

Allston-Brighton Boston College Community Task Force Meeting



2101 Commonwealth Avenue
McMullen Museum and University Conference Space

Brighton Marine Health Center

March 25, 2014

6:30 PM to 8:30 PM



2101 Commonwealth Avenue

Agenda

- Overview
- Relationship to Institutional Master Plan
- Existing Conditions
- Proposed Project
- Transportation
- Next Steps



2101 Commonwealth Avenue

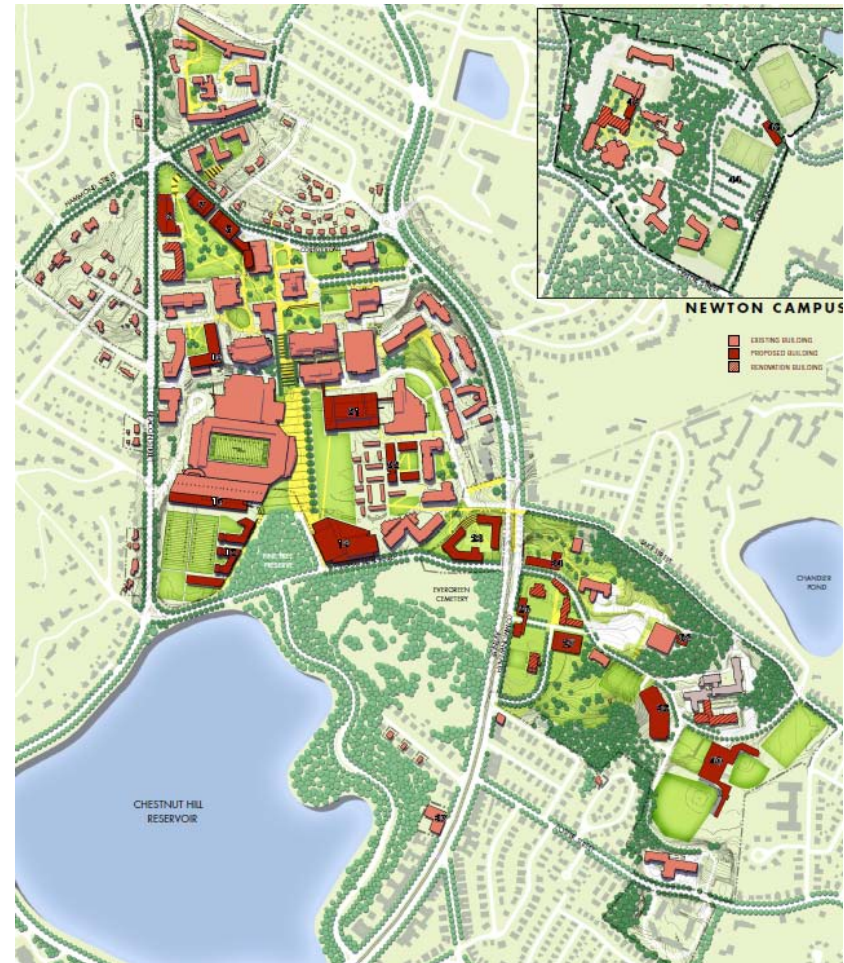
Overview

- ❑ Task Force Meeting on March 25, 2014
- ❑ Small Project Review and IMPNF (for IMP Amendment) to be Submitted to BRA in early April 2014
- ❑ Comment Period ends in early May 2014

