

# BOSTON COLLEGE INSTITUTIONAL MASTER PLAN SUPPLEMENT



## SUBMITTED TO

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Boston Redevelopment Authority  
Boston, Massachusetts

## SUBMITTED BY

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Boston College  
140 Commonwealth Avenue  
Chestnut Hill, Massachusetts

JANUARY 29, 2009



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# Institutional Master Plan Supplement

## Introduction

Boston College (the “University”) filed its proposed Institutional Master Plan (“IMP”) with the Boston Redevelopment Authority in June 2008 in response to a Scoping Determination issued by the Authority in February 2008. In the past six months, the IMP has been under the public review contemplated by Article 80 of the Boston Zoning Code. During this time, the Allston Brighton Boston College Community Task Force (the “Task Force”), the staff of the Authority, other public agencies, and individual neighbors have carefully reviewed the IMP and have made numerous comments concerning the University’s plan, including suggestions to modify the IMP to reduce and mitigate anticipated impacts.

This Supplement identifies modifications to the IMP proposed by the University in response to public comment. This Supplement contemplates no new Proposed Institutional Projects. Instead, this Supplement withdraws two projects, reduces the scope of certain proposals, and describes additional mitigation measures.

## Summary of Proposed Institutional Projects

Figure 1 in this Supplement replaces Figure 5-1 in the IMP and Table 1 in this Supplement replaces Table 5-2 in the IMP. The two major revisions to Figure 1 and Table 1 are the elimination of the Jesuit Faculty and Graduate Housing project on Foster Street (No. 1 on Figure 5-1 of the IMP) and undergraduate housing with 350 beds near the School of Theology and Ministry library on the Brighton Campus (No. 8 on Figure 5-1 of the IMP). Both of these changes are discussed in the Housing section below. The remaining projects have been renumbered on Figure 1 and in Table 1. In addition, Table 1 has been revised to show a reduced number of seats in the baseball and softball facilities on the Brighton Campus, a change described in the Brighton Athletics Center section below. Except for these changes, all other Proposed Institutional Projects shown on Figure 1 and listed in Table 1 in this Supplement remain as they were presented in Figure 5-1 and Table 5-2 in the IMP filed in June 2008.

## Housing

### Program Goal

Boston College reaffirms its intention, announced in the IMP, to pursue the goal of meeting 100 percent of its undergraduate housing demand (as analyzed in the IMP) in the context of the University Strategic Plan and the design principles outlined in the IMP. Boston College proposes to advance to the first phase of construction the following Proposed Institutional Projects, in order that they be completed and fully occupied prior to the demolition of Edmonds Hall:

- 470-bed residence hall on the More Hall site (No. 12 on Figure 1);
- 150-bed residence hall at the north side of Commonwealth Avenue near the proposed “spine road” (No. 7 on Figure 1);
- 560 beds at 2000 Commonwealth Avenue to be occupied by 2012 (No. 11 on Figure 1);
- 170-bed residence hall on Shea Field at (the most easterly of three proposed residence halls shown as No. 14 on Figure 1).

Following demolition of Edmonds Hall, the University proposes two additional phases of residence hall construction:

- Two buildings on Shea Field housing 380 students (the balance of the project shown as No. 14 on Figure 1); and
- The 185-bed replacement housing at the modular housing site (No. 16 on Figure 1).

