

# BOSTON COLLEGE CAMPUS MASTER PLAN



ALLSTON BRIGHTON TASK FORCE MEETING | JUNE 16, 2008

PRESENTATION AND DISCUSSION

1

## student housing

- housing alternatives
- IMP
  - 100% housing
  - phasing
- housing restriction
- mortgage assistance program



2

## discussion

agenda

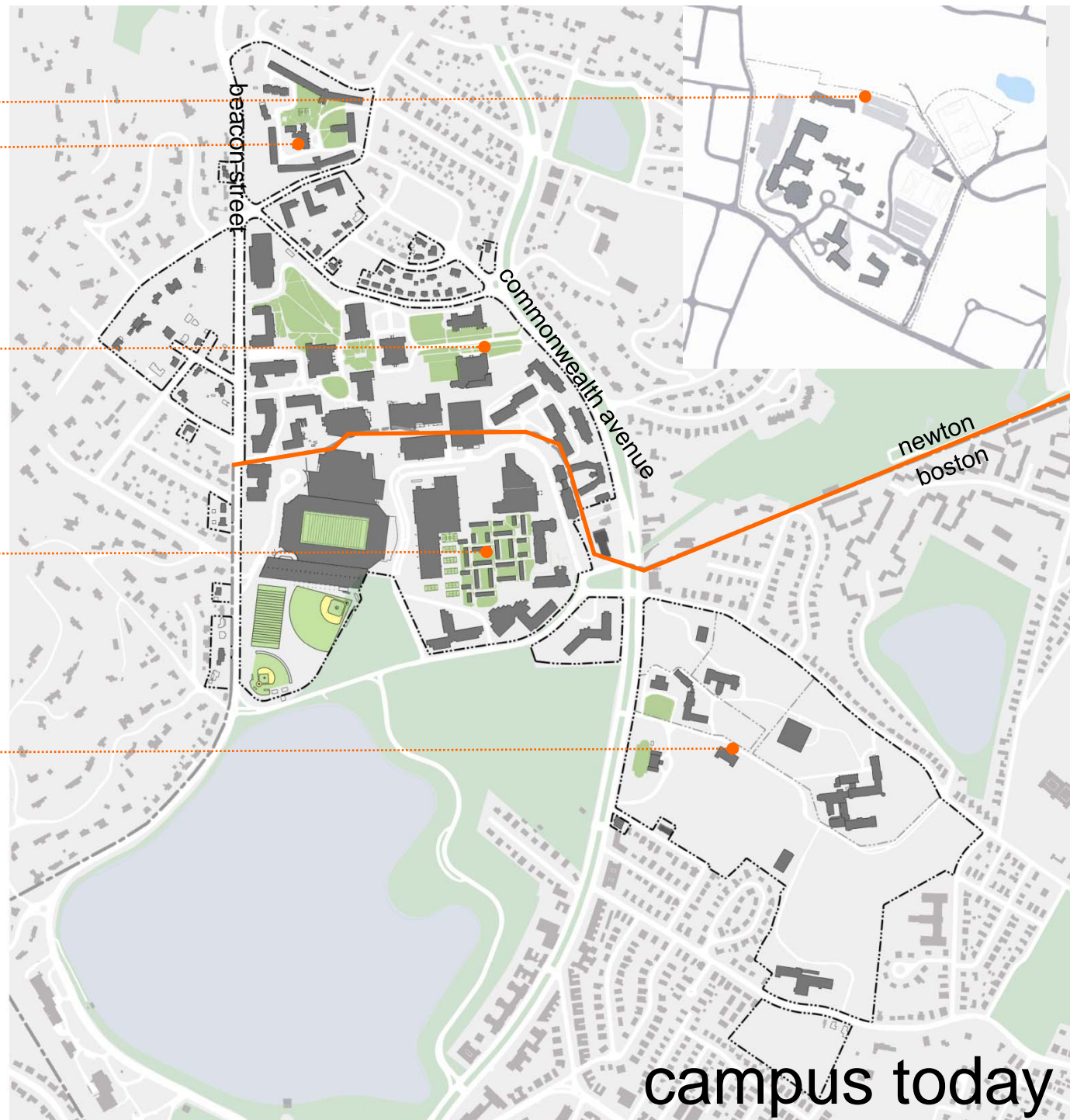


newton campus  
upper campus

middle campus

lower campus

brighton campus



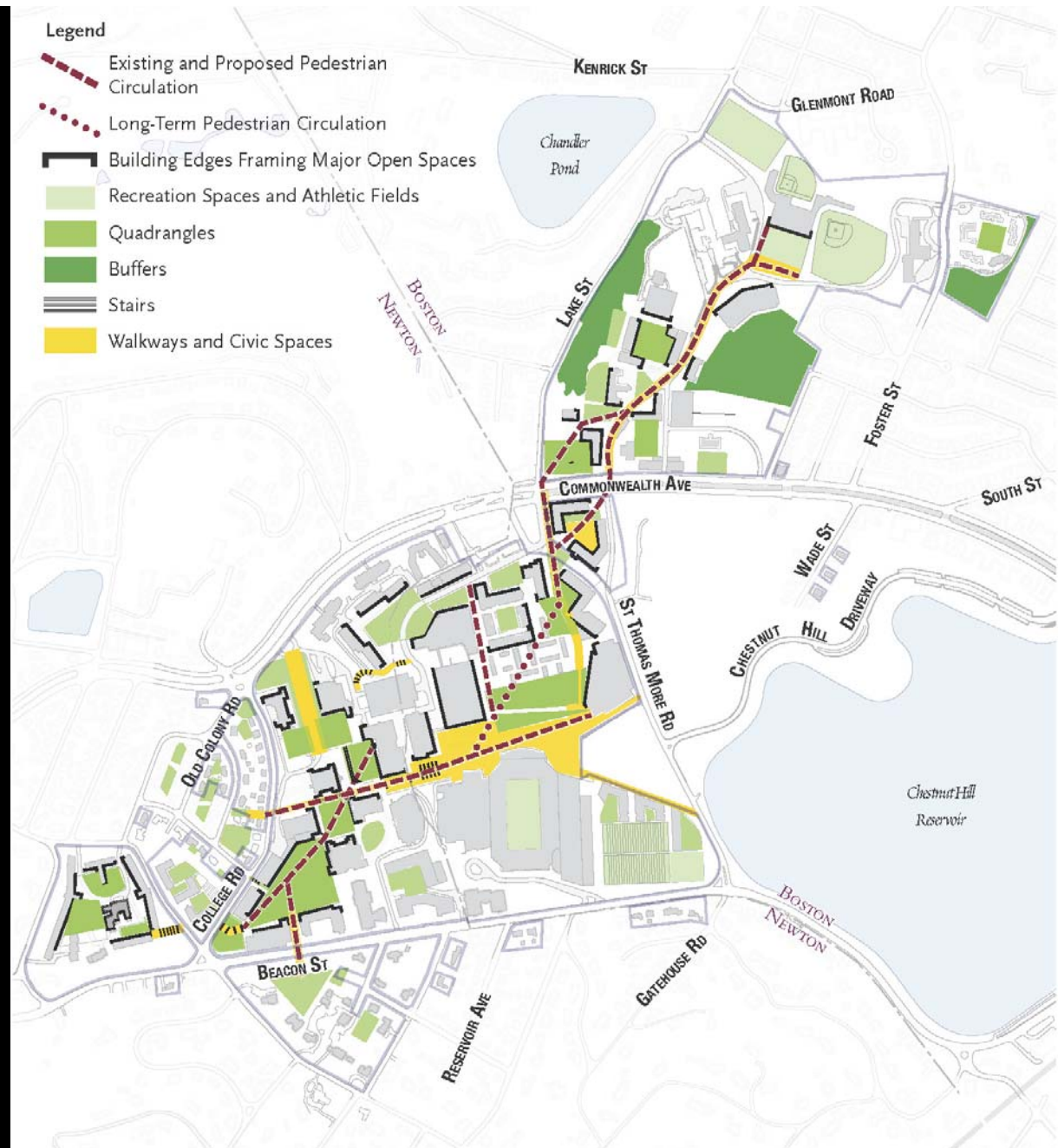
- 7,330 beds of housing with greatest concentration on lower campus
- new geographic heart in lower campus which has no open space or passive recreation space yet majority of housing
- opportunities for siting new buildings along the interior spine road of the brighton campus





