

Allston Brighton Boston College Task Force Meeting



Brighton Marine Health Center
March 27, 2013



Presentation Overview

- 6:30-6:35 Introductions & Announcements
- 6:35-6:40 Overall Project and Review Schedule
- 6:40-7:15 Article 85 Community Meeting
- 7:15-7:30 Q&A: Article 85-Task Force & Community
- 7:30-8:00 Overview-Article 80 Filing
2150 Commonwealth Avenue
- 8:00-8:15 Q&A: Article 80-Task Force & Community
- 8:15-8:30 Community Benefits



Project Schedule

□ Project Approvals

- | | |
|--|-------------------------|
| ■ Article 85 Demolition Delay | April 2013 |
| ■ PNF/IMPNF | April - June 2013 |
| ■ Boston Civic Design Commission | May 2013 |
| ■ Boston Redevelopment Authority (BRA) | July 2013 |
| ■ Zoning Commission | August 2013 |
| ■ Parks Commission | September 2013 |
| ■ Various Construction Permits | October - November 2013 |

St. Thomas More Hall
2150 Commonwealth Avenue



Article 85 Demolition Delay
Community Meeting

Brighton Marine Health Center
March 27, 2013



St. Thomas More Hall

- ❑ Article 85 Process Overview
- ❑ IMP Background
- ❑ Historic Significance
- ❑ Existing Conditions
- ❑ No Feasible Alternative to Demolition



St. Thomas More Hall

Article 85 Process Overview

- ❑ Notice statement
- ❑ Purpose of Article 85
- ❑ Separate and distinct from Article 80
- ❑ Public Hearing – April 9, 2013 at Boston City Hall, Floor 9 – Room 900, BRA Board Room, begins at 5:45 pm



St. Thomas More Hall

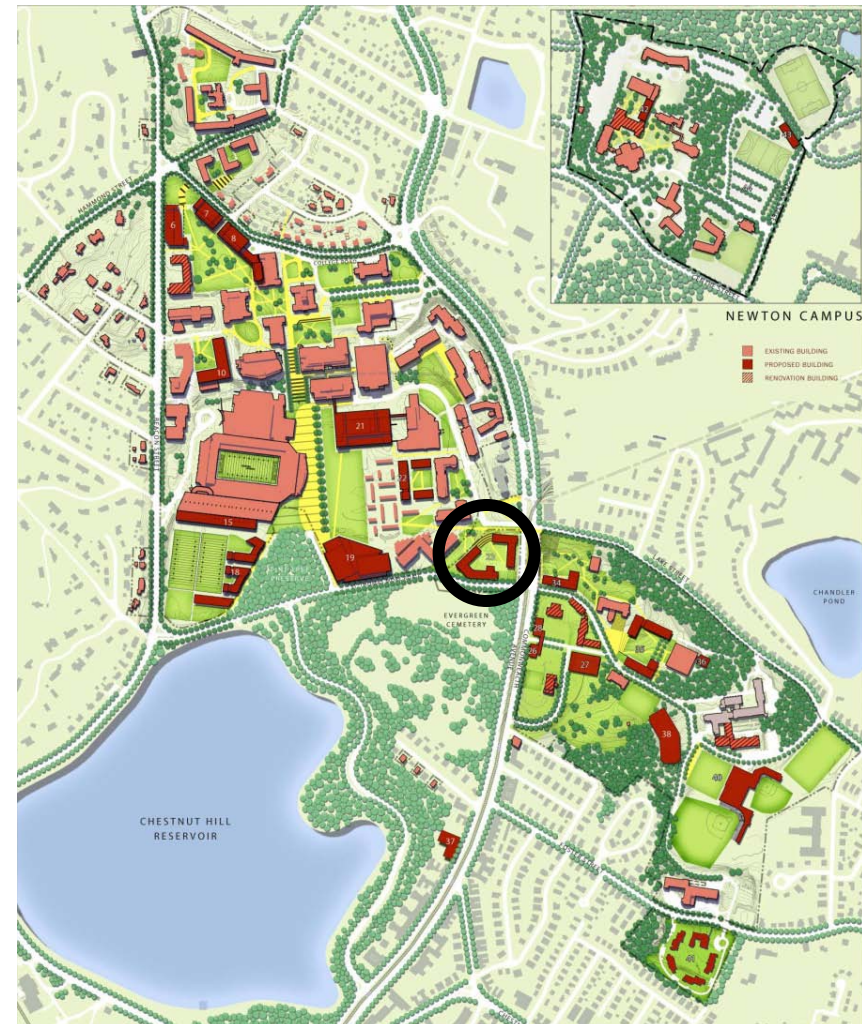
Article 85 Review Criteria

- A. Listed, recommended, or pending for listing on the National Register of Historic Places.
- B. Subject of a petition for designation as a Boston Landmark.
- C. Historically or architecturally significant because of period, style, method of building construction, or important association with a famous architect or builder.
- D. Has an important association with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the City.
- E. Loss would have a significant negative impact on the historical or architectural integrity or urban design character of the neighborhood.

St. Thomas More Hall

Institutional Master Plan

- ❑ Proposed demolition of building for new student residence hall
- ❑ Creates new student beds in apartment style units
- ❑ Design provides holistic learning, strong programming, and common spaces to foster community and student formation



St. Thomas More Hall

Historic Significance

- ❑ Dedicated in 1954
- ❑ Architects: Maginnis & Walsh
- ❑ 3-story Modern, brick and stone
- ❑ Law School: 1955-1975
- ❑ Administrative offices: 1975-2012



St. Thomas More Hall

Maginnis & Walsh

- Known for design of churches, especially in the Boston area
- Won bid for new BC campus in Chestnut Hill in 1909
- Known for ornate Gothic and Classical Revival style