2101 Commonwealth Avenue

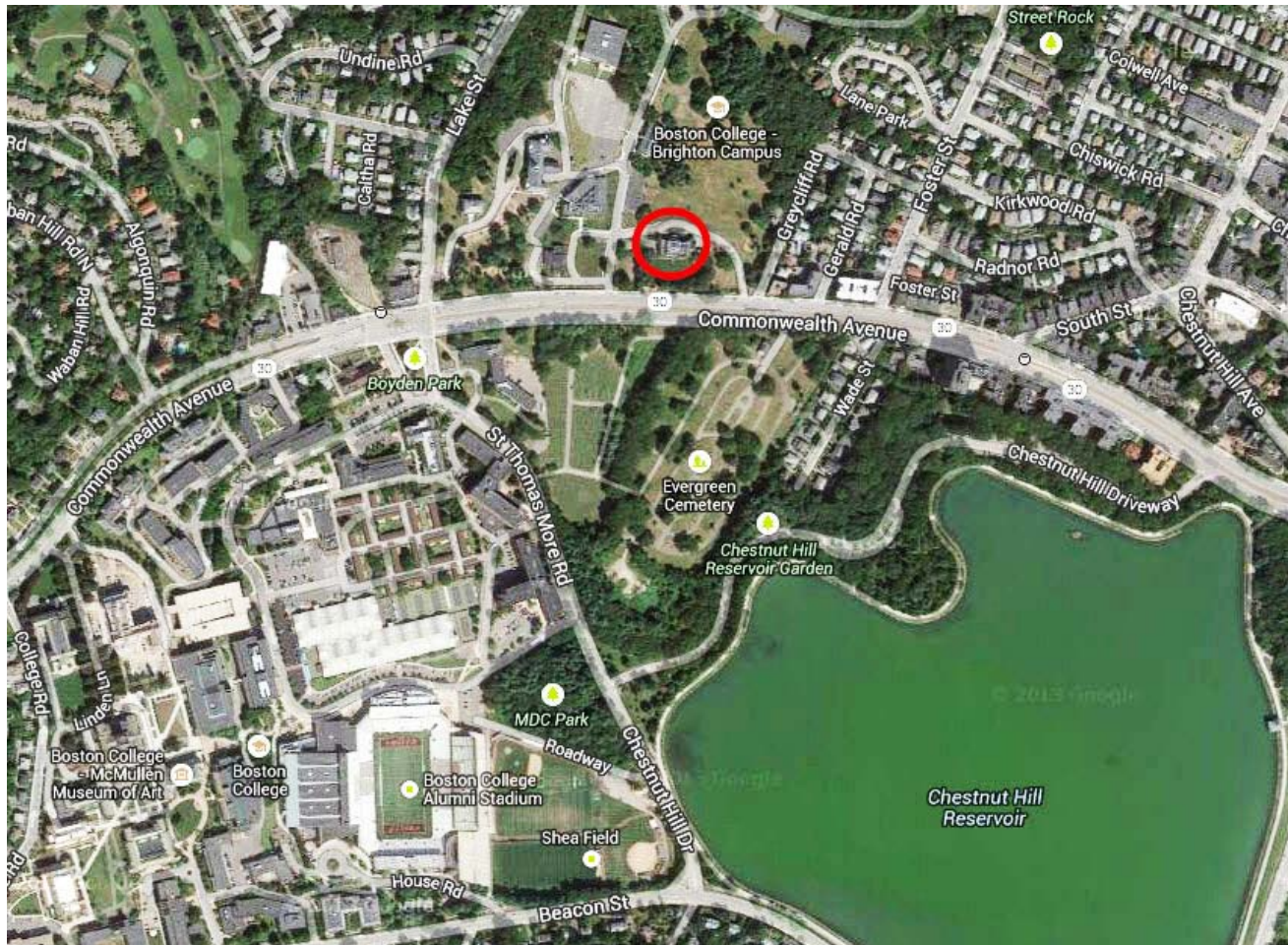
Relationship to the Institutional Master Plan

- ❑ Approved June 10, 2009
- ❑ Renovation of 2101 Commonwealth Avenue for meeting use
- ❑ Fine Arts/Museum complex as part of Arts District
- ❑ IMP Amendment required for addition to 2101 Commonwealth Avenue and museum use