## principles

- maintain undergraduate enrollment at 9,000 students
- emulate the middle campus' proportion of open space to building space (density) in all areas of the campus
- achieve mixed use in all areas of the campus
- improve access for pedestrians and vehicles



10-year plan

BRA scoping determination:  
provide alternatives to housing on brighton  
campus

- increase density on proposed lower campus residence halls
- replace all modular housing
- retain edmonds hall
- study alternatives for shea field housing including:
  - non-residential uses
  - setbacks or buffer zones



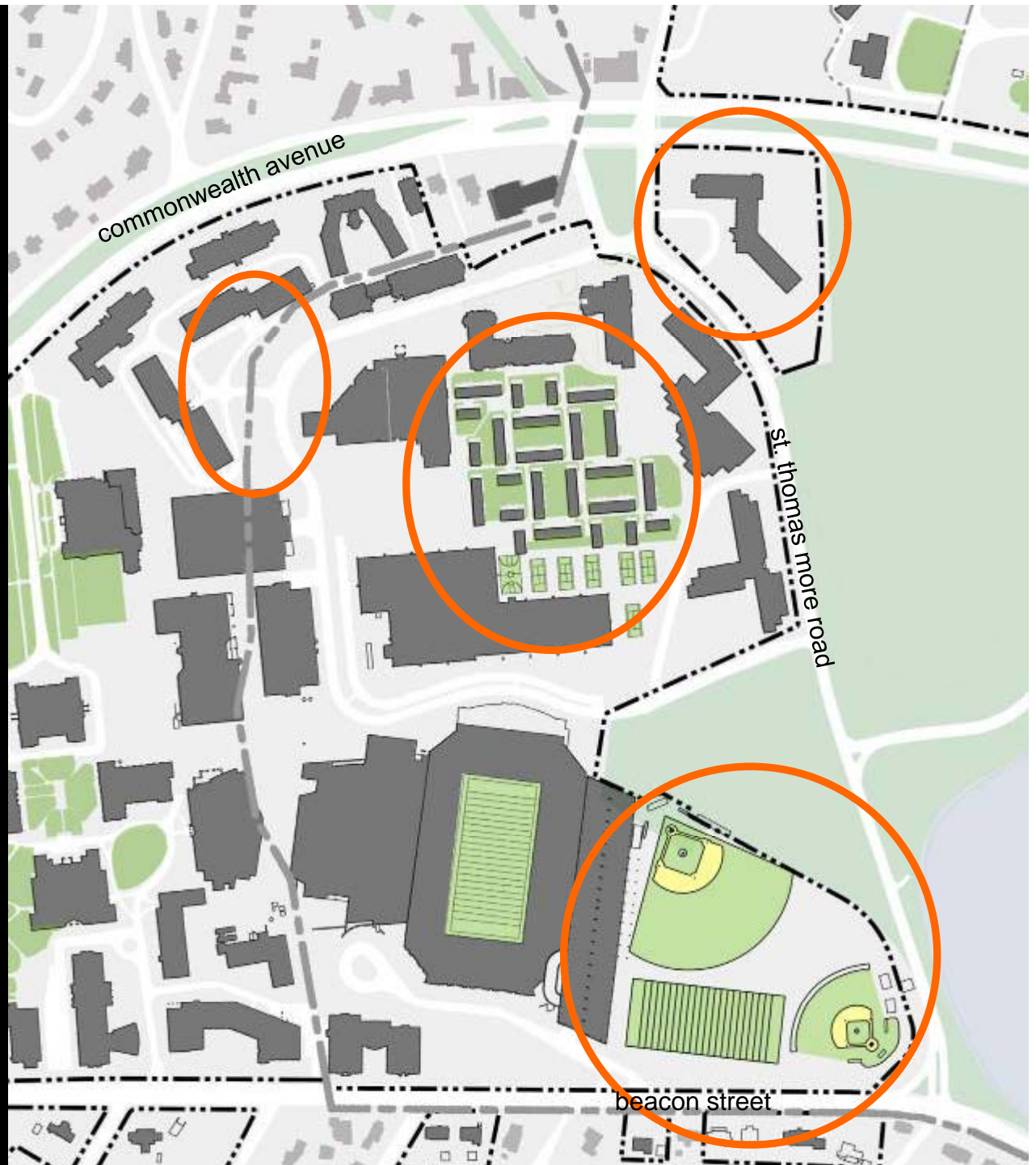
BRA scoping determination

## areas on lower campus studied for relocating 500 beds from brighton

mindful of:

- sensitivity to height and building location along commonwealth avenue, beacon street
- need for passive recreation and open space on lower campus proportionate to student population
- the location of shallow utility corridors that constrain building shapes
- requirement for 2-2.5 athletic fields adjacent to the existing stadium

