

# BOSTON COLLEGE INSTITUTIONAL MASTER PLAN



BOSTON REDEVELOPMENT AUTHORITY BOARD | JANUARY 29, 2009



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and community process
- 2 | strategic goals and  
principles
- 3 | master plan elements
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community benefits

agenda

# master plan timeline

2003

2004

brighton land acquired

2005

campusmaster plan inception

2006

brighton land acquired

2007

brighton land acquired

IMP NF filed

2008

IMP filed

2009

strategic plan

long-range campus master plan

institutional master plan

over 100 public meetings:

allston brighton bc community task force

public meetings

meetings with abutters

design charrette

campus tours

imp website

community process



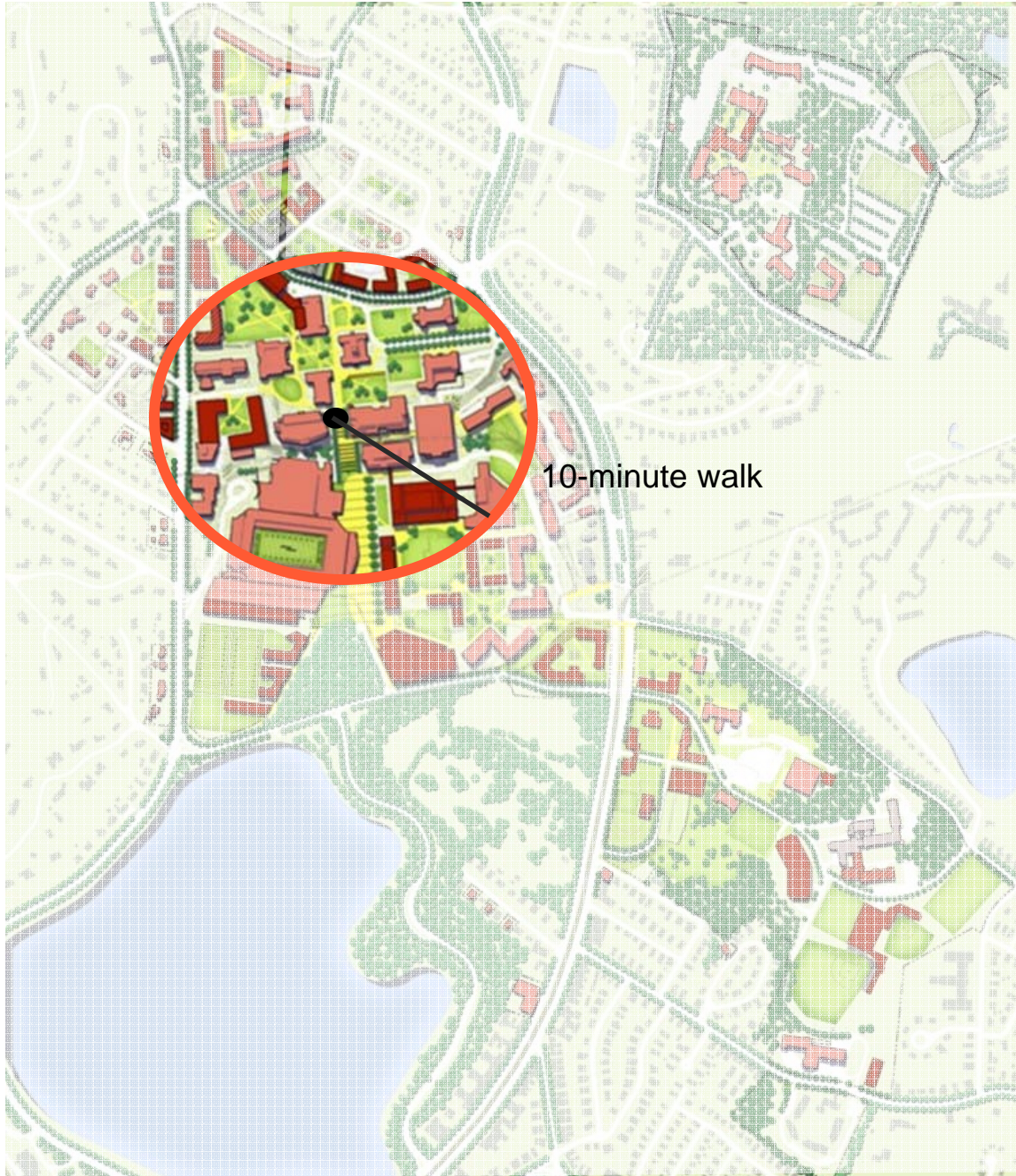
existing campus  
chestnut hill  
brighton