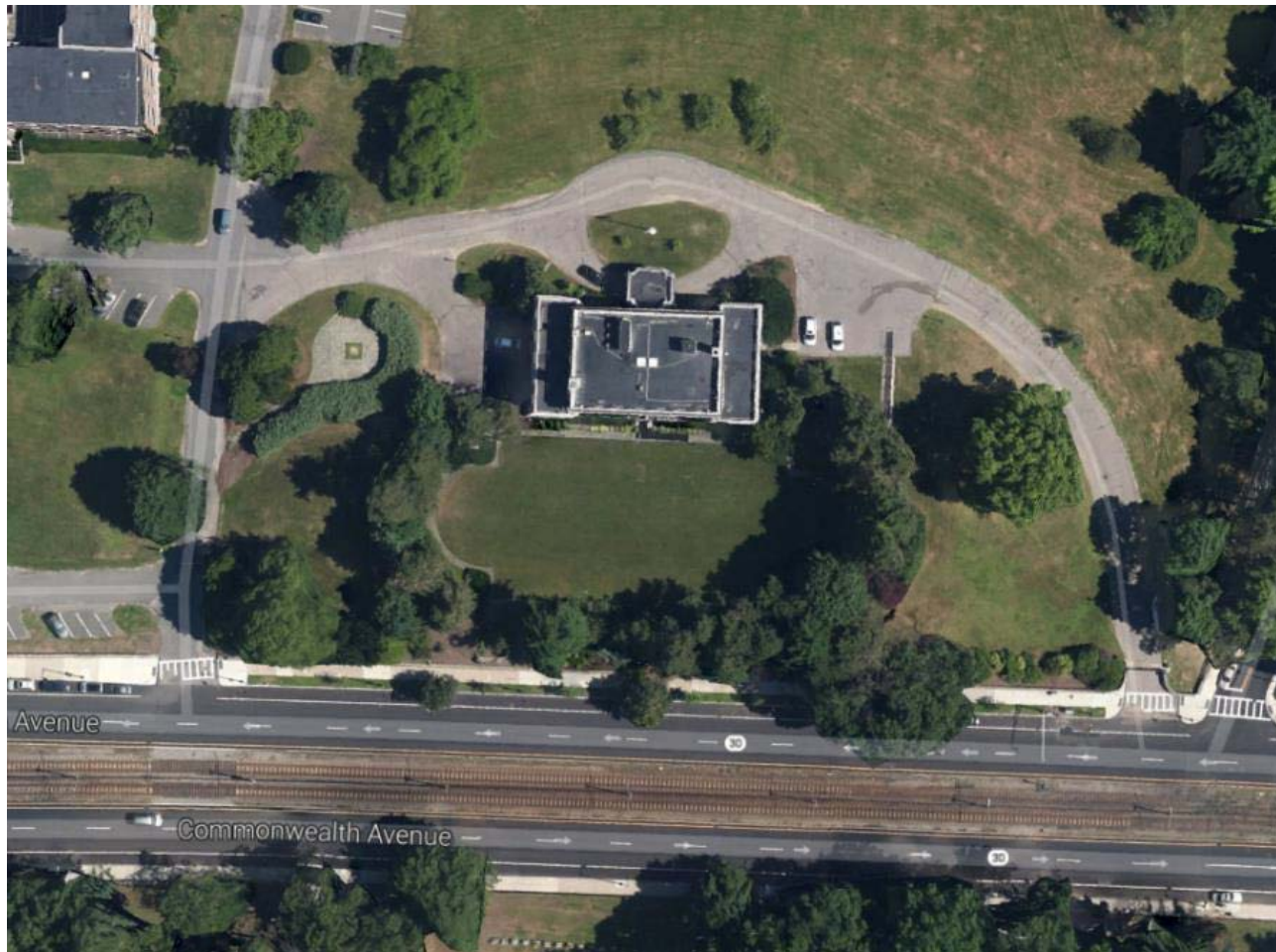
2101 Commonwealth Avenue

Project Location



2101 Commonwealth Avenue

Aerial View



2101 Commonwealth Avenue

Existing Conditions

- ❑ Built in 1927 as Cardinal's Residence
- ❑ 3 stories, 23,000 gross square feet
- ❑ Currently in use as meeting facility
- ❑ In good condition but in need of renovation



