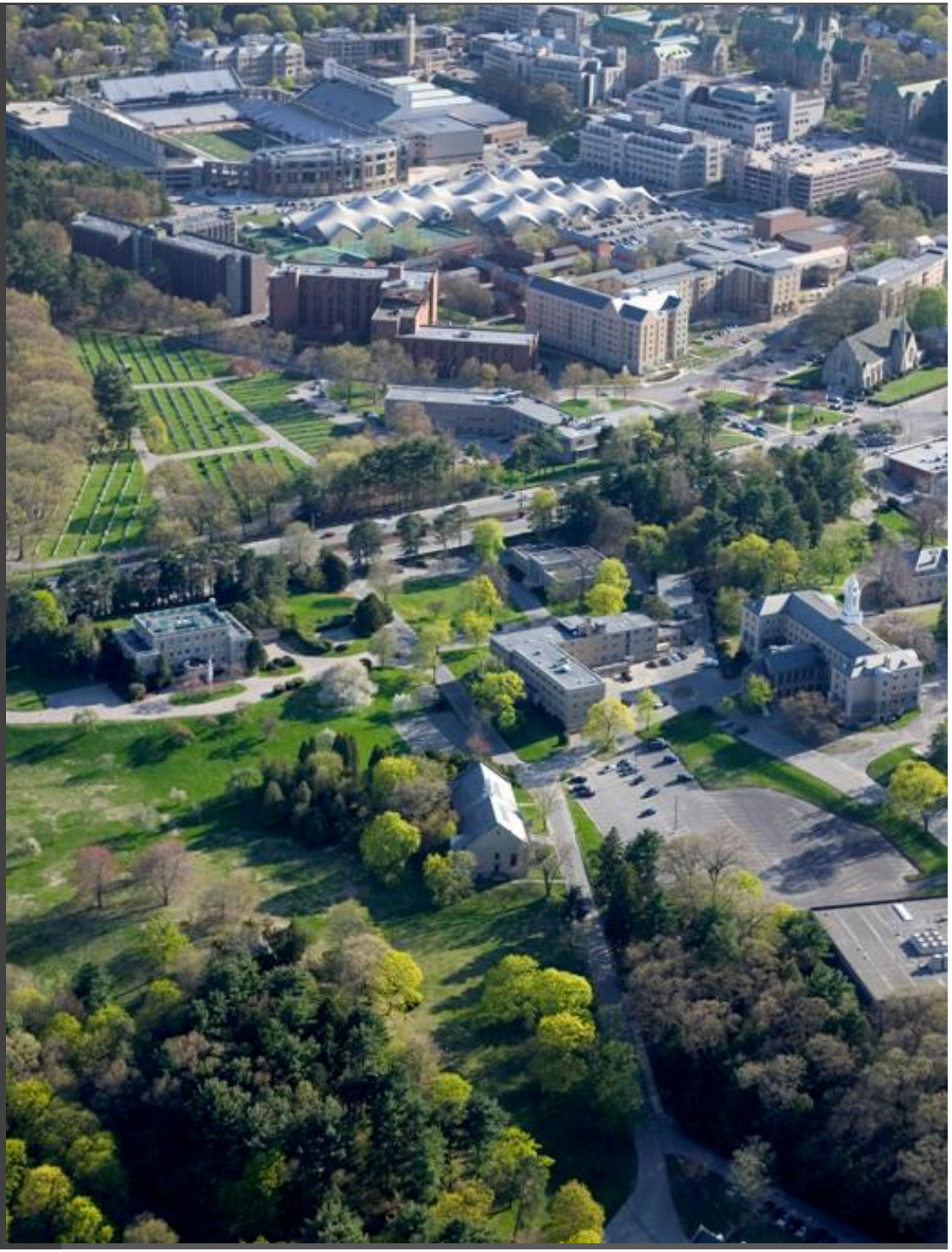
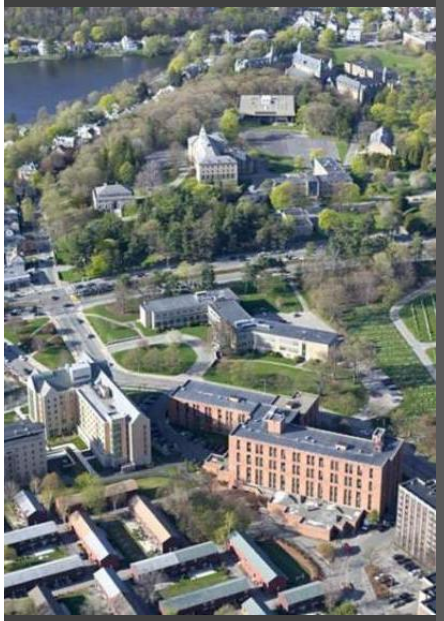
Allston Brighton Boston College Task Force Meeting

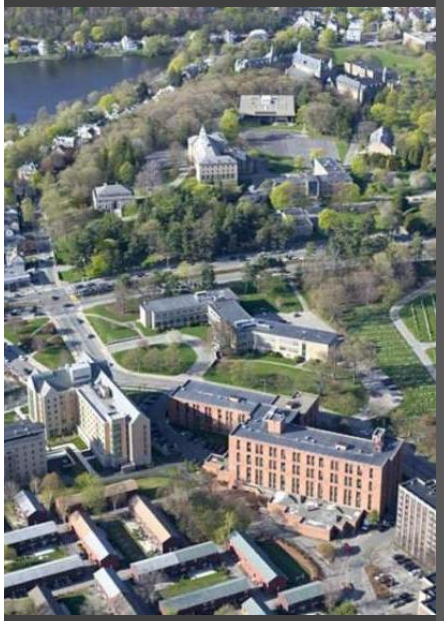
February 28, 2013





Agenda

- Introductions and Announcements
- 2150 Commonwealth Avenue Residence Hall Planning
  - Health Services Utilization
  - Residential Life Program Opportunities
  - Building Configuration Opportunities
  - Architectural Character
- Task Force Questions and Comments
- Public Questions and Comments



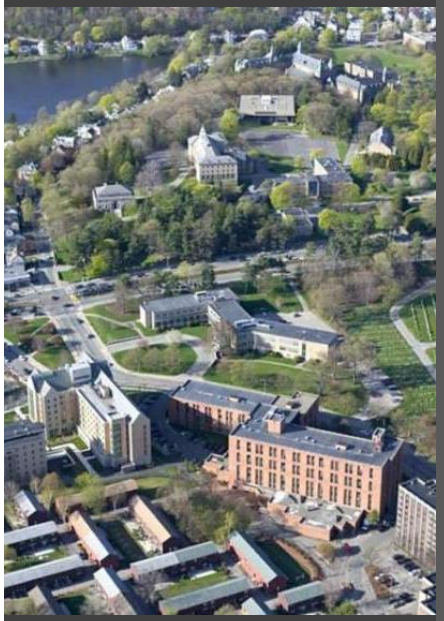
IMP Housing Vision and Goals

Vision

- Holistic learning, strong programming within building to foster community

Goals

- Meet full 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



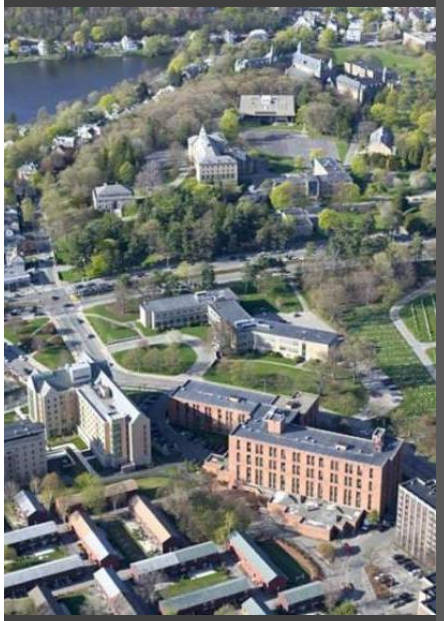
Program Summary:

Approved IMP Program Elements

- 470 Beds
- Common Spaces
- Resident Director Apartment
- Open Space
- Retail
- Underground Parking

Alternate Program Elements Explored

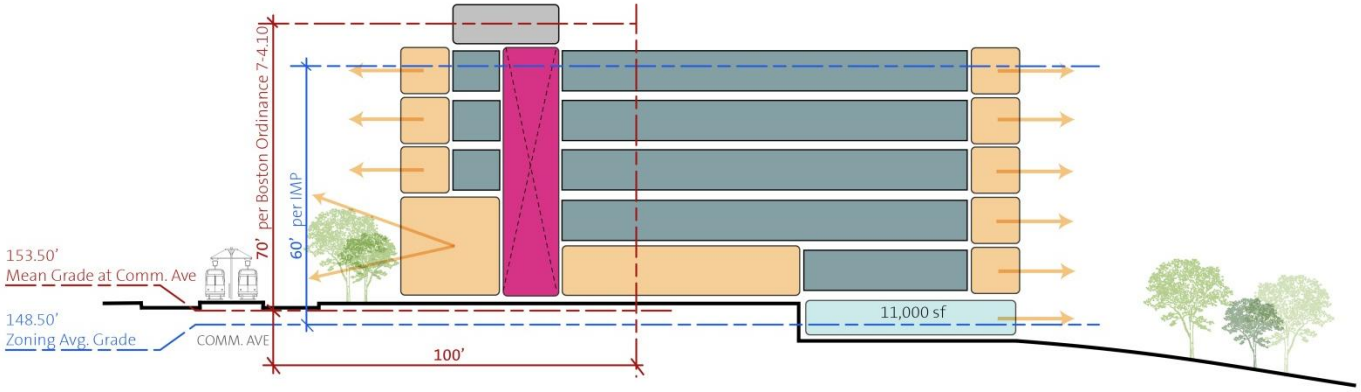
- Campus Police
- Health Services



1/24/13 Community Questions

- Health Services - Pedestrian & Vehicular Trips
- Sizes of Component Program Elements
- Detailed Architectural Planning
- Bed Count
- Architectural Character