proposed campus  
chestnut hill  
brighton



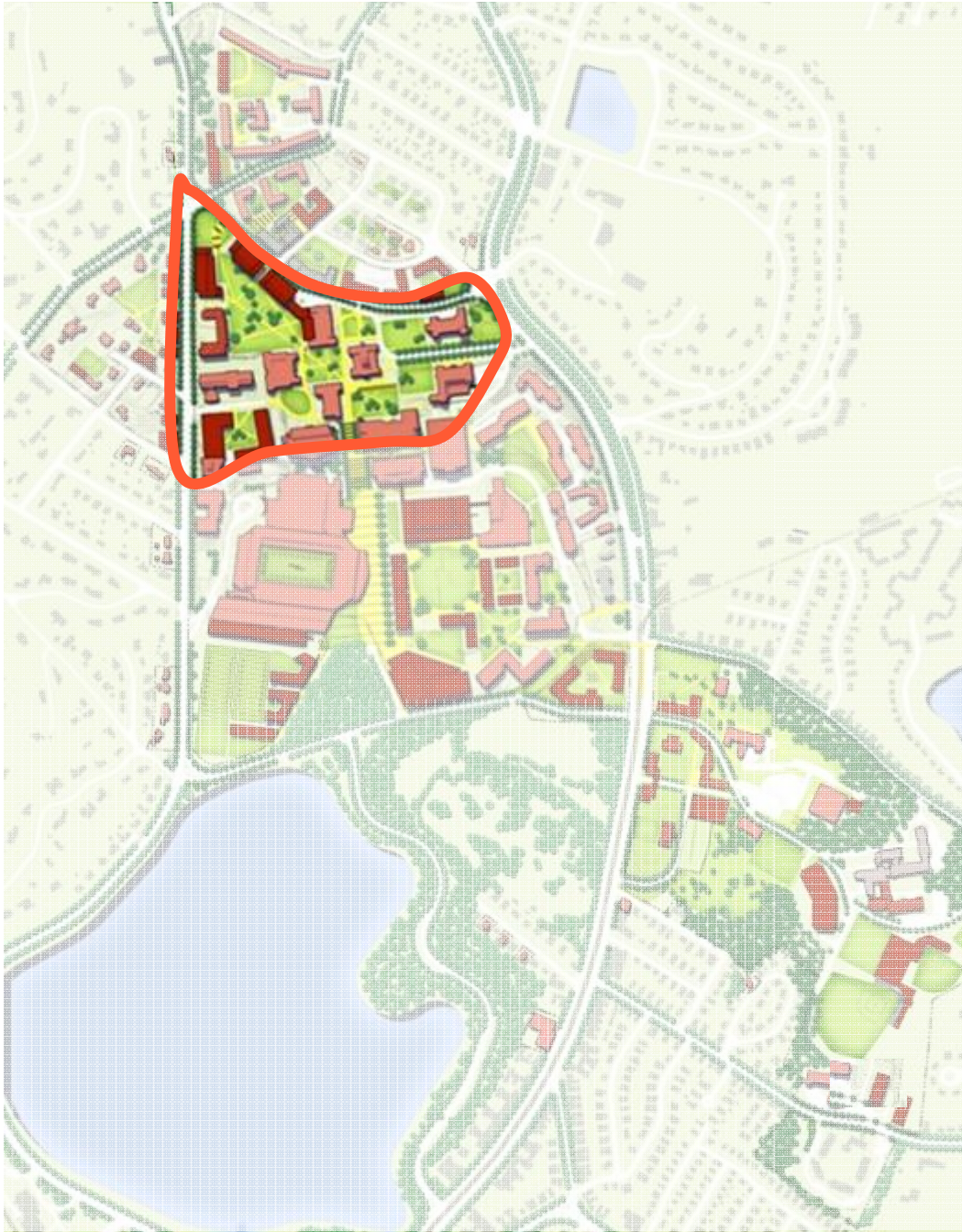




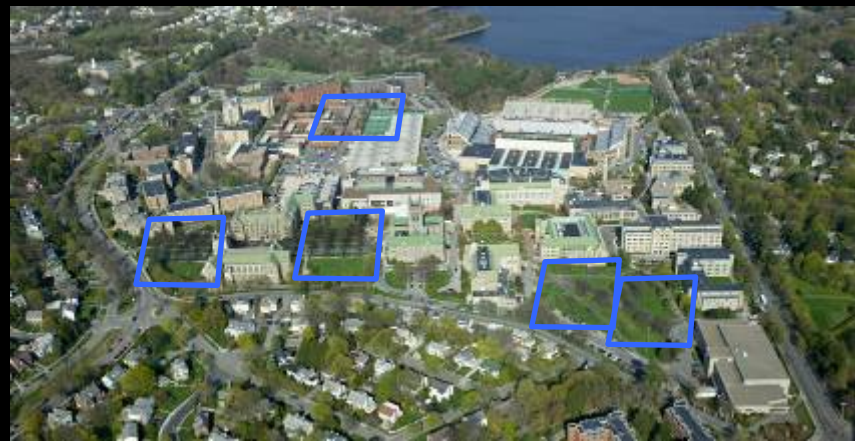
- preserve future academic sites within a 10-minute walk circle