## housing studies

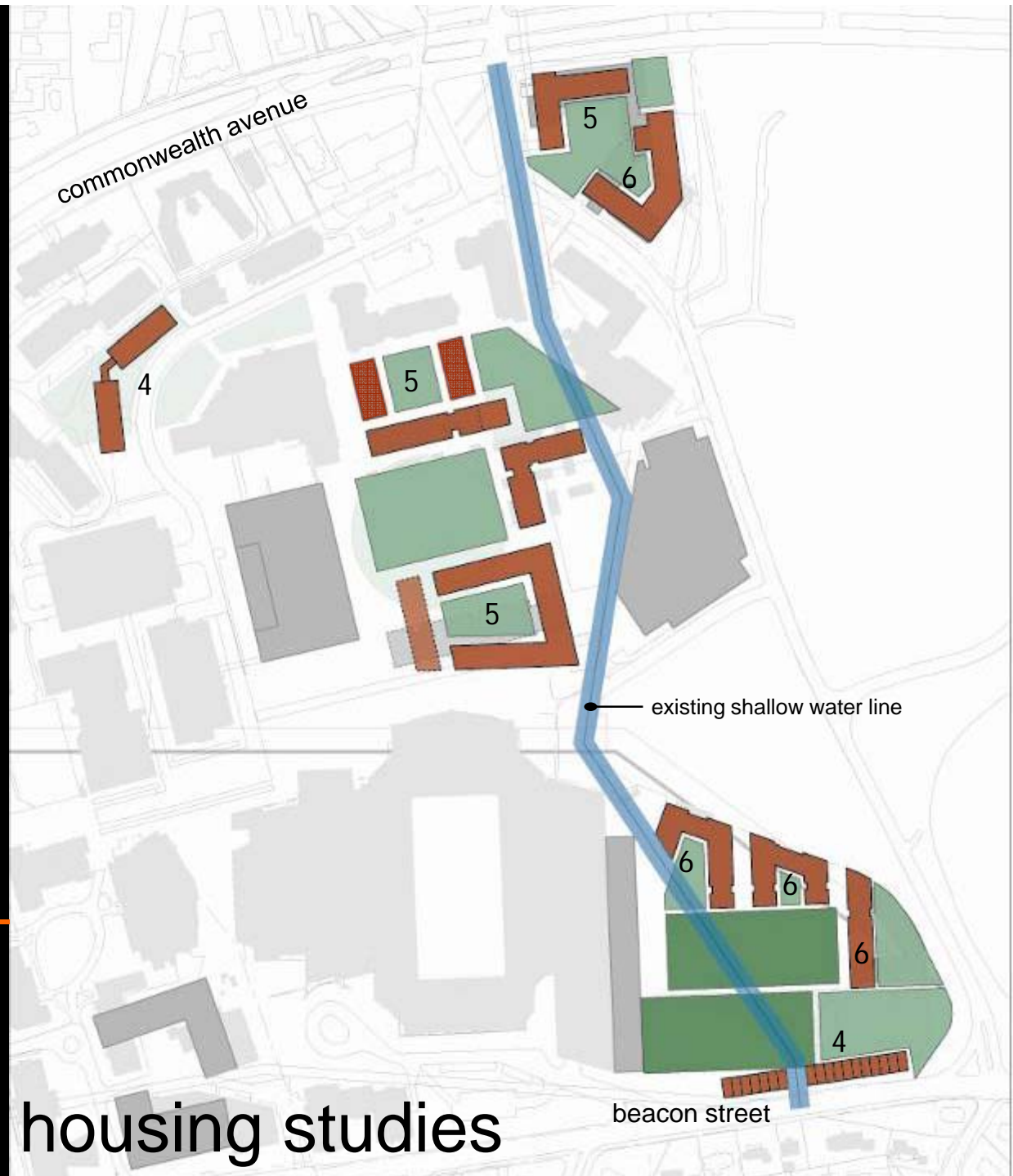




## areas on lower campus studied for relocating 500 beds from brighton

### study 1

- 50 beds added to more hall site
  - 120 beds on hillside site
  - 259 additional mods razed and replaced with: 10 beds on phase 1 mods replacement, another building of 175 beds, and another building of 300 beds
  - 60 beds added to shea field site
  - 100 townhouse beds on shea field site
- 
- housing inventory remains at 92% of demand
  - approximately 700 undergraduate students remain in the neighborhood

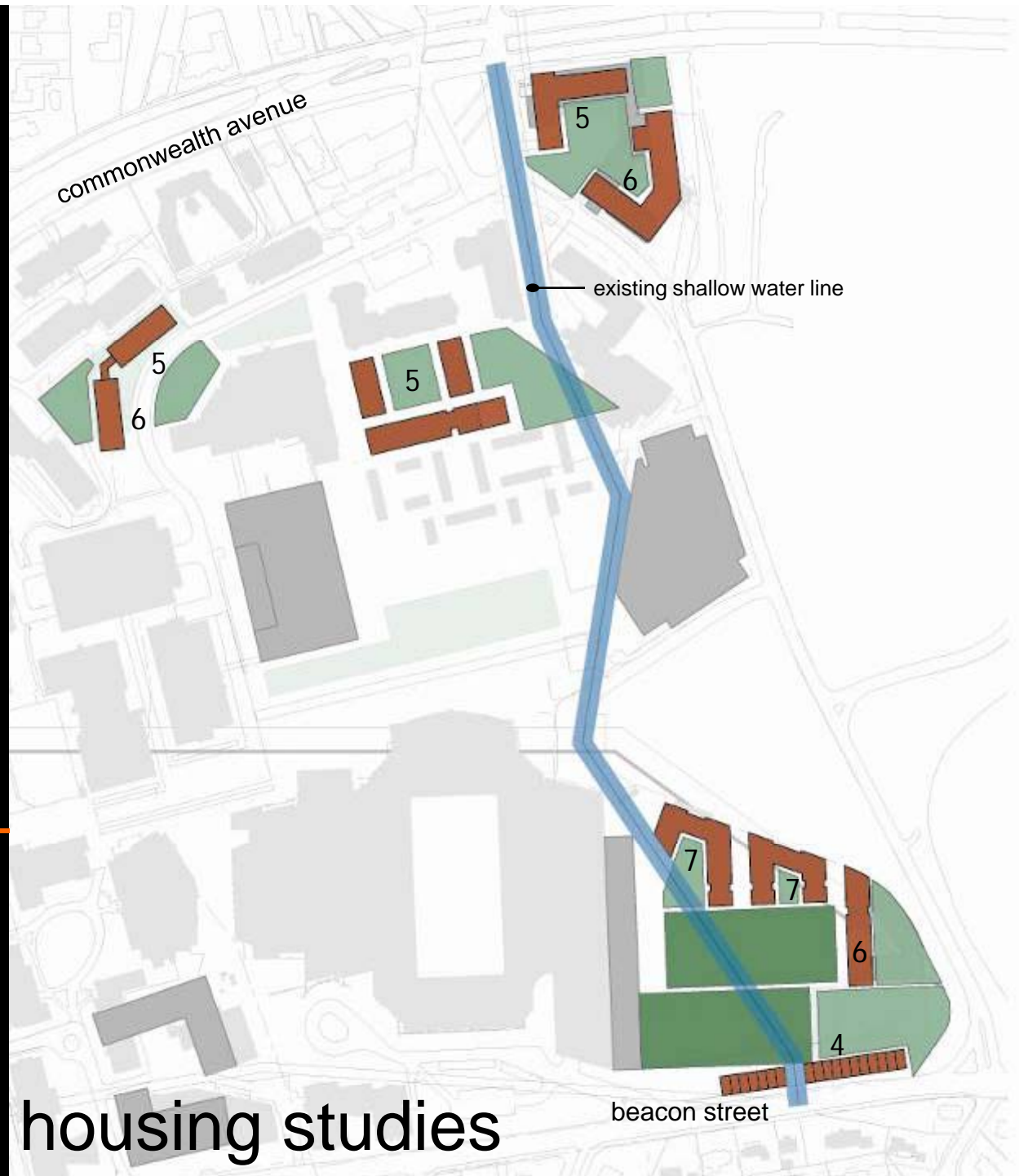




## areas on lower campus studied for relocating 500 beds from brighton

### study 2

- 50 beds added to more hall site
  - 160 beds on hillside site
  - 65 beds added to phase 1 mods replacement
  - 125 beds added to shea field site
  - 100 townhouse beds on shea field site
- 
- housing inventory remains at 92% of demand
  - approximately 700 undergraduate students remain in the neighborhood