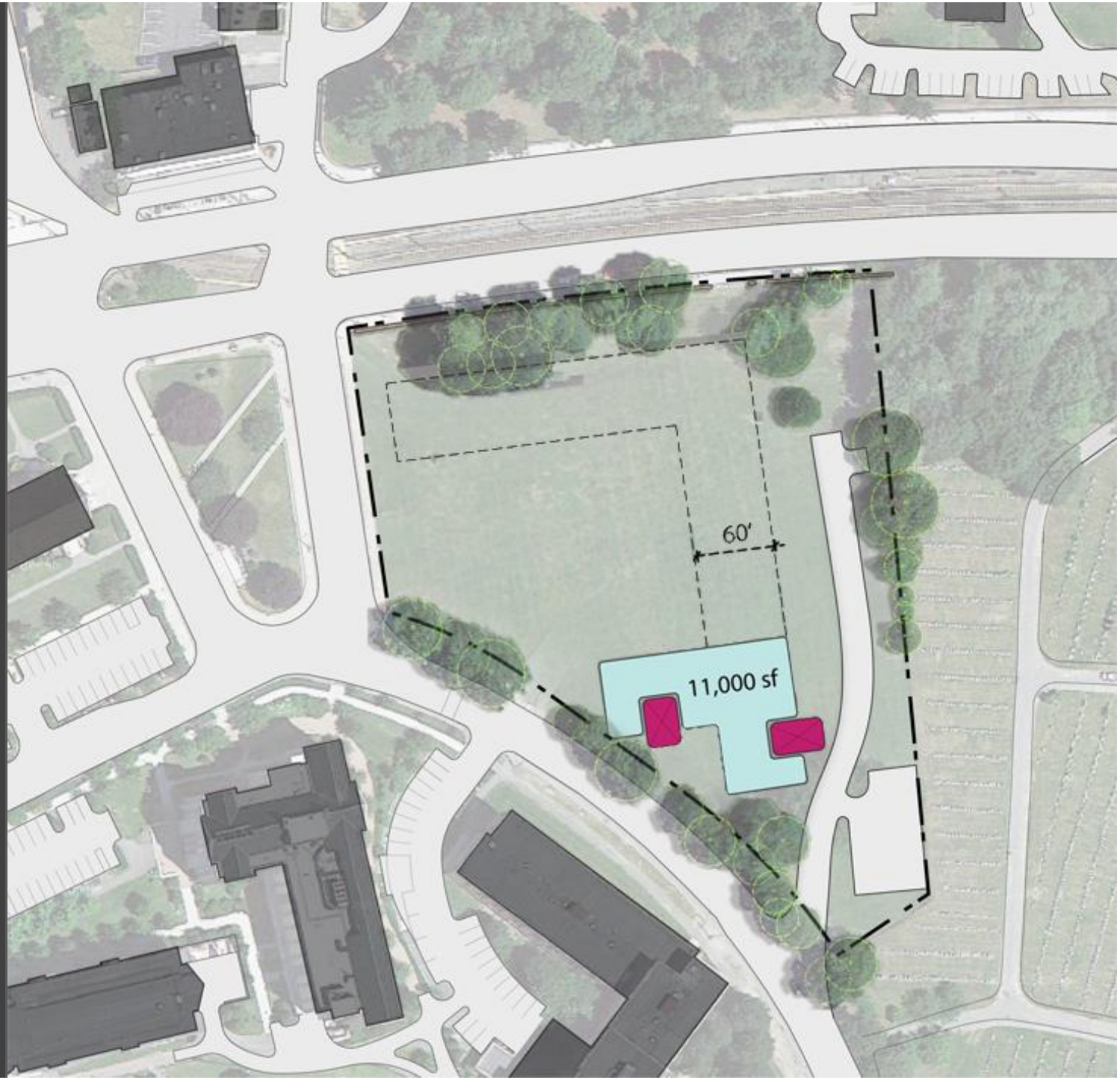
Section


70' per Boston Ordinance 7-4.10
60' per IMP
153.50'
Mean Grade at Comm. Ave
148.50'
Zoning Avg. Grade
COMM. AVE
11,000 sf
100'