2101 Commonwealth Avenue

Exterior Photos



2101 Commonwealth Avenue

Exterior Photos



2101 Commonwealth Avenue

Interior Photos



2101 Commonwealth Avenue

Interior Photos



2101 Commonwealth Avenue

Interior Photos



2101 Commonwealth Avenue

Interior Photos



2101 Commonwealth Avenue

Historic Preservation

- ❑ Contributing building to St. John's Seminary complex
- ❑ Not a designated Boston Landmark
- ❑ Garage demolition subject to Article 85 (Demolition Delay)





2101 Commonwealth Avenue

Proposed Project

- ❑ Renovation of existing building:
 - first floor meeting space
 - second and third floor gallery/museum space
- ❑ 7,000 sf entrance and circulation addition
- ❑ Contextually sensitive design
- ❑ Energy efficiency improvements
- ❑ Minimal visual impact from Commonwealth Avenue and Greycliff Road

2101 Commonwealth Avenue

Projected Use and Occupancy

Meeting Space

- ❑ Available for use 7 days per week
- ❑ Meetings, functions, lectures – approx. 50-100 attendees
- ❑ Special events (includes use of lawn) – approx. 300-500 attendees

Museum

- ❑ 10am-5pm Monday-Friday, 12-5pm Saturday-Sunday
- ❑ Closed during summer
- ❑ 50 visitors on weekdays, 100-135 visitors on weekend days

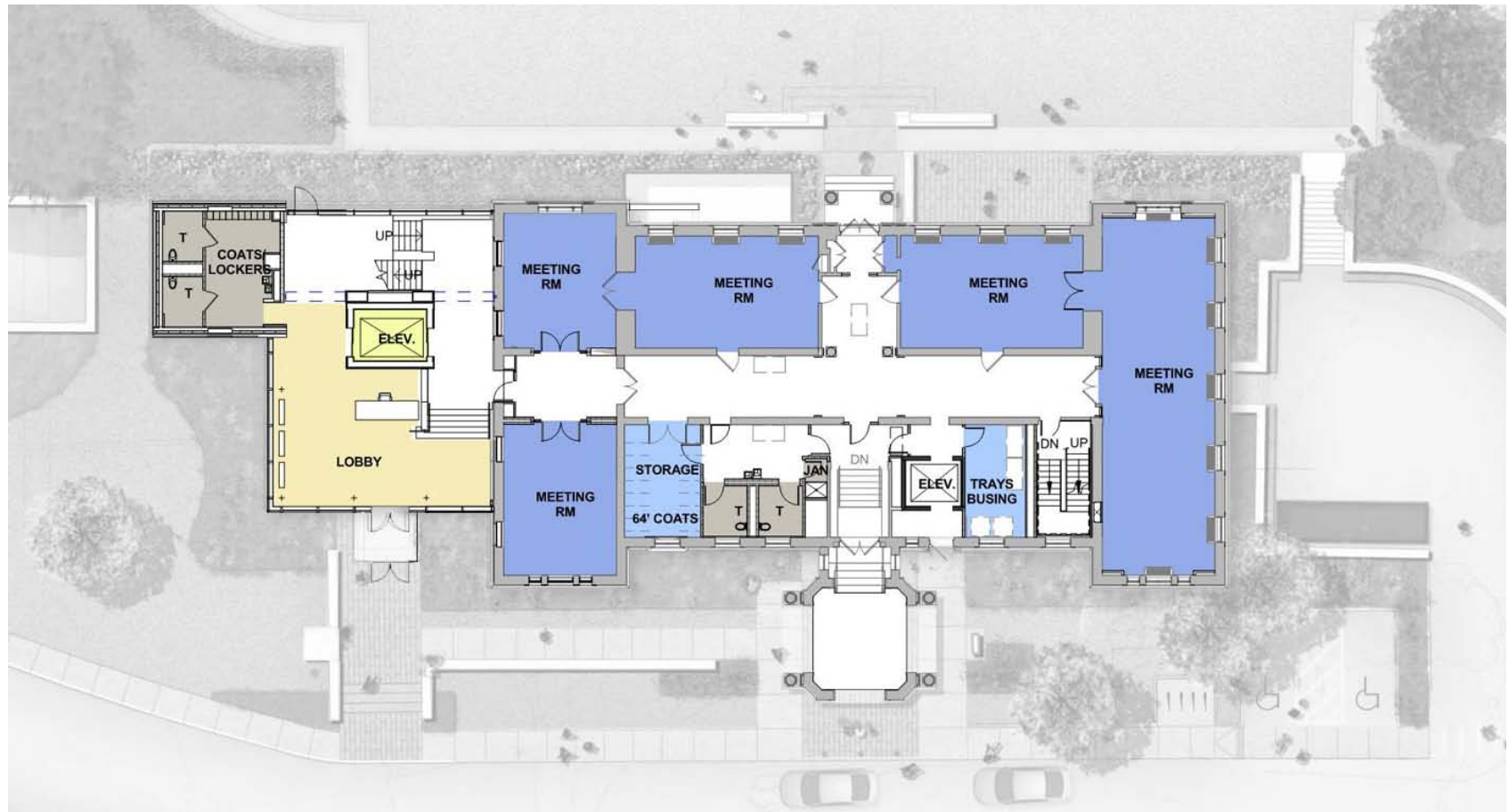
2101 Commonwealth Ave.