master plan principles



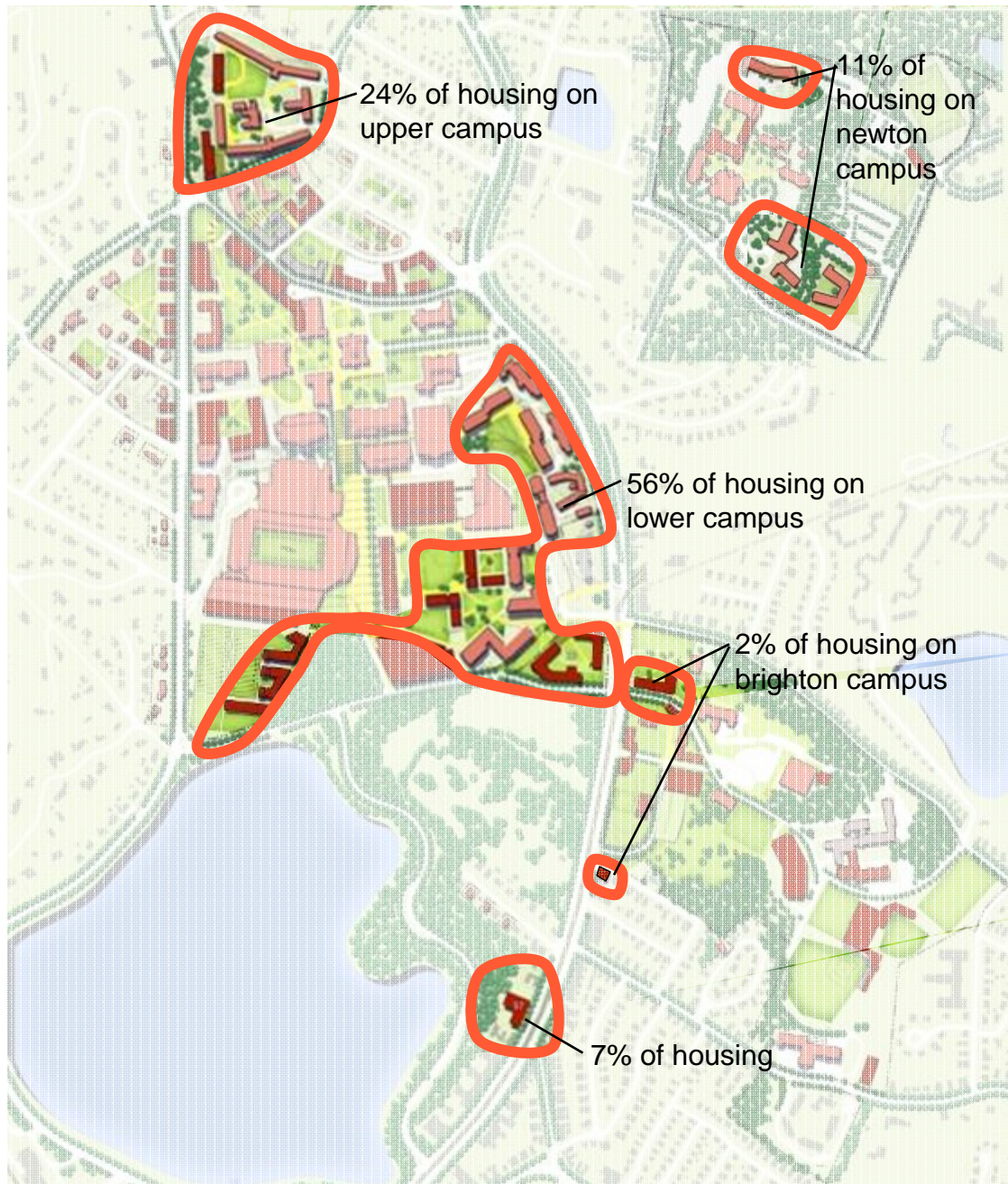


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- reflect the density of buildings and open space in the middle campus