**beds per acre**

**lower campus area studies**

4,480 existing students within 40 acres

**40-acre land area:**

- current campus, beds/acre: 111
- these options, beds/acre: 127



housing studies



## housing concentration and building density

goal is to have a building-to-open-space density similar to the middle campus

student-bed concentration:

+500 beds on  
lower campus

upper campus 25%

mid/low campus 59% - 65%

brighton campus 6% - 0%

newton campus 11%

housing within  
newton 53%

housing within  
of boston 47%



10-year housing concentration





pre IMPNF direction



IMP direction



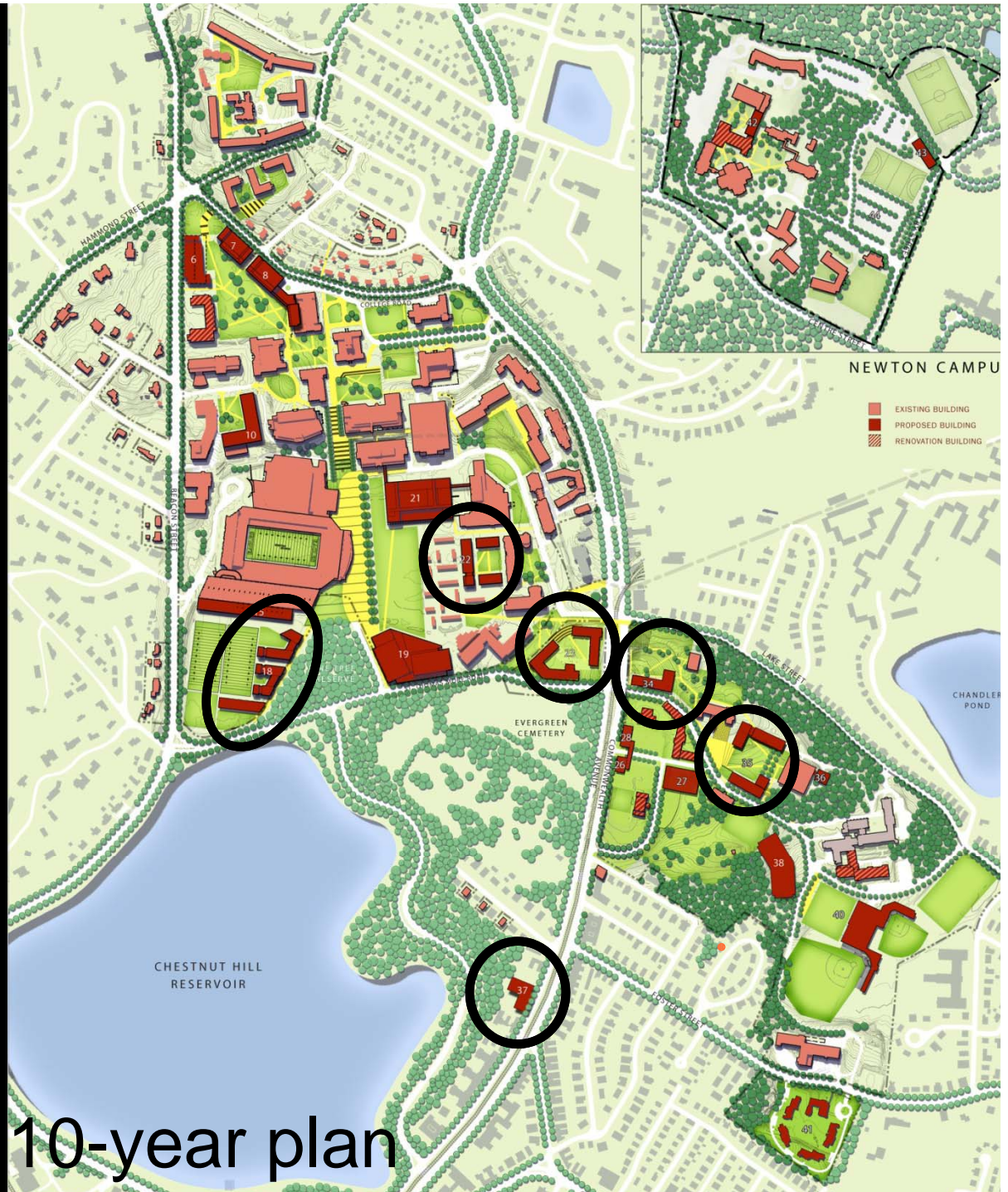
IMP direction

institutional master plan



## 100% university housing for undergraduate demand

- 100% university housing for undergraduate demand





## 100% university housing for undergraduate demand

### 2000 commonwealth avenue

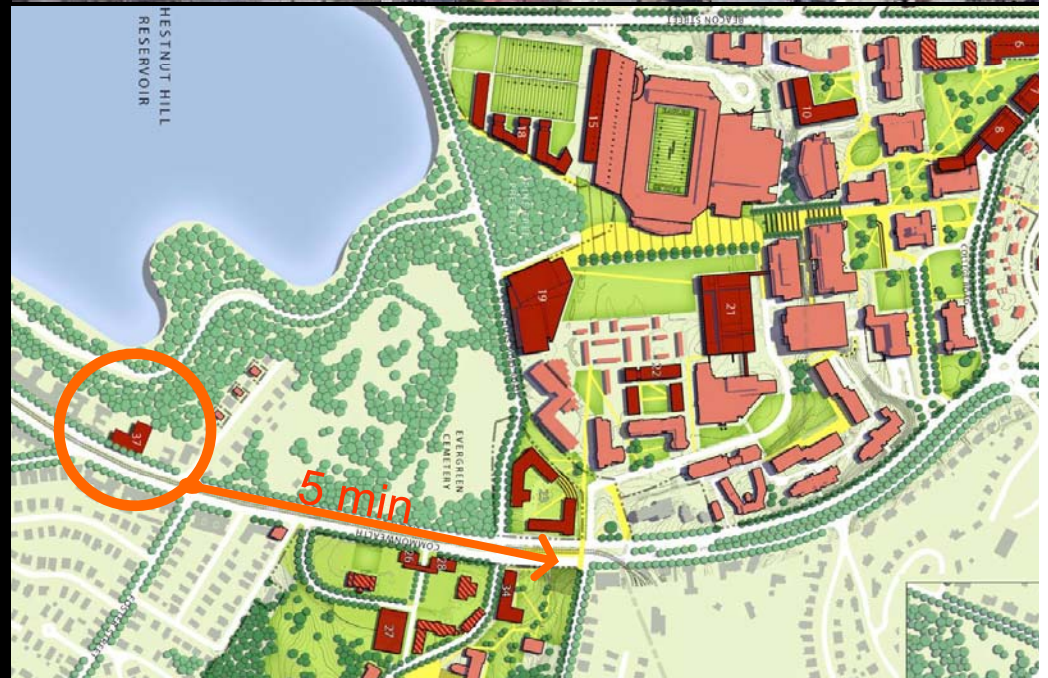
offers an opportunity to accommodate approximately 560 undergraduate students in university housing