Table 1    Proposed Institutional Projects

Proposed Institutional Project	Location	Map No. on Figure 1	Current Uses	Proposed Future Uses		Proposed Building Gross Floor Area (Area to be Demolished)	Building Height		Current Zoning of Site
				Primary Uses	Principal Sub Uses		Stories	Feet	
RESIDENTIAL LIFE									
Undergraduate Housing	Current More Hall Site	12	Administrative Offices	Undergraduate Housing – 470 beds; Parking – 0-100 Spaces	Student Lounges	Housing – 235,000 Retail – 12,000 Parking – up to 35,000 (64,584)	4-6	60	Boston College Institutional Subdistrict
Undergraduate Housing	Commonwealth Avenue on Brighton Campus	7	Undeveloped	Undergraduate Housing – 150 beds	Student Lounges	Housing – 50,000-75,000	4-5	60	Conservation Protection Subdistrict
Undergraduate Housing	Commander Shea Field	14	Baseball Field	Undergraduate Housing – 550 beds (170 beds in Phase 1)	Student Lounges	Housing – 275,000	5-6	60	Boston College Institutional Subdistrict
Undergraduate Housing	Existing Modular Housing Site on Lower Campus	16	Modular Housing	Undergraduate Housing – 185 beds	Student Lounges	Housing – 87,500-92,500 (47,136)	4-5	60	Boston College Institutional Subdistrict
Undergraduate Housing	2000 Commonwealth Avenue	11	Residential	Undergraduate Housing – 560 beds Parking – 200 Spaces	Student Lounges	Housing – 214,750 Garage – 72,400	17	~167	Multifamily Residential Subdistrict MFR-2
ACADEMIC									
Fine Arts District	Commonwealth Avenue between the former Cardinal's Residence and the former Creagh Library on the Brighton Campus	9	Undeveloped	Museum/Fine Arts building; Auditorium		Museum/Fine Arts – 55,000 Auditorium – 30,000	4-5	60-70	Conservation Protection Subdistrict
Library Storage	Next to existing School of Theology and Ministry Library Building on Brighton Campus	5	Undeveloped	Library Storage	Library Office	Library Storage – 14,000	N/A	Up to 40	Conservation Protection Subdistrict
STUDENT LIFE									
Brighton Athletics Center	North End of the Brighton Campus	1	Recreation Fields and Maintenance Garage	1,000-seat Baseball Facility, 300-seat Softball Facility, 1 Intramural Field, and Support Facility	Batting Cages, Locker Rooms, Rest Rooms, Offices, Conference Rooms; Concession Area,	Support Facility – 60,000 (15,408)	2-3	Up to 50	Conservation Protection Subdistrict
Tennis Courts	South of the proposed garage on the Brighton Campus	6	Undeveloped	Tennis Courts		N/A	N/A	N/A	Conservation Protection Subdistrict
Recreation Center	Edmonds Hall Site	13	Undergraduate Housing – 790 Beds	Recreation Center	Pool, Multipurpose Courts, Jogging Track, Locker Rooms, Offices, Fitness Center, Multipurpose Rooms	Recreation Center – 200,000 (245,078)	Up to 3	Up to 70	Boston College Institutional subdistrict
University Center	Lower Campus	17	Parking, Flynn Recreation Complex (part)	Dining, Student Organizations, Offices, Conference Center, Theatre		University Center – 285,000 (118,267)	Up to 4	Up to 60	Boston College Institutional Subdistrict
SUPPORT									
Parking Garage	Interior of Brighton Campus near Athletics Fields	4	Undeveloped	Parking – 500 Spaces		Garage – 175,000	5 (one below grade)	Up to 40	Conservation Protection Subdistrict
Beacon Street Garage Addition	Beacon Street Garage	15	Playing Fields (portion)	Additional Parking Bay – 350 spaces		Garage – 122,500	4	40	Boston College Institutional Subdistrict
Academic and Administrative Building (Bishop Peterson Hall)	129 Lake Street	2	Academic and Administrative	Academic and Administrative		Academic and Administrative – 69,880	5		Conservation Protection Subdistrict
Administrative Buildings (Chancery and Creagh Library)	2121 Commonwealth Avenue 2123 Commonwealth Avenue	8	Chancery Offices and Library	Administrative		Administrative – 66,100	2-3		Conservation Protection Subdistrict
Administrative Space (St. John's Hall (part))	127 Lake Street	3	Administrative	Administrative		Administrative – 12,000	N/A	N/A	Conservation Protection Subdistrict
Conference and Meeting Facility (Cardinal's Residence)	2101 Commonwealth Avenue	10	Conference and Meeting Facility	Conference and Meeting Facility		Conference and Meeting Facility – 23,000	2		Conservation Protection Subdistrict

1.    In square feet (sf)



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Table 2 in this Supplement replaces Table 6-2 in the IMP. As shown in Table 2, the revised IMP includes the development of an additional 940 beds, bringing the University's total number of undergraduate beds to 8,270. This represents 96 percent of total undergraduate demand for housing, as analyzed in detail in the IMP. As described below, Boston College will also study locations for an additional 350 beds, which would bring the total supply of beds to 8,620 or 100 percent of student demand.

