

BOSTON COLLEGE

INSTITUTIONAL MASTER PLAN NOTIFICATION FORM

PROJECT NOTIFICATION FORM



BRIGHTON CAMPUS AMENDMENT

OCTOBER 12, 2007



***Institutional Master Plan Amendment
Notification Form
And
Project Notification Form***

***Boston College
Brighton Campus***

***Submitted to
The
Boston Redevelopment Authority
October 12, 2007***

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1. Introduction

Boston College submits this Institutional Master Plan Notification Form (“IMPNF”) and Project Notification Form (“PNF”) to the Boston Redevelopment Authority (“BRA”) pursuant to Section 80D-5 of the Boston Zoning Code and Article 80B-5.2, respectively, to permit the renovation of Bishop Peterson Hall and the St. John’s Seminary Library on the Boston College Brighton campus for occupancy by the newly proposed Boston College School of Theology and Ministry (“STM”), as more fully described herein.

Boston College’s current Master Plan (the “Approved Master Plan”), covering proposed physical facility development on the Chestnut Hill and Newton campuses during the period 2000-2005, was approved by the BRA on November 21, 2000, and by the Boston Zoning Commission in December 6, 2000. A renewal (the “Renewal”) of the Approved Master Plan, without change, to December 2006, was approved by the BRA on April 28, 2005. In 2006 the BRA and the Boston Zoning Commission approved an Amendment (the “2006 Amendment”) to the Approved Master Plan in order to (i) further extend the Approved Master Plan to December 31, 2007; (ii) permit renovation and reuse of certain existing buildings on the Boston College Brighton Campus, including St William’s Hall as the then proposed location of the STM; and (iii) extend the Boston College Institutional Subdistrict to incorporate those portions of the Brighton Campus then owned by Boston College.

This IMPNF/PNF seeks to further amend the Approved Master Plan with respect to two Proposed Projects: (i) to *substitute* Bishop Peterson Hall for St. William’s Hall as the facility to be renovated and used as the location of the STM; and (ii) to include in the Approved Master Plan the renovation and use of the existing Library Building formerly owned by St. John’s Seminary for use by both the St. John’s Seminary and the STM.

This IMPNF/PNF also requests that the Approved Master Plan be extended through December 31, 2008, to better accommodate the community review, formal submission and approval of a comprehensive Master Plan outlining long-term plans for the development of the Boston College Chestnut Hill and Brighton Campus.

Finally, because (i) the projects outlined in this IMPNF/PNF are restricted to reuse of existing facilities for purposes consistent with their prior use by the Archdiocese of Boston, and (ii) the impacts arising from such proposed are adequately described herein and have been previously reviewed by the BRA in the 2006 Amendment, Boston College respectfully requests that the BRA in its Large Project Review scoping determination for



the Bishop Peterson Hall renovation waive the requirement of further review of these Proposed Projects pursuant to Section 80B-5.3(d) of the Zoning Code.

The need for this proposed amendment relates to the chronology of the acquisition of the Brighton Campus by Boston College. Prior to the 2006 Amendment, Boston College acquired approximately 46.8 acres of land from the Roman Catholic Archbishop of Boston (“RCAB”) and St. John’s Seminary, as well as future acquisition rights with respect to the remaining contiguous land that included the site of Bishop Peterson Hall and the Seminary Library. In the late spring of 2007, soon after the approval of the 2006 amendment describing St. William’s Hall as the location of the STM, the RCAB approached Boston College to negotiate a sale to the University of the “balance” of the Brighton Campus property, including the land under the St. John’s Hall, together with Bishop Peterson Hall and the St. John’s Library. This acquisition was closed in August, 2007.

This “accelerated” purchase and, in particular, the acquisition of the Seminary Library and Bishop Peterson Hall necessitated a review of the University’s planning for the new STM, and the filing of this amendment. Bishop Peterson Hall is better suited to house the STM than St. William’s, both in terms of anticipated costs to renovate and expected synergy with the contiguous St. John’s Seminary. (Bishop Peterson Hall is not a separate building, but actually a wing of the St. John’s Seminary Building.) Under the terms of the sale, Boston College will own and operate the Seminary Library, and the Library building will receive some much-needed repair and upgrades in order to continue to house the collection of St. John’s, to become the new location of the collection of the STM, and to allow for joint use by both the STM and St. John’s Seminary.