master plan principles

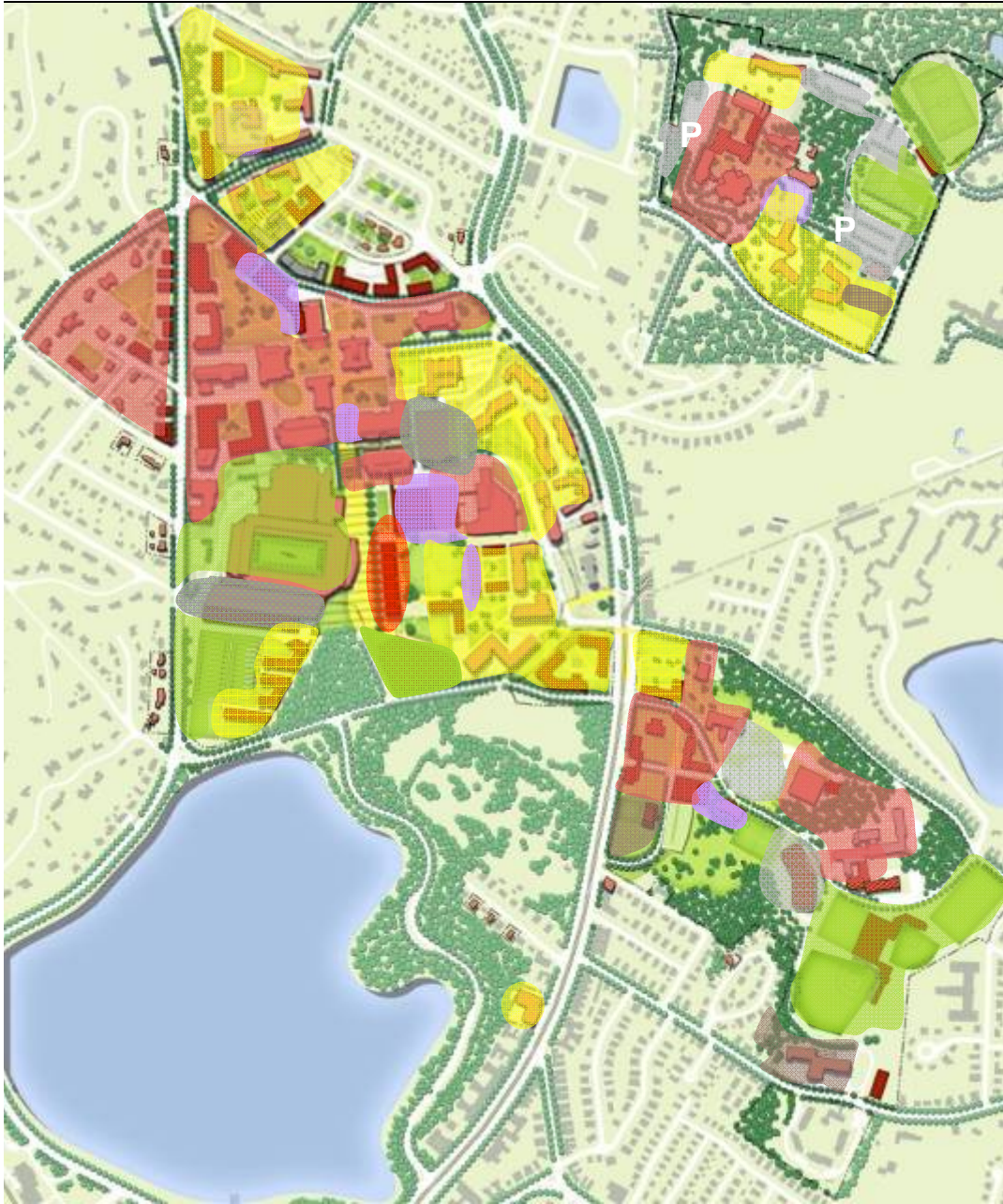




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- provide student housing throughout the campus to promote integrated living/learning environments

master plan principles





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- mixed use throughout the campus

