

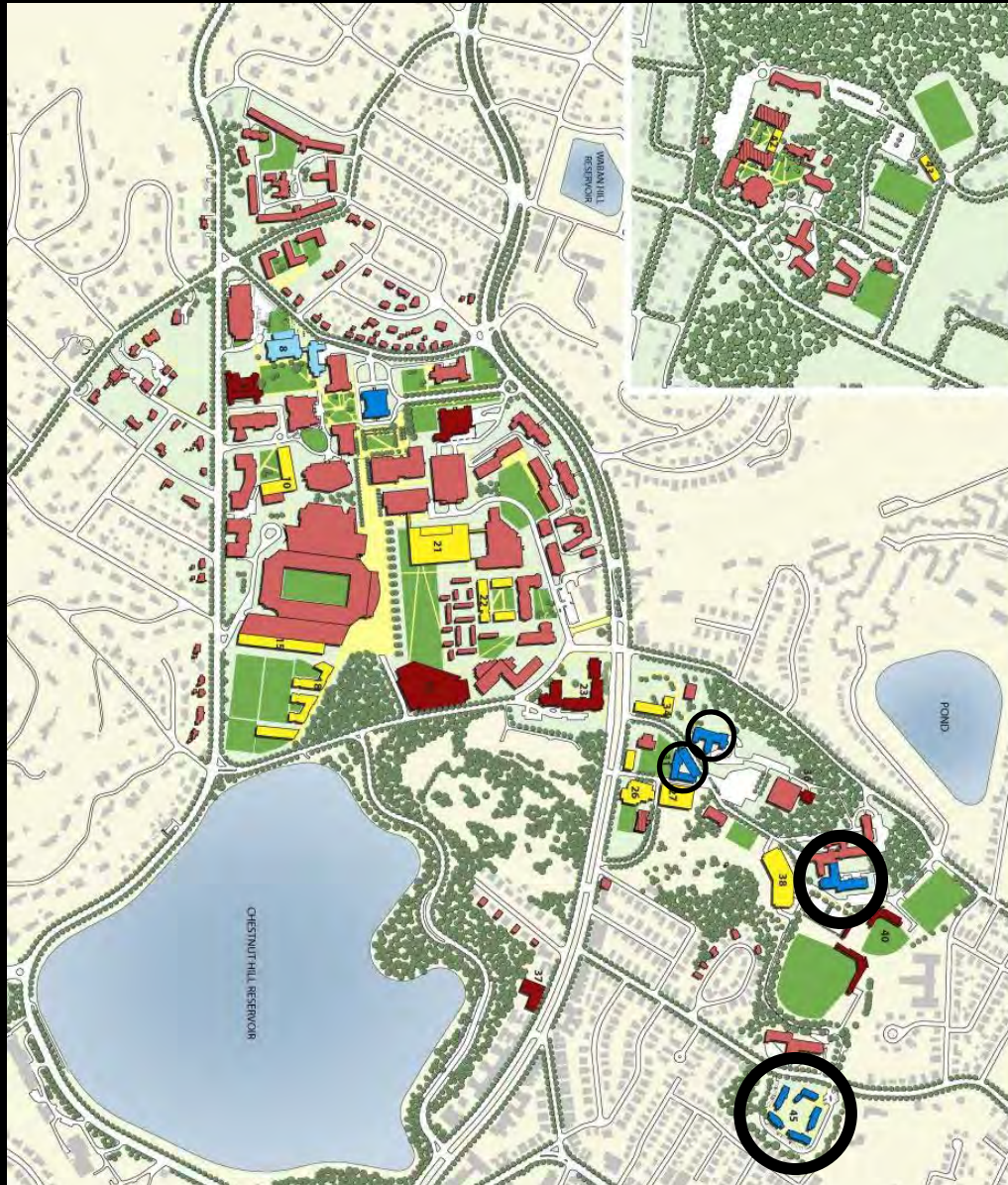


Allston Brighton Boston College Task Force Meeting | November 26, 2012

Agenda

- Welcome and Introductions (BRA, BC, Task Force)
- Update on Construction and Renovation Projects (BC)
- IMP Overview (BC)
- 2150 Commonwealth Avenue Residence Hall Planning (BC)
- Task Force Questions and Comments
- Public Questions and Comments