94 1-bedroom units and 94 2-bedroom units

together with other university housing, allows the university to house 100% of undergraduate demand for housing

located within a 5-minute walk from the edge of campus

located on an existing BC shuttle route





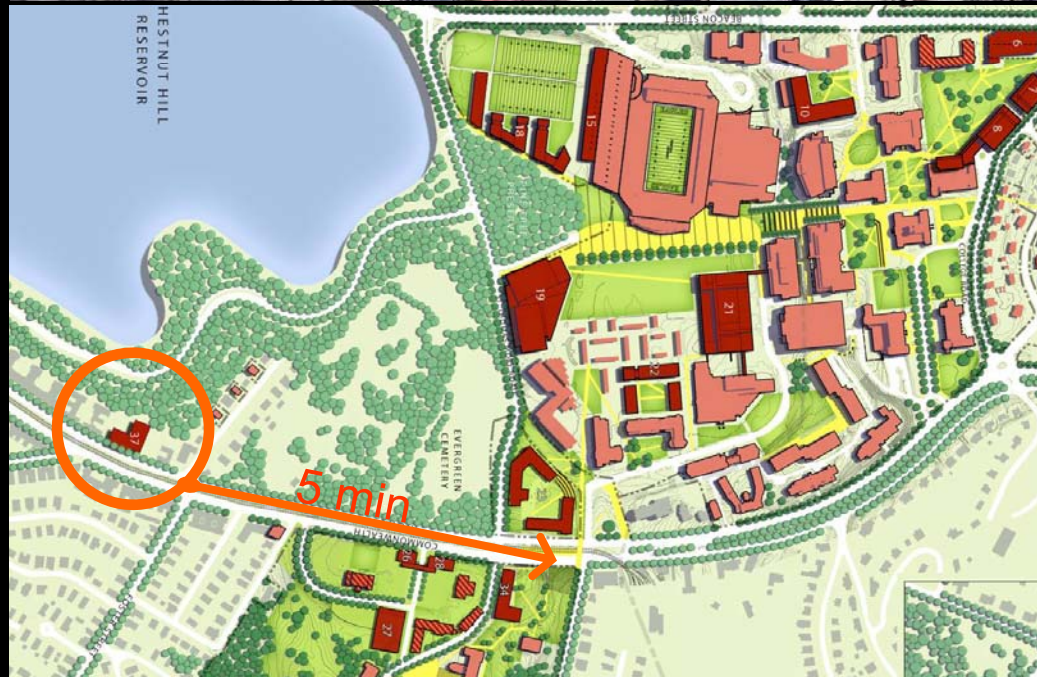
100% university housing for  
undergraduate demand

2000 commonwealth avenue

190 BC students and faculty  
currently living at 2000 comm ave

future staffing: 1 resident director,  
1 resident minister, and 17 resident  
assistants

