



Stokes Hall at Boston College

Administrative Site Plan Review Neighborhood Meeting
July 21, 2010



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- **Building & Site Design**
- **Transportation & Parking**
- **Discussion**



- **Class Rooms**
- **First Year Experience**
- **Academic Advising Center**
- **Classical Studies**
- **A&S Honors**
- **History**
- **English**
- **Philosophy**
- **Theology**



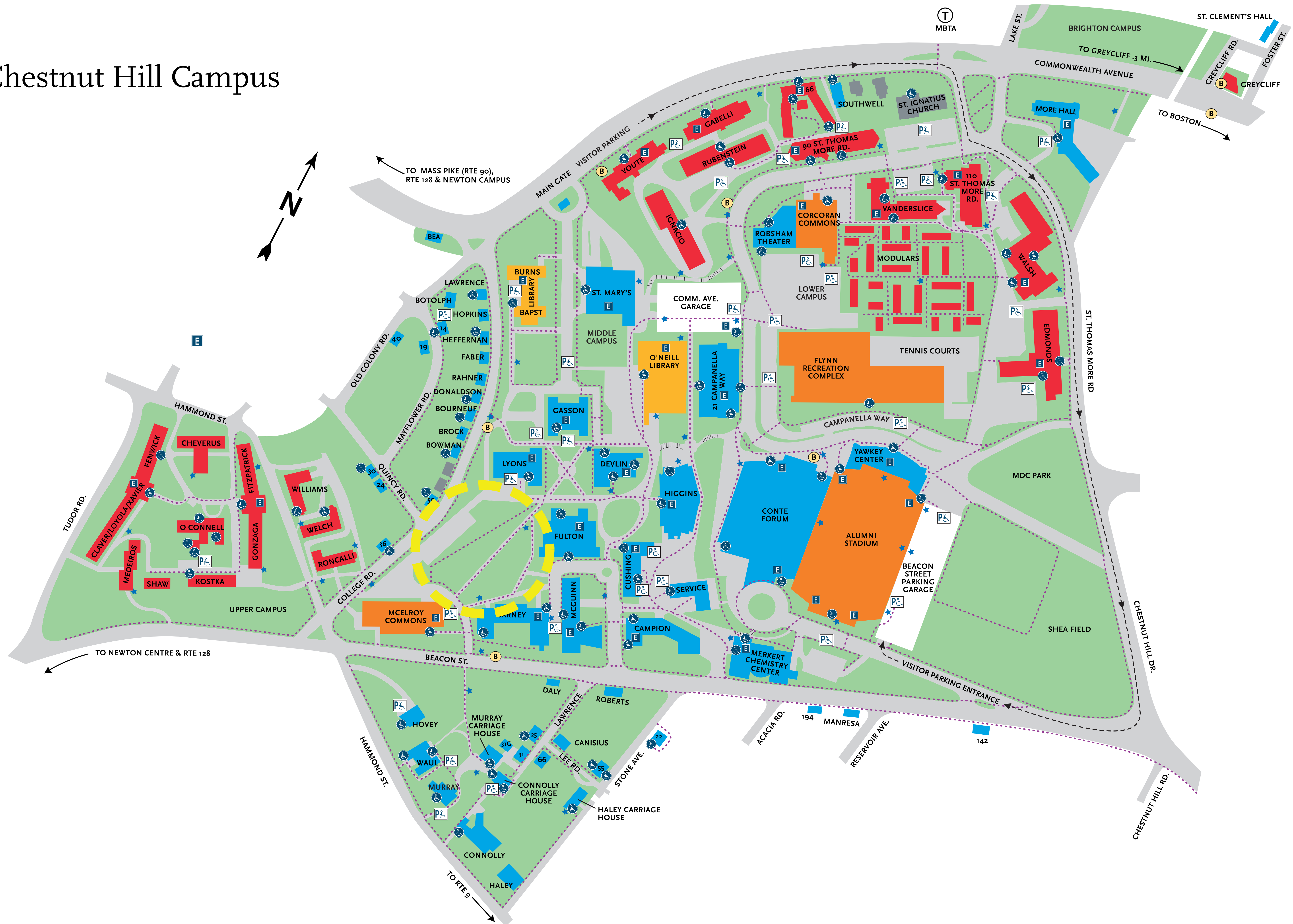
- **Sustainable Site**
 - Storm water design — capture & retention
 - Alternative transportation
- **Water Efficiency**
 - Low-flow fixtures — 20% water reduction
 - Drought-tolerant planting
- **Energy & Atmosphere**
 - Minimum energy performance — 10% energy reduction
 - Enhanced commissioning
- **Materials & Resources**
 - Construction waste management
 - Recycled content — 10% to 20%
- **Indoor Environmental Quality**
 - Low emitting materials, adhesives, and sealants
 - Controllability of systems-lighting