As was the case with the 2006 Amendment, Boston College seeks approval of this Master Plan Amendment separately from and in advance of the initial submission and approval of a proposed comprehensive Institutional Master Plan, now under internal and community review, with the cooperation of the BRA and the Allston-Brighton Boston College Community Relations Task Force, in order to be in a position to allow for the relocation of the Weston Jesuit School of Theology to the Brighton Campus as an integral part of the STM in the 2008-2009 Academic year.

This Amendment has been the subject of consultation meeting with Allston-Brighton Boston College Community Relations Task Force on September 18, 2007.



2. University Mission and Objectives

Boston College remains committed to its mission as stated in the current Approved Master Plan. The University pursues the highest standards of teaching and research in undergraduate, graduate and professional programs and seeks to foster a just society through its own accomplishments, the work of its faculty and staff and the achievements of its graduates. It strives both to advance its place among the nation's finest universities and to bring to the company of its distinguished peers and to contemporary society the richness of the Catholic intellectual ideal of a mutually illuminating relationship between religious faith and free intellectual inquiry.

The University pursues this distinctive mission in three ways: by fostering intellectual development and the religious, ethical and personal formation of its students in order to prepare them for citizenship, service and leadership in a global society; by producing nationally and internationally significant research that advances insight and understanding; and by committing itself to advance the dialogue between religious belief and other formative elements of culture through the intellectual inquiry, teaching and learning and community life that form the University.

Boston College fulfills this mission with a deep concern for all members of its community and its neighbors, with recognition of the important contribution a diverse student body, faculty and staff can offer, with a firm commitment to academic freedom, and with a determination to exercise careful stewardship of its resources in pursuit of its academic goals.

Except as noted below in connection with the newly proposed STM, Boston College has not (nor does it now contemplate) material increases or decreases in the overall size or components of its population. In fact, for the past 25 years or more, the University has served a student population of approximately 14,500, comprising approximately 8,900 full-time undergraduates (of which approximately 200 are involved in foreign study in any given semester), 900 part-time undergraduates, and graduate and professional school students (both full- and part-time) of approximately 4,700.

In 2005, Boston College completed a two-year strategic planning initiative involving discussions with some 200 administrators, faculty, staff and students to develop a series of university-wide initiatives and specific school or program priorities.

The following seven strategic initiatives emerged from this process:

Establish Boston College as the leader in liberal arts education among American universities.



Develop and implement a student formation program that will be a contemporary model for colleges and universities committed to student formation.

Identify and support selected research commitments that will achieve excellence and distinction in addressing urgent societal problems.

Commit targeted resources to selected natural sciences emphases that will establish Boston College as a national leader in these areas.

Build on the strengths and reputations of Boston College's professional schools to establish leadership in critical professional areas.

Become a significant intellectual and cultural crossroads by leveraging Boston College's international resources and partnerships and its Jesuit and Catholic networks.

Become the world's leading Catholic university and theological center.

In connection with the strategic planning initiative, the University community has been engaged in developing specific program initiatives to support its strategic goals. Included among such initiatives and of particular relevance to this IMPNF/PNF is the proposed STM. Boston College will establish a new professional school of theology and ministry at the University by joining the Weston Jesuit School of Theology (discussed below and in the 2006 Amendment) with the University's existing Institute of Religious Education and Pastoral Ministry and Church in the 21st Century on-line learning programs. The School's resources, along with those of the existing Theology Department in the College of Arts and Sciences, will position Boston College among the leading Catholic theological centers in the United States.



3. The Proposed Institutional Projects

This IMPNF/PNF concerns two Proposed Institutional Projects, both of which are proposals for Boston College's reuse of existing facilities on the Brighton Campus for purposes identical to their historic use. The location of each of the facilities is shown on **Figure 3-1**. **Table 3-2** presents summary program information on each of these projects.