master plan principles

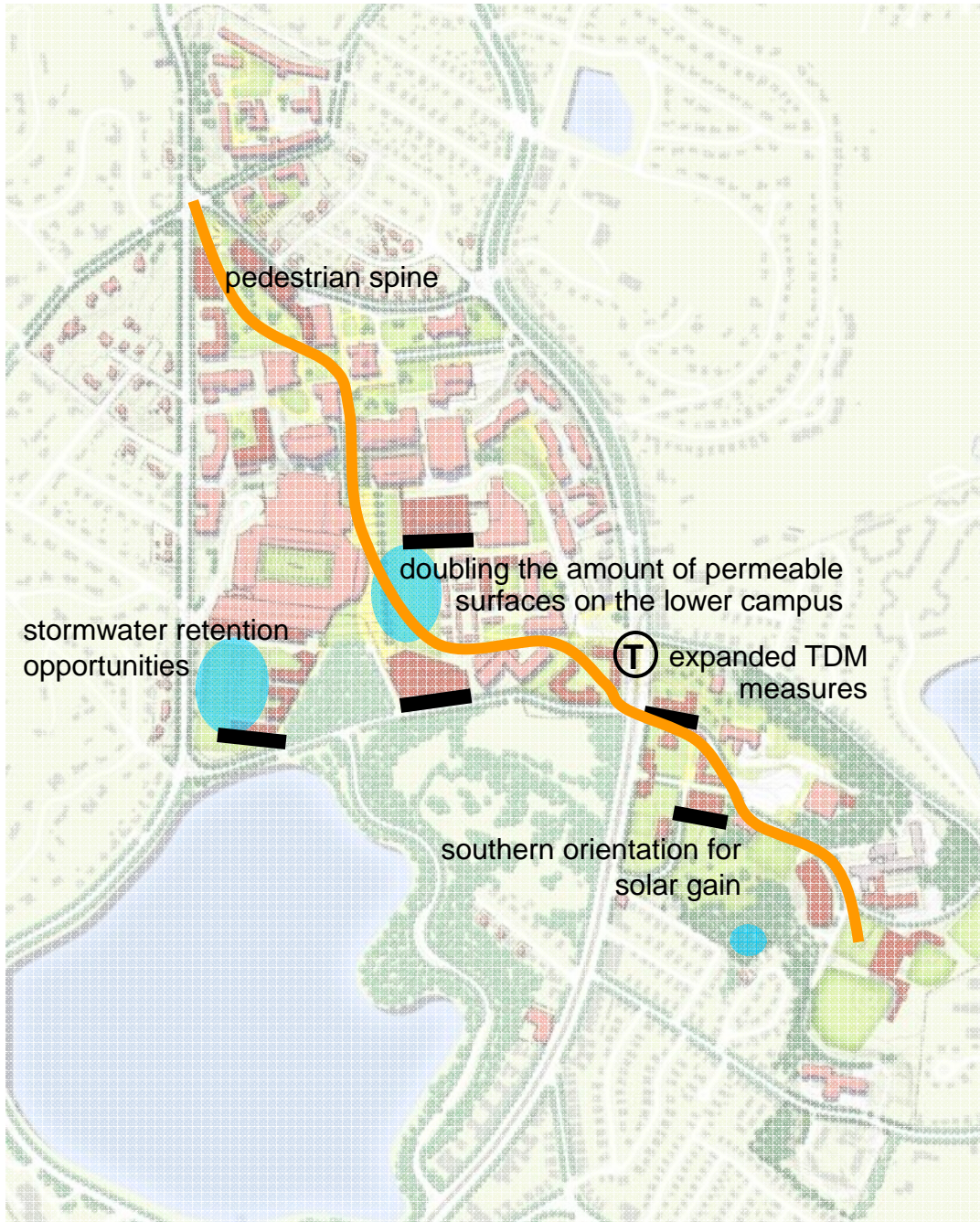




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- reflect the density of buildings and open space in the middle campus
- provide student housing throughout the campus to promote integrated living/learning environments
- mixed use throughout the campus
- create strong pedestrian links between all areas of the campus, and identify peripheral sites for vehicular circulation and parking

master plan principles





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- promote sustainable practices

master plan principles



## city of boston projects

brighton athletics center:

baseball field

softball field

intramural field

support building

more hall housing 470 beds

comm ave/spine road 150 beds

shea field housing 170 beds

2000 comm avenue 560 beds

university center

recreation center

shea field housing 380 beds

beacon st garage addn: 350 spaces

fine arts studios/classrooms

museum

auditorium

mods housing replacement 185 beds

brighton garage 500 spaces



## institutional master plan



## open-space vision



strong landscape plan for the campus of quadrangles, courtyards, and corridors onto which buildings face, with a continuous pedestrian pathway that links these spaces and the areas of the campus.

## goals

- passive open space in each area of the campus
- an array of spaces from passive recreation to contemplation
- removal of vehicle roadways into interior portions of the campus
- holistic landscape plan that is based on sustainable values of storm water strategies, orientation (light and shade), slope retention



open space



## open space outcomes

- created a series of linked quadrangles and a continuous pedestrian spine
- created view corridors into the campus from primary campus edges
- maintained open space at the corner of lake street and commonwealth avenue
- created a 50-foot deep no-build zone along lake street
- maintained open space at the edges of the brighton campus
- will maintain open space access to the campus to the broader community



open space



## academic vision

historic concentration in middle campus, with opportunities for mixed use in other portions of the campus: brighton, lower and newton

## goals

- create a central location for the humanities
- accommodate program expansion in the sciences
- enable fine arts academic presence on brighton campus
- maintain former archdiocese buildings as academic and academic support functions on the brighton campus



academic



## academic outcomes

- moved and reconfigured the fine arts building, museum, and auditorium from the corner of commonwealth avenue and lake street to a new site adjacent to the former cardinal's residence
- reused existing buildings on the brighton campus for academic and academic support uses



academic



## housing vision

creation of additional beds in several districts of the campus to meet student housing demand