Site Plan



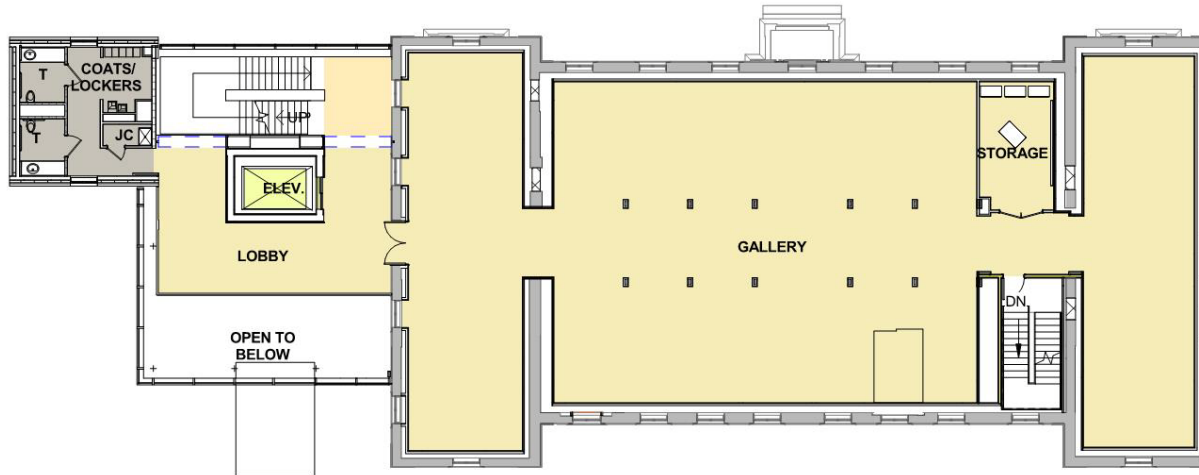
2101 Commonwealth Avenue

First Floor Plan



2101 Commonwealth Avenue

Second Floor Plan



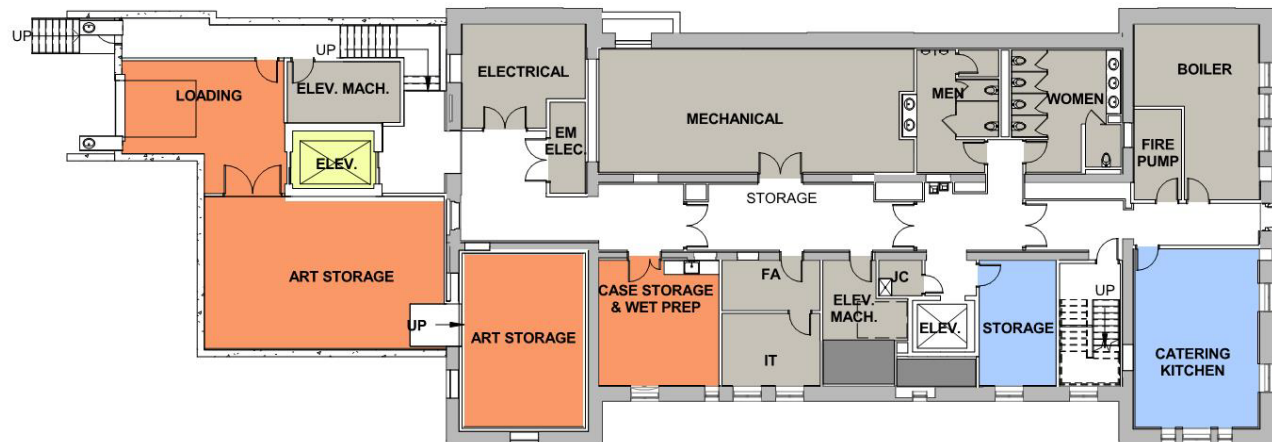
2101 Commonwealth Avenue

Third Floor Plan



2101 Commonwealth Avenue

Basement Floor Plan



2101 Commonwealth Avenue

Exterior Rendering



2101 Commonwealth Avenue

Exterior Rendering



2101 Commonwealth Avenue

Transportation and Parking



Boston College
Brighton Campus

Visitor Parking