Boston College Campus

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Chestnut Hill Campus



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Existing Site

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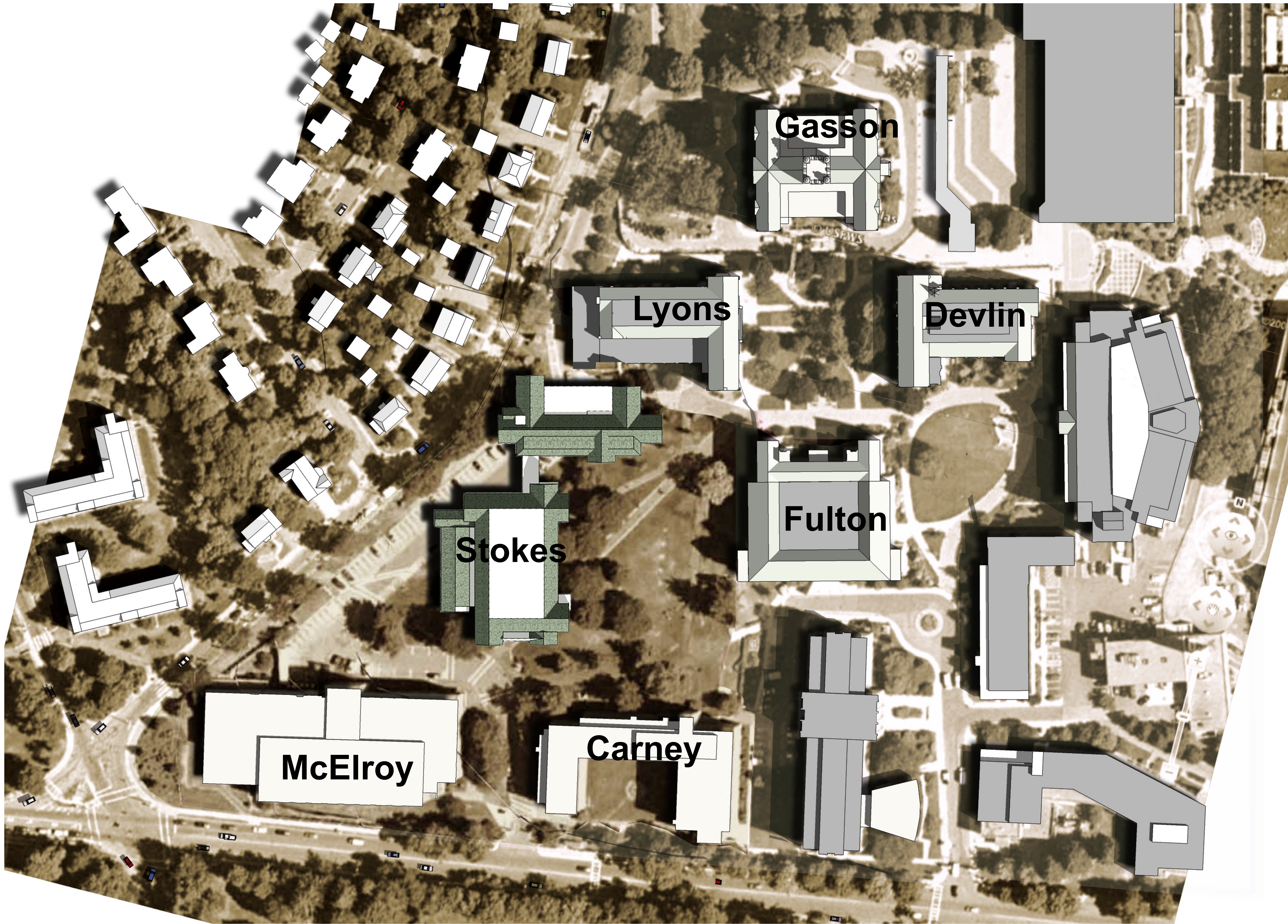
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Existing Site with Stokes Hall