Construction and Renovation Projects



COMPLETED

- 9 Lake Street
- Blessed Peter Faber Jesuit Housing – 188 Foster Street
- 129 Lake Street
- Cadigan Alumni Center

Master Plan Principles

Create a unified and contiguous residential and academic core campus

Develop cohesive residential villages by class

Reinforce the mission by bringing together academic, social and spiritual pursuits

Create a better pedestrian environment and peripheral vehicular circulation and parking

Extend the landscape quality found on the historic middle campus

Respect the surrounding character of the neighborhoods by creating density closest to the core campus



IMP Housing Vision and Goals

Vision

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

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



IMP Housing Plan

More Hall + 470 beds

2000 Comm Ave + 560 beds

Raze Edmonds Hall - 790 beds

Subtotal + 240 beds

Shea Field + 550 beds

Brighton Comm Ave + 150 beds*

Combined Subtotal + 940 beds

Mods Replacement - 185 beds
+ 185 beds

Subtotal 94% - 96% of undergraduate demand

*150 beds taken under advisement by the BRA for further consideration, and not under consideration by the Zoning Commission at this time

Future Undergraduate Housing

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



IMP Plan

2150
Commonwealth
Avenue: proposed
Residence Hall



Proposed Residence Hall at 2150 Commonwealth Ave.



2150
Commonwealth
Avenue



Program Summary

Approved IMP Program Elements

- 470 student beds
- Common spaces
- Resident Director apartment
- Retail
- Underground parking
- Open Space

Alternate Program Elements Explored

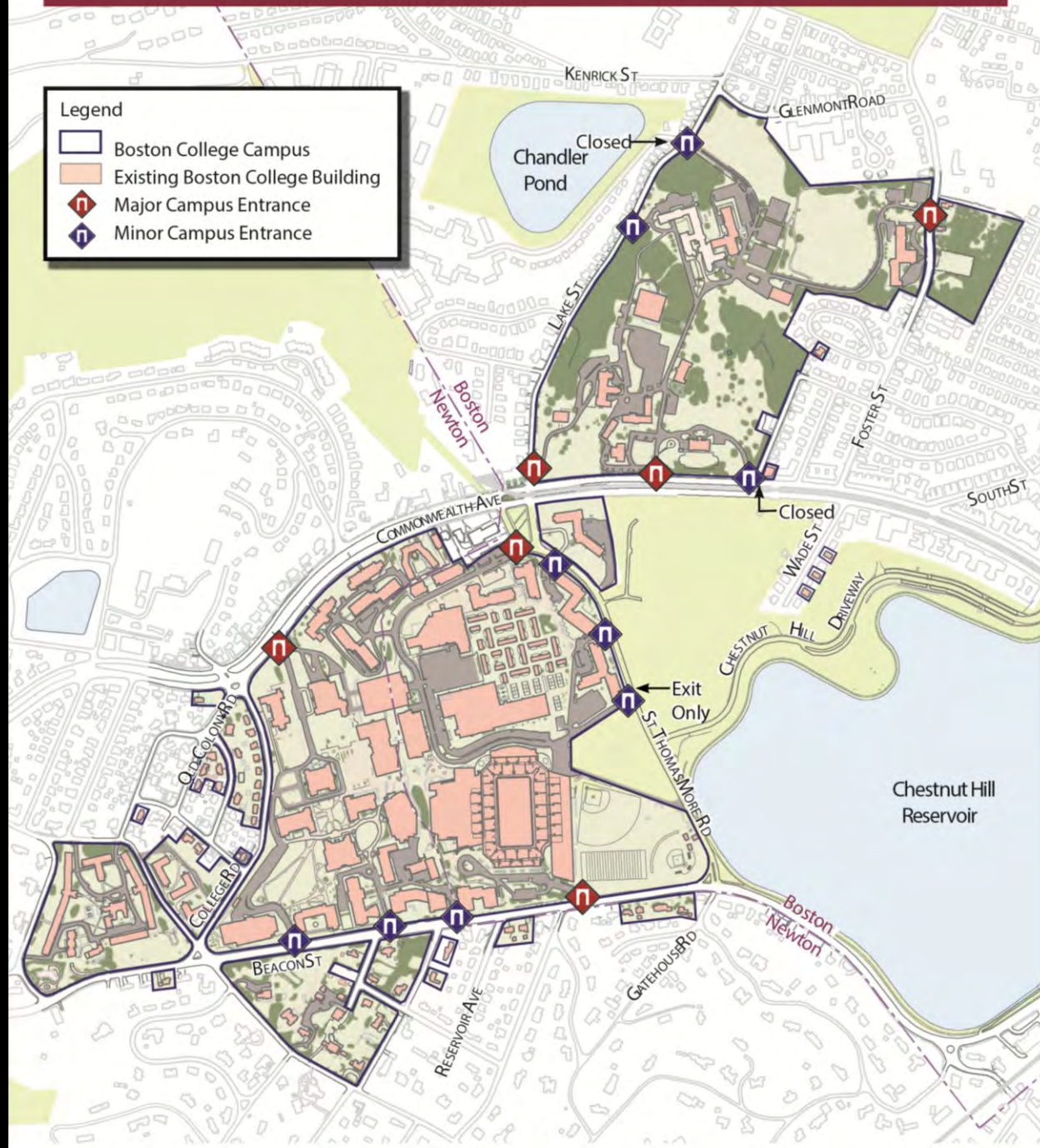
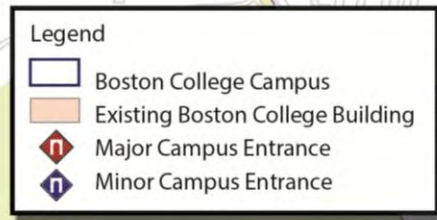
- Campus Police
- Health Services