**Table 2      Phasing of Undergraduate Housing Projects**

Phase	Location	Change in Number of Beds
<b>Phase 1</b>	More Hall Site	+470
	Commonwealth Avenue on Brighton Campus	+150
	Shea Field (one building)	+170
	2000 Commonwealth Avenue	+560
	Raze Edmonds Hall	-790
	<b>Subtotal Phase 1</b>	<b>+560</b>
<b>Phase 2</b>	Shea Field (remaining two buildings)	+380
	<b>Subtotal Phases 1 &amp; 2</b>	<b>+940</b>
<b>Phase 3</b>	Mods Replacement -- Remove 11 Mods	-185
	Replacement Housing	+185
	<b>Subtotal Phases 1, 2 &amp; 3</b>	<b>+940</b>
<b>Phases 1-3</b>	<b>Total Housing</b>	<b>8,270</b>
	<b>Total Beds as Percent of Undergraduate Demand</b>	<b>96%</b>

### Analysis of Alternative Sites for 350 Beds

In response to calls for further study of the University's proposal for a 350-bed residence hall on the Brighton Campus Library Parking Lot Site, the University agrees to seek approval for the additional 350 beds at a later date. Figure 5-1 and Table 5-2 of the IMP have been revised to indicate that this residence hall is not one of the Proposed Institutional Projects to be approved in the current IMP submission. Figure 1 and Table 1 in this Supplement replace Figure 5-1 and Table 5-2, respectively, in the IMP.

Although the location for this project proposed in the IMP is still the University's preferred option, the University acknowledges that any future approval of this specific project will require an amendment of the IMP. Furthermore, the University agrees that before filing any such amendment it will enter into a study process to be conducted jointly with the Authority (and with opportunity for public input) to identify and evaluate alternative locations to

accommodate these 350 beds. Locations to be studied shall include, but not be limited to, sites on the Chestnut Hill Lower Campus, including land currently occupied by modular housing, and various alternative Brighton Campus sites, including sites east of the proposed "Spine Road." The study shall define criteria to be used to evaluate the identified sites, including the campus planning goals enumerated in the IMP, as well as a comparison of potential impacts of student behavior on adjacent neighborhoods. Moreover, the study shall consider the effects of alternative design and occupancy strategies, including but not limited to an evaluation of the feasibility of limiting occupancy to students who meet certain criteria, such as class year, academic honors, specific curricular or co-curricular interests, or substance-free living, or some combination thereof. The analysis will be informed by the results of an assessment of the actual neighborhood impact of student occupancy of 2000 Commonwealth Avenue, the 150-bed Brighton Campus residence, and a similar assessment of the impacts of the University's upper campus and Centre Street residences on adjoining Newton neighborhoods. In anticipation of such assessment, and to better assure the success of programs designed to promote neighborly behavior among students, Boston College shall work with the Campus Community Partnership Initiative (the "CCPI") through its regularly scheduled meetings to provide periodic reviews of student behavior in 2000 Commonwealth Avenue as well as the proposed 150-bed residence hall, and to seek advice concerning any needed solutions to problems that may arise. More information on the composition and purpose of the CPPI is set out in Chapter 6 of the IMP.