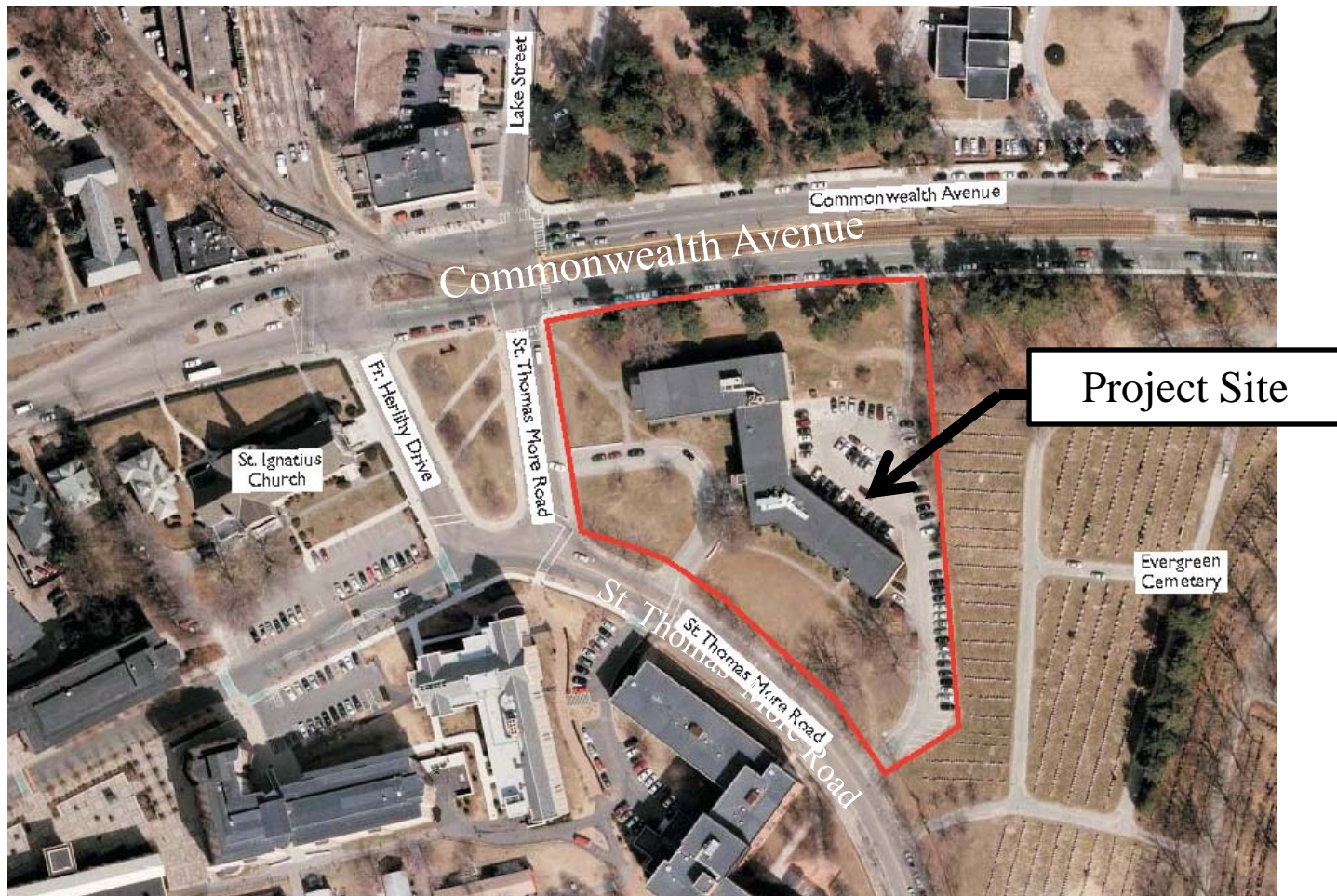
Gasson Hall, 1913; Renovated 2007



Bapst Library, 1922

St. Thomas More Hall

Existing Conditions – Aerial View



St. Thomas More Hall

Existing Conditions – Exterior



Looking South from Commonwealth Ave.



Looking Northwest



Looking East toward the main entrance



Looking North from the main entrance

St. Thomas More Hall

Existing Conditions – Interior

- ❑ Lack of natural light
- ❑ Does not meet accessibility codes
- ❑ Inefficient energy, HVAC, plumbing
- ❑ First floor height: 8'6"
- ❑ Building width: 48'-54'



St. Thomas More Hall

Existing Conditions - Floor Plan



St. Thomas More Hall

Problematic Reuse





St. Thomas More Hall

No Feasible Alternative to Demolition

- ❑ Building width not ideal for residential program
- ❑ Inefficient structural grid for residential program
- ❑ Insufficient floor to floor height on floor 1
- ❑ Awkward building geometry prohibiting reasonable additions
- ❑ Fewer than 200 student beds could be accommodated



Discussion



BRA Article 80 Review

- ❑ Purpose: Article 80B and Article 80D
- ❑ Project Notification Form (PNF)/ Institutional Master Plan Amendment
- ❑ 30-day Public Review Period
- ❑ Community Meeting
- ❑ Scoping Determination issued by BRA with City agency and community input
- ❑ BRA Board Approval

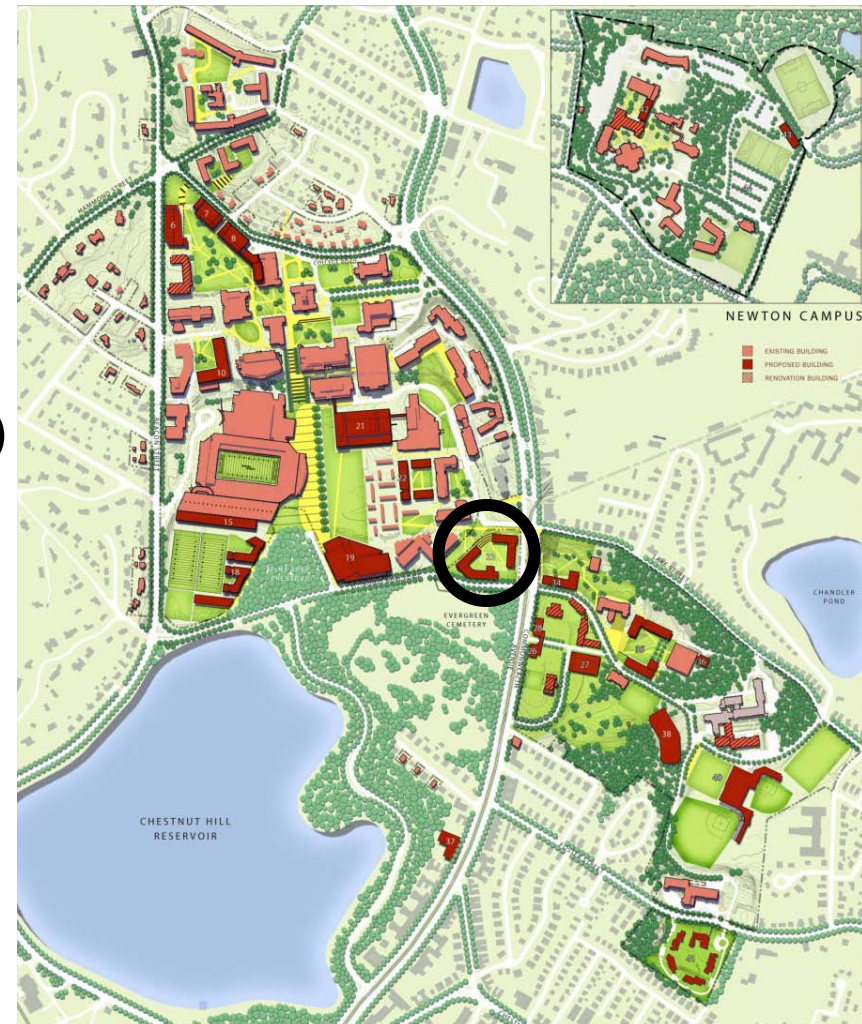


Project Notification Form Overview

- ❑ 2009 Institutional Master Plan
- ❑ Existing Conditions
- ❑ Project Description
- ❑ Urban Design
- ❑ Transportation
- ❑ Environmental Issues
- ❑ Sustainability
- ❑ Infrastructure Systems

2009 Institutional Master Plan

- Goal: Meet full undergraduate student demand in University-controlled housing
- Proposed construction of 470 beds in apartment style units at 2150 Commonwealth Avenue