2150
Commonwealth
Avenue

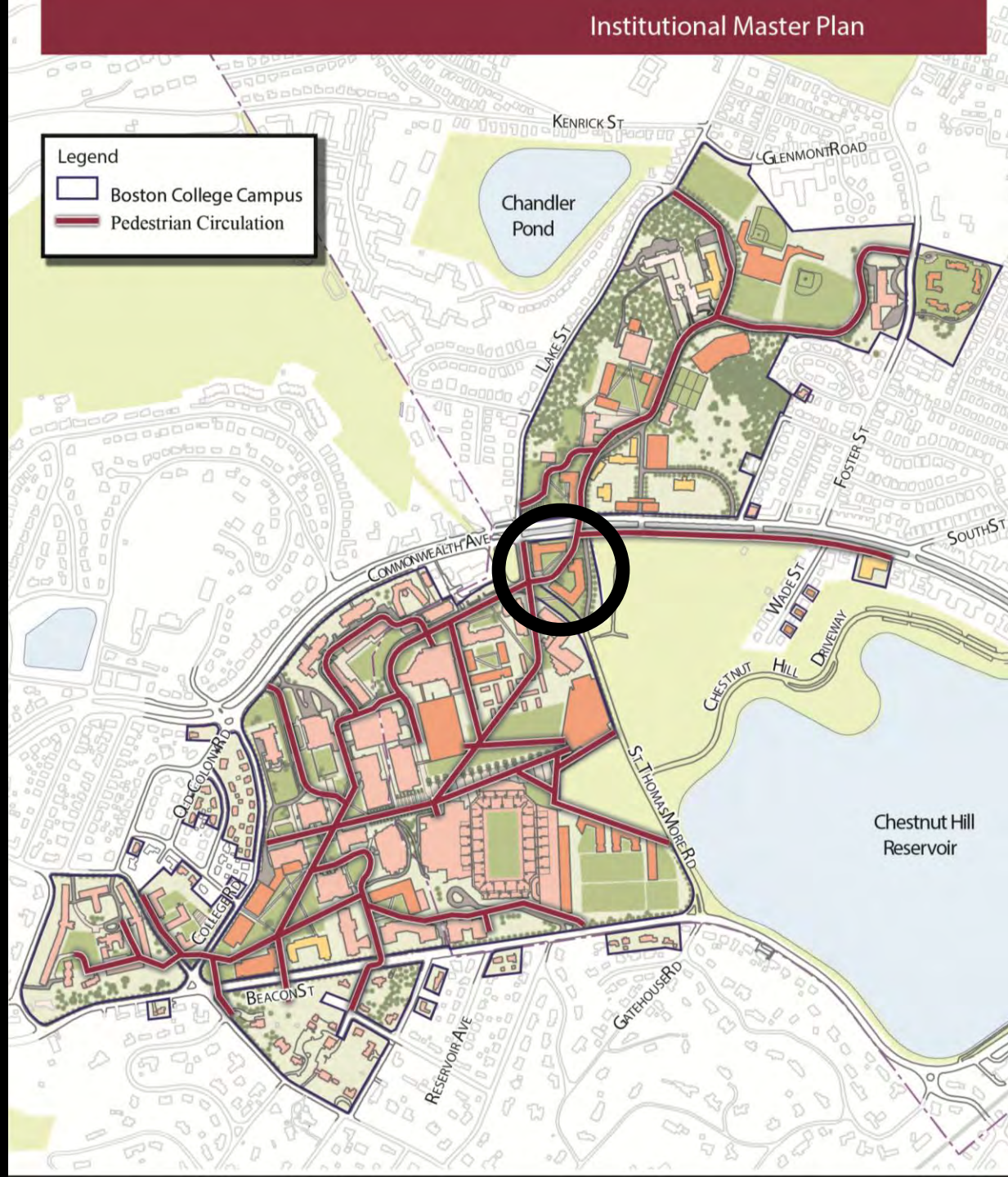
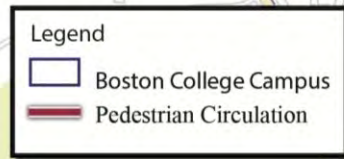