## goals

- meet 100% of 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

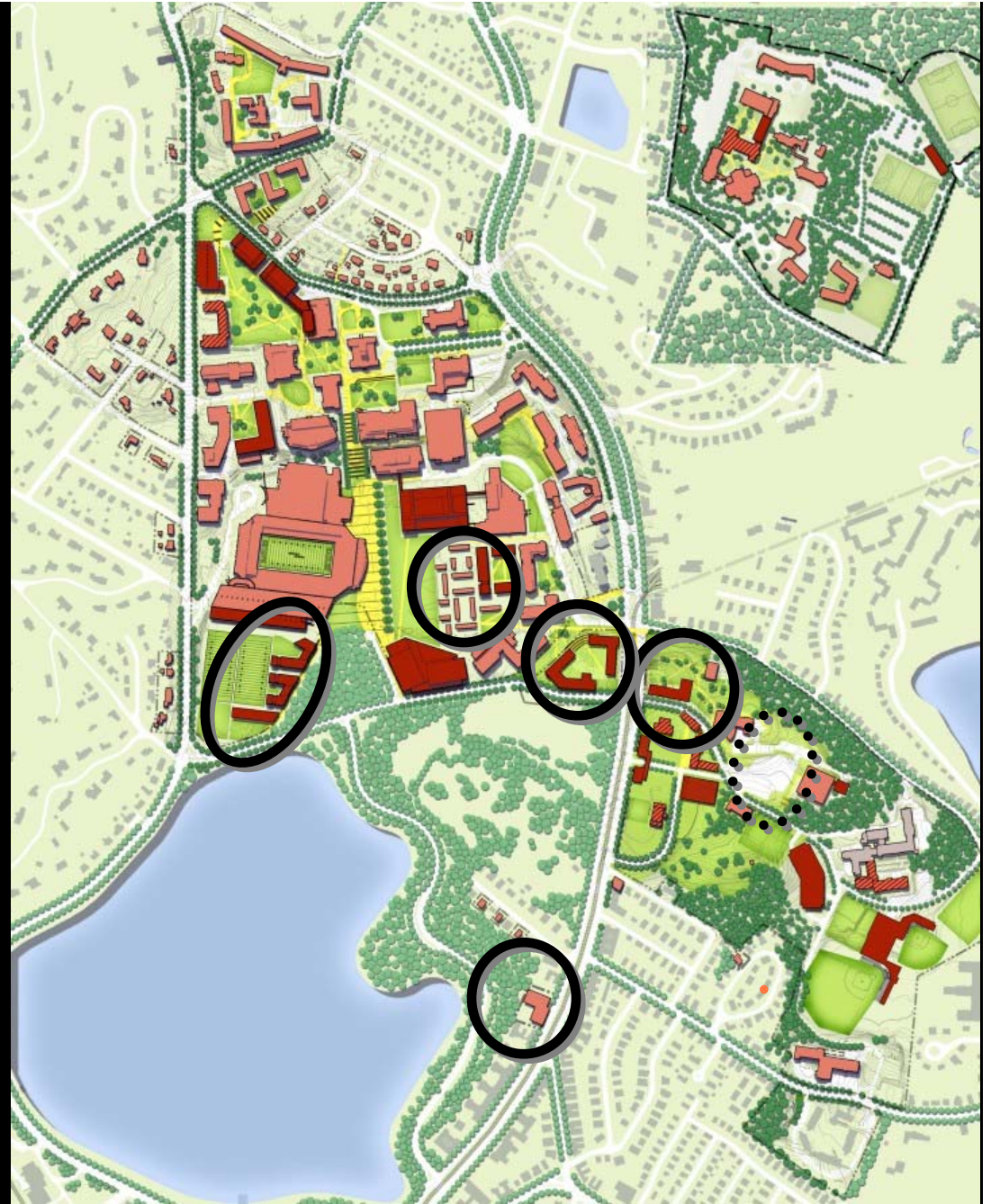


housing



## housing outcomes

- house 96% of student demand
- added 110 beds to the lower campus
- accelerated 170 beds of shea field housing and increased the setback from the reservoir
- reconfigured the housing on commonwealth avenue/brighton spine road
- acquired 2000 commonwealth avenue for university-controlled housing
- removed 350 beds from the interior of the brighton campus and placed in a housing study



housing



## Goal: 100% University Housing for Undergraduate Demand

### Phase 1

More Hall	+ 470 beds (A)
Brighton Comm Ave	+ 150 beds (B)
Shea Field	+ 170 beds (C)
2000 Comm Ave	+ 560 beds (D)
Raze Edmonds	- 790 beds (E)
<hr/>	
Subtotal	+ 560 new beds

### Phase 2

Shea Field	+ 380 beds (F)
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Subtotal	+ 380 new beds