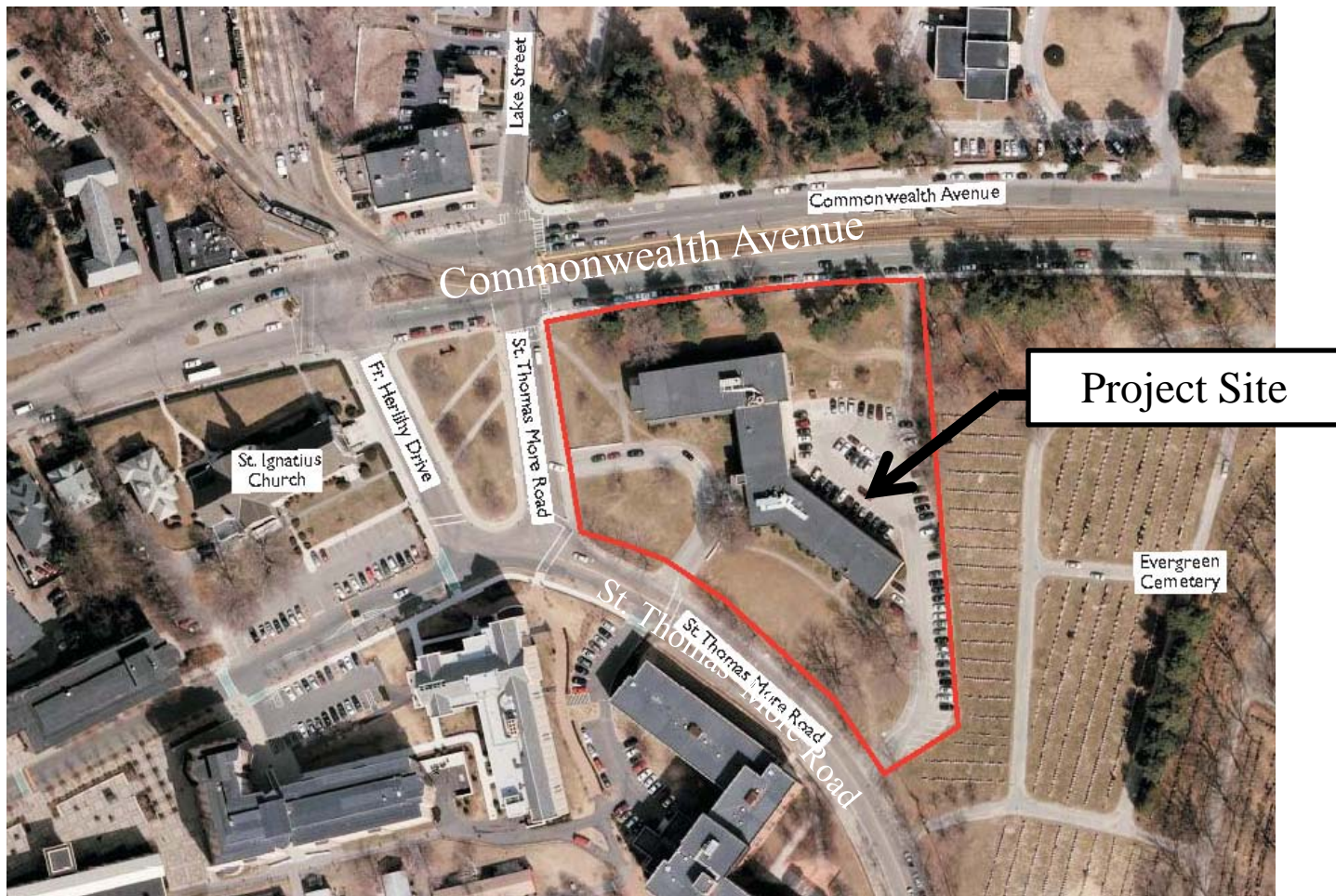




Housing Goals

- ❑ Provide holistic learning, strong programming, and common spaces to foster community and student formation
- ❑ Create low rise student housing consistent with rest of campus
- ❑ Encourage undergraduates to reside on campus instead of in residential neighborhoods
- ❑ Pursue efficient and cost effective housing solutions

Existing Conditions





Project Program

- ❑ Approximately 245,000 gsf / 6 stories / 80 ft height
- ❑ Between 470-484 undergraduates in 4-bed and 6-bed apartment configurations
- ❑ Two adult-in-residence apartments
- ❑ Common areas: common rooms, study lounges, seminar rooms, music practice rooms
- ❑ Approximately 11,000 sf for Health Services Department
- ❑ Courtyard for recreational green space



Urban Design

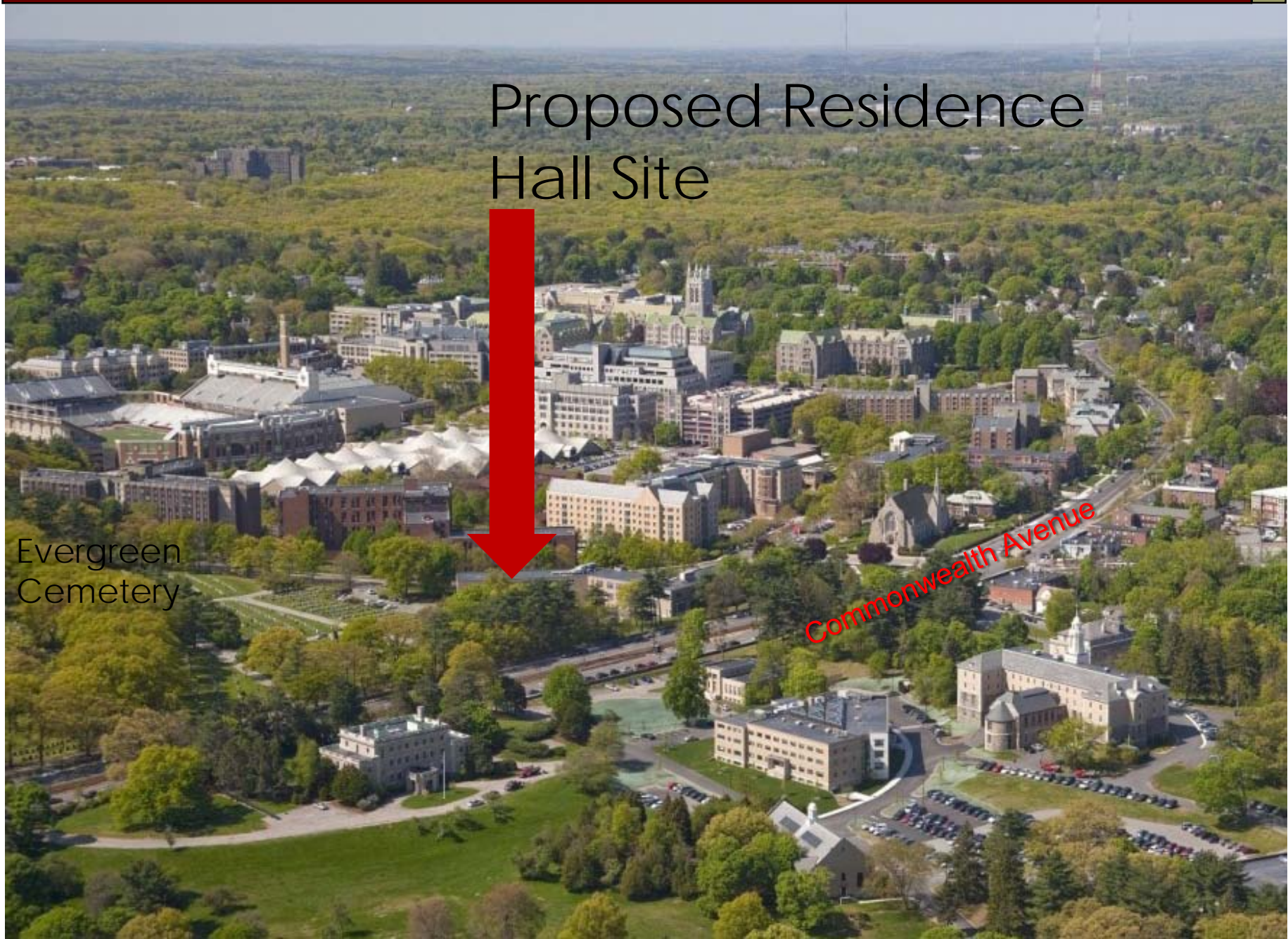
- ❑ Relationship to surrounding buildings and open space
- ❑ Campus context
- ❑ Commonwealth Avenue frontage
- ❑ Gateway location