### Housing Restriction

Boston College reaffirms its intention, announced in the IMP, to meet 100 percent of its undergraduate housing demand (as analyzed in the IMP) in the context of a campus plan reflecting the design principles outlined in the IMP. Boston College acknowledges that reducing the number of Boston College undergraduates living in one- and two-family houses in the surrounding neighborhood is a goal of its housing plan. Accordingly, the University will propose, as part of its Institutional Master Plan Amendment for the 350-bed student residence, University efforts designed to eliminate occupancy by its students of one- and two-family houses in the 02135 zip code area (including the residential neighborhoods of Radnor Road, Kirkwood Road, Foster Street, Gerald Road, Lake Street, Undine Road, Kenrick Street and Greycliff Road), to become effective upon completion of the 350-bed residence hall.

### Jesuit Faculty and Graduate Student Housing

The Jesuit Faculty and Graduate Student Housing project has been removed by Boston College from the list of the University's Proposed Institutional Projects, but will proceed as a project to be developed by the Weston Jesuit Community, Inc. ("WJC"), a Massachusetts non-profit corporation supervised and controlled by the U.S Jesuit Conference. Extensive information on this project has been filed by WJC and reviewed by the Authority under the Small Project Review provisions of Article 80 of the Boston Zoning Code. The project was approved by the Authority on November 13, 2008.

### Occupancy of 2000 Commonwealth Avenue

In order to plan for an orderly transition of the apartments at 2000 Commonwealth Avenue to student use, the University now proposes to phase the occupancy of this building as a residence to provide for full occupancy by 2012.

### Mortgage Assistance Program

The University agrees to establish a mortgage program to assist full time University faculty and staff to purchase homes in the Allston-Brighton neighborhood, thereby helping to reduce absentee ownership and promote neighborhood stability. This program will be established upon approval of the IMP.

### Brighton Athletics Center

#### Project Modifications

The modifications to the Brighton Athletics Center include the following:

- Baseball Facility -- 1000-seat, lighted facility with synthetic surface. Seating reduced from 1,500 seats.
- Softball Facility -- 300-seat, lighted facility with synthetic surface. Seating reduced from 500 seats.

#### Advisory Committee

Boston College will form an Athletics Advisory Committee to provide advice and comment on operational and management issues related to the Brighton Athletics Center including staffing, parking, pedestrian and vehicular access routes, sound, lighting and signage. The size and composition of the committee will be mutually agreed upon by the City of Boston, Boston College and the Allston-Brighton Boston College Community Task Force, and such details shall be addressed in the cooperation agreement entered into by the University and the BRA.

#### Schedule of Use

Table 3 in this Supplement replaces Table 7-2 in the IMP. The University proposes a reduced schedule of use for the Brighton Athletics Center as detailed in Table 3. The fields will be used for varsity and intramural/club sports activities starting at 3 p.m., and informal use by BC individuals or groups when the fields are not reserved for organized activities.

Table 3 Schedule of Use for Brighton Athletics Center

Time of Year/User Group	Days of Week	Time of Day
<b>September to November</b>		
<b>February to May</b>		
Varsity Team Practice	Mon - Fri	3:00 p.m. to 7:00 p.m.
Varsity Night Games	To Be Determined	To Be Determined
Intramural and Club Sports	Mon – Fri	3:00 p.m. to 9:30 p.m.
	Sat	3:00 p.m. to 7:00 p.m.
	Sun	3:00 p.m. to 9:30 p.m.
<b>June to August</b>		
Youth Camps/Clinics	Mon – Sat	8:00 a.m. to 9:30 p.m.
	Sun	3:00 p.m. to 7:00 p.m.

**Informal Use:** Fields will be available for informal use by BC individuals and groups when not reserved for organized activities.

The University anticipates approximately 10-15 evening varsity games each for baseball and softball annually, with actual schedules determined by ACC requirements, weather conditions and scheduling limitations of non-conference schools. The Athletics Advisory Committee will be informed of varsity schedules on a timely basis.

When fields are in use, lights will be dimmed at 9:30 p.m. and turned off at 10:00 p.m., except when a varsity game continues beyond those times. Intramural play on the Brighton fields will conclude by no later than 9:30 pm *regardless* of the status of play (i.e. mid-period or inning, if necessary).