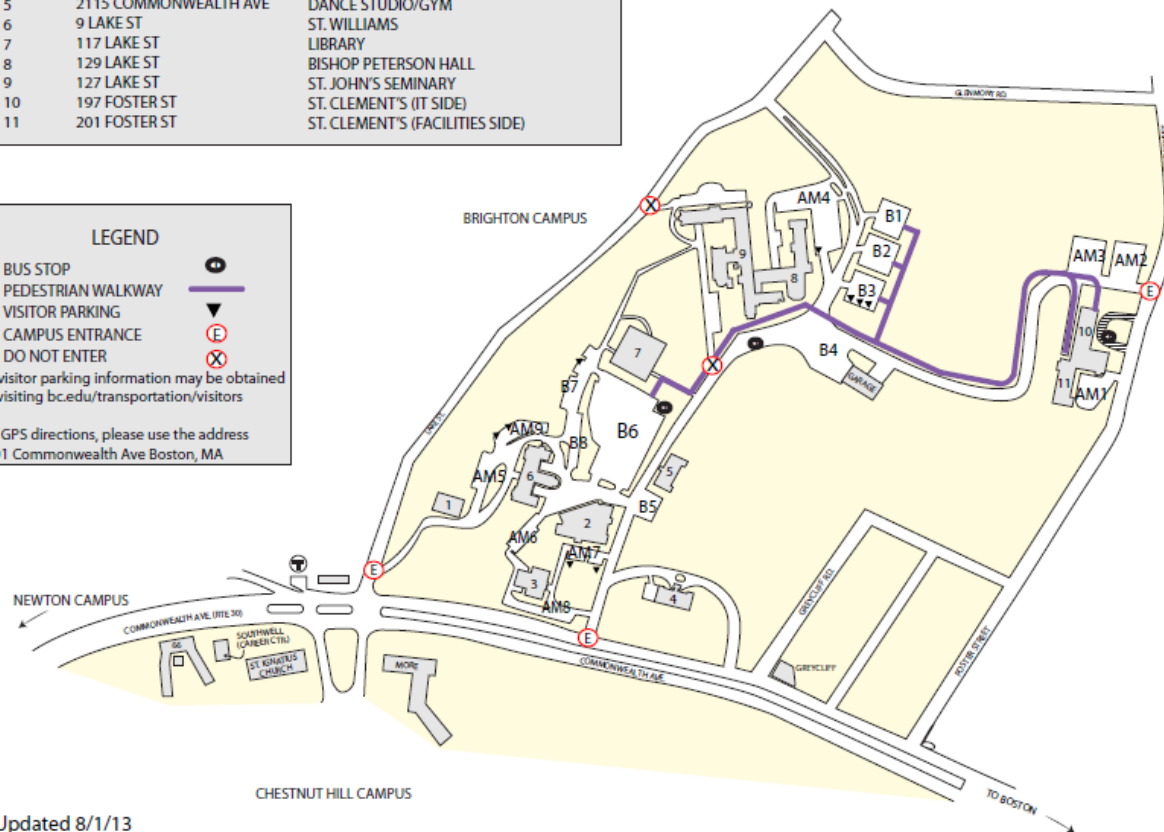
MAP NOTE	STREET ADDRESS	BUILDING NAME/FORMERLY REFERRED TO AS
1	3 LAKE ST	3 LAKE ST
2	2121 COMMONWEALTH AVE	CADIGAN ALUMNI CENTER
3	2125 COMMONWEALTH AVE	CREAGH LIBRARY
4	2101 COMMONWEALTH AVE	RESIDENCE
5	2115 COMMONWEALTH AVE	DANCE STUDIO/GYM
6	9 LAKE ST	ST. WILLIAMS
7	117 LAKE ST	LIBRARY
8	129 LAKE ST	BISHOP PETERSON HALL
9	127 LAKE ST	ST. JOHN'S SEMINARY
10	197 FOSTER ST	ST. CLEMENT'S (IT SIDE)
11	201 FOSTER ST	ST. CLEMENT'S (FACILITIES SIDE)