Ancillary

Student Life

Program

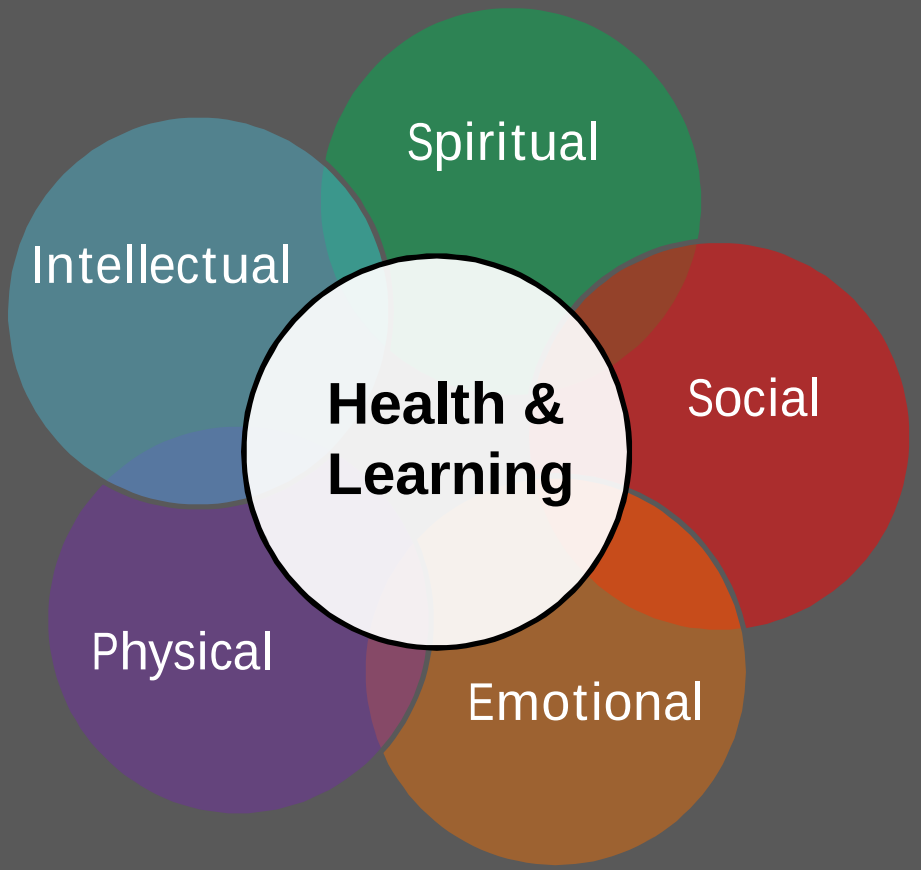


Health and Wellness

Boston College

Health Services

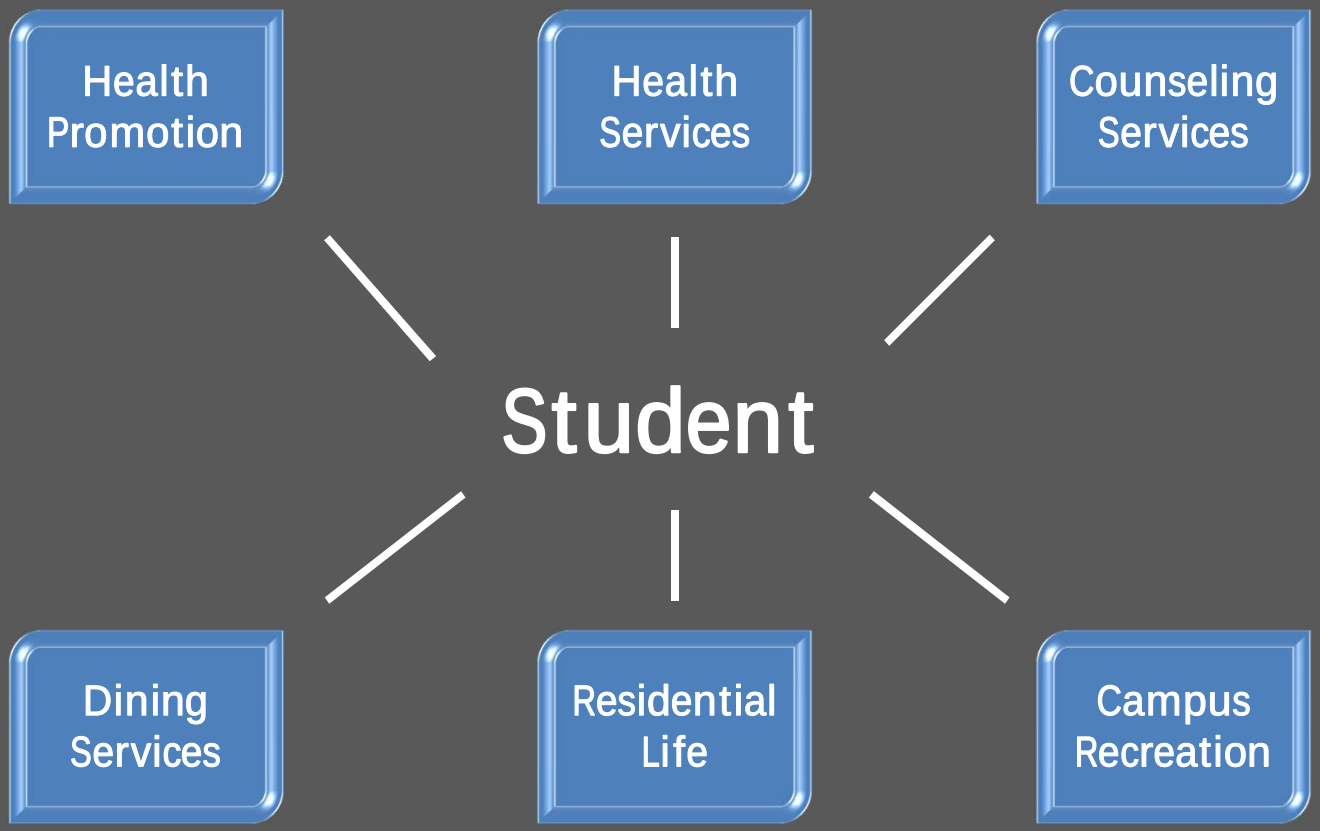
Utilization



Health Services Utilization

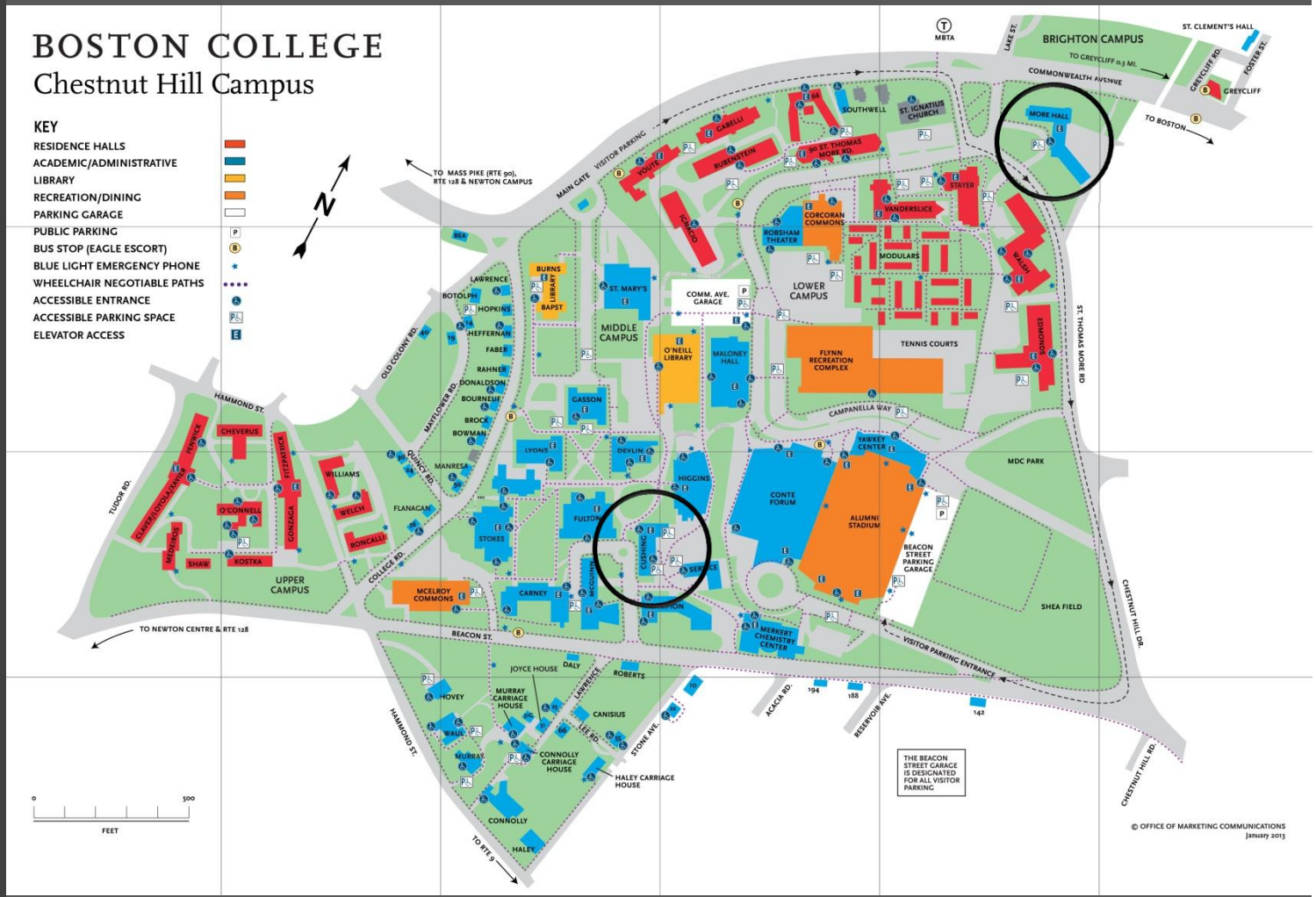
Health and Wellness

Boston College



Health Services

Utilization



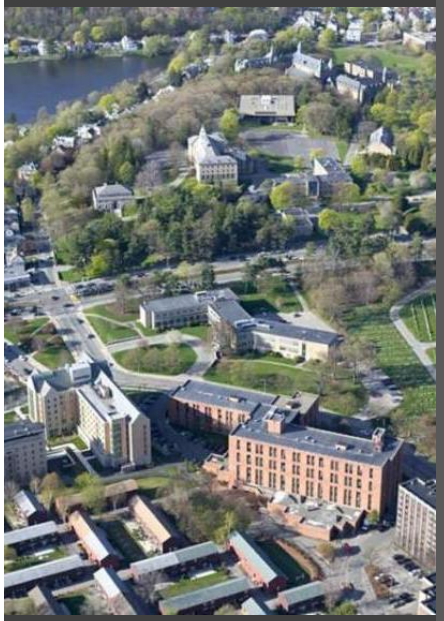
Health Services Utilization

University Health Services

Services:

- Primary care clinical services
- Routine diagnostic testing
- 8 bed infirmary during academic year
- Individualized health education consultations
- Administrative oversight of health insurance and immunization compliance
- Consultation and coordination of services to campus partners

University Health Services



Staff:

- Physicians, Nurses, Nurse Practitioners, Health Service Aides, Support Staff
- Maximum of 15 on day shift and 2 on evenings

Hours of Operation:

- During weeks when classes are in session – 24 hours per day, 7 days a week
- 8:30AM - 4:30PM during vacation periods

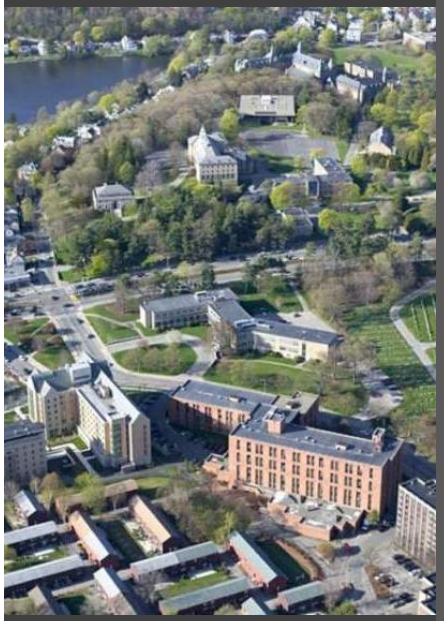
Average Daily Walk-In Visits during the academic year:

- 20 – 150

Ambulance Transports from Primary Care Clinic:

- 50 - 60 in 2011-12
- Transports to area hospitals (not all go to St. E's)
- Routes vary
- Generally no siren