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Early Concept

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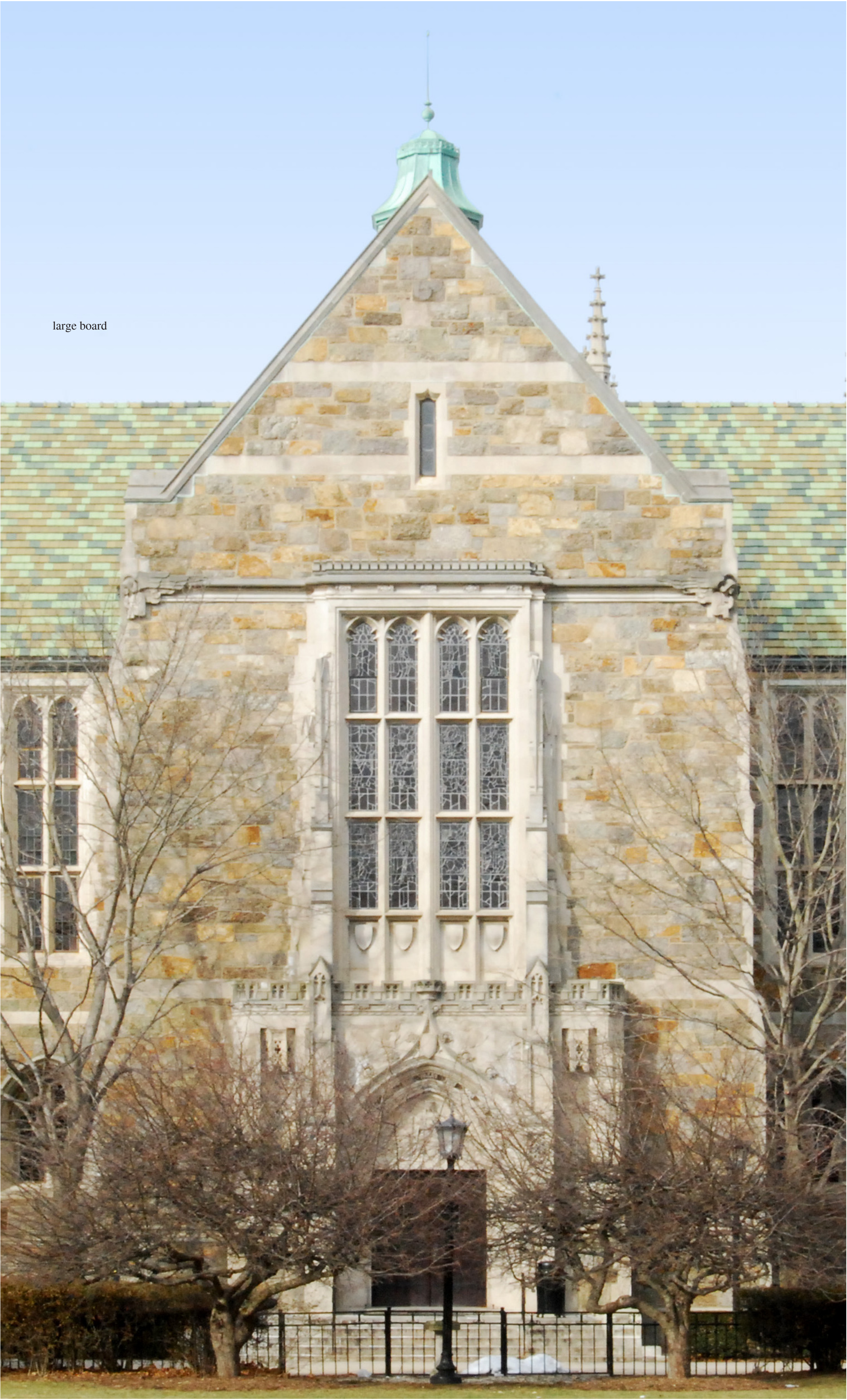


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Existing Field

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Stokes Hall West Elevation South Wing Northwest Corner

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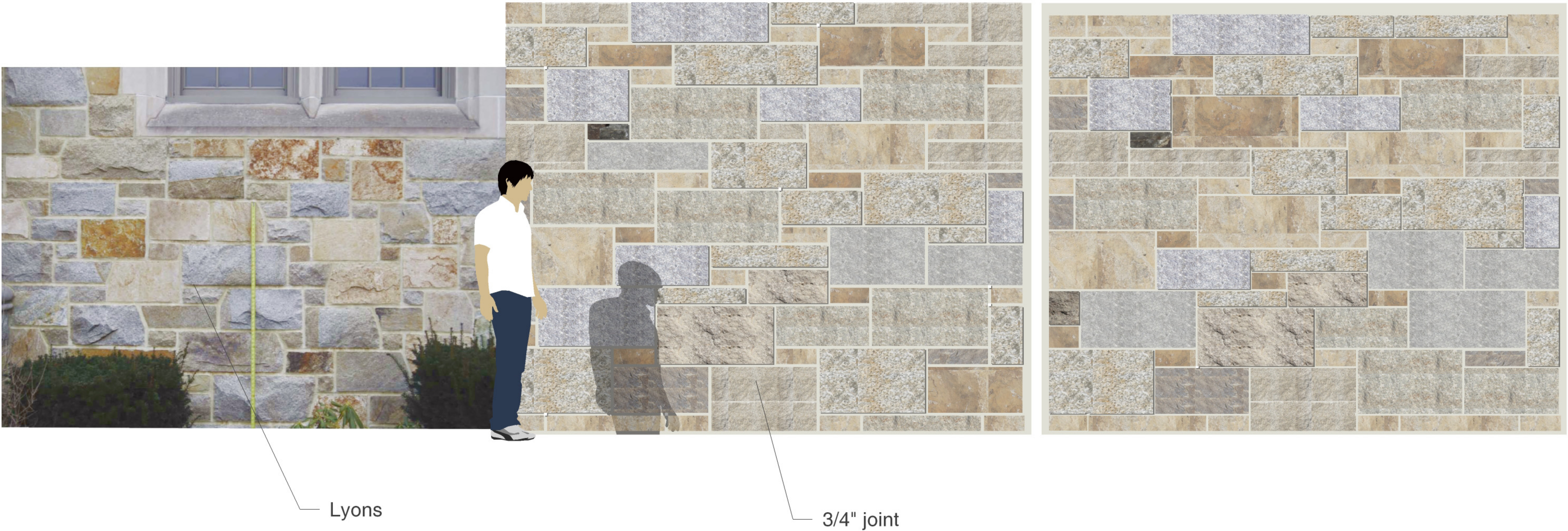