LEGEND

- BUS STOP
- PEDESTRIAN WALKWAY
- VISITOR PARKING
- CAMPUS ENTRANCE
- DO NOT ENTER

All visitor parking information may be obtained by visiting bc.edu/transportation/visitors

For GPS directions, please use the address
2101 Commonwealth Ave Boston, MA



2101 Commonwealth Avenue

Transportation and Parking



2101 Commonwealth Avenue

Trip Characteristics

- Meeting Space
 - Existing Use
 - No new weekday traffic
 - No additional parking needed
 - Average 30 vehicles on a weekday
- Museum
 - 50 % of weekday visitation by BC affiliates
 - Two exhibit events/year – 250 visitors weekend evening
 - Peak hours are 2-3 pm (weekend and weekdays)

2101 Commonwealth Avenue

Museum Average Visitor Trends

Time Period	Number of Visitors
Weekday Total	46
Weekend Total	133
Weekday Peak (2-3 pm)	11
Weekend Peak (2-3 pm)	37

Source: February 19, 2014 – March 3, 2014 McMullen Museum Visitor Survey

2101 Commonwealth Avenue

Museum Average Vehicle Trip Generation

Time Period	Vehicle Trips
Weekday Total	14
Weekend Total	54
Weekday Peak (2-3 pm)	3
Weekend Peak (2-3 pm)	15

Source: February 19, 2014 – March 3, 2014 McMullen Museum Visitor Survey

2101 Commonwealth Avenue

Existing Parking Supply and Demand

Parking Area	Existing Capacity	Existing Demand	Available Capacity
Library Lot	137	85	52
Gymnasium Lot	28	22	6
2101 Commonwealth Avenue Surface	<u>36</u>	<u>30</u>	<u>6</u>
Total	201	137	64

Source: Brighton Campus Parking Utilization Study Fall Semester 2013



2101 Commonwealth Avenue

Museum Average Weekday Parking Demand

Use	Visitor Demand	Staff Demand	Total Demand
McMullen Museum	5	5	10

Source: VHB



2101 Commonwealth Avenue

Close Proximity Parking Supply and Demand

Available Spaces

Supply	201
Existing Demand*	- 137
<u>Additional Museum</u>	<u>-10</u>
Unused	54

*Includes Conference Center

2101 Commonwealth Avenue

Next Steps



- BRA Article 80 Process
 - Task Force meeting, March 25, 2014
 - Expedited Small Project Review Application and IMPNF filed early April 2014
 - 30 day comment period ends early May 2014
 - BRA Board Meeting, May 2014

- BLC Article 85 Process
 - Garage demolition application filed April 2014

- Construction
 - Project bidding – Summer 2014
 - Start construction – Fall 2014
 - Finish construction – Late Fall 2015