The Second Amendment went into effect in May 2014. The Third Amendment to the IMP reflected *de minimus* dimensional changes to the Margot Connell Recreation Center project located at 200 St. Thomas More Road. The Third Amendment went into effect in July 2016. The Fourth Amendment to the IMP added the Fish Field House located at 12 Chestnut Hill Driveway as a Proposed Institutional Project. The Fourth Amendment went into effect in March 2017. A modest expansion and renovation of the Conte Forum was permitted as an Exempt Project and was completed in August, 2023.

As outlined below, the University is currently preparing to submit a new Institutional Master Plan for community and BPDA review in the first quarter of 2024.

3. STATUS OF INSTITUTIONAL MASTER PLAN PROJECTS

Listed below are those projects—both entirely new construction and renovations to existing facilities—that have been completed or are in progress in Boston and Newton since the approval of the 2009 IMP.

Boston

1. Renovation of 129 Lake Street (formerly known as Bishop Peterson Hall) for administrative office space, completed in October 2011.
2. Development of the Cadigan Alumni Center at 2121 Commonwealth Avenue (formerly known as the Chancery) for administrative offices for University Advancement, completed in February 2012.
3. Renovation of 2101 Commonwealth Avenue (formerly known as the Cardinal's Residence) for a University Conference Center and the McMullen Museum of Art, completed in February 2016.
4. Construction of Thomas More Apartments at 2150 Commonwealth Avenue consisting of 490 student beds and the University Health Center, completed in August 2016.
5. Renovation and conversion of Reservoir Apartments (formerly known as 2000 Commonwealth Avenue) to create a 540-bed student residence hall, completed in August 2016.
6. Construction of the Harrington Athletics Village on the Brighton Campus consisting of a baseball field with 1,000 seats, softball field with 300 seats, and a grass recreational field, completed in March 2017.
7. Construction of the Fish Field House, an indoor practice facility housing a full-size football field, strength and conditioning space and offices serving the football program, as well as other campus recreation programs, completed in August 2018.
8. Construction of the state-of-the-art Margot Connell Recreation Center with two pools, basketball courts, indoor track, fitness and weight areas, multi-purpose recreation courts, a climbing wall, and outdoor recreation center, completed in July 2019.
9. Construction of the Pete Frates Center, an indoor practice facility, batting cages, lockers rooms, strength and conditioning space and offices for the baseball and softball programs, completed in November 2020.
10. Construction of the Hoag Basketball Pavilion, a 10,000 GFA addition and 22,235 GFA renovation to Conte Forum for new men's and women's basketball team locker rooms,

sport medicine suite, strength and conditioning room, nutrition suite, accessibility and landscape improvements, completed in August 2023.

Newton

1. Construction of Stokes Hall humanities building with classrooms and faculty offices, completed in December 2012.
2. Renovation of St. Mary's Hall for the Jesuit Community residence and academic space for the University's Woods College of Advancing Studies, and the Communication and Computer Science departments, completed in December 2014.
3. Construction of 157,000 sf Integrated Science Building/aka 245 Beacon Street housing research labs, maker space, classrooms, office and the Schiller Institute for Integrated Science and Society focusing on climate, energy, and public health research, completed in December 2021.

The University plans to start construction of the Catholic Religious Archives Project in the Spring of 2024, after completion of design and any further regulatory review.

4. PREPARING FOR A NEW INSTITUTIONAL MASTER PLAN

Since early 2022, the University has been engaged in a comprehensive planning exercise intended to identify its anticipated facility requirements for the next decade, to provide for future infrastructure improvements in the areas of campus mobility and resiliency, and to further integrate its campuses, which now include the former Pine Manor College campus in Brookline. The University looks forward to reviewing its new plan in the Fall of 2023 with its neighboring communities and the BPDA and intends to file an IMPNF pertaining to this proposed IMP in the first quarter of 2024.

5. THE CATHOLIC RELIGIOUS ARCHIVES PROJECT (“CRA”)

An IMPNF for a fifth amendment to the 2009 IMP was submitted in June 2023 to enlarge the library storage project (an Institutional Project included in the 2009 IMP) in response to the University’s Catholic Religious Archives Project’s pressing need for archival storage. Because the design of this Project has since evolved, the University withdraws the June 2023 IMPNF. The University intends to further refine the design of the CRA project and reserves the right to resubmit a more detailed IMPNF for Amendment later in 2023 to facilitate a project start of construction of this project in Spring of 2024.

6. WAIVER OF REVIEW OF FURTHER UNCHANGED PLANS

Boston College requests that the BPDA apply the procedure of Section 80D-5 .2 (e) of the Boston Zoning Code (“Waiver of Further Review of Unchanged Plans”) and waive further review of this IMPNF after finding that in the University’s request for renewal (i) no new Proposed Institutional Projects are planned; (ii) no changes in the Institutional Master Plan are proposed that would constitute a change in use, dimensional, parking or loading elements of the Institutional Master Plan; and (iii) no significantly greater impacts would result from continued implementation of the approved Institutional Master Plan than were originally projected.