Proposed Residence Hall Site

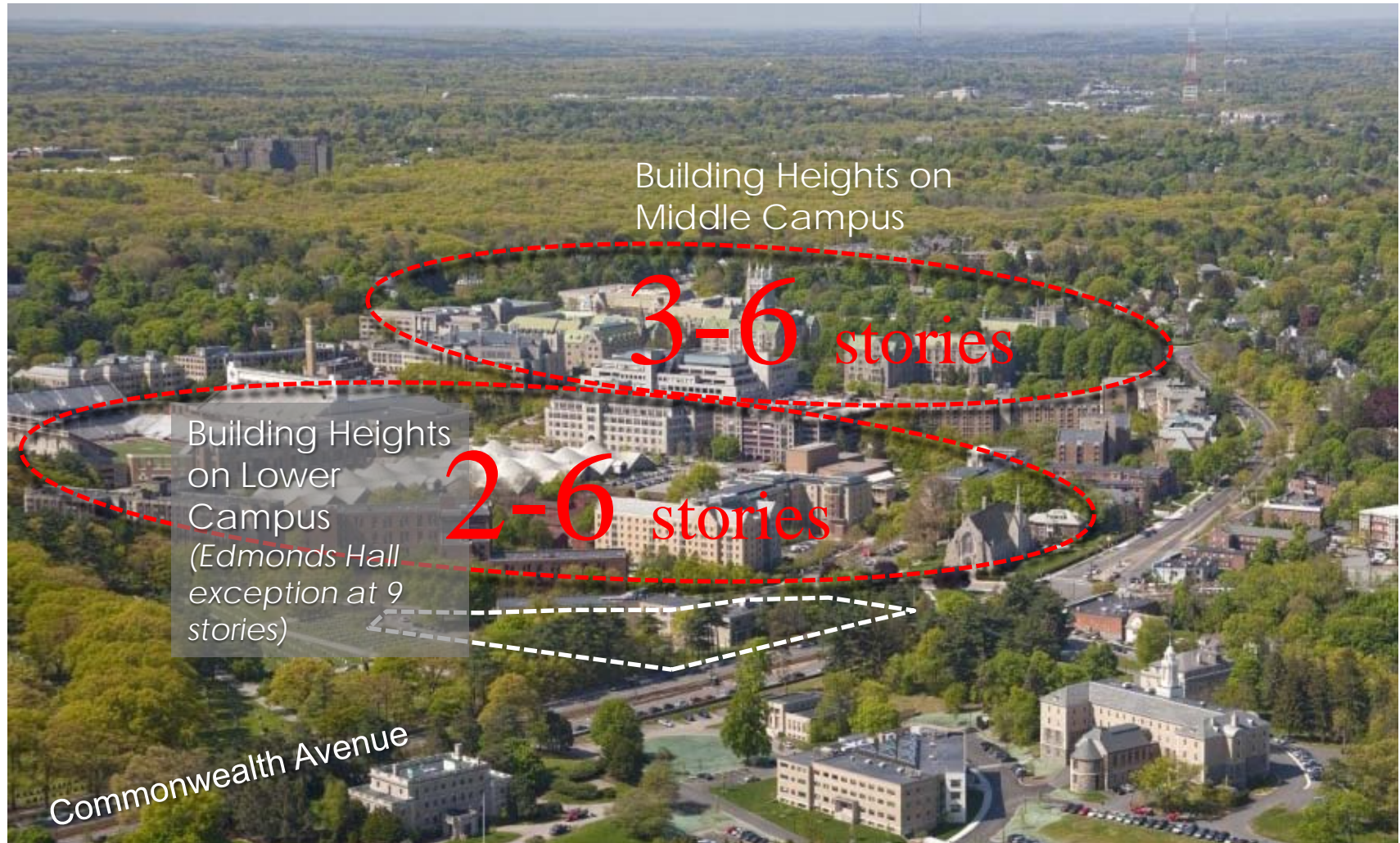


Evergreen
Cemetery

Commonwealth Avenue



Boston College building heights on the Chestnut Hill campus