The University shall work closely with the Athletics Advisory Committee to monitor compliance with conditions applicable to such night play. To this end, the University shall produce periodic reports summarizing actual intramural lighting use and meet regularly with the Athletics Advisory Committee during the academic year to review such reports. If in any academic year, the reports evidence material, persistent violations by the University (defined as 10 percent or more of intramural games ending after 9:45 pm), Boston College shall be required to submit a remedial plan to the Athletics Advisory Committee, outlining additional conditions on lighting use designed to insure stricter compliance in the following academic year. Failure to submit such remedial plan may subject the University to further action by the City of Boston to enforce compliance with the light restrictions.

## Transportation

### Brighton Campus Access

Five alternatives for access to the Brighton Campus were analyzed in the IMP. Boston College agrees to implement access Alternative 3 as shown in Figure 2. As part of this alternative, St. Thomas More Road access to Lake Street will remain open and a new access road to the Brighton Campus will be provided along the rear of the More Hall site.

### Transportation Demand Management Measures

Boston College will expand its TDM program with the following measures:

- Provide pre-tax MBTA pass sales for full time employees
- Provide 25 percent MBTA pass subsidy for full-time employees who forgo a campus parking permit

### Parking

The University agrees that the construction of its proposed 500-space parking garage on the Brighton Campus will commence after the completion of the first phase of University housing. Table 4 summarizes the net change in the parking inventory as shown in Table 9-18 in the IMP. There will be a net increase of just over 50 spaces on the Brighton and Chestnut Hill campuses, assuming eventual elimination of the 184 spaces in the lot located adjacent to the School of Theology and Ministry Library.

Boston College believes, and current Master Plan transportation analyses demonstrate, that a 500-space parking facility on the Brighton Campus will be needed to meet the projected parking demand. There will be an incremental loss of existing surface parking on the Brighton Campus due to building projects, and it is anticipated that no fewer than 750-800 people will work on this campus as existing facilities are converted to academic and administrative office use. Boston College therefore seeks approval of this Proposed Project for up to 500 spaces, as described in the Institutional Master Plan, with the understanding that the Article 80 Large Project Review of this project will include a comprehensive review of the University's overall transportation demand management programs and a detailed study of alternative parking strategies for the Brighton Campus. The scope of this study will include, at the minimum, updating the parking demand analysis, programs to improve alternate modes of transportation to reduce parking demand, additional site analyses which may result in distributing the parking spaces in multiple sites or an adjustment of the size and location of the garage.

Table 4 Parking Plan Changes

	Chestnut Hill Campus	Brighton Campus	Newton Campus	Total
Existing Parking Spaces	3,011	819	675	4,505
Displaced Spaces	-713	-507	0	-1,220
New Parking Spaces	<u>+740</u>	<u>+534</u>	<u>+150</u>	<u>+1,424</u>
<b>Total Future Parking</b>	<b>3,038</b>	<b>846</b>	<b>825</b>	<b>4,709</b>
<i>Net Change in Parking</i>	<i>+27</i>	<i>+27</i>	<i>+150</i>	<i>204</i>