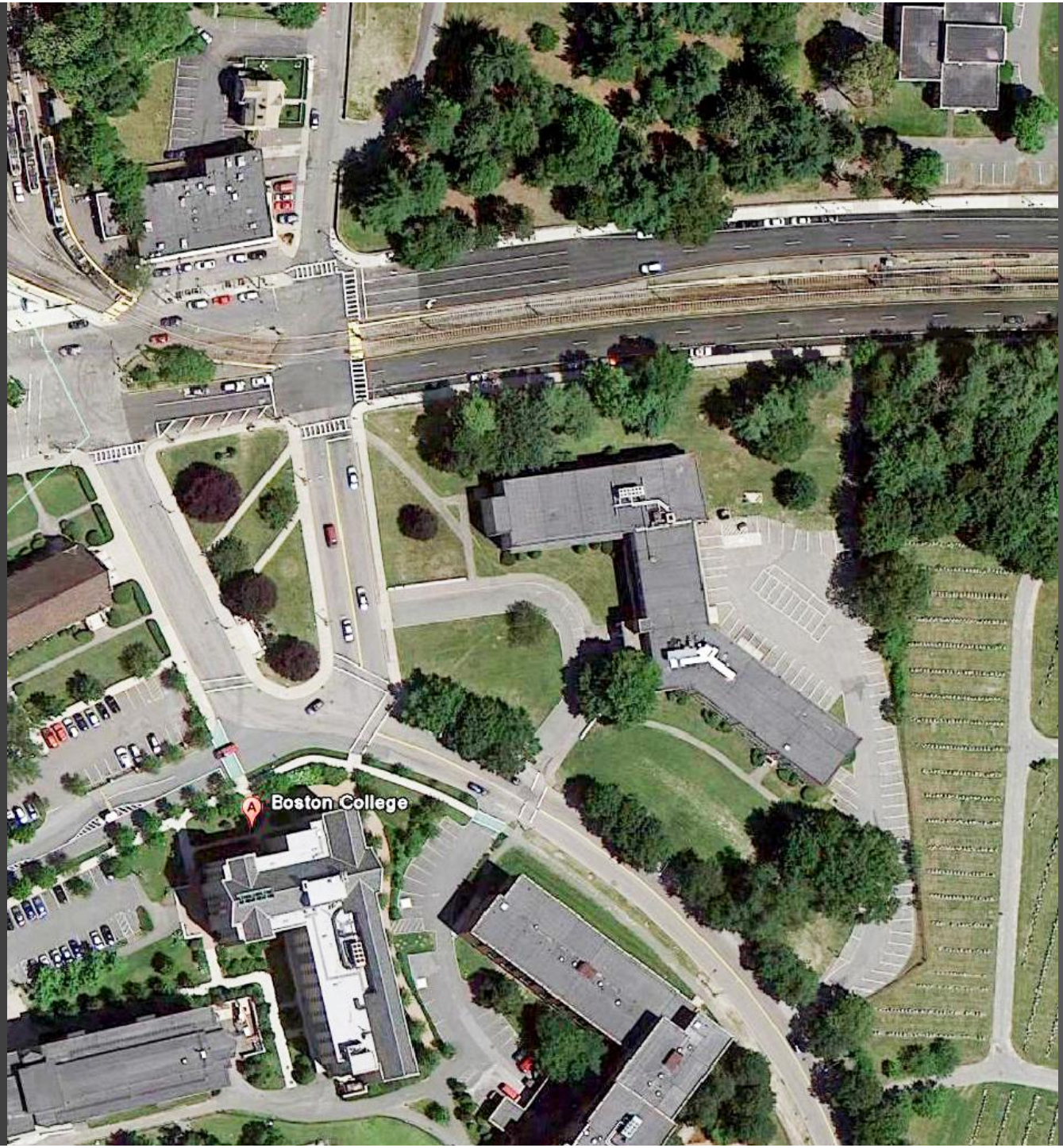
Benefits of A New Location



- Proximity to concentration of 4,000 students on Lower Campus
- Moves from academic building to Student Affairs space
- Cushing Hall site of new integrated science building in IMP
- Opportunity to provide updated health services facility
- Health Services use a good fit for partially below grade section of building:
    - Provides separate entrance
    - Exam rooms-no need for windows