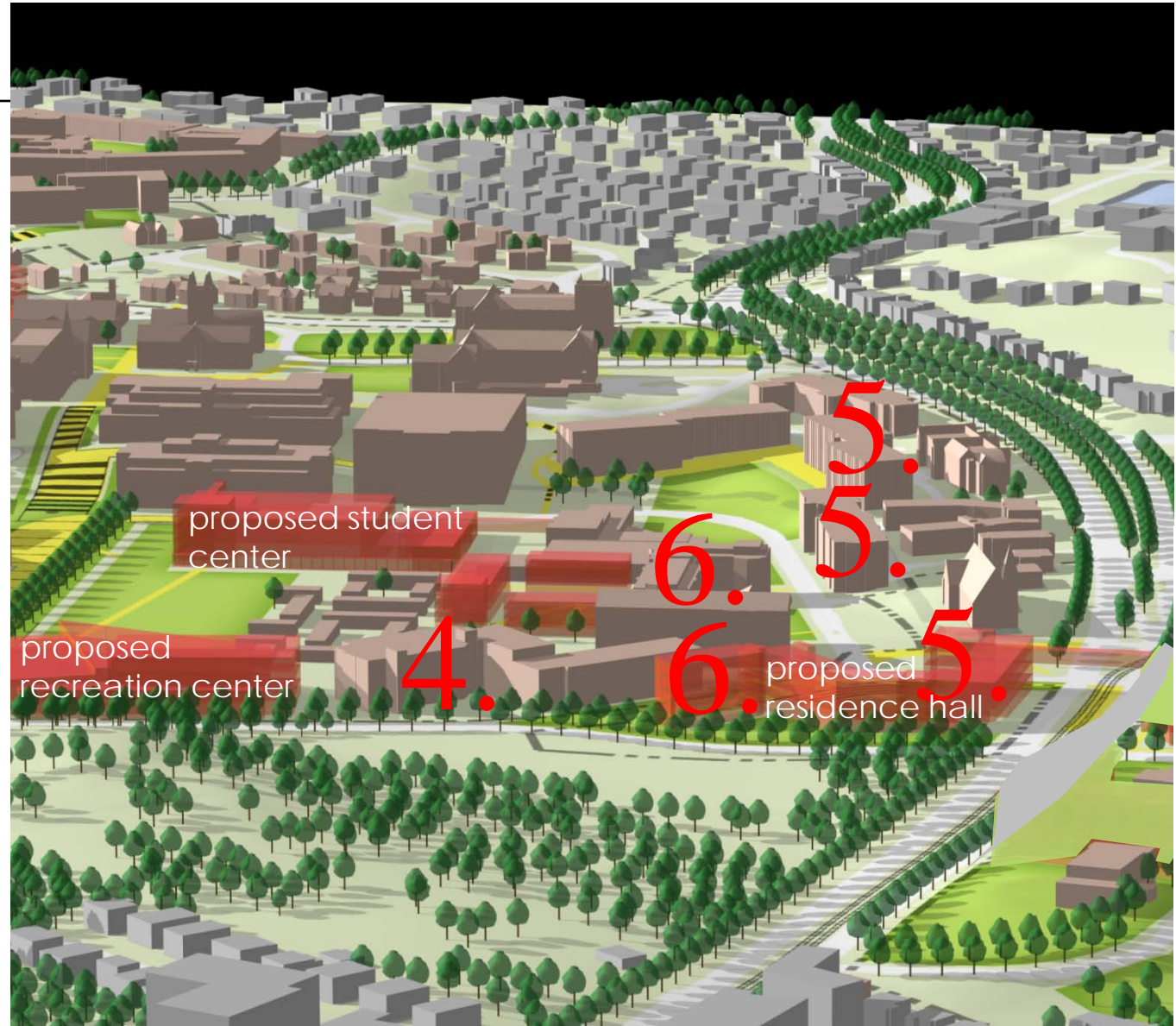


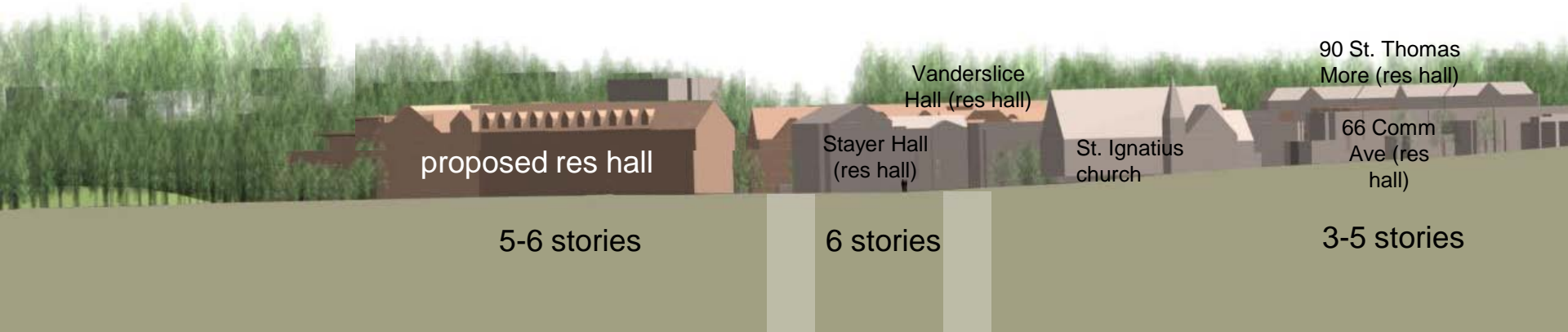
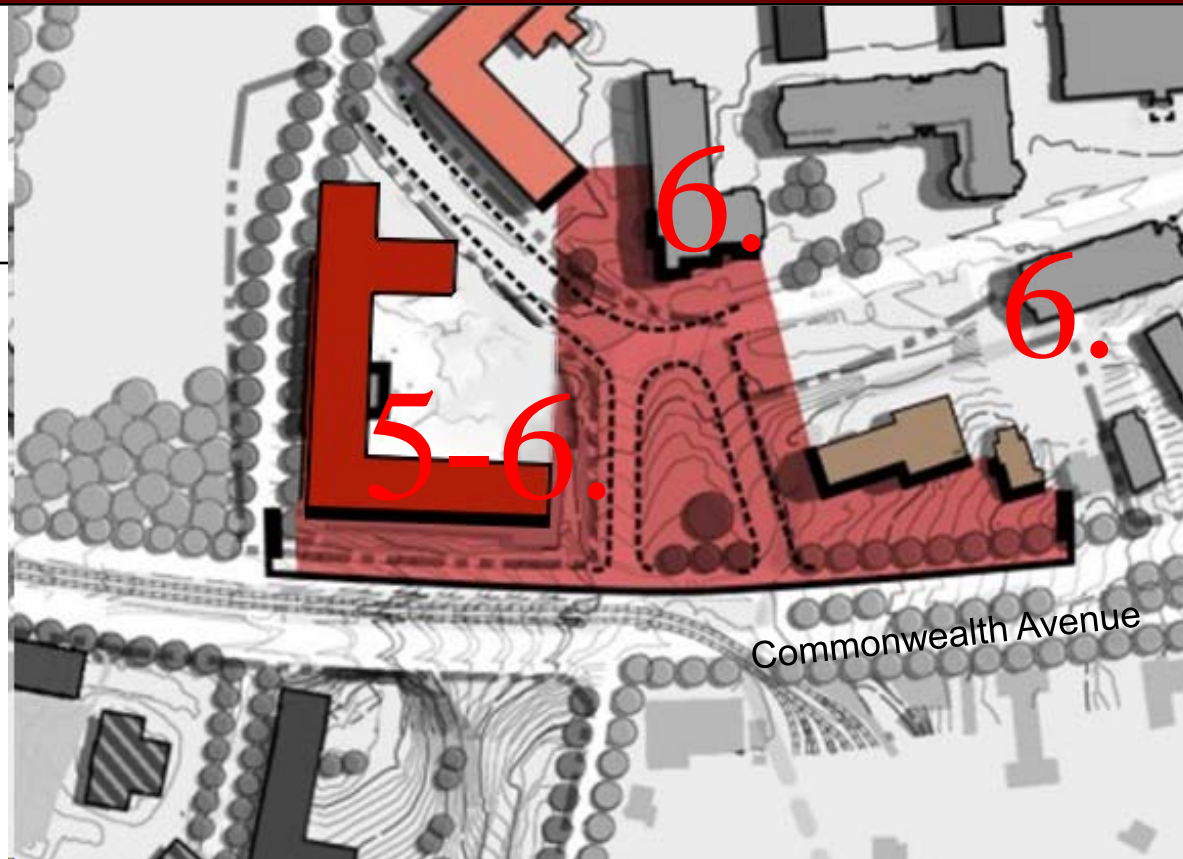
Examples of Boston College residence halls at 5-6 stories