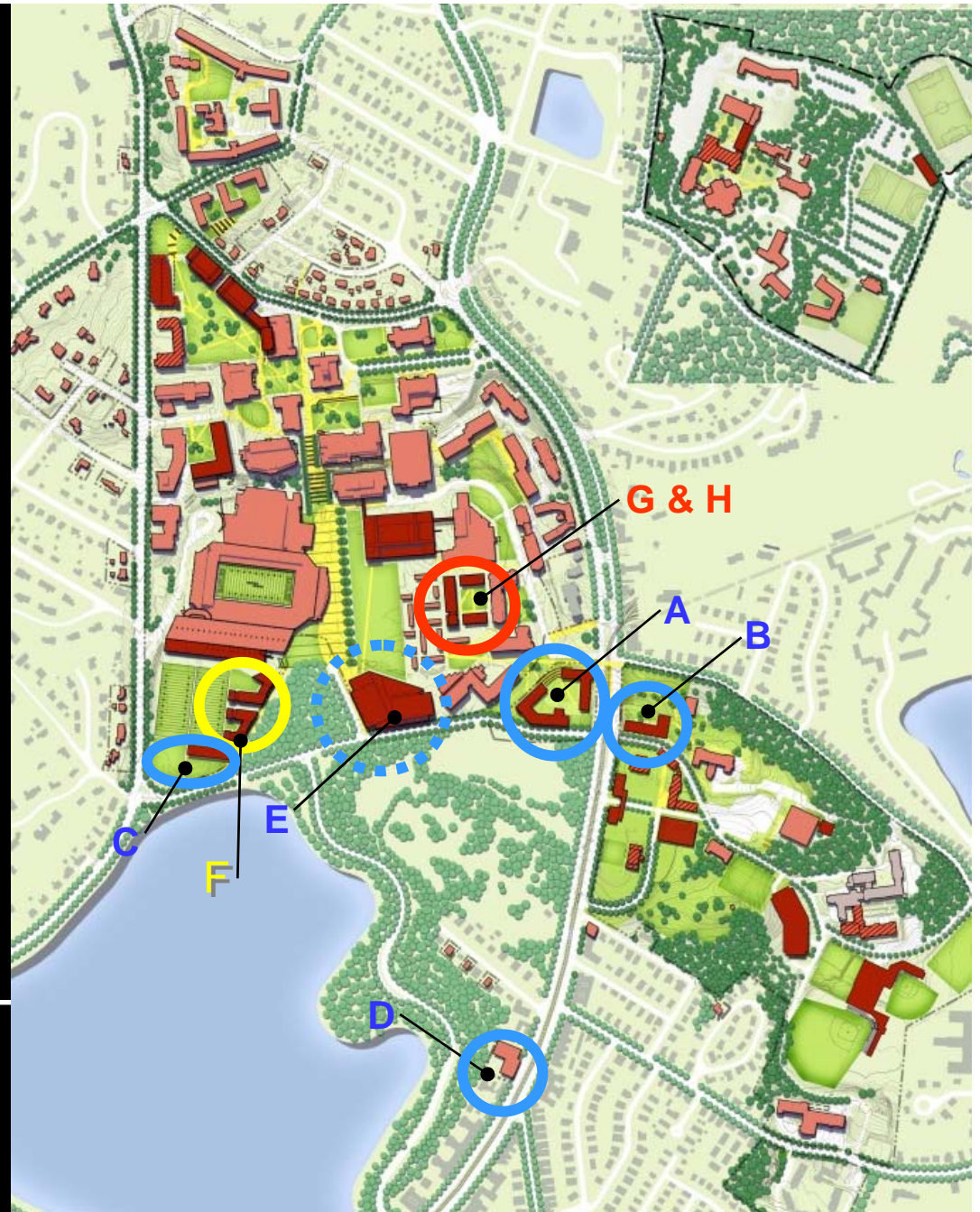
### Phase 3

Mods Replacement	- 185 beds (G)
	+185 beds (H)

**Total**                      **+ 940 new beds**  
**8,270 total =96%**

### Future Undergraduate Housing

350 Undergraduate Beds: subject to housing study to meet goal of 100%



housing phasing

## athletics and recreation vision

on-campus athletic and recreational activities for all students that support health, wellness, and provide positive behavioral outlets

## goals

- utilize the campus' flat land efficiently
- locate athletic/recreation facilities near student housing
- support the open space framework of the campus
- provide quality facilities and playfields for intercollegiate athletics that will attract and retain talented student athletes
- provide facilities to meet university student formation goals and to accommodate student demand for intramural and club sports and open recreation time



athletics and recreation



## athletics and recreation outcomes

- re-oriented baseball field so that spectator seating is moved away from neighbors
- reduced baseball seating from 1,500 to 1,000 seats
- reduced softball seating from 500 to 300 seats
- reduced the size of the support building
- reduced the schedule of use
- agreed to form an athletic advisory committee to advise on management and operational issues