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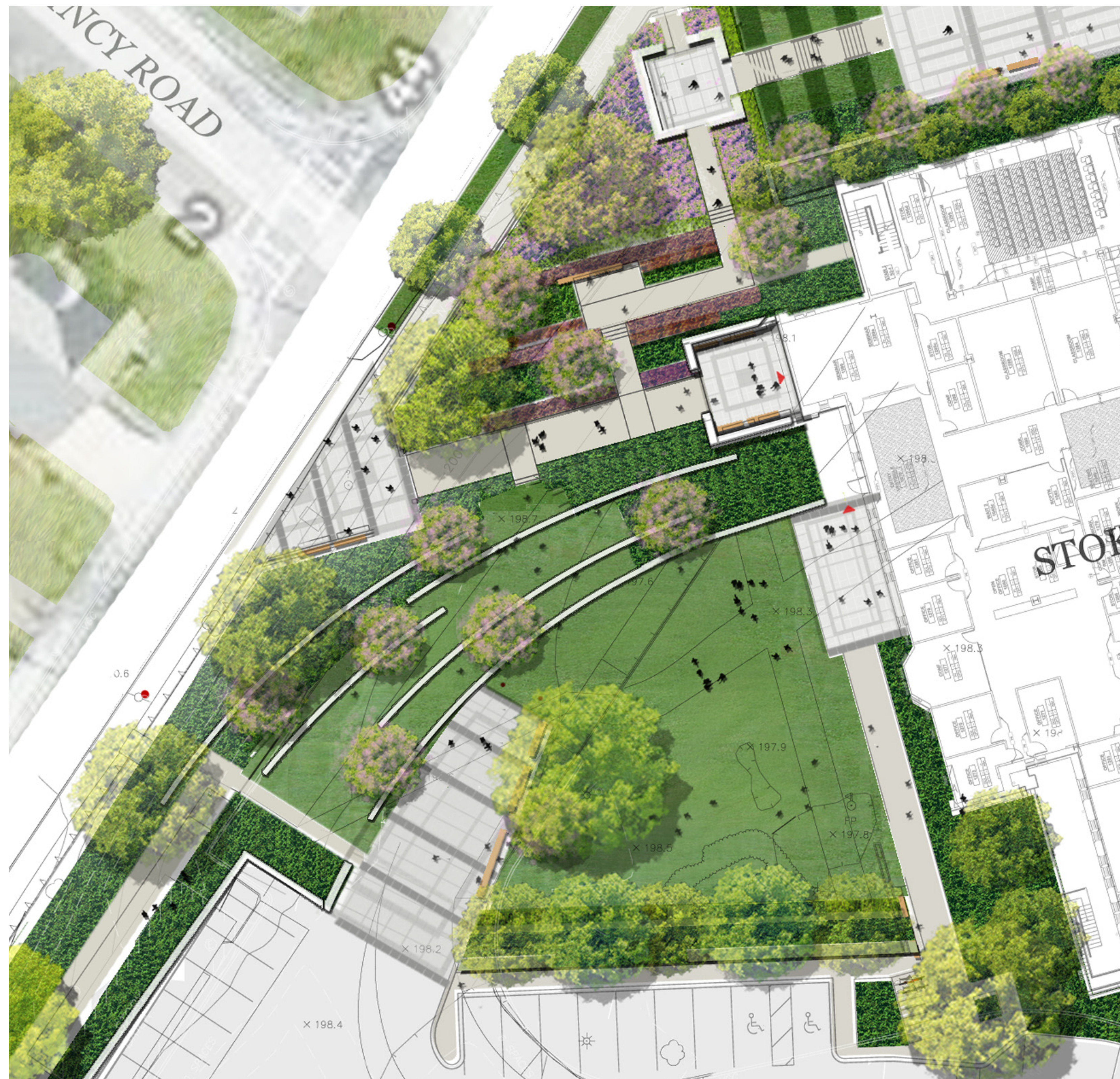






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Existing Sidewalk at College Road

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Improved sidewalk at College Road