Proposed residence hall in master plan context

Similar-height
buildings each
framing open
space



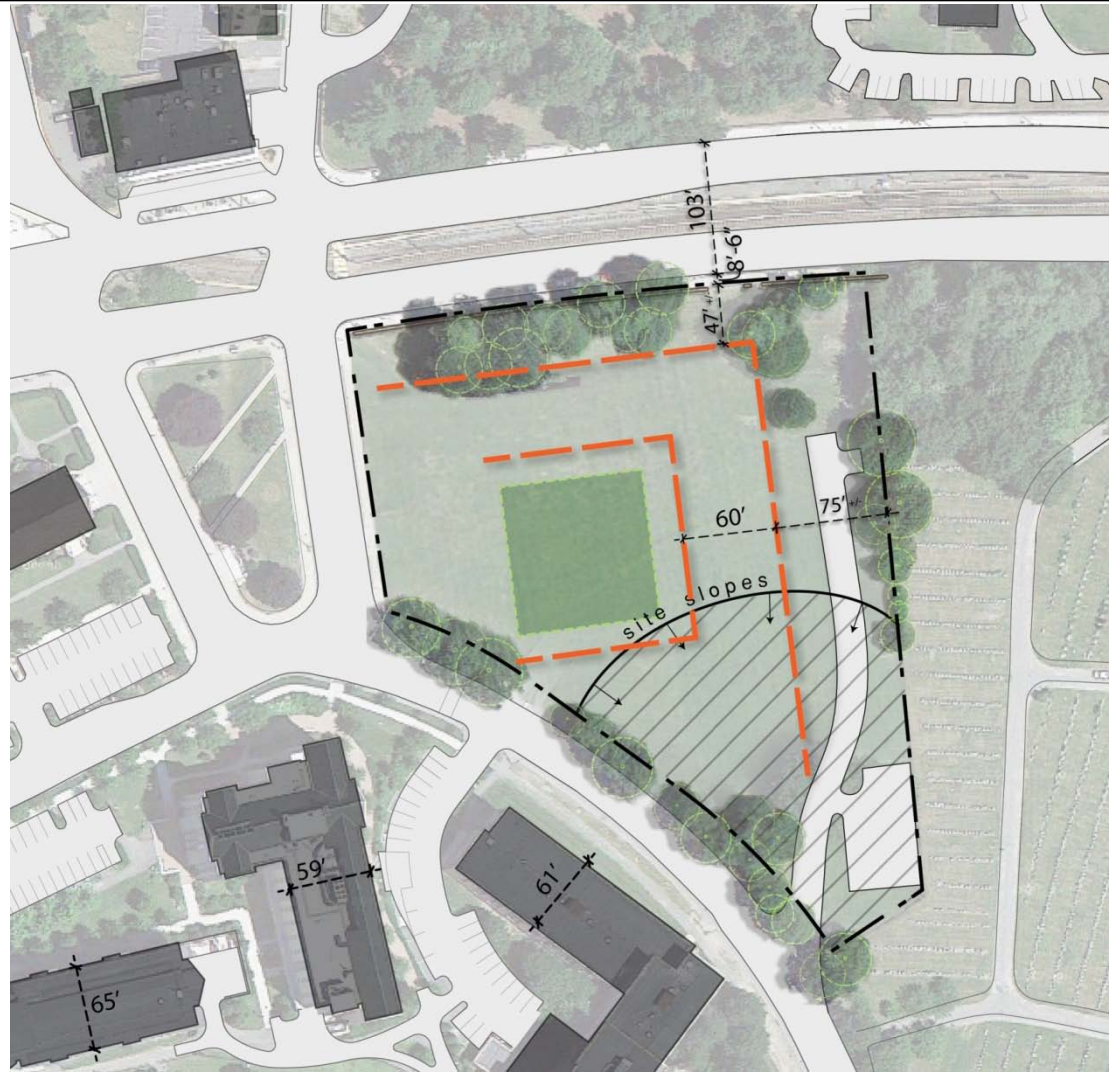




2/28/13 Community Questions

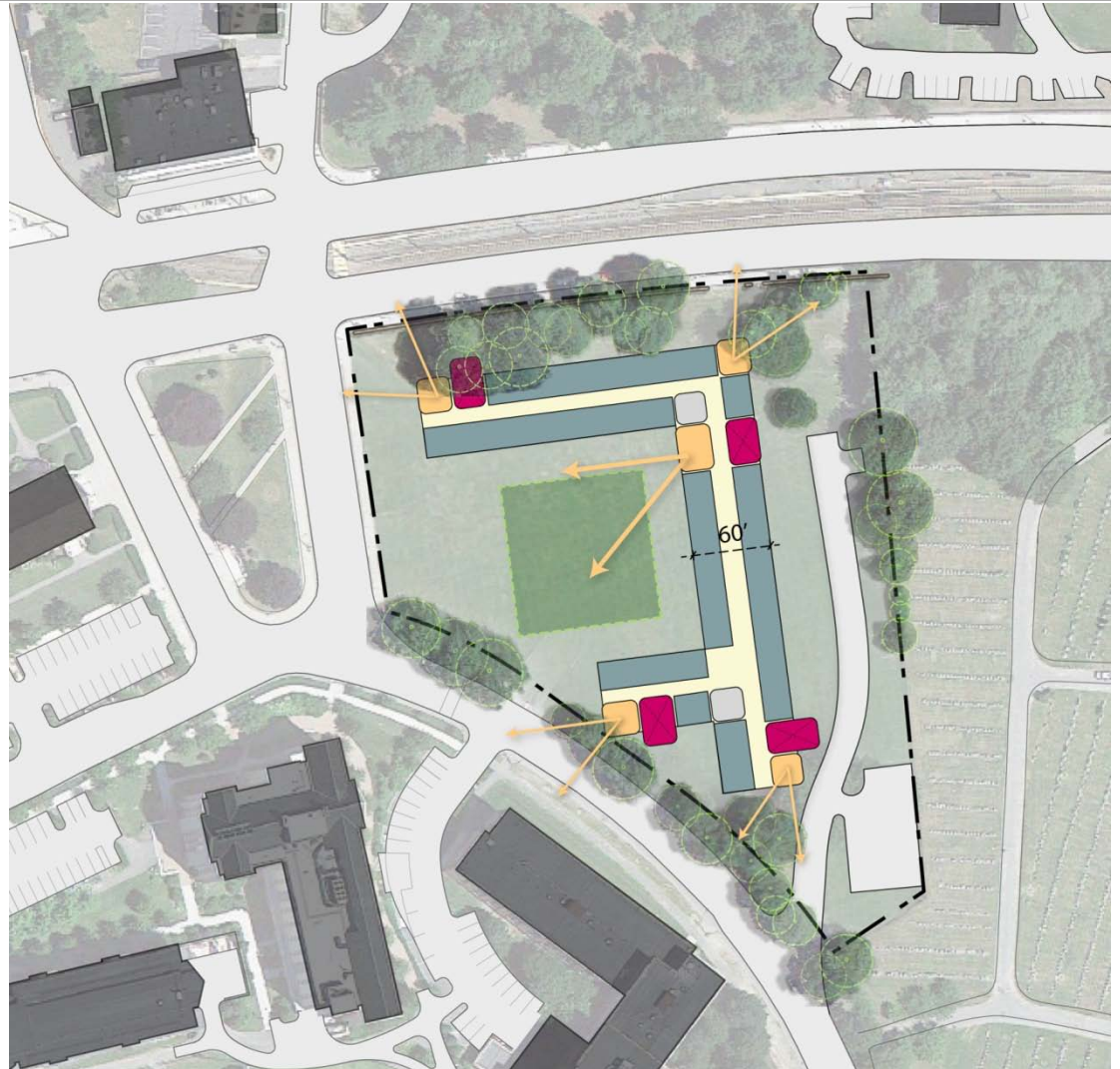
- Building Height
- Bed Count

Site Opportunities



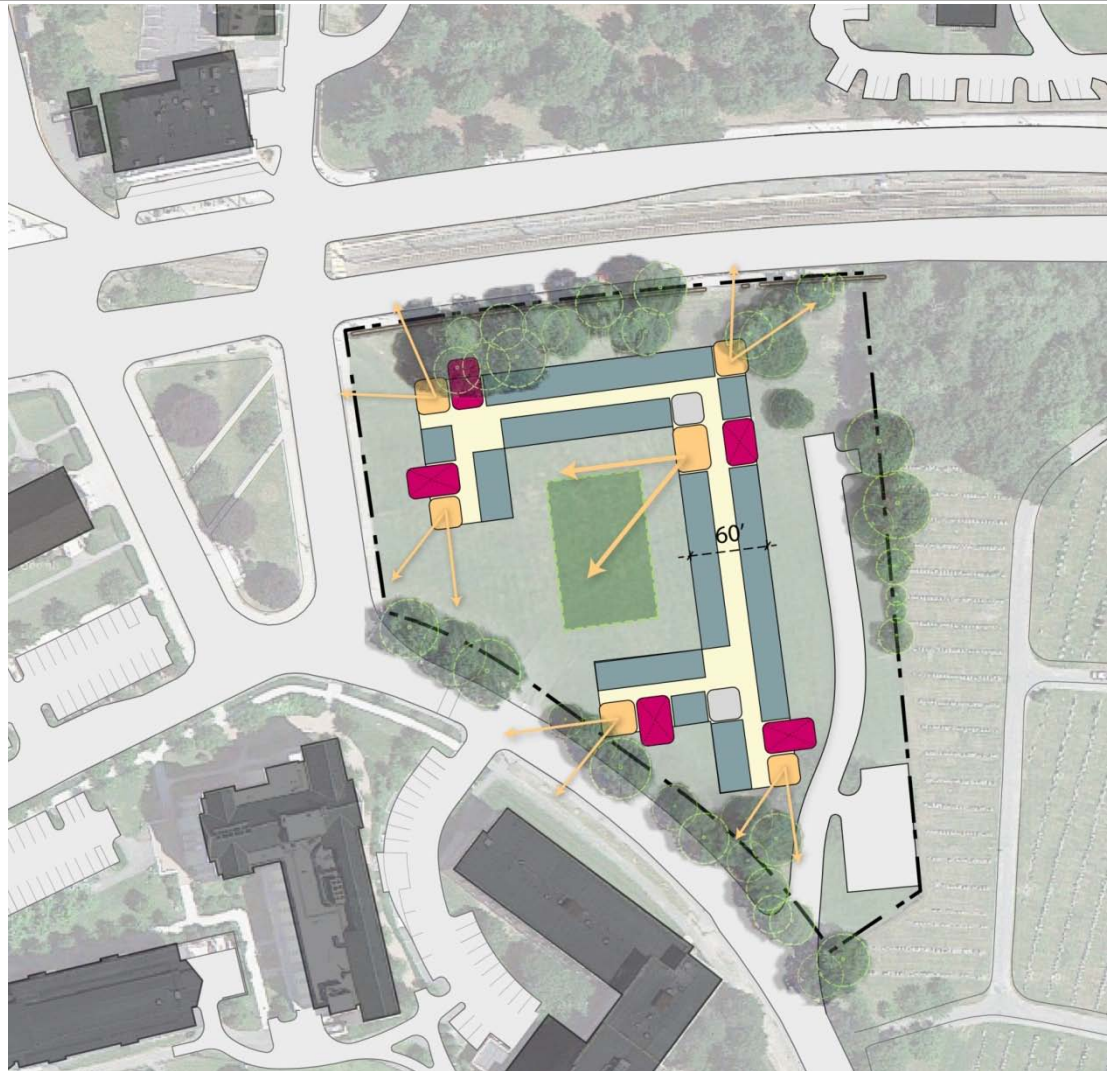
Building Configuration Opportunities

- Study 1
470 Beds



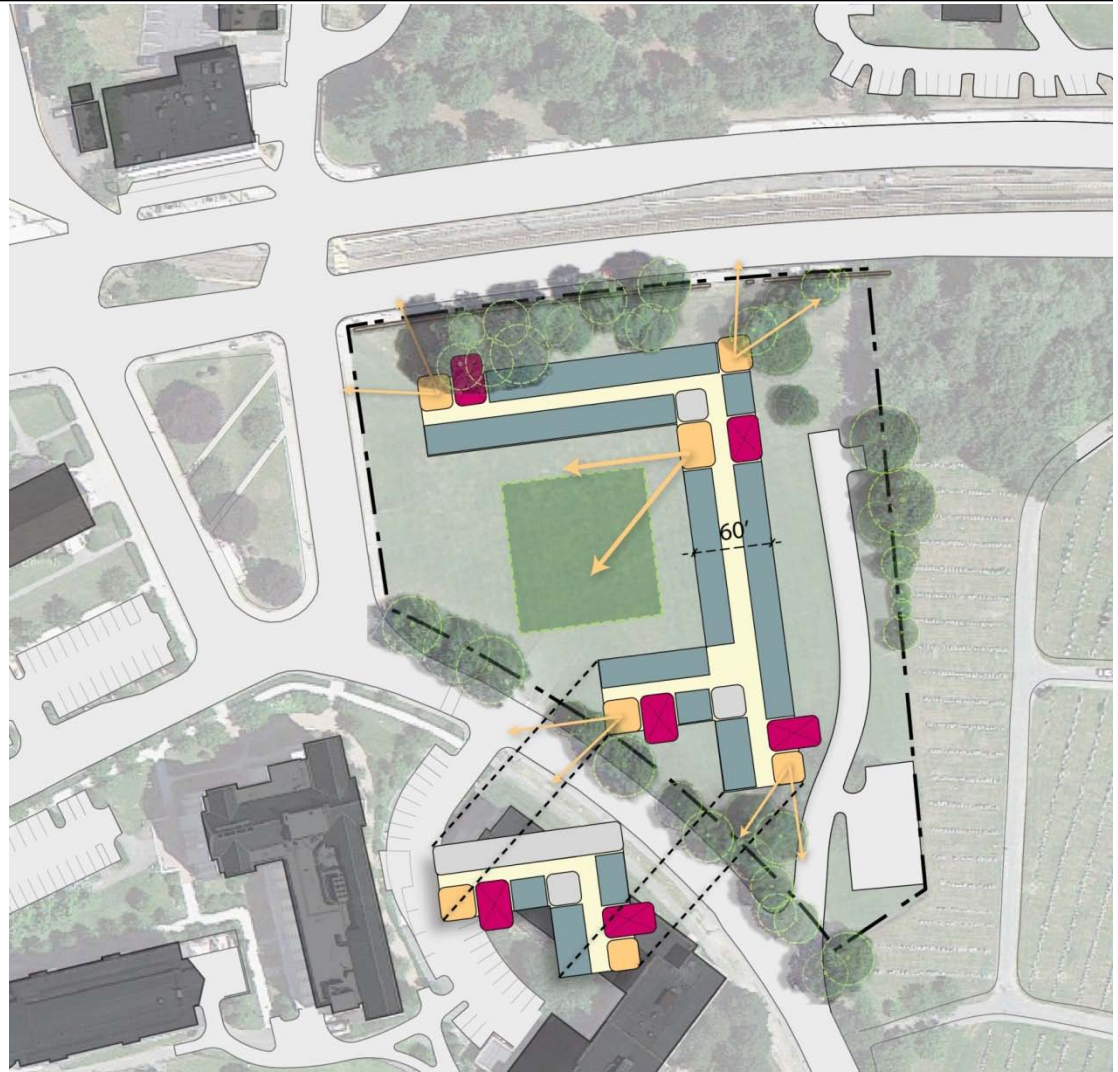
Building Configuration Opportunities

- Study 2
480 Beds



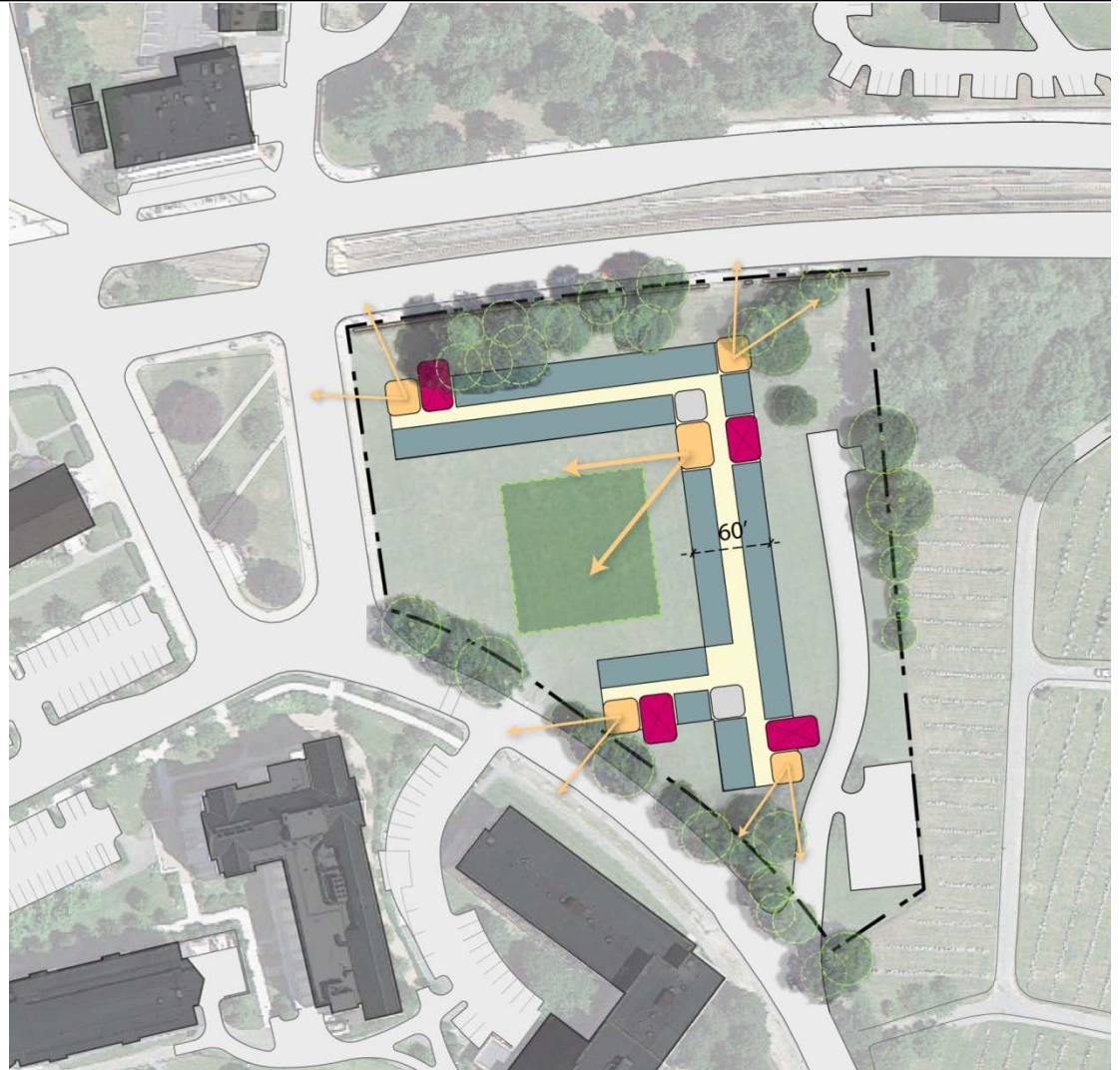
Building Configuration Opportunities

- Study 3
484 Beds



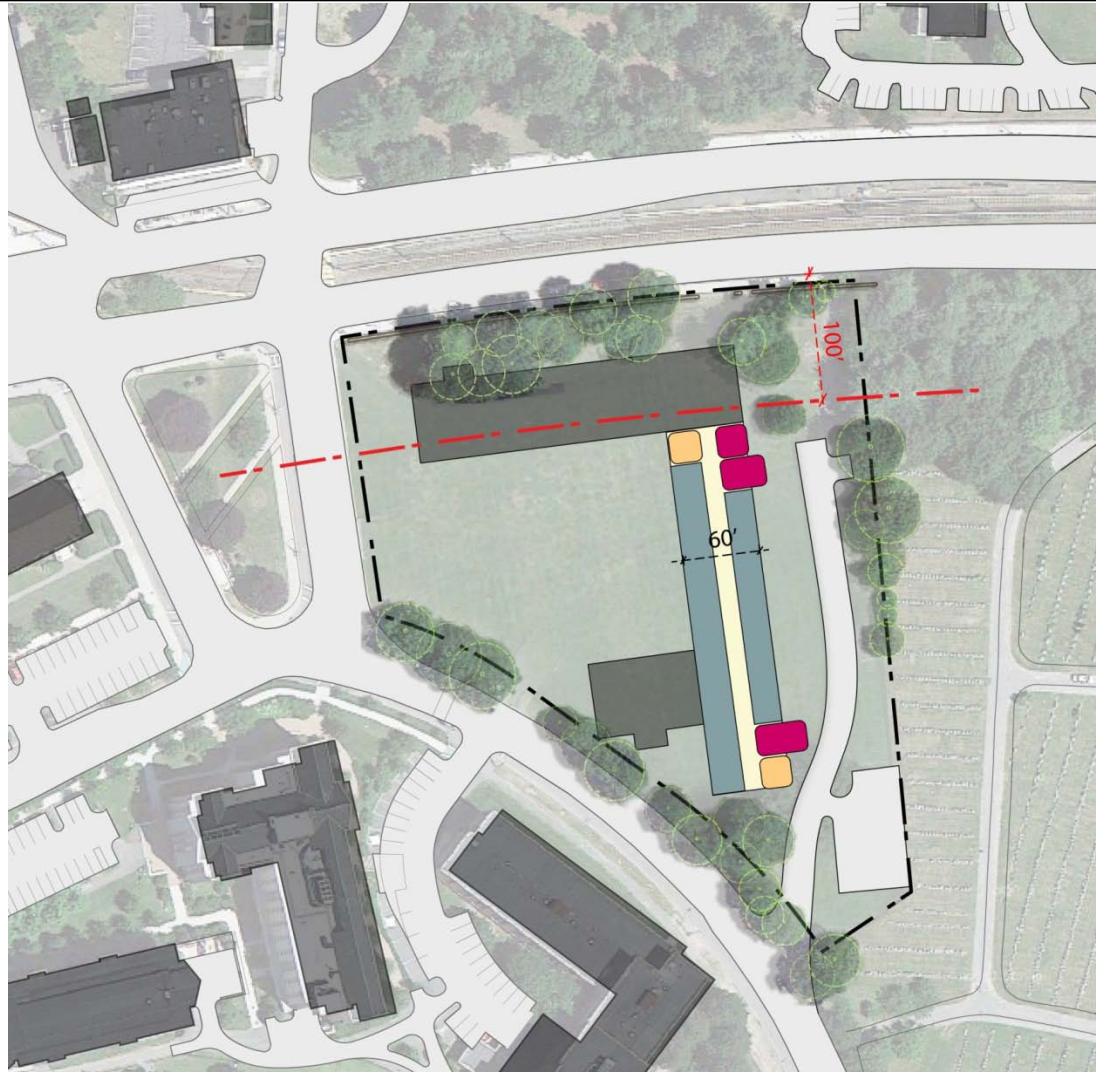
Building Configuration Opportunities

- Study 4
484 Beds



Building Configuration Opportunities

□ Study 5





Transportation

- ❑ Traffic
- ❑ Parking
- ❑ Transit
- ❑ Bicycle and Pedestrian
- ❑ Transportation Demand Management
- ❑ Loading and service
- ❑ Move-in and move-out



Environmental

- ❑ Shadow study
- ❑ Air and water quality
- ❑ Geotechnical study
- ❑ Construction Management Plan
- ❑ Historic Resources
- ❑ Sustainability

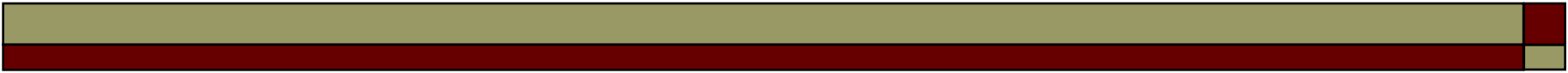


Infrastructure