Table 3-2

Proposed Institutional Projects

<i>Project</i>	<i>Size</i>	<i>Use/Purpose</i>	<i>Date of occupancy</i>	<i>Scope of Construction Anticipated¹</i>
Bishop Peterson Hall	69,880 gsf 5 floors	Academic and Administrative (School of Theology and Ministry); Chapel, Kitchen and Dining	Fall 2008	Interior renovation/ exterior repair as needed ¹
Seminary Library	40,650 gsf 3 floors	Library	Fall 2008	Interior renovation/ exterior repair as needed ¹

A. Bishop Peterson Hall.

Boston College proposes an interior renovation and exterior repair of the existing Bishop Peterson Hall on the Brighton Campus to house classrooms, a chapel, and offices for faculty, staff and ancillary services for the newly proposed STM. As part of the occupancy of the Bishop Peterson Hall, Boston College will operate the existing kitchen and dining rooms and other utility and support facilities for the joint use of both St. John's Seminary and the STM. The University anticipates commencing construction activity as soon as possible, for an anticipated opening of the STM by September 2008.

¹ Construction will include renovation as necessary to meet safety and accessibility code requirements.



The STM is expected to begin operating as a constituent school of Boston College in the fall of 2008, to coincide with the opening of the renovated Bishop Peterson Hall. The new school will combine two existing Boston College programs, the Institute for Religious Education and Pastoral Ministry (“IREPM”) and Church in the 21st Century On-line, with the Weston Jesuit School of Theology (“WJST”), a Jesuit-sponsored graduate school now located in Cambridge, Massachusetts that grants both civil and ecclesiastical degrees in theology.

The student population of WJST includes both lay students and seminarians, primarily members of the Society of Jesus (commonly known as the “Jesuits”), studying for the Roman Catholic priesthood. As is the case with many Boston College graduate programs, many of the lay students now studying at WJST are “commuters,” existing residents of the Boston metropolitan area who have not relocated to the Boston area to undertake their studies. WJST currently provides housing in Cambridge for a modest number of lay students.

Seminarians attending the STM are expected to live in a religious community. A residential facility for this community is expected to be included in the comprehensive Master Plan. Until such lay and religious housing is provided, it is anticipated that the Jesuit community will remain in housing currently available to them in Cambridge, Massachusetts.

Table 3-3 includes an outline of anticipated changes in Boston College student, faculty and staff levels as a result of the opening of the STM.

Including common kitchens, dining and utilities areas which will be operated by BC for the joint benefit of St. John’s Seminary and the STM, Bishop Peterson Hall proper, comprises approximately 69,880 gross square feet. Renovations proposed by Boston College will not expand the building, but will involve:

- Repair as needed of the building exterior;
- Upgrading of building systems;
- Reconfiguration of spaces for faculty and staff offices;
- Modifications as needed to meet safety and accessibility code requirements; and
- General updating of and refurbishing of seminar rooms and classrooms.

A photograph of Bishop Peterson Hall is included as Figure 3-4.



B. Seminary Library

The existing Seminary Library, a building of approximately 40,650 gross square feet was conveyed to Boston College in August, 2007, under a joint-use agreement between St. John's Seminary and Boston College. Under the joint-use arrangement the library will house the St. John's Seminary Collection of approximately 160,000 volumes and the 90,000-volume collection of WJST. The combined collection will be managed as part of the Boston College Libraries system for the joint use of St. John's Seminary and the STM.

Constructed in 1964, the Seminary Library now shows the effects of a number of years of deferred maintenance. Renovations proposed by Boston College will not expand the building, but will involve:

- Repair as needed of the building exterior, including a new roof;
- Upgrading of building systems, in particular to eliminate humidity problems;
- Modifications as needed to meet safety and accessibility code requirements; and
- General updating of and refurbishing of public spaces, reading rooms and study rooms.