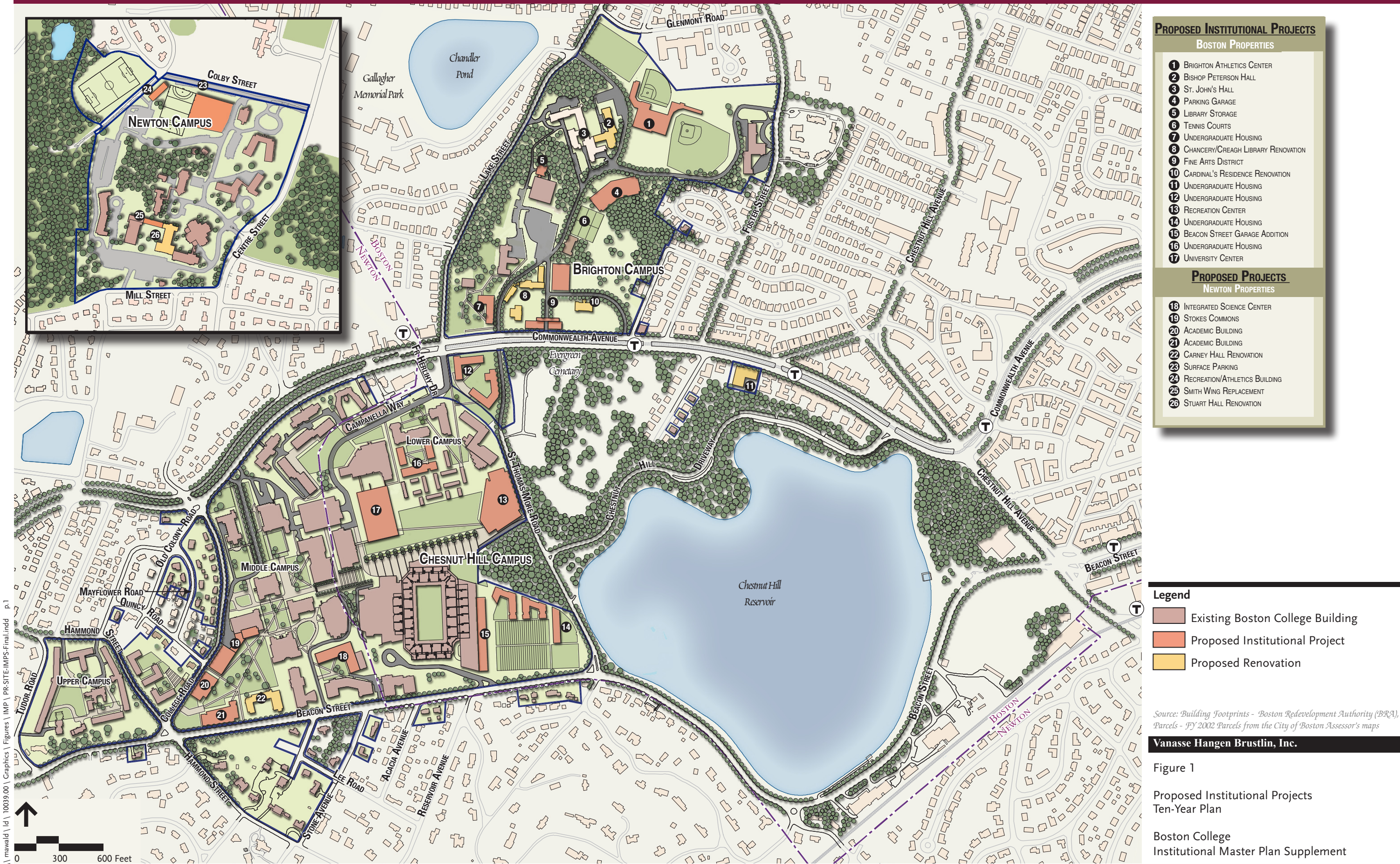
## No-Build Zone

The University agrees to maintain a buffer zone of 50 feet in depth along Lake Street from Commonwealth Avenue to the St. John's Hall driveway for a period of 25 years from the date of approval of the IMP. The boundaries of the buffer area are shown on Figure 3.

## Property Acquisitions

Boston College will notify appropriate individuals in the Mayor's Office and the Boston Redevelopment Authority prior to a property purchase of \$5 million or more in the City of Boston.









**Legend**

- Existing Roadway
- Proposed Roadway Closure
- New Roadway
- - - - - Restricted Use

Vanasse Hangen Brustlin, Inc.

Proposed Brighton Campus Access

Figure 2



# Institutional Master Plan Supplement



## Legend

- Existing Boston College Building
- Proposed Institutional Project
- Proposed Renovation
- No-Build Zone



0 200 400 Feet

Source: Building Footprints - Boston Redevelopment Authority (BRA),  
Parcels - FY 2002 Parcels from the City of Boston Assessor's maps

Vanasse Hangen Brustlin, Inc.

25-Year No-Build Zone

Figure 3