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West Lawn Perspective

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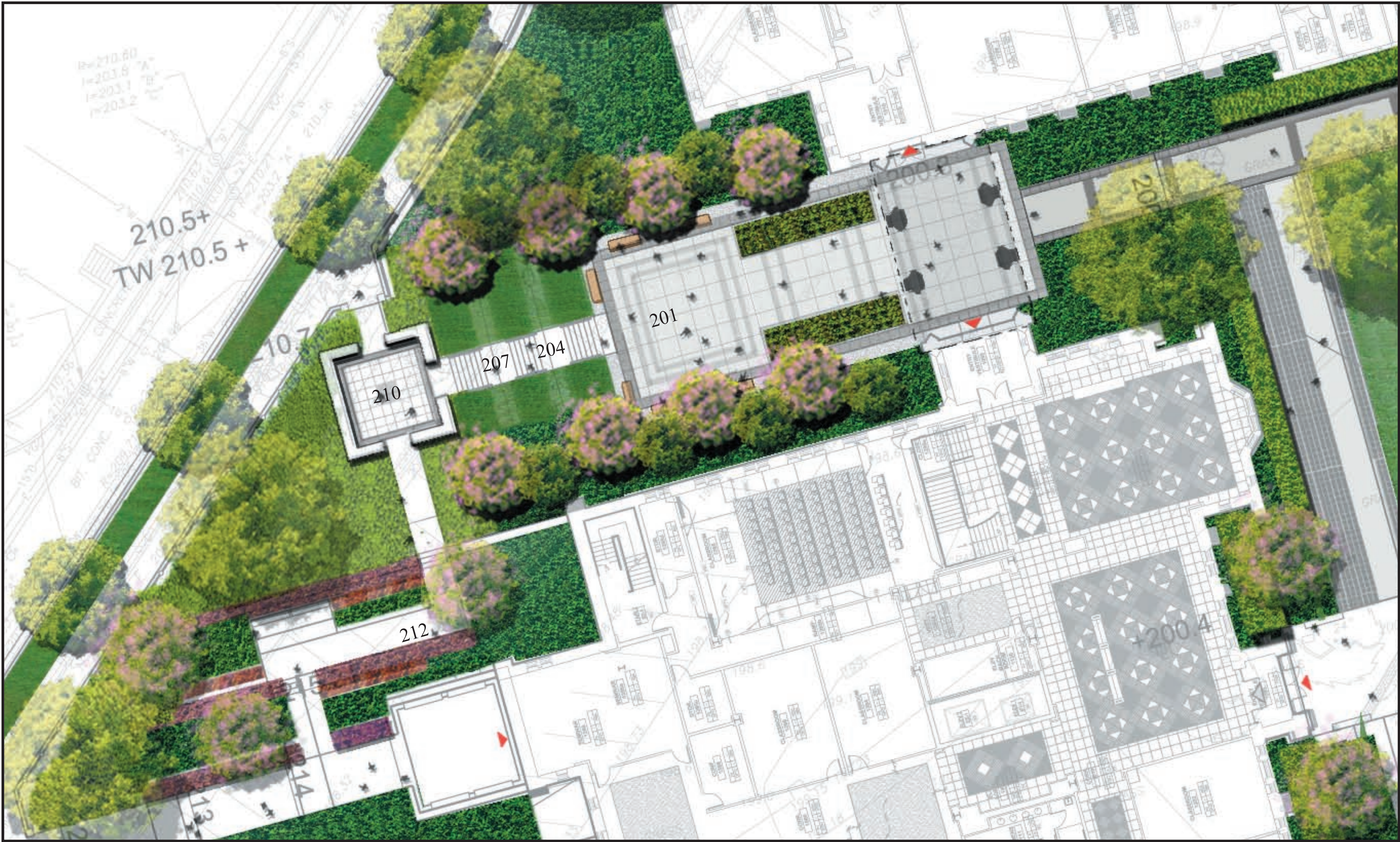


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Link Garden

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View at Stokes Walk

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Overall View at Campus Green

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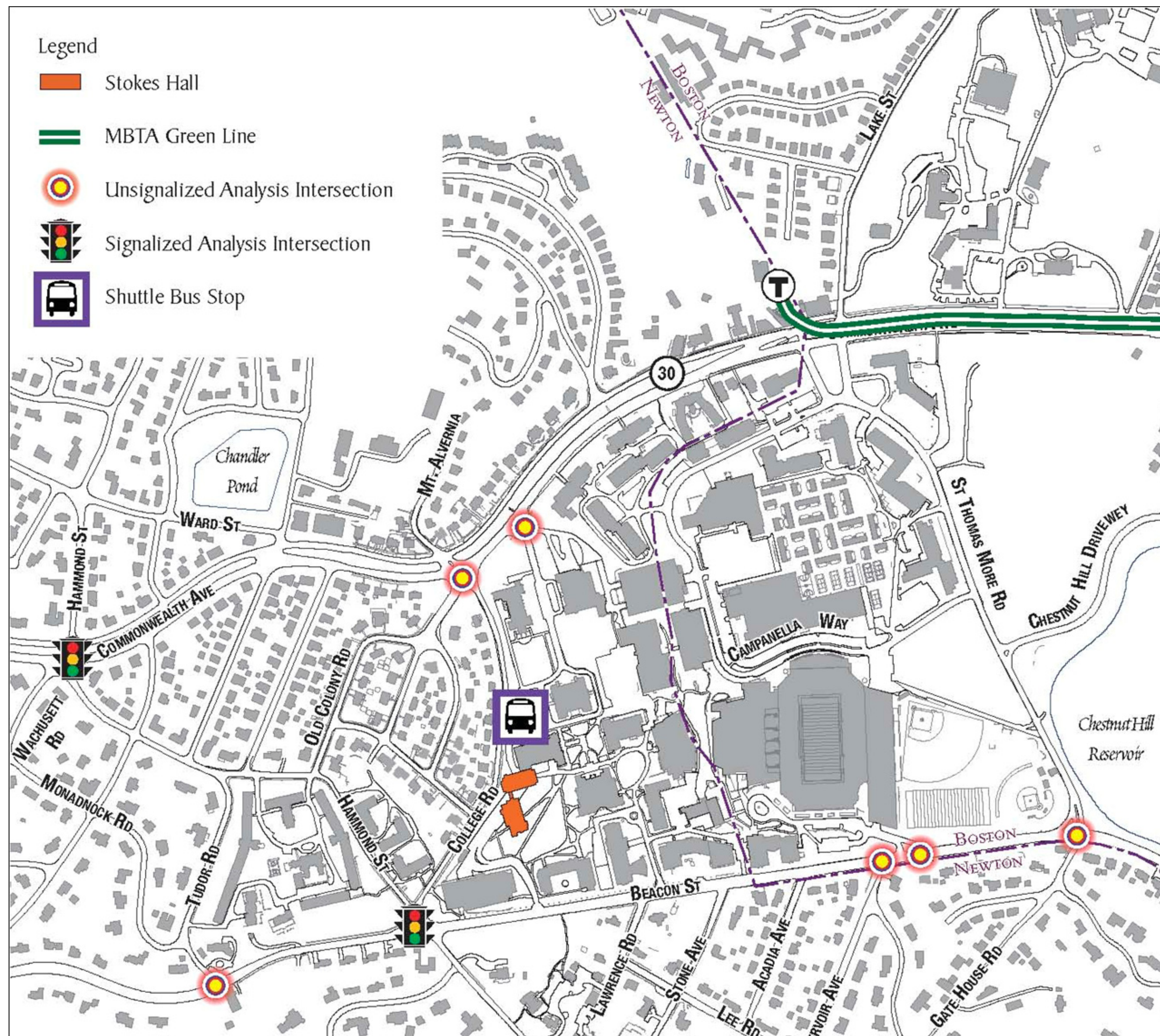