Live / Learn Program

- Entry Lobby
- Lobby Lounge
- Common Room
- Seminar Room
- Quiet Room
- Music Practice Rooms
- Resident Minister / Resident Faculty
- 1 Floor Lounge per floor
- 3 Study Lounges per floor



IMP
Campus
Gateways



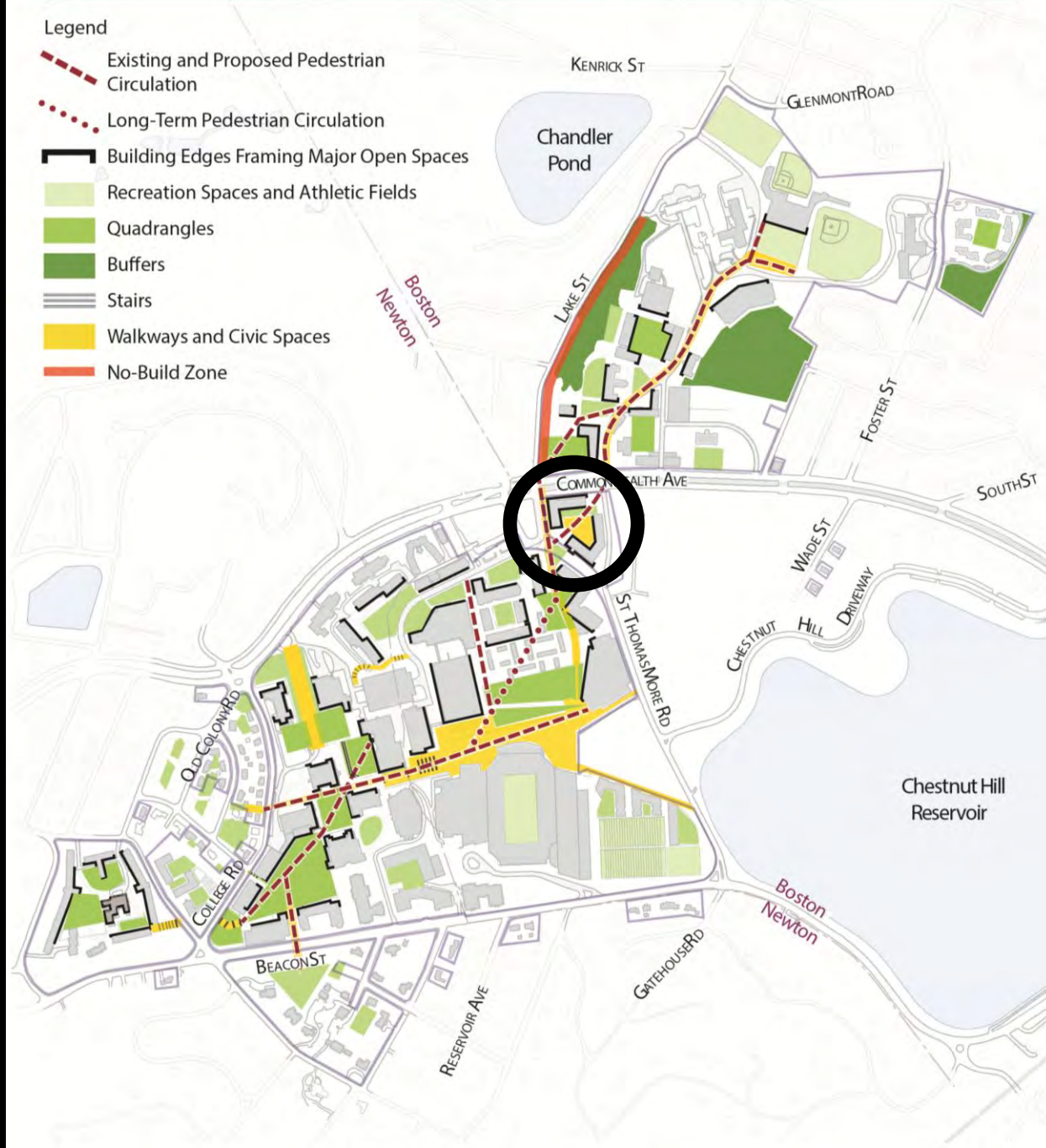
IMP

Pedestrian

Circulation

Legend

-  Existing and Proposed Pedestrian Circulation
-  Long-Term Pedestrian Circulation
-  Building Edges Framing Major Open Spaces
-  Recreation Spaces and Athletic Fields
-  Quadrangles
-  Buffers
-  Stairs
-  Walkways and Civic Spaces
-  No-Build Zone



IMP

Campus Open
Space

2150
Commonwealth
Avenue



Institutional Master Plan Goals:

- Strong building composition
- Create memorable open spaces
- Express active uses