Staff levels reported in **Table 3-3** below include the anticipated additional staff needs of the Seminary Library under Boston College management.

A photograph of the Seminary Library is included as Figure 3-5.



Table 3-3

Anticipated Changes in Faculty, Staff and Graduate Student Populations associated with the Proposed Institutional Projects

	Staff	Faculty	Student
Bishop Peterson Hall/Boston College Graduate School of Theology and Ministry/Seminary Library:			
IREPM ²	0	0	0
C21 ³	0	0	0
WJST	15 ⁴	18	140

² The existing student body of the IREPM is approximately 180 Master and Doctoral Candidates. Existing staff and faculty number approximately 19.

³ The Church in the 21st Century Online program employs approximately 2 FTE staff members; all enrollments are of on-line students.

⁴ It is anticipated that there will occur some reduction in administrative staff associated with the affiliation and relocation of WJST.



4. Traffic and Parking

Attached as **Exhibit 4-1** is a traffic Assessment prepared by Vanasse and Associates, Inc. pertaining to anticipated Traffic Impacts of the proposed STM and other, now approved, reuses of buildings on the Brighton Campus.⁵ The Assessment estimates that the STM will result in no more than 30 trips during peak hours, a portion of which will involve public transportation.

The current Boston College parking rules and regulations are attached as **Exhibit 4-2**. These regulations, significantly revised beginning with the 2005-2006 academic year, continue the University's long-standing practice of permit-only parking for students, faculty and staff, with restricted eligibility (particularly for undergraduates) and assigned lots. The new policy, however, has significantly increased the cost of parking permits to better reflect the true economics of campus parking and to better manage parking demand.

The permit system offers a means of predicting the level of graduate student parking demand at the proposed STM. **Table 4-3** outlines the percentage of the overall Boston College graduate student population that purchased parking permits in the 2005-2006 academic year, as well as the corresponding percentage of students at the Boston College IREPM (the group most closely identified with the expected population of the proposed STM). Based on this information, the College conservatively anticipates that no more than approximately 38% of new graduate students in the proposed STM program will commute to the school by automobile beginning in September of 2008, for an estimate of not more than an additional 53 permitted cars. Added to this is a conservatively estimated 25 permitted cars for new faculty and staff associated with the WJST program. Based on the above, and in light of the fact that not all students are expected to be in attendance at the School on the same times or on the same days, Boston College anticipates that the 75 space parking lot adjacent to Bishop Peterson Hall will adequately serve any increased parking demand created by the proposed STM.

Attached as **Figure 4-4** is a plan of the Brighton Campus showing existing parking space inventories, which now total 765. Please note that excluded from these inventories are parking spaces for which St. John's Seminary has exclusive rights, primarily those spaces located in the lot to the immediate north and west of St. John's Hall as shown on the attached Figure 3-3. This Parking Space inventory is summarized in **Table 4-5** below.

⁵ Please note that the Vanasse and Assoc. trip generation analysis would be unaffected by the change in proposed location of the STM from St. Williams Hall to Bishop Peterson Hall.



As indicated by the above, Boston College does not anticipate that the opening of the STM in 2008 in Bishop Peterson Hall will have an adverse effect on the availability of parking on the Brighton Campus.

Pending further review of the comprehensive Master Plan, Boston College intends to use the excess parking capacity on the Brighton campus on an as-needed basis only (as it has in the recent past) to mitigate the impact on the surrounding neighborhoods of occasional shortages of available parking on the main campus during periods of high visitor parking demand.