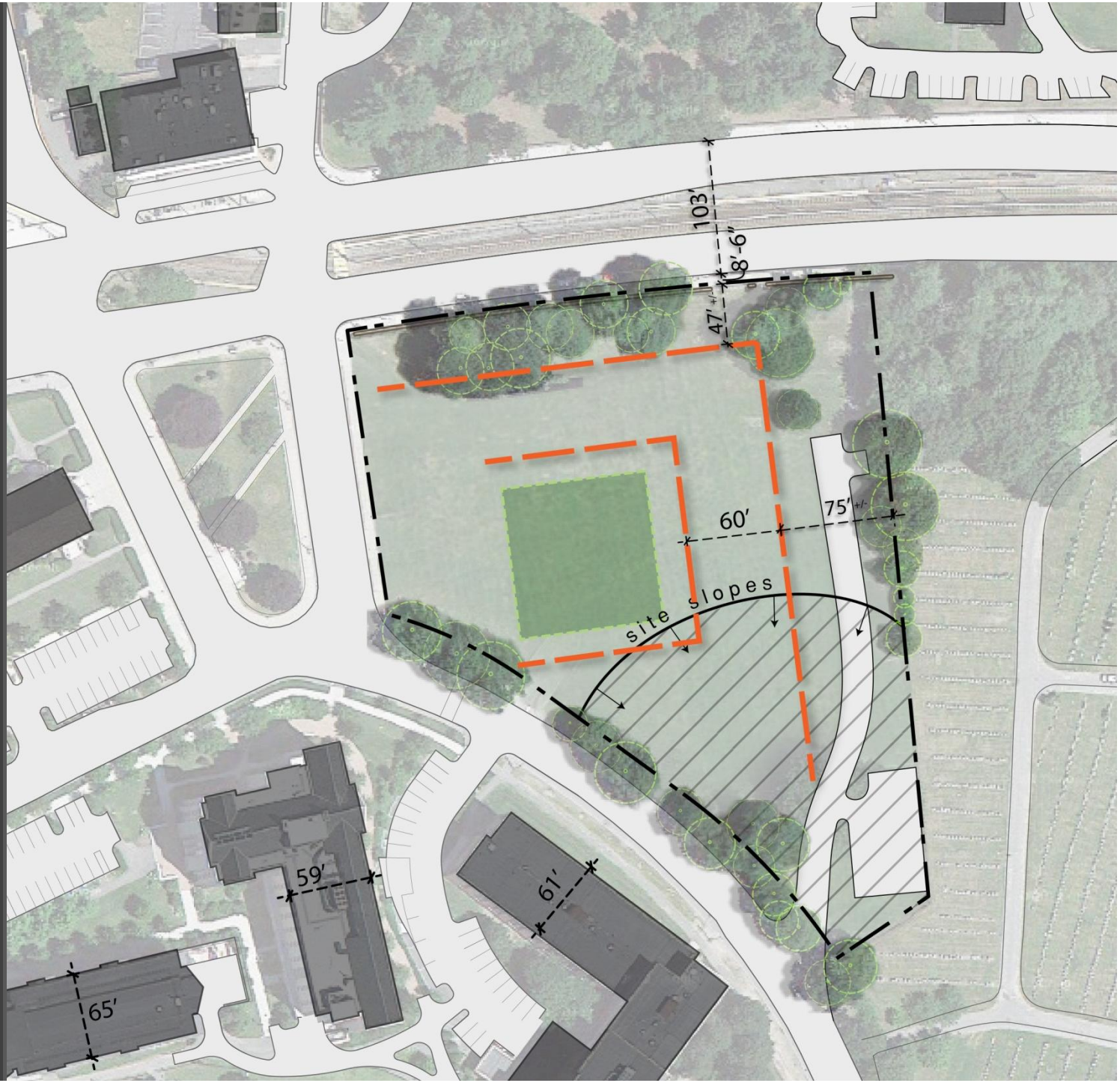
Project Considerations

- Mature landscape
- Height limitations
- Site topography
- Operations



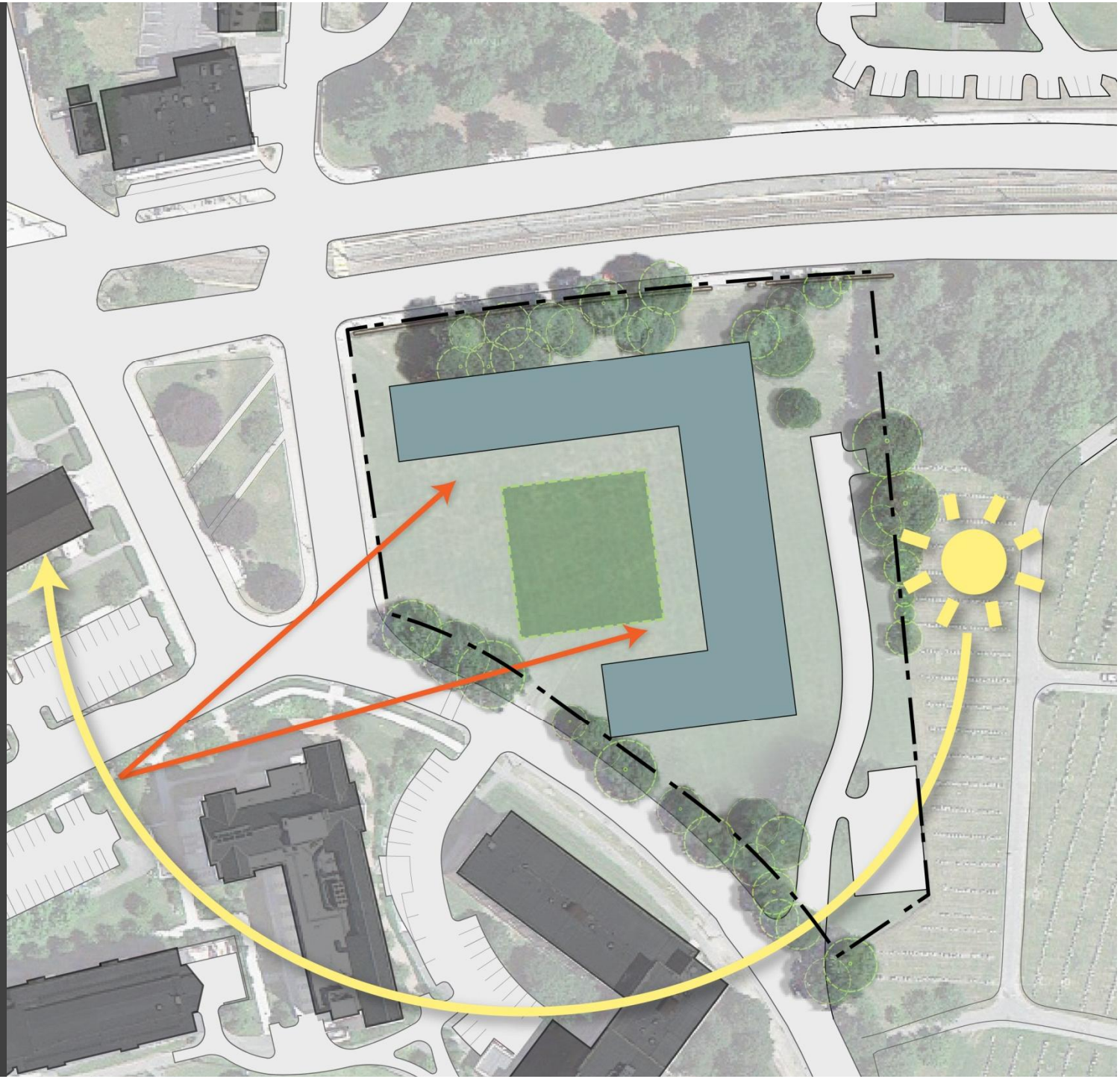
Site

Opportunities

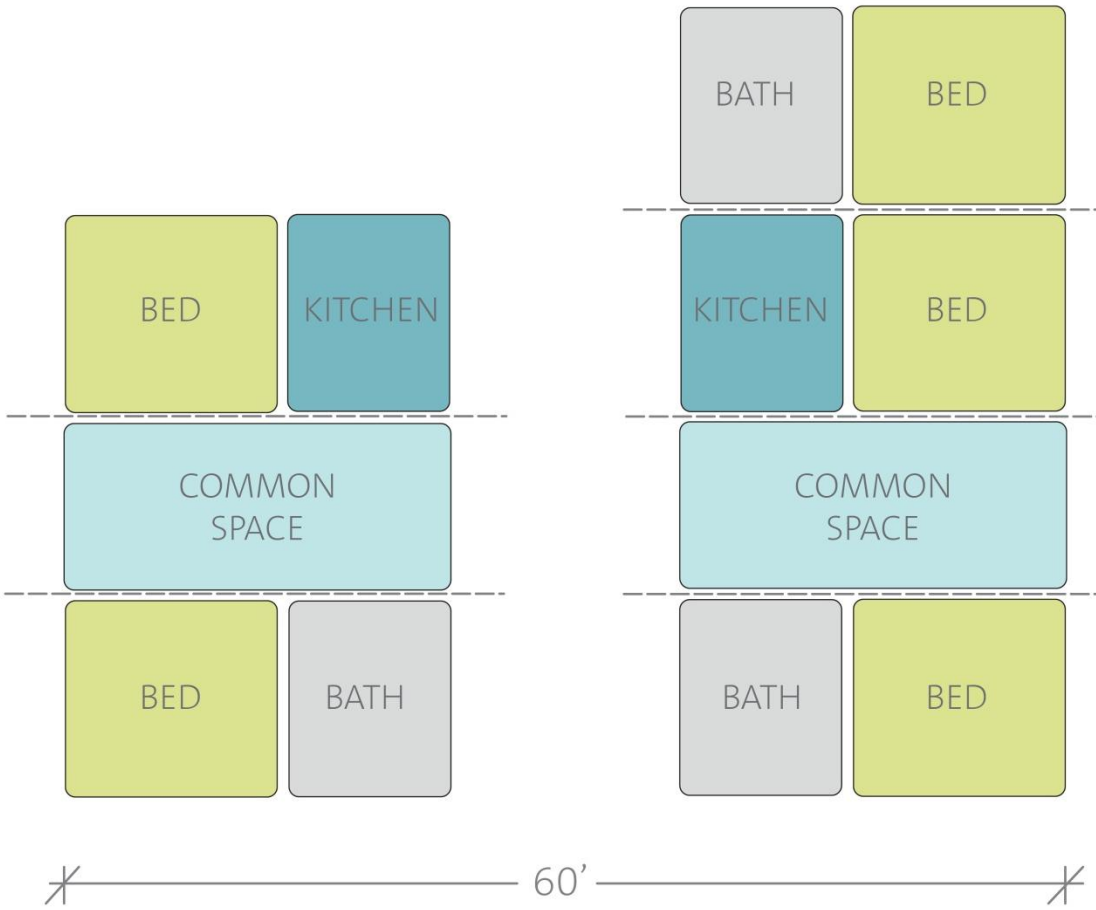


Site

Opportunities



Residential Unit Style & Arrangement



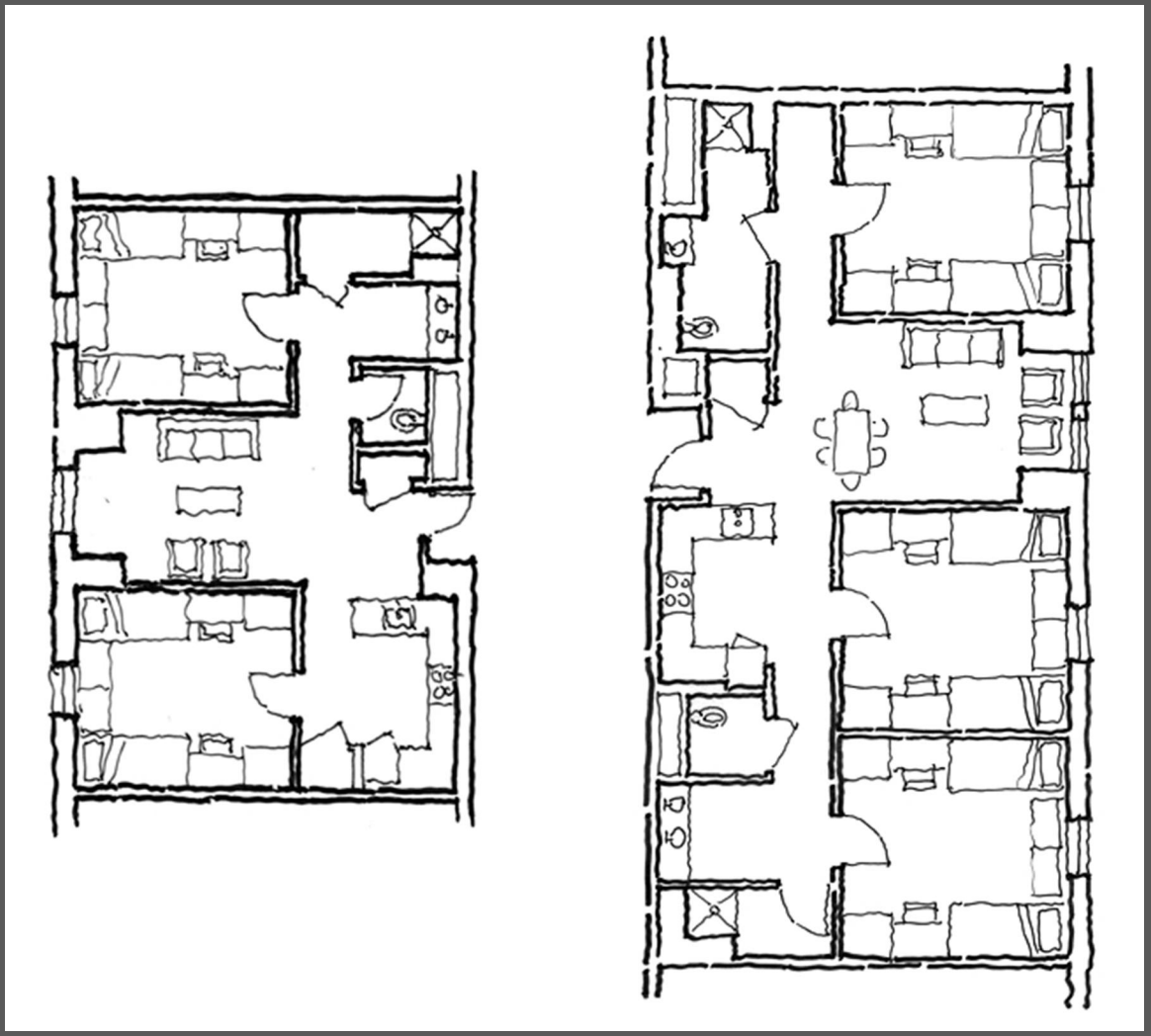
4 BED APARTMENT

6 BED APARTMENT

Residential

Unit Style &

Arrangement



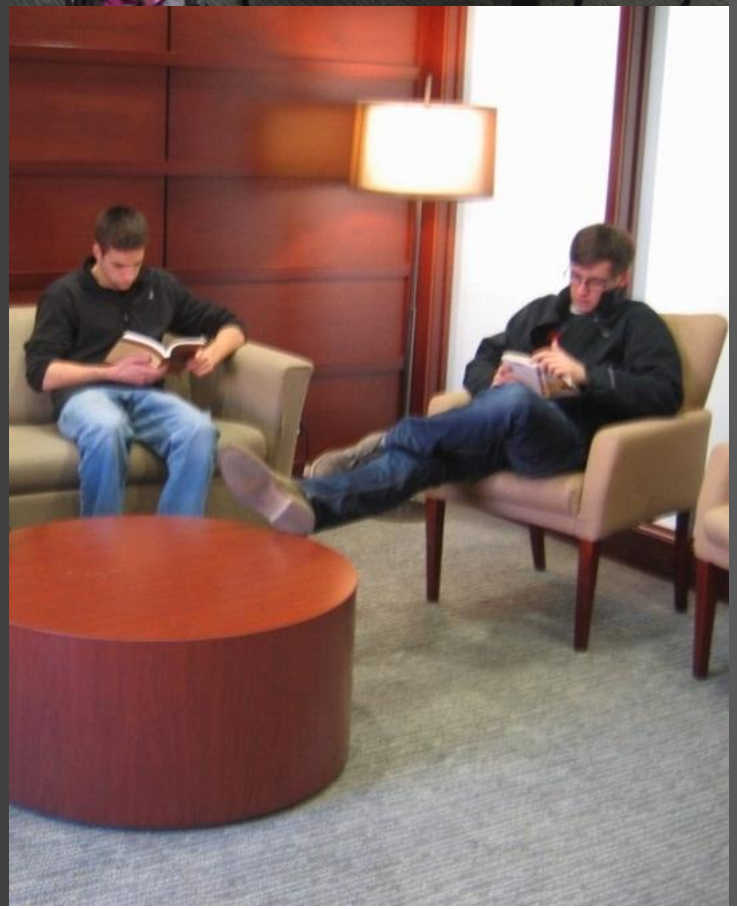
4 Bed Apartment
1,000 sf