Stokes Hall at Boston College

Transportation and Parking
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- **Existing Conditions**
 - Traffic (8 Intersections)
 - On and Off-Street Parking
 - Transit, Bicycles, and Pedestrians
- **2014 No-Build Traffic**
- **2014 Conditions**
 - Traffic
 - On and Off-Street Parking
 - Loading



Existing Traffic Volumes

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	Commonwealth Avenue Lake to College	Beacon Street Reservoir to Hammond	College Road	Hammond Street South of Beacon
Daily	15,600	17,600	3,700	8,600
AM Peak Hour	1,225	1,650	290	730
% of Daily	8%	9%	8%	8%
Peak Direction	69% EB	54% EB	100% NB	65% SB
PM Peak Hour	1,255	1,435	270	725
% of Daily	8%	8%	7%	8%
Peak Direction	58% EB	61% WB	100% NB	61% SB



- **Caritas St. Elizabeth's Medical Center**
- **Covenant Residences – 33 Commonwealth Avenue**
- **0.5% Annual Traffic Growth**



- **Faculty and Staff Relocated
from Other Buildings on Campus**
- **Includes Accommodations for up to 19 New Faculty
over the Course of the IMP**
- **1.9 Person Trips per Day for Each New Faculty Member**
- **80 Percent are Vehicle Trips**



- **28 New Vehicle Trips Daily**
- **Maximum of 4 Vehicles through Any Intersection in Peak Hours**
- **No Significant Impact on Operating Conditions**



Existing Site Parking

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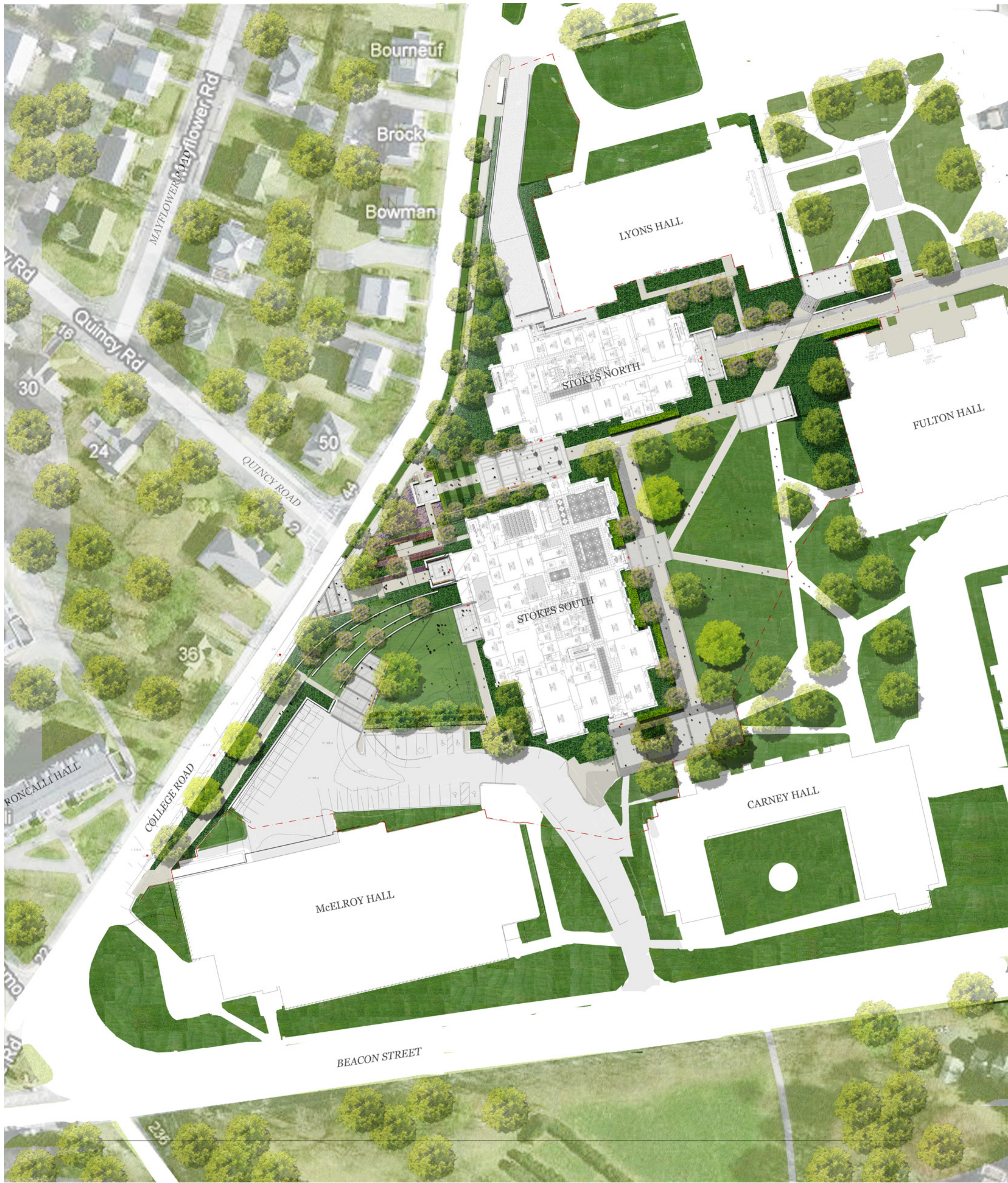
VHB Vanasse Hangen Brustlin, Inc.