building considerations: balconies,  
pool, window signs

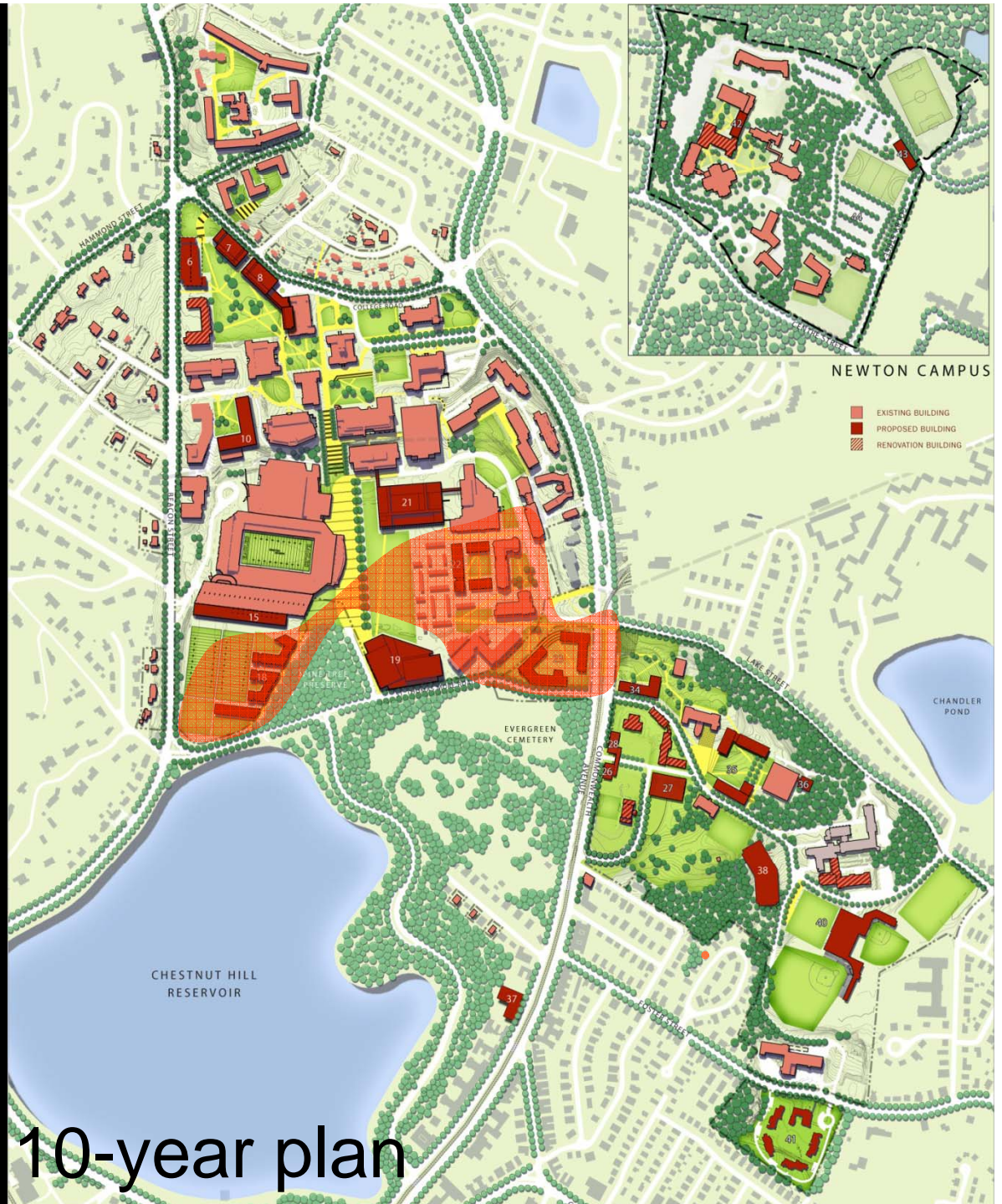




## 100% university housing for undergraduate demand

### *housing*

- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus



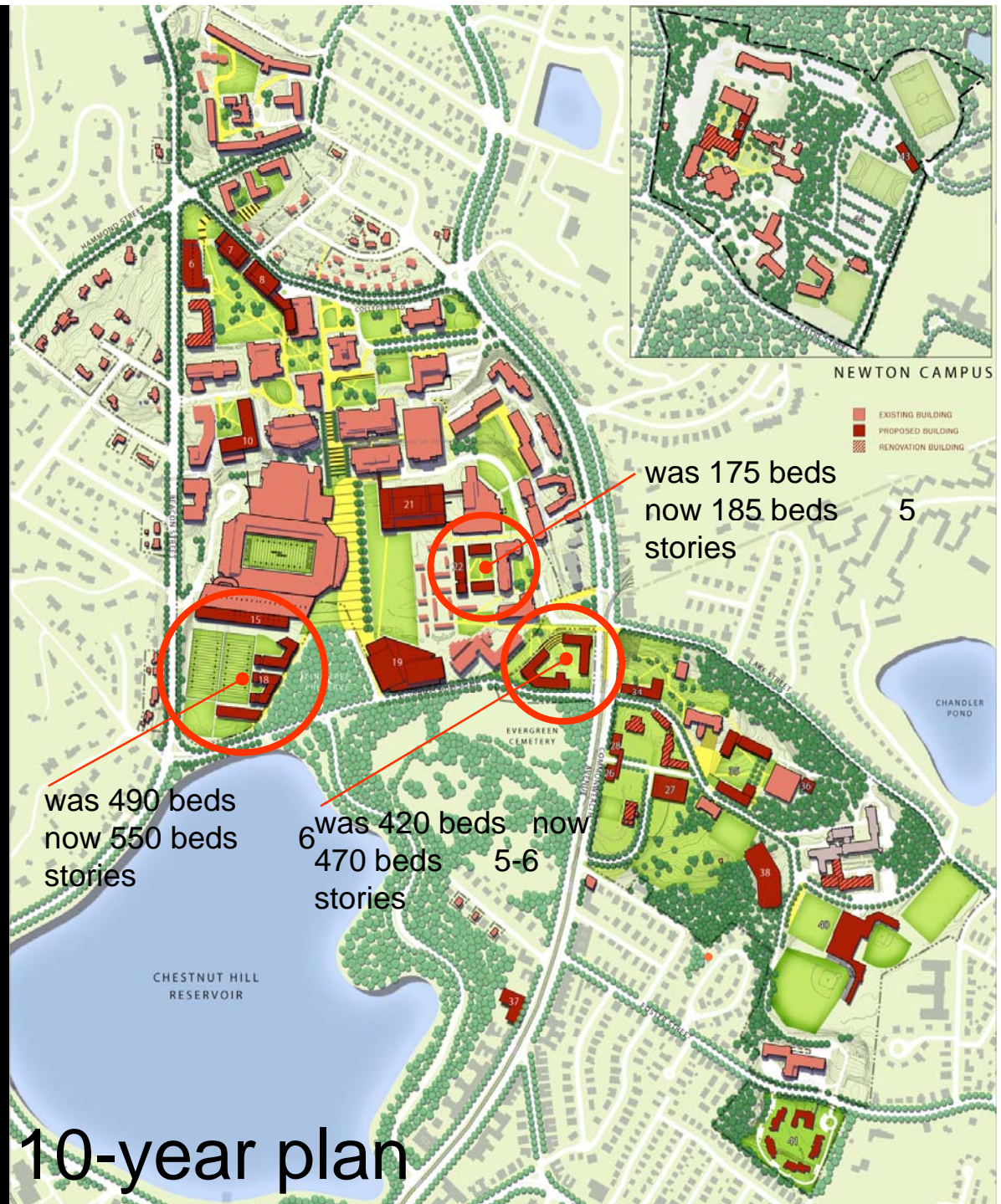


## 100% university housing for undergraduate demand

### housing

- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus

*results in a total 4,700 beds on 40 acres of lower campus area*





## 100% university housing for undergraduate demand

### *housing*

- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus
- deeper setback between shea field housing and the reservoir