- ❑ Water Supply System
- ❑ Sanitary Sewer System
- ❑ Stormwater System
- ❑ Electric and Gas Services
- ❑ Telecommunications



Discussion



Municipal Code of Ordinances

Parks and Recreation Commission

Section 7-4.10, Park Frontages

No building or structure or any part thereof hereafter erected or altered on land which abuts on and has an entrance into and is within a distance of one hundred (100') feet from the following: The Fens (excepting Charlesgate East and Charlesgate West from a point one hundred (100') feet north from their intersection with Commonwealth Avenue to Charles River); Riverway, including Park Drive, from Brookline Avenue to Beacon Street; **Commonwealth Avenue, from Arlington Street to a line drawn parallel to and one hundred thirty (130') feet west of Charlesgate West, and from a line parallel to and one hundred thirty-five (135') feet south of the southerly line of Mt. Hood Road, as extended across Commonwealth Avenue, to the Newton line;** Jamaicaway; Olmsted Park; Arborway; Columbia Road on the southerly side from Sumner Street to Dorchester Avenue, and from Buttonwood Street to Marine Park, and on the northerly side from Boston Street to Dorchester Avenue, and from Buttonwood Street to Marine Park, South Boston; **shall be used for** a livery or public stable or public garage, or for any mechanical, mercantile or manufacturing purposes, **nor, excepting churches and chapels, shall the extreme height of said buildings or structures exceed seventy (70') feet from the mean grade of the edgestone or sidewalk on the front facing said parkway, exclusive of such steeples, towers, domes, cornices, parapets, balustrades, sculptured ornaments, chimneys and roofs as the Parks and Recreation Commission shall approve;** and no roof on any of the aforementioned buildings shall be used for laundry or clothes-drying purposes; provided, however, that the provision restricting the extreme height of buildings to seventy (70') feet from the mean grade of the edgestone or sidewalk shall not apply to buildings or structures or any part thereof now being or hereafter erected or altered on the lot of land on Commonwealth Avenue known and numbered as 2000 Commonwealth Avenue;