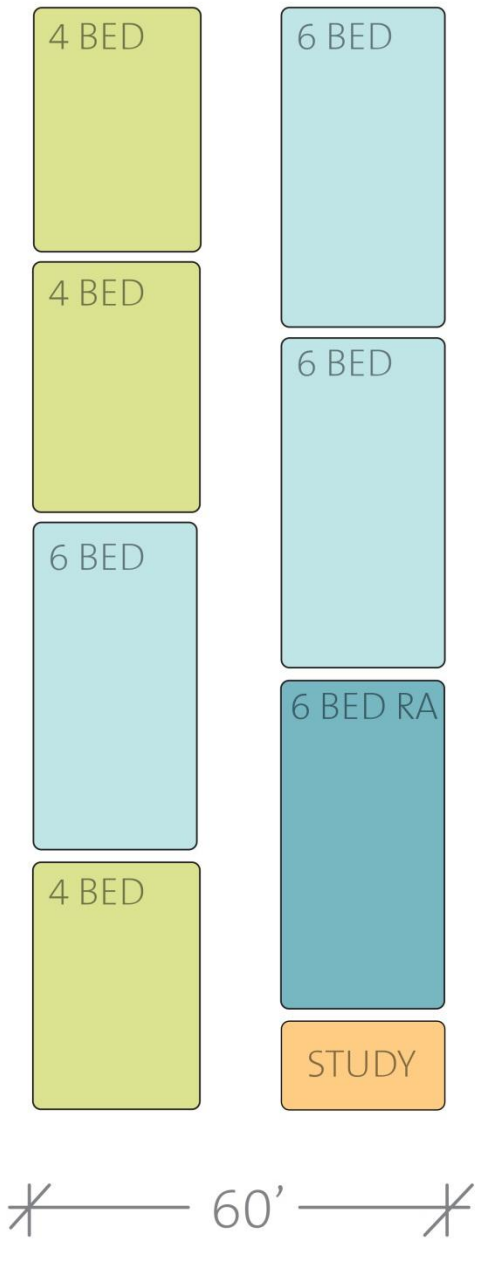
6 Bed Apartment
1,400 sf

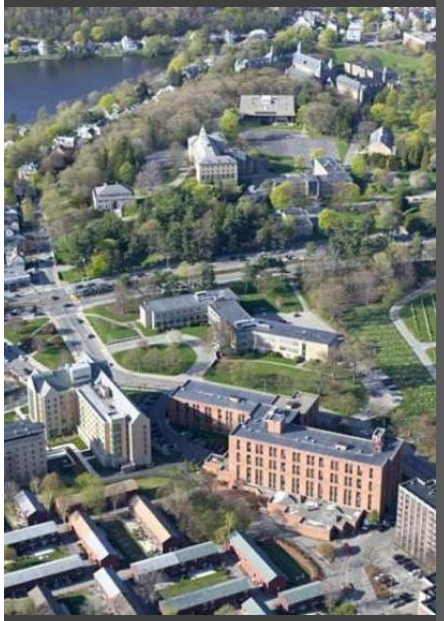
Live/Learn

Community

35 students / RA





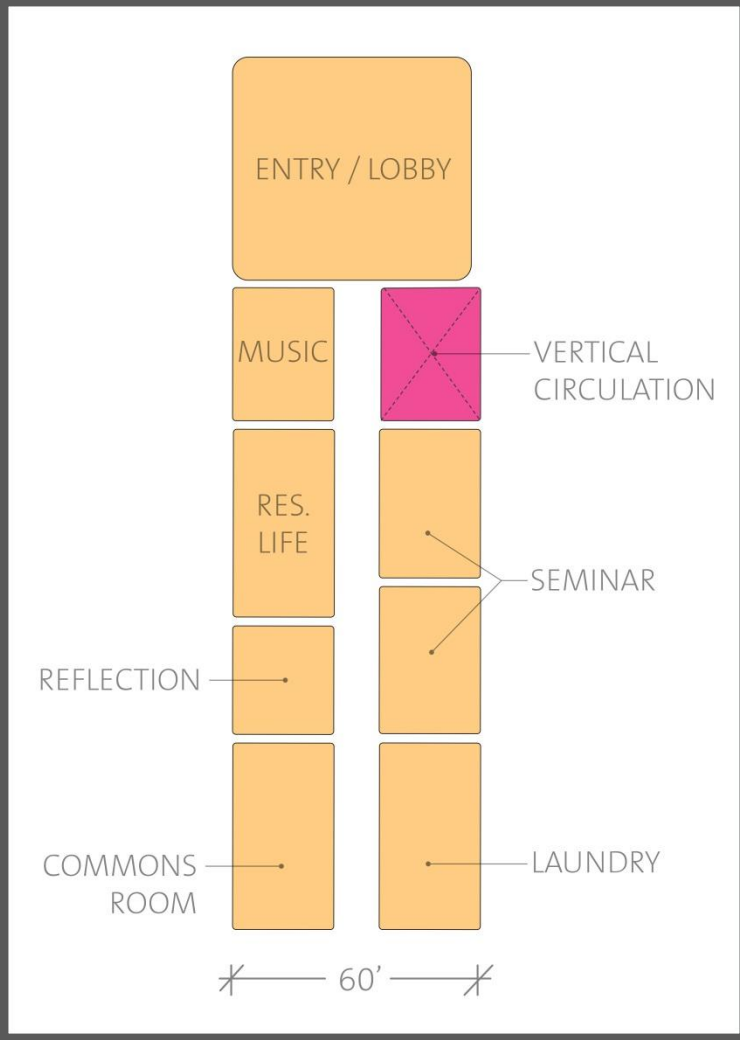


Live / Learn Program

• Entry Lobby – 2 entries	1,250 sf
• Lobby Lounge	1,850 sf
• Common Room	1,350 sf
• Seminar Room	550 sf
• Quiet Room	350 sf
• Music Practice Rooms	450 sf
• 2 Adult Apartments	1,400 sf each
• 1 large Floor Lounge per floor	650 sf
• 3 Study Lounges per floor	250 sf each