- **Capacity: 114 Spaces**
- **Average Utilization: 81 Spaces**
- **Excess Capacity: 33 Spaces**



Stokes Hall Site Plan

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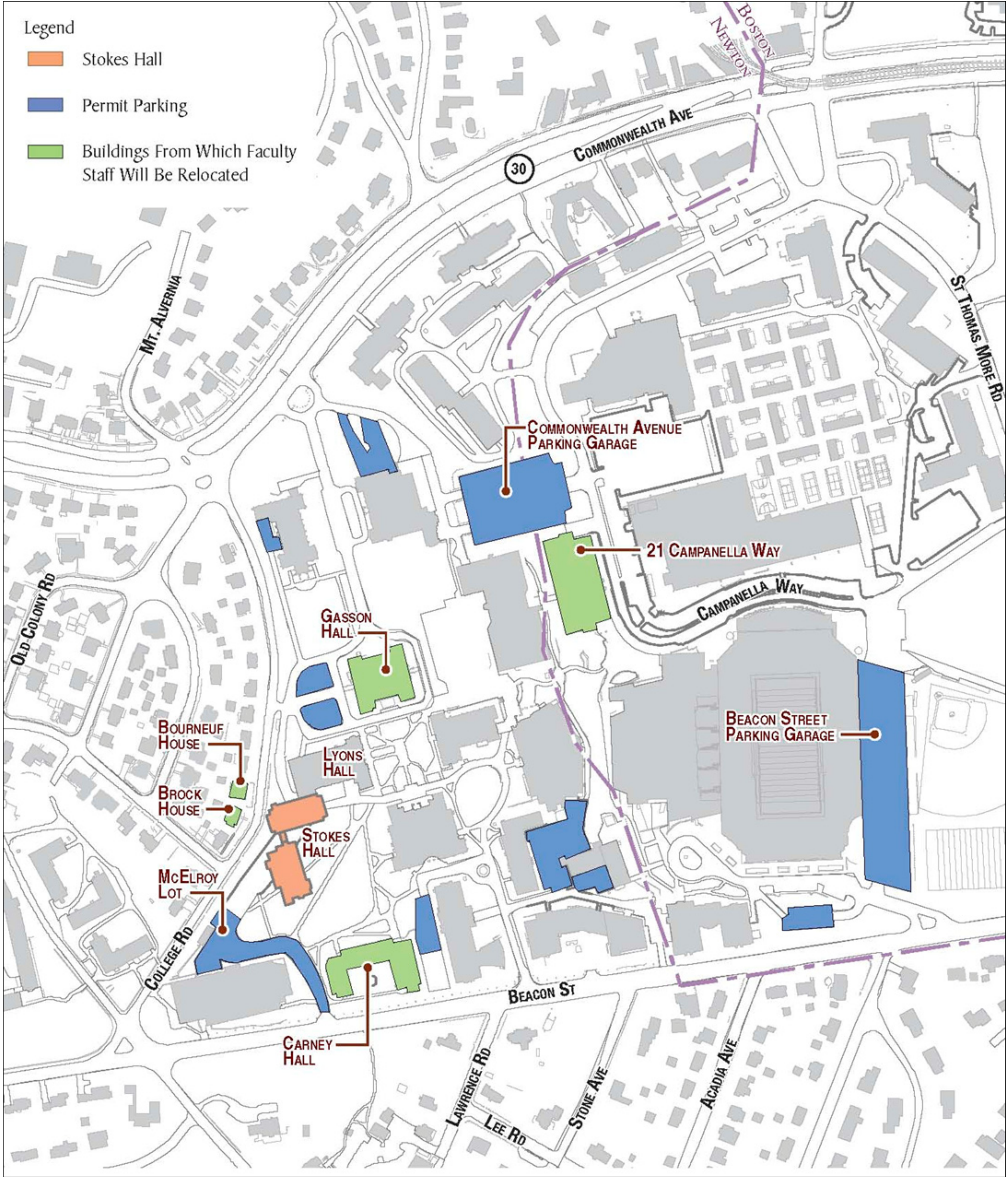