Table 4-3

Graduate Student Parking Permit Analysis

2005-2006 All graduate students enrolled:	3749
2005-2006 Permits purchased by all graduate students:	1452
<i>Percentage of all graduate students who purchased permits:</i>	38.73%
2005-2006 Institute of Religious Education graduate students enrolled:	188
2005-2006 Permits purchased by Institute of Religious Education students:	72
<i>Percentage of Religious Ed. graduate students who purchased permits:</i>	38.30%



Table 4-5

Brighton Campus Available Parking Spaces

Location	Spaces Available
St. William's Hall	48
Gymnasium Lot	22
Cardinal's Residence	36
Tennis Court (Lower)	38
Tennis Court (Middle)	42
Tennis Court (Upper)	42
St. Clement's (North B)	29
St. Clement's (North A)	31
St. Clement's (Across Foster St.)	74
St. Clement's (Front Lot)	30
Seminary Library Lot	206
Bishop Peterson Lot	75
Chancery Lot	44
Creagh Building Lot	48
Total Available Brighton Parking	765



5. Construction Management

Boston College intends to prepare Construction Management Plans for each proposed Institutional Project involving construction as planning and implementation proceeds. Such Management Plans will be submitted for comment by the Boston Transportation Department, Engineering Construction Management Division and the Environmental Department.

Attached to this report as **Exhibit 5-1** is a sample Construction Management Plan that will be adapted for the Bishop Peterson Hall and Seminary Library construction.



6. Urban Design, Historical Resources, and Environmental Sustainability

Because the two Proposed Institutional Projects will involve interior renovation, with only minor repair, if any, to the exterior of existing buildings, they will not have any visual impact on the exteriors of existing buildings on the Brighton Campus. Nevertheless, any material visual impacts to the Brighton Campus, including any new proposed lighting and signage or any architectural elements or materials used in the restoration of the Bishop Peterson Hall façade will be submitted to design review with the BRA Urban Design Department, and other authorities as appropriate.

We note for jurisdictional purposes that no licenses, permits, approvals, grants or other funding or financing are being sought from state and federal agencies in connection with the Proposed Projects.

As part of its ongoing master planning effort, Boston College has engaged consultants to develop sustainability goals for all future campus development. The University is committed to incorporating water and energy conservation measures in all new construction involved in this proposed Amendment and the anticipated Comprehensive Master Plan. Boston College **requires** all contractors to recycle construction waste. By way of example, **Table 6-1** outlines recycling results obtained in Boston College's most recent construction project, the North Wing Renovation at St. Clement's Hall, during the fiscal year ending May 31, 2006.

Boston College shall comply with the requirements of Article 37 of the Zoning Code ("Green Building") with respect to all applicable proposed projects outlined in this IMPNF/PNF.



Table 6-1**Construction Material Recycling – St. Clement's North**

<i>Waste Type</i>	<i>Total Removed</i>	<i>Recycled (in tons)</i>	<i>% Recycled</i>
Iron	56.82	56.82	100%
Copper	0.82	0.82	100%
Block/Tile	55.00	55.00	100%
Mixed Debris	142.45	99.72	70%
Concrete	209.00	209.00	100%
<i>Total</i>	464.09	421.36	90.79%



7. Additional Information

Boston College provides the following information requested in the past with respect to other proposed reuse of Brighton Campus buildings by City agencies.

Figure 7-1 shows the location of emergency vehicle access to the proposed Institutional Projects, as well as the location of hydrants on the Brighton Campus. Any Boston Fire Department permits required by the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR) and Massachusetts Fire Prevention laws will be applied for and obtained as required.

Figure 2-1 indicates the location of the Proposed Institutional Projects relative to adjoining residences.



Figure 3-1 Parcel Map/Location of Proposed Institutional Projects

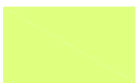




LEGEND

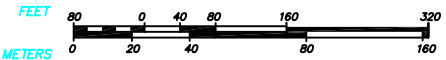


PREVIOUSLY
AQUIRED PROPERTY



AQUIRED PROPERTY
AUGUST 2007

GRAPHIC SCALE



AMMENDED 10/9/07

BOSTON COLLEGE

ACQISTION PARCEL MAP

FIGURE 3-1



Figure 3-4 Photograph of Bishop Peterson Hall



Figure 3-5 Photograph of Seminary Library



Exhibit 4-1 Traffic Assessment



MEMORANDUM

TO: Joseph Herlihy, Esquire
General Counsel
Office of University Counsel
Boston College
140 Commonwealth Avenue
Chestnut Hill, MA 02167