Commonwealth
Avenue



St. Thomas
More



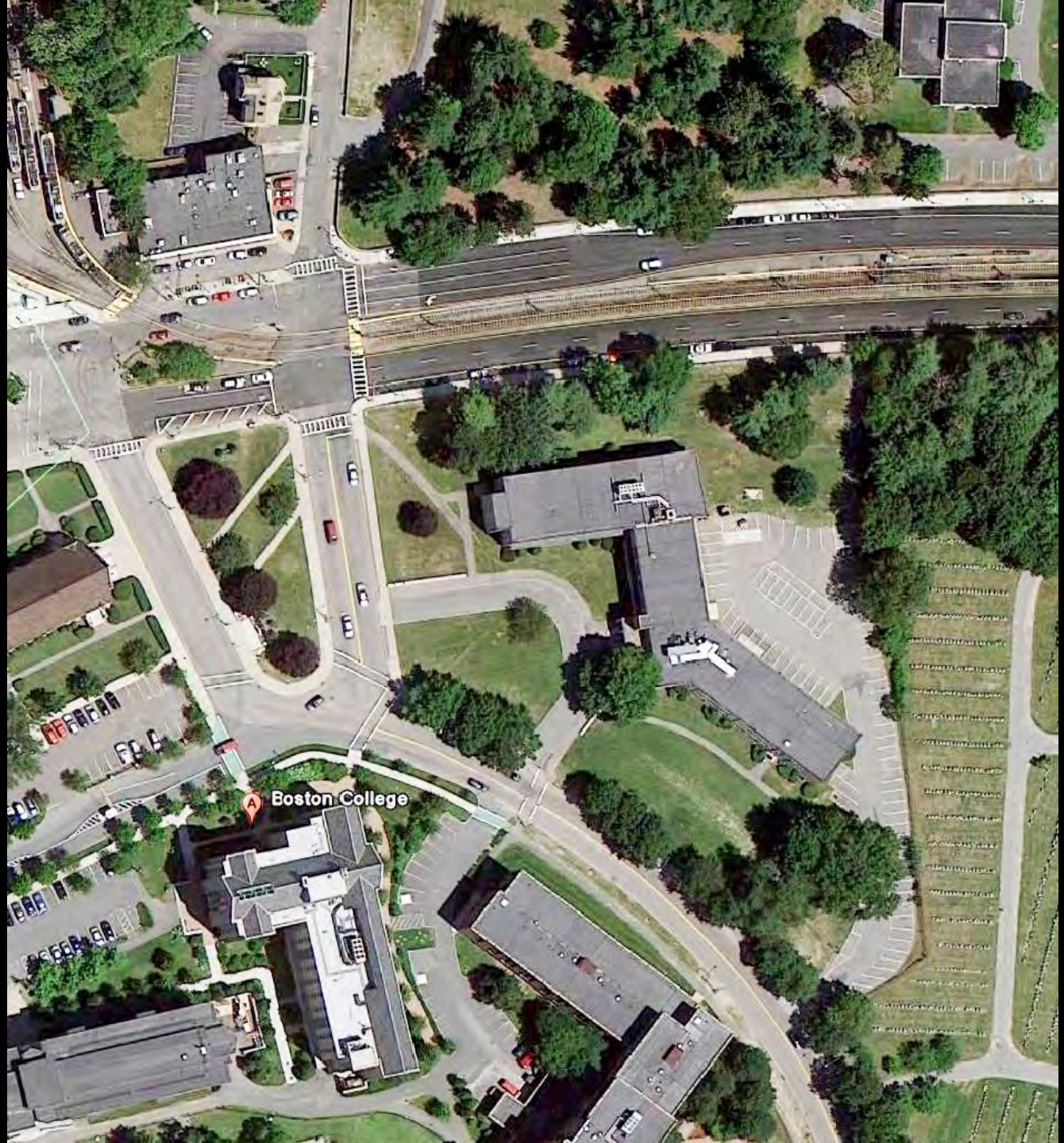
2150
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Avenue

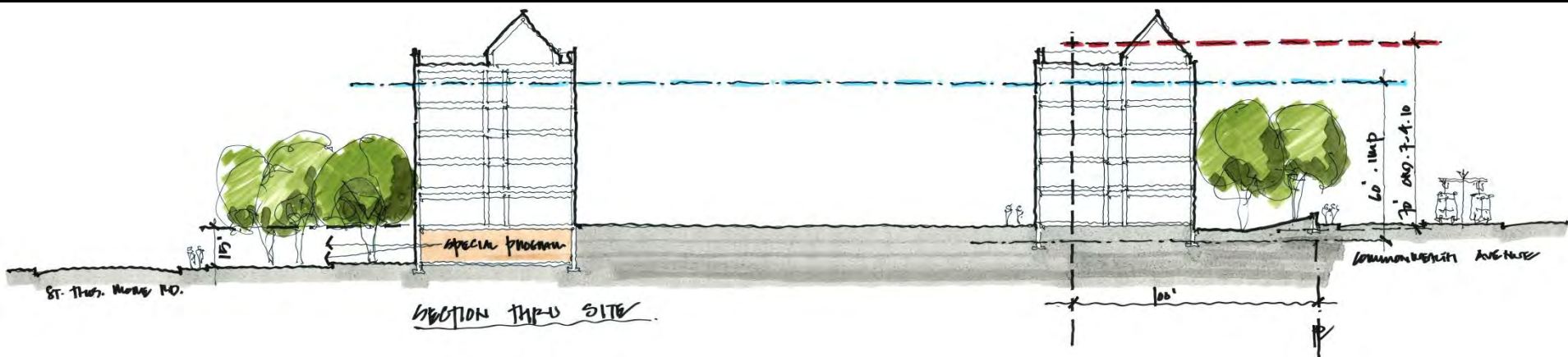


Project Constraints:

- Mature landscape
- Height limitations
- Site topography
- Operational cost

Aerial Photo







2150
Commonwealth
Avenue



Merging Goals & Constraints:

- Set back from Comm. Ave.
- Limit to 5 – 6 floors
- Open Courtyard to St. Thomas More
- Program lower level
- Create single building
- Make corner transparent



Discussion