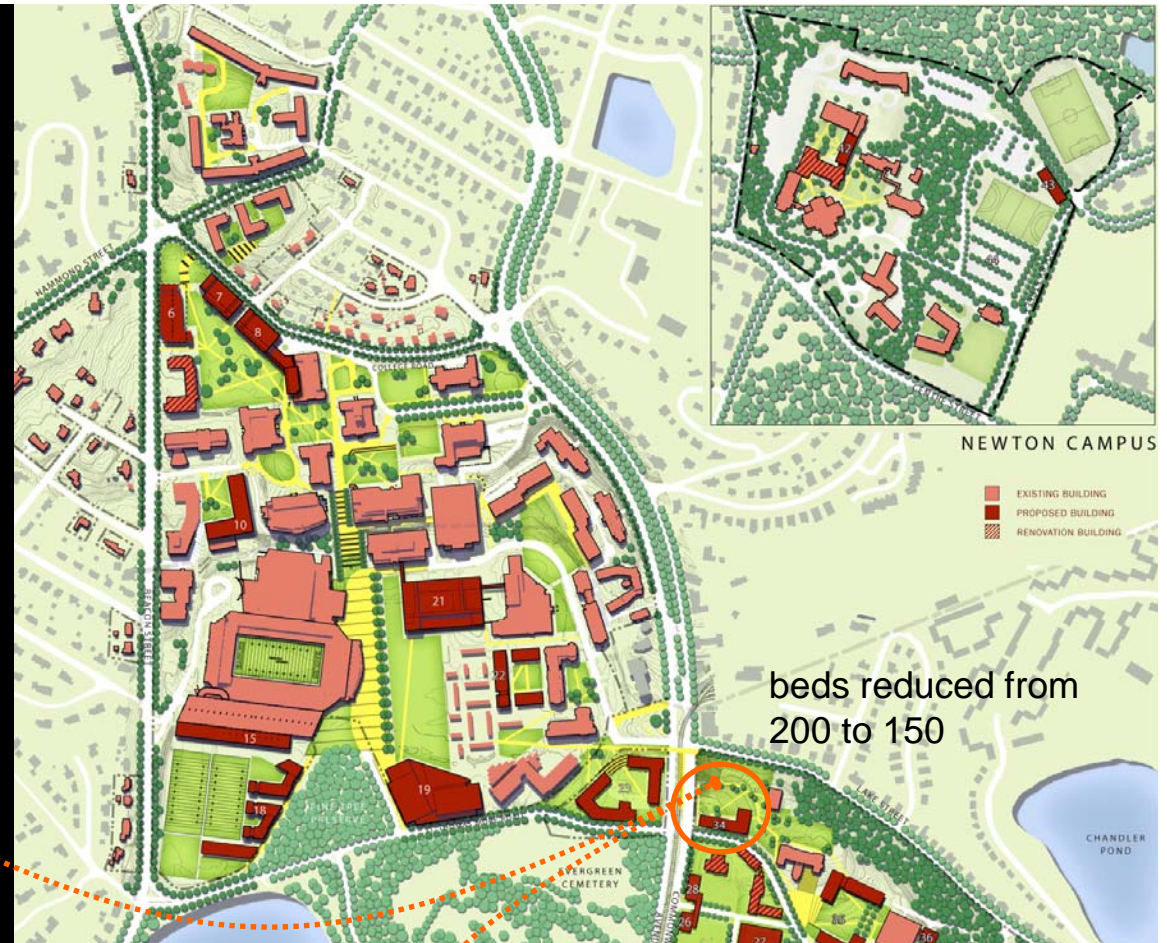




## 100% university housing for undergraduate demand

### *housing*

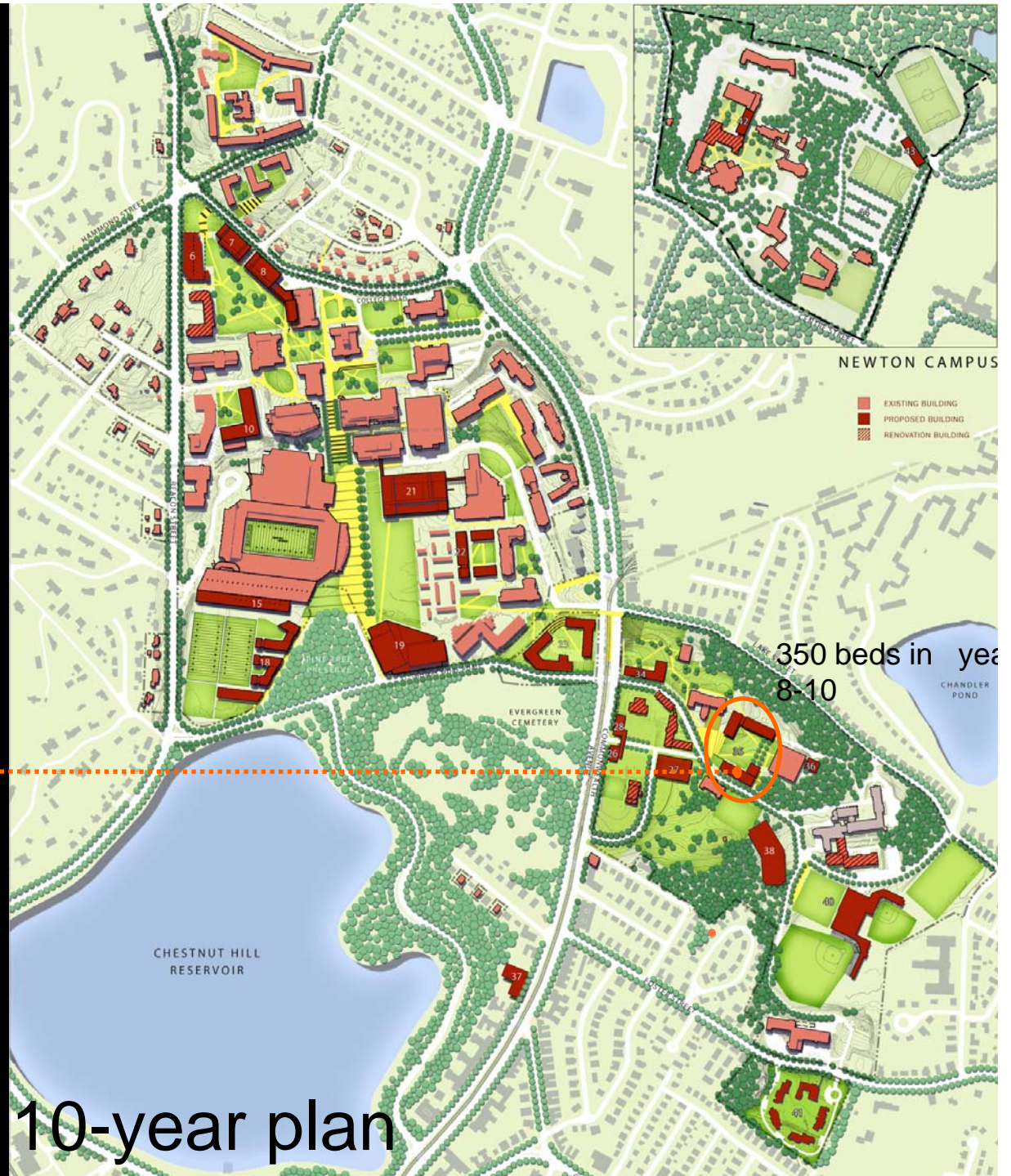
- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus
- deeper setback between shea field housing and the reservoir
- lake street/comm ave site maintained as open space





## 100% university housing for undergraduate demand

- 100% university housing for undergraduate demand
- net gain of 220 beds on lower campus
- deeper setback between shea field housing and the reservoir
- lake street/comm ave site maintained as open space
- development of interior brighton housing site delayed until last phase of 10-year plan







view along lake street looking toward  
the proposed interior brighton site



## changes

### *housing figures*

■ total BC undergraduate students	9,000
■ total BC resident students	*8,600
■ total existing on-campus beds	7,330
■ total number of BC undergraduate students living off campus	1,270
■ net additional beds in IMPNF	610
■ beds added to lower campus in IMP	110
■ beds in 2000 commonwealth avenue	560
■ total number of beds being proposed in the IMP	1,280