FROM: Robert D. Vanasse, P.E. and
Shaun P. Kelly
Vanasse & Associates, Inc.
10 New England Business Center Drive
Suite 314
Andover, MA 01810
(978) 474-8800

DATE: April 3, 2006

RE: 4784 - Boston College

SUBJECT: Boston College Institutional Master Plan Notification Form

Vanasse and Associates Inc. (VAI) has prepared this technical memorandum to document the anticipated traffic impacts associated with Institutional Projects proposed by Boston College on portions of their 44-acre Brighton Campus. The projects, which would utilize space formerly occupied by the Roman Catholic Archbishop of Boston and St John's Seminary, are intended to enhance existing academic programs at the College and provide additional performance space for students. As documented in this memorandum, these projects for the most part will result in the decompression of existing Boston College programs, resulting in the shifting of existing activity from the Chestnut Hill campus to the Brighton campus. In comparison to the existing and historical uses of the Brighton campus, no noticeable increases in traffic are anticipated.

INTERIM UNIVERSITY FACILITY REQUIREMENTS

Boston College is currently in the process of preparing a comprehensive Master Plan for the existing Chestnut Hill, Newton and Brighton campuses. However, in advance of the completion of this Master Plan, the college has identified four immediate facility requirements, including:

Boston College School of Theology and Ministry – Boston College has entered into a letter of intent with the Provincials of Society of Jesus, contemplating the relocation of the Weston Jesuit School of Theology (WJST) from its existing campus in Cambridge, Massachusetts to Boston College's Brighton Campus. The WJST, together with the College's existing Institute for Religious Education and Pastoral Ministry (IREPM) and Church in the 21st Century (C21) programs would form a newly proposed Boston College Graduate School of Theology and Ministry.

Internal Meeting and Conference Facilities – Boston College currently experiences a shortage of dedicated conference space for academic departments and committees, administrative units and student groups. To accommodate this existing shortage, the College proposed to utilize space within the former Cardinal's residence for internal meetings of faculty and staff.

Social Science Research – The College intends to form the Institute on Aging in the 21st Century, a multi-disciplinary research initiative that would coordinate research efforts on aging, health care and the economics of retirement. To support this initiative, primarily flexible office space is required for research team assignment on an as-needed basis.

Practice Space and Performing Arts – Boston College currently experiences a shortfall in practice facilities for student performing groups, including dance, music and theatre groups. Recent renovations to Lyons Hall on the Middle Campus have provided additional music practice space, however unmet demand still exists for dance and theatre groups.

PROPOSED INSTITUTIONAL PROJECTS

In order to provide the necessary facilities to support these initiatives, the College proposes the following Institutional Projects:

St. William's Hall Renovation – St. William's Hall is an approximate 48,000 square foot (sf) building that was formerly used as a residential seminary for high-school age students. At the peak, it is estimated that approximately 100 students and staff utilized this building. In support of the proposed Graduate School of Theology and Ministry, the college proposes significant interior renovations to the existing St. William's Hall to house classrooms, a chapel, administration offices and ancillary services, including a cafeteria. As discussed in subsequent sections of this memorandum, the use of this building to support the School of Theology and Ministry will result in the shifting of some existing campus activity from Chestnut Hill to the Brighton Campus, as well as the relocation of the WJST.

Tribunal Building – The Tribunal Building is an approximate 16,000 sf building that currently houses the Offices of the Ecclesiastical Court of the Archdiocese of Boston. The building and related parcel of land will be sold to Boston College in June 2006. The College plans to utilize the existing building to house the proposed Institute on Aging in the 21st Century. No increases in existing staff levels are proposed, with building renovations limited to cosmetic renovations and reconfiguration of interior space to accommodate meeting space as needed.

Former Cardinal's Residence – Prior to the College's acquisition, the former Cardinal's residence was used as the residence of the Archbishop of Boston, and to accommodate meetings and functions of the Archdiocese of Boston, including large gatherings on the building's grounds. Boston College proposes to use the 23,000 sf building for conference and meeting space for faculty and staff, with occasional board of trustee and alumni group usage. No increases in Boston College staff are proposed, with only minor interior renovations proposed.