- **Site Development Consistent with IMP**
- **69 Spaces Eliminated; 45 Spaces Remain**
- **36 Parkers Displaced**
- **14-Space Increase in Parking Demand**
- **Need for 50 Spaces**
- **337 Spaces Available in Commonwealth Avenue and Beacon Street Garages**



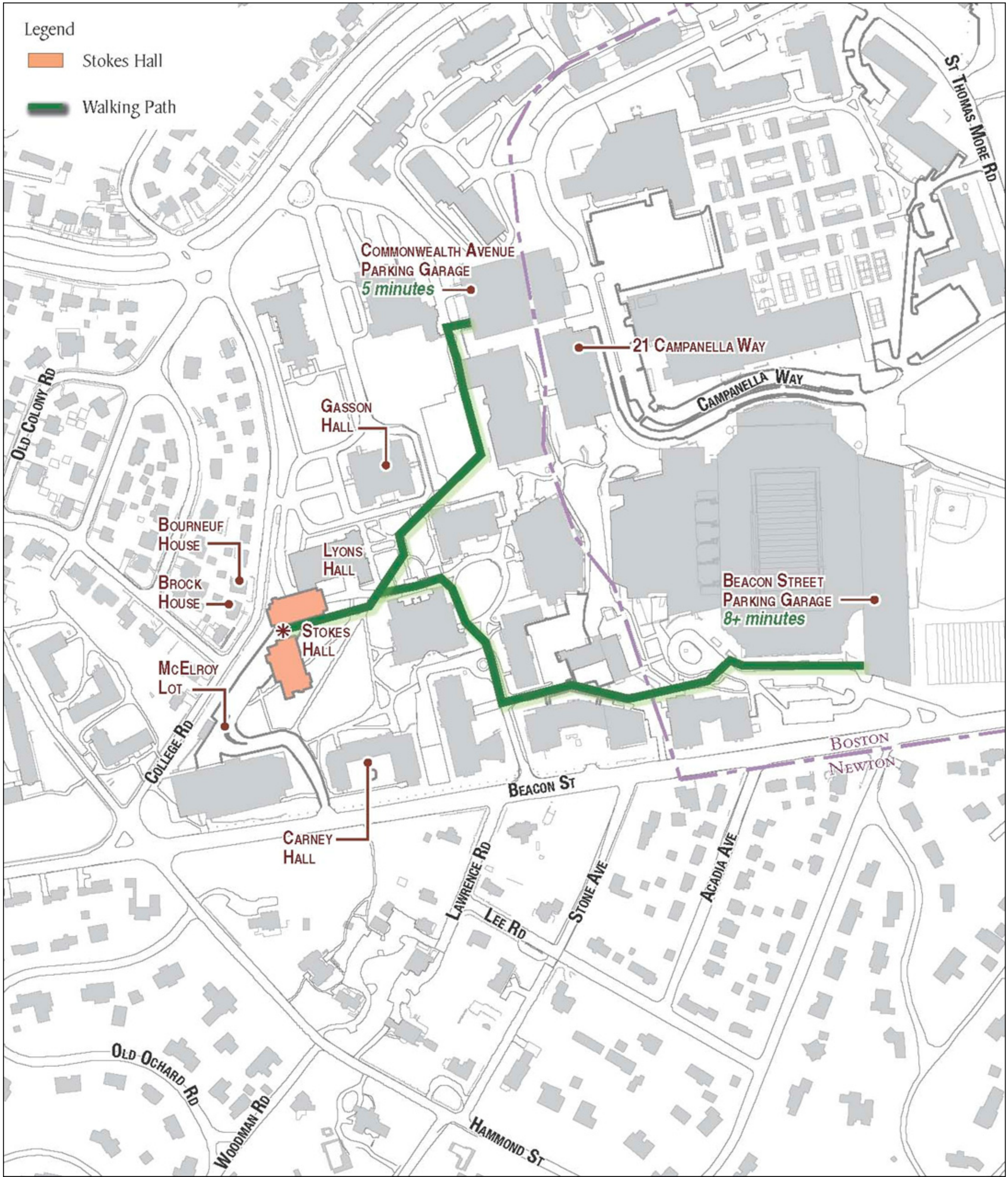
Existing On-Campus Parking

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Walk Times Between Garages and Stokes Hall

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- **Continuous Bike Lane on Both Sides
(More Rd to College Rd)**
- **Daytime Parking on Both Sides**
- **42 Space Increase in Daytime (8 AM – 4PM) Parking**
- **Additional 16 Spaces 4 PM – 6 PM**





- **Share Existing Lyons Hall Loading Area**
- **Loading Area Can Accommodate
Several Vehicles at One Time**
- **Existing Daily Average of 18 External Deliveries**
- **Add Average of 3 Deliveries per Day**
- **Widen Existing Curb Cut on College Road for Deliveries**
- **All Truck Maneuvering on Campus**



- **Construction Access from College Road (Primary) and Beacon Street (Secondary)**
- **Police Details at Construction Entrances**
- **Construction Hours – 7:00 AM to 4:30 PM (M – F)**
- **On-campus Construction Worker Parking**
- **Fenced Lay Down and Work Areas**





Stokes Hall at Boston College

Discussion