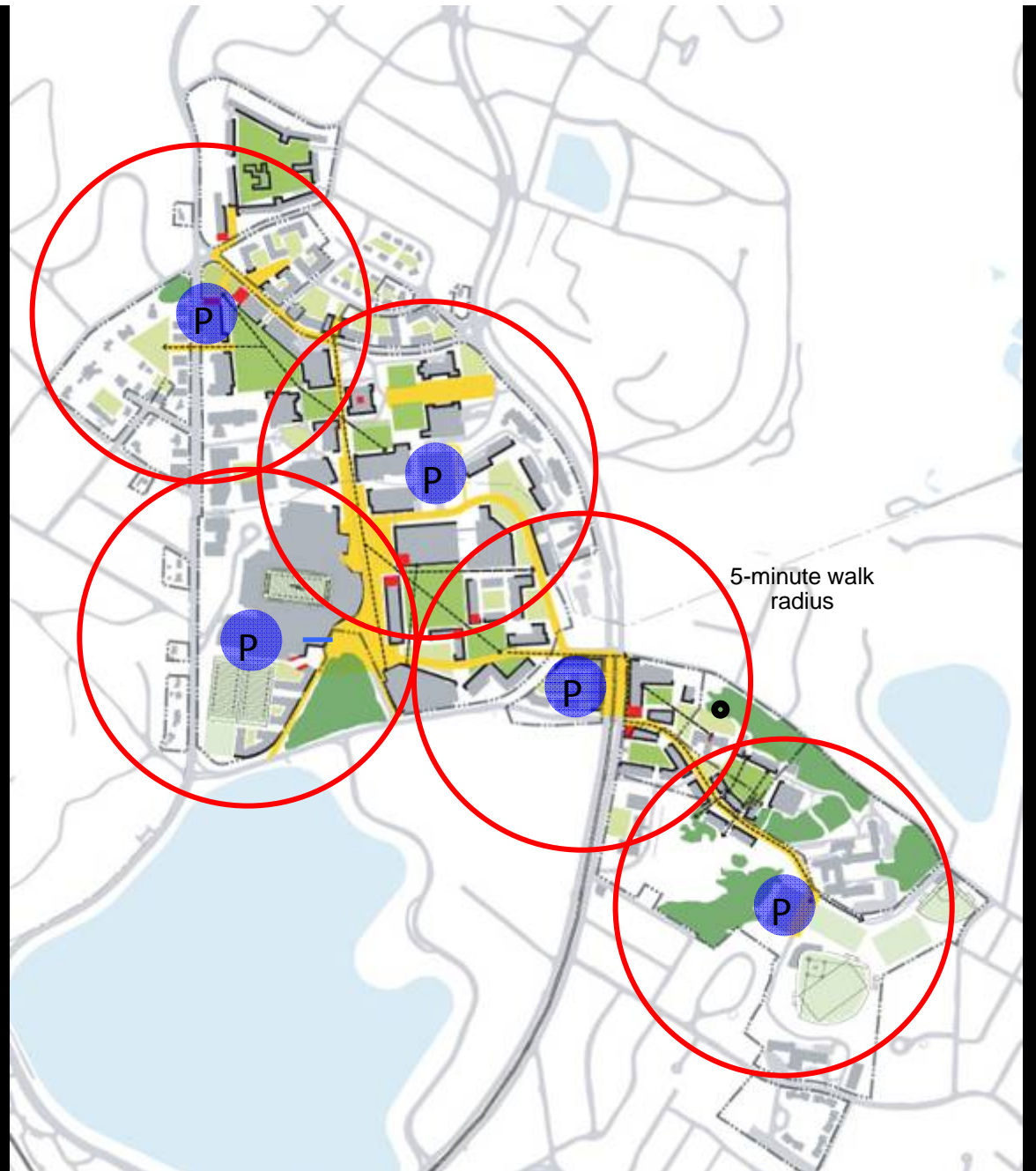
athletics and recreation

## transportation and parking vision

enhance multimodal access to the university and create a pedestrian and bicycle friendly campus with limited internal vehicular circulation

## goals

- create a continuous pedestrian network on campus with minimal roadway crossings
- provide a gateway entrance to the brighton campus
- locate parking at campus gateways
- provide improved vehicular and pedestrian access between the brighton and lower campuses
- incorporate best practices in transportation demand management



# transportation and parking



## provide brighton campus vehicular access

1. implement alternative 3
2. st. thomas more road access to lake street remains open
3. new access road to brighton campus at rear of more hall site

## expand tdm and use of alternative modes

1. pre-tax mbta pass sales
2. 25% mbta pass subsidy
3. expanded pedestrian system with reduced pedestrian/vehicle conflicts
4. expanded bike accommodations



multimodal access



the following parking improvements  
result in a net gain of approximately  
200 spaces campus wide:

### brighton campus

1. 500-space garage

### chestnut hill campus

2. 350-space addition to beacon street garage
3. up to 90 spaces below beacon street academic building on middle campus
4. up to 100 below grade spaces on more hall site

### 2000 commonwealth avenue

5. 200 spaces

### newton campus

6. 150-space surface lot



parking supply



- \$1.3 billion: University's annual regional economic impact
- \$1+ billion investment in new construction and renovation projects
- 12,000 jobs in recessionary economy (8,000 construction jobs)
- \$40 million: University's annual local purchasing of goods & services
- \$5 million: University's annual community service by students, faculty & staff
- Employ 650 Boston residents, 253 Allston-Brighton residents



economic impact



- Educational partnerships with Boston Public Schools: Boston Connects, College Bound and Step Up
- Scholarship aid: \$8.3 million to Boston students, \$2.3 million to Allston-Brighton students
- St. Columbkille School Partnership: \$1+ million investment to preserve and strengthen Catholic education for children and parents in Allston-Brighton
- Community development assistance: \$1 million to Allston-Brighton organizations
- Student volunteer and community service: 444,000 hours annually
- Access to athletic and recreational programs and facilities
- Cultural resources and support for creative economy

**community benefits**



# institutional master plan