Live / Learn

Community



First Floor

Live / Learn

Community

Stayer Hall

Stayer Hall

Edmonds Hall

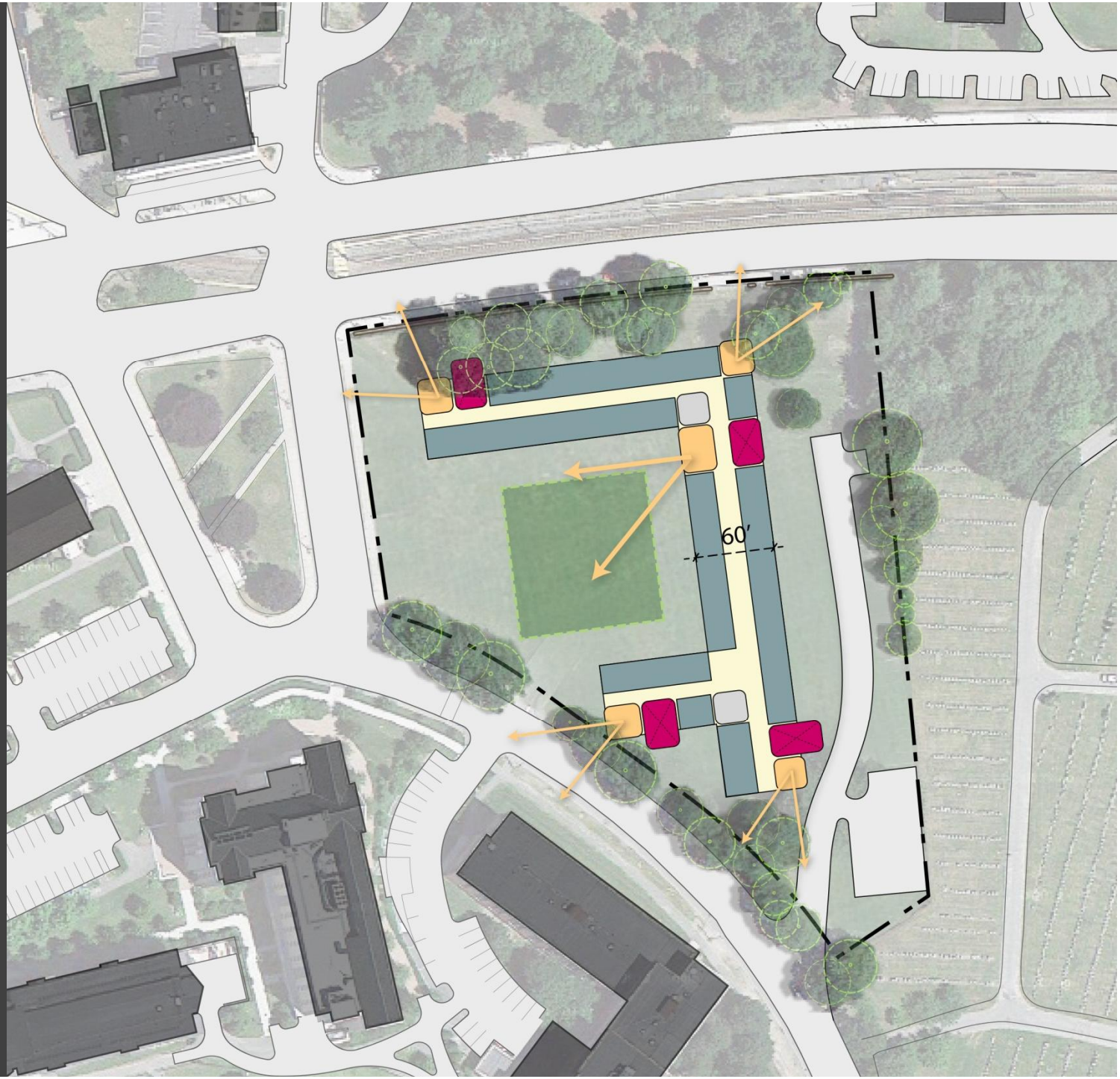
Edmonds Hall

Edmonds Hall

Building Configuration Opportunities

Study 1

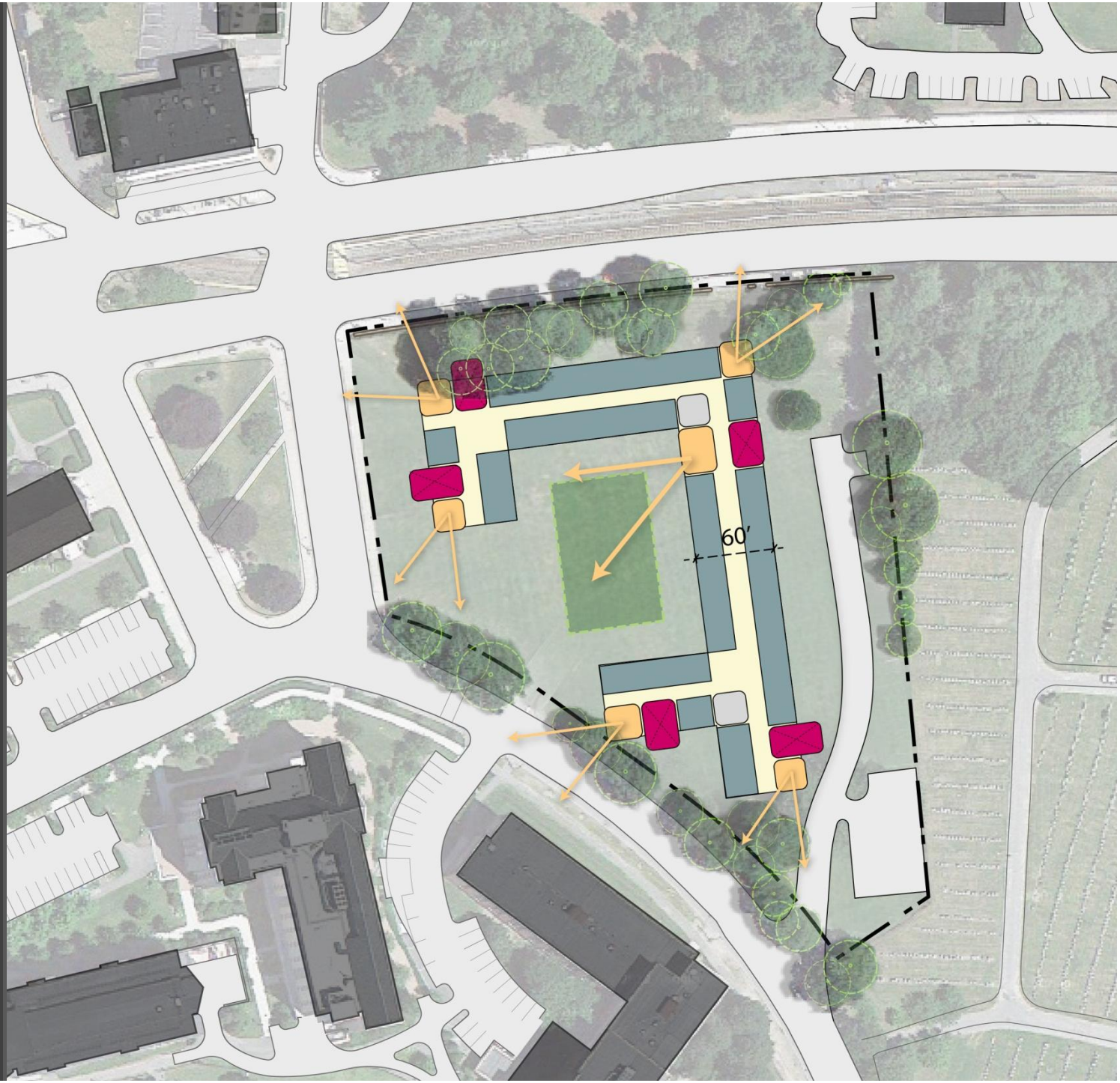
470 Beds



Building Configuration Opportunities

Study 2