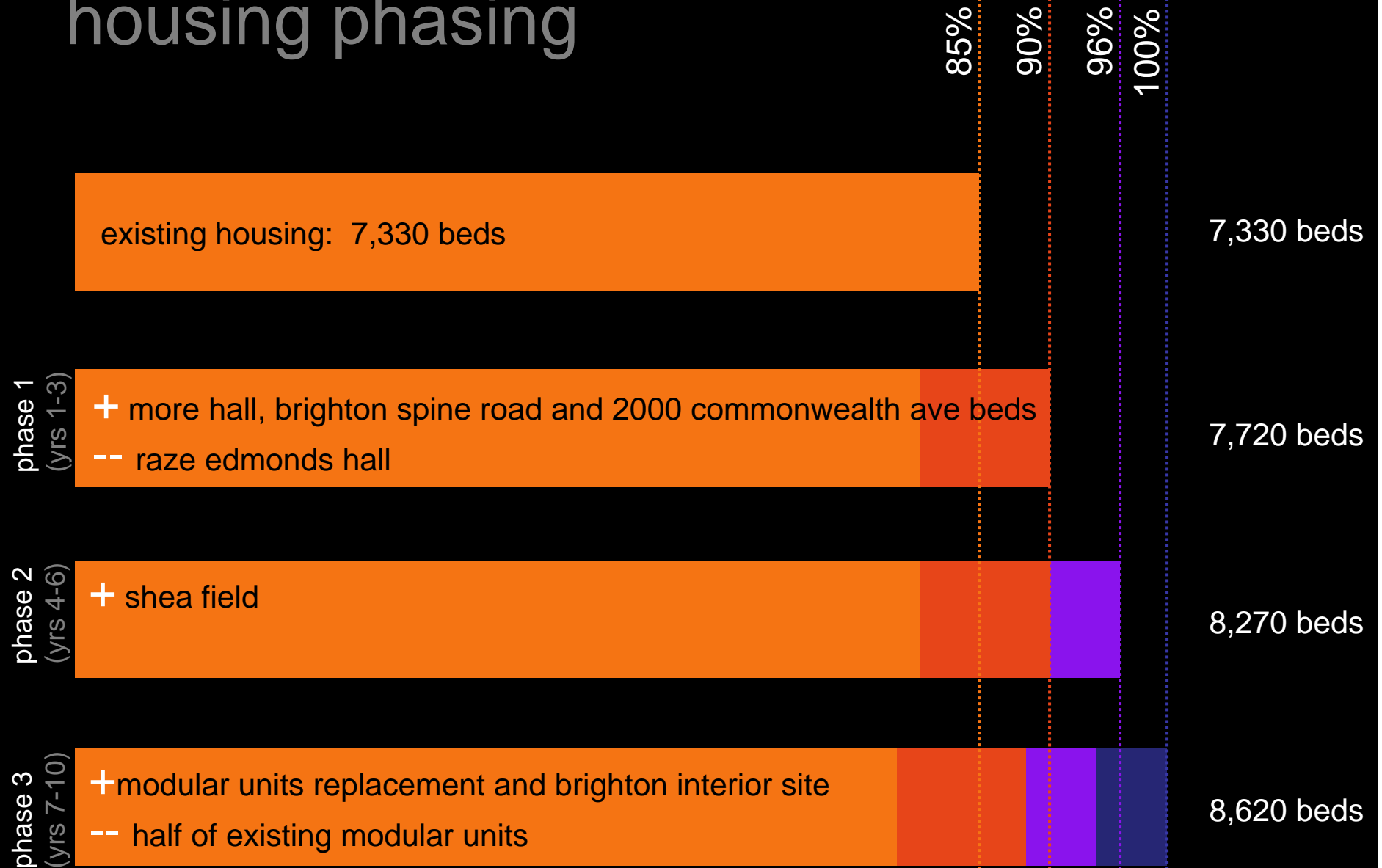
*\*an average of 350 students study abroad each semester*

*\*an average of 50 students commute each semester*





# housing phasing



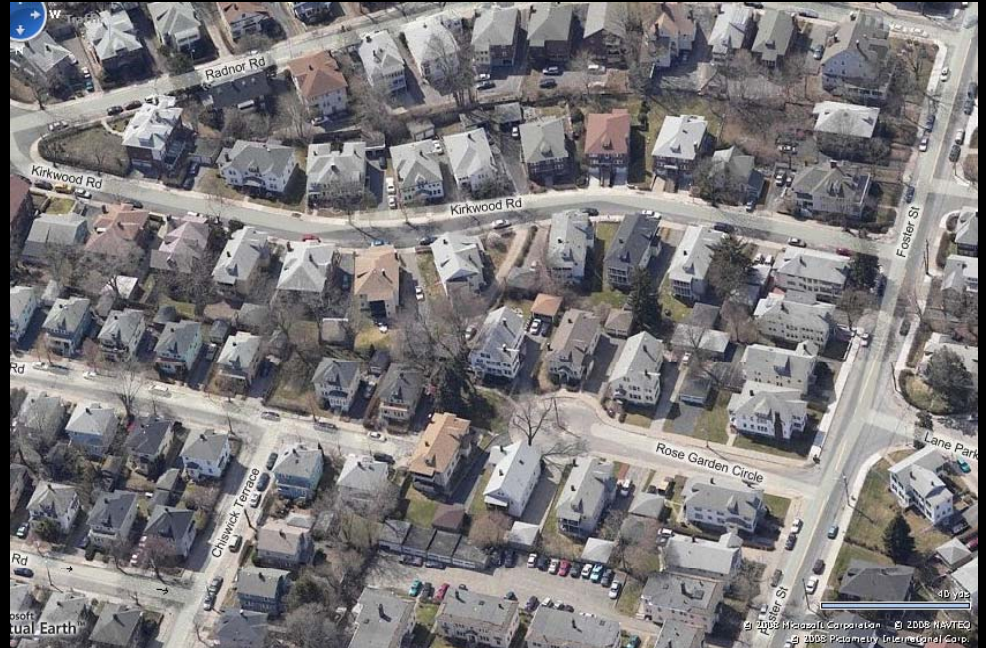
## boston college housing plan

- housing restriction
- mortgage assistance program



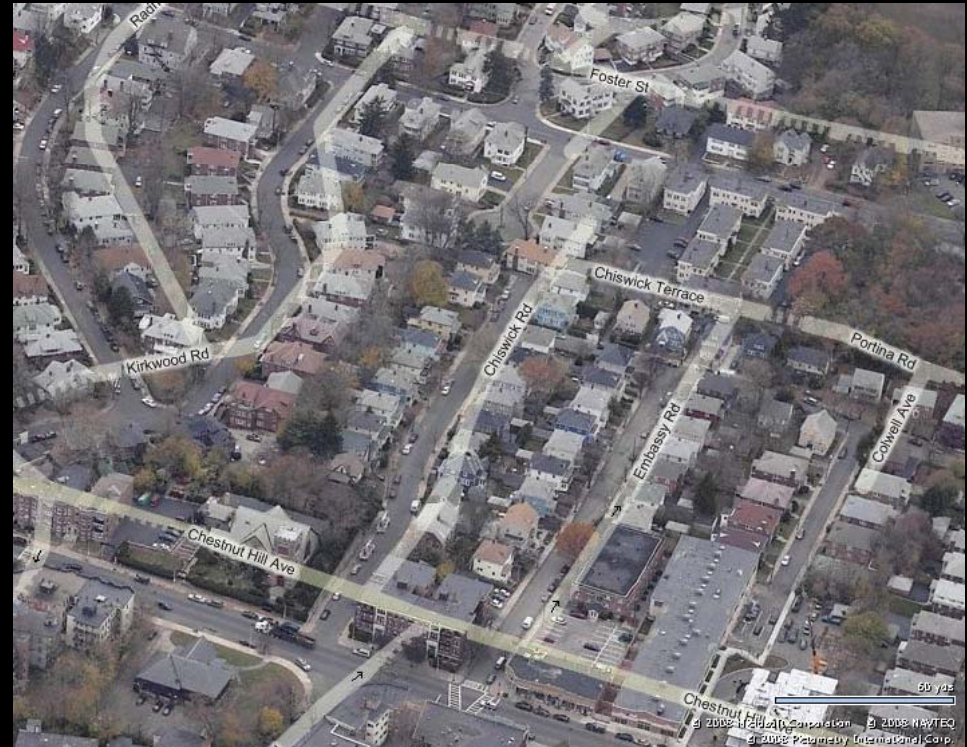


- restrict off-campus undergraduate students from living in 1- and 2-family homes
- covered areas:
  - 02134 (allston),
  - 02135 (brighton),
  - 02467 (chestnut hill)
- restriction dependent on construction of new residence halls



housing restriction

- first university-sponsored program of its kind in the city of boston
- open to all full time boston college employees
- purchase area: allston and brighton
- encourage walk to work, family home ownership, neighborhood stability
- program dependent on approval of the IMP



mortgage assistance program



1

## student housing

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2

## discussion