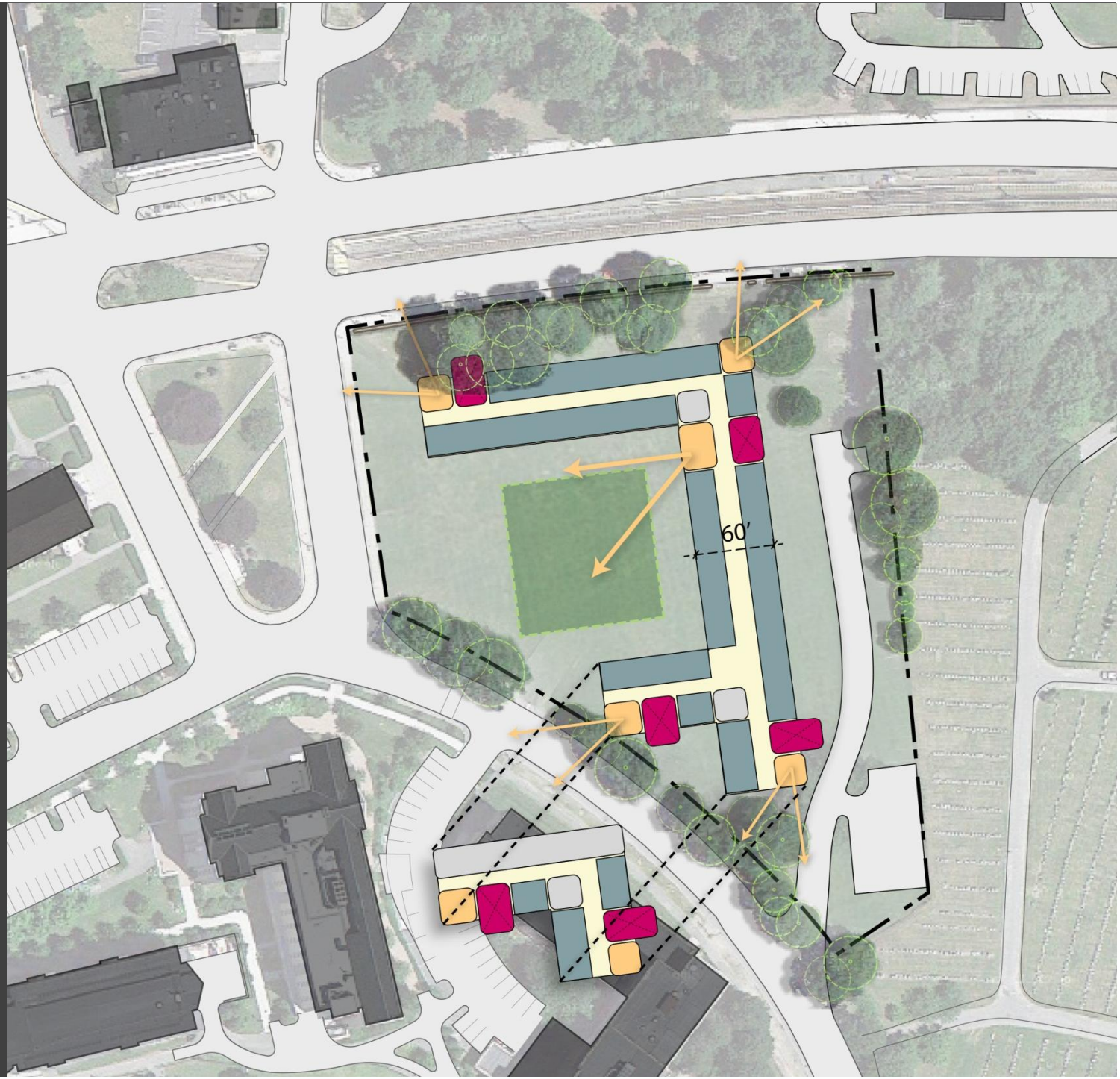
480 Beds



Building Configuration Opportunities

Study 3

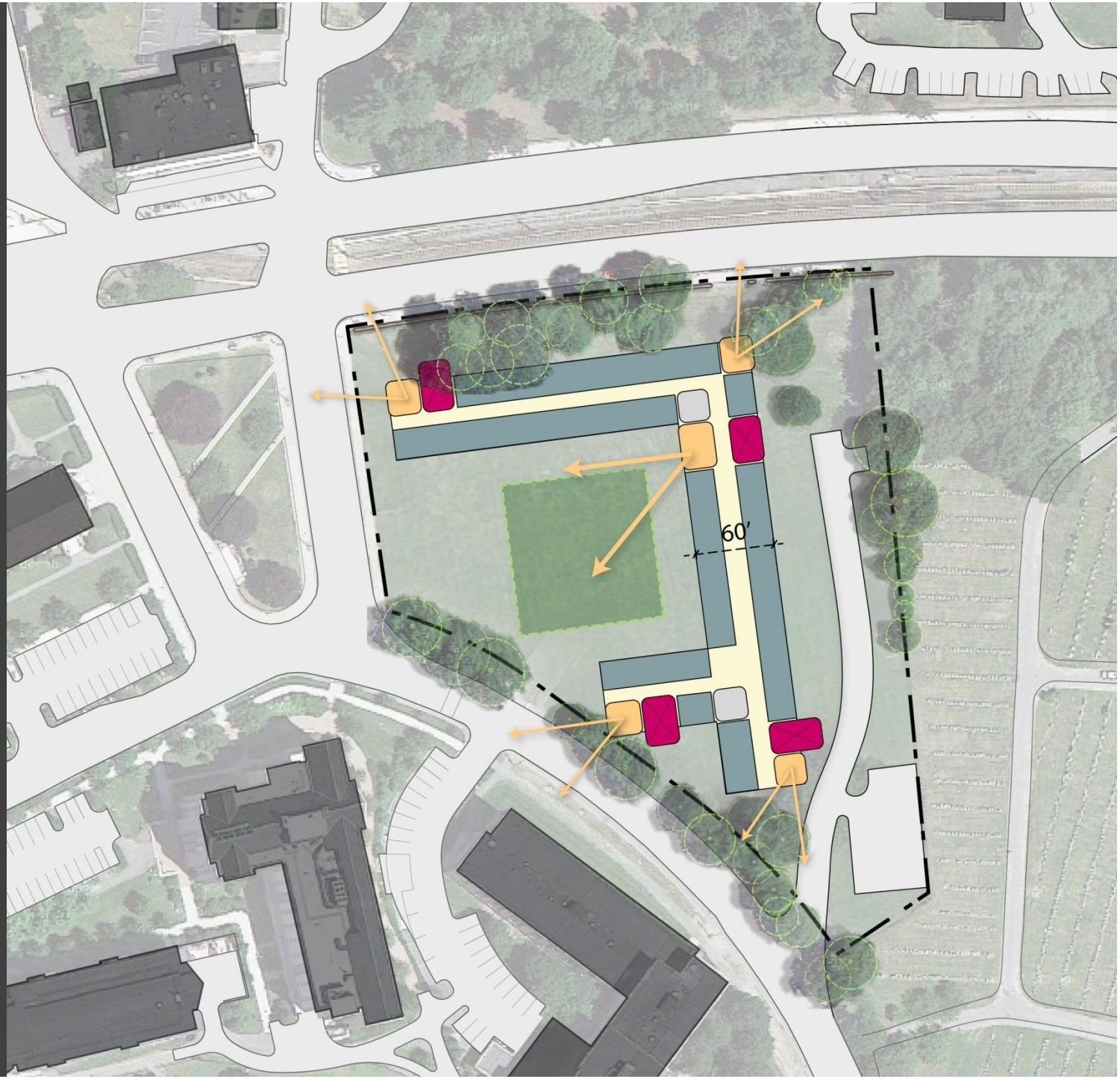
484 Beds



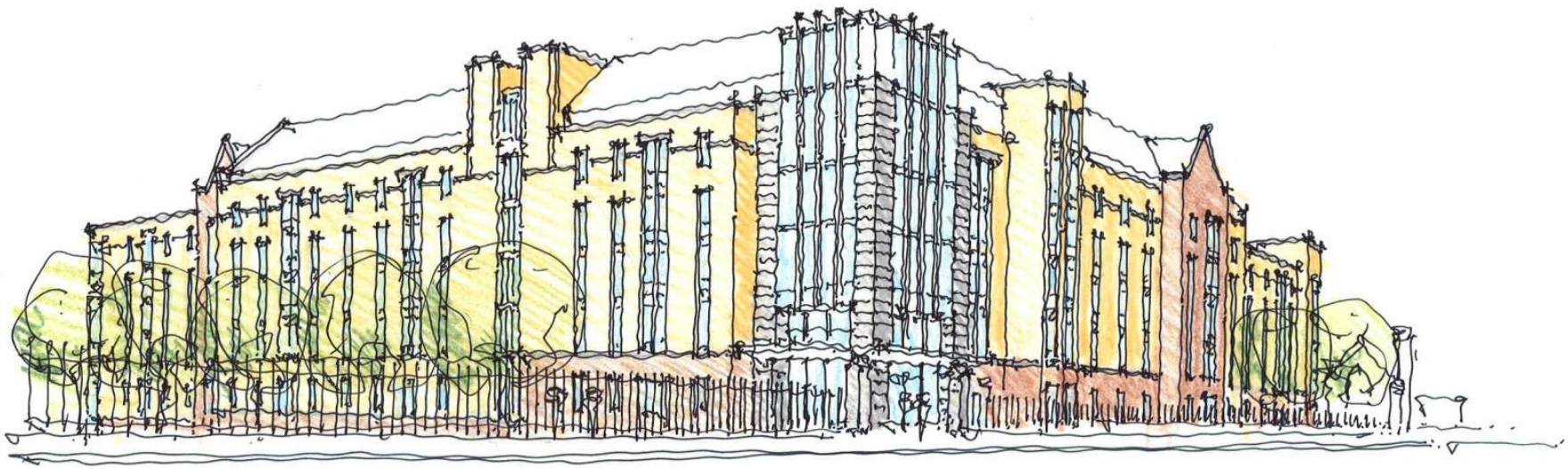
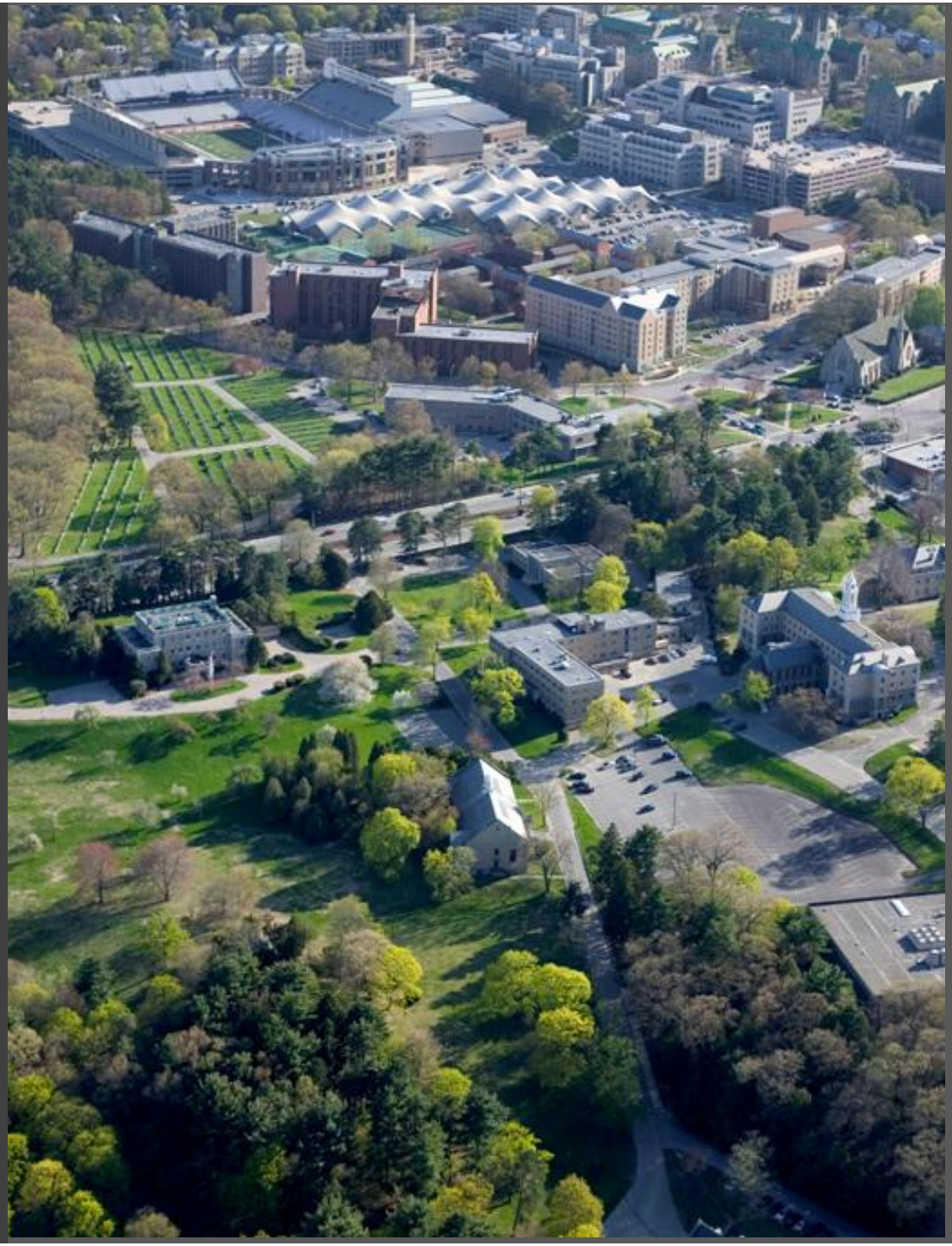
Building Configuration Opportunities

Study 4

484 Beds



Architectural Character



Discussion