Gymnasium – Boston College proposes to utilize the existing 11,000 sf gymnasium located on the Brighton Campus to accommodate student performance groups. No increases in student enrollment or faculty and staff are proposed.

TRAFFIC IMPACT SUMMARY

In order to evaluate the anticipated traffic impact associated with proposed initiatives on the Brighton Campus, anticipated increases in traffic were identified for each institutional project. In summary, the proposed institutional projects are not expected to result in a notable increase to area traffic as the majority of programs include no increases to Boston College staff, faculty or student enrollment, but merely a shift of existing activities from the Chestnut Hill campus to the Brighton campus. A description of the anticipated traffic impacts is provided below and summarized in Table 1.

St. William's Hall Renovation – The renovation of St. William's Hall to serve the proposed Graduate School of Theology and Ministry will result in the relocation of two existing College programs, the IREPM and C21, from the Chestnut Hill Campus to the Brighton Campus. The existing staff for these two programs currently amounts to approximately 20-25 full-time and part-time staff. Relocation of these programs to the Brighton Campus will result in a decompression of existing programming on the Chestnut Hill campus, but no new trips to the area.

In addition, the Graduate School of Theology will house the existing Weston Jesuit School of Theology (WJST), currently located in Cambridge, Massachusetts. The WJST currently has 150 students and staff at their Cambridge location, all of which would be relocated to the Brighton Campus. It is noted that all 150 students and staff would not arrive during peak commuter hours, and that some will likely arrive via area transit that serves the Boston College campus. Based on Institute of Transportation Engineers (ITE)¹ data, it is estimated that the relocation will result in approximately 30 peak hour trips, a portion of which would occur via area transit. It is also likely that some level of their existing staff would decrease at the Brighton campus.

Tribunal Building – The Tribunal Building is currently utilized by the Offices of the Ecclesiastical Court of the Archdiocese of Boston, and has a staff of approximately 25-30 persons. The College plans to utilize the building to house the proposed Institute on Aging in the 21st Century. The space will be used exclusively for office use, with no classes provided at this location. There are no planned increases to staff at this location, resulting in no increase to overall traffic in the area. In fact, the removal of the Offices of the Ecclesiastical Court of the Archdiocese of Boston is expected to result in a net decrease to area traffic.

Former Cardinal's Residence – Boston College proposes to utilize the 23,000 sf building for conference and meeting space for faculty and staff, with occasional board of trustee and alumni group usage. The use of the building for meeting space is consistent with the historical use of the building. No increase in Boston College staff is proposed, with only minor interior renovations proposed. Given that the historical use of the building included approximately 8 to 12 staff for the Cardinal, it is not expected that there will be a significant increase in typical peak hour traffic generation. Based on consultation with the College, board of trustee and alumni group usage would be minimal, amounting to approximately five events per calendar year.

Gymnasium – Boston College proposes to utilize the existing 7,000 sf gymnasium located on the Brighton Campus to accommodate student performance groups. No increases in student enrollment or faculty and staff are proposed.

¹*Trip Generation*, Sixth Edition; Institute of Transportation Engineers; Washington, DC; 2003, ITE LUC 550 – University/College.

Table 1
SUMMARY OF PROJECTED TRAFFIC IMPACT –
BOSTON COLLEGE BRIGHTON CAMPUS

Building	Existing/Historical Use	Proposed Use	Anticipated Traffic Increase
St William's Hall	Residential seminary for high school aged students	Graduate School of Theology and Ministry	Minor traffic increases associated with relocation of the WJST. All other activity currently exists on the Boston College Chestnut Hill campus
Tribunal Building	Houses the Offices of the Ecclesiastical Court of the Archdiocese of Boston – including 25-30 person staff	Office Space for the Institute of Aging in the 21 st Century	Will likely result in decrease in overall traffic as no staff increases associated with relocation of Institute of Aging in the 21 st Century from Chestnut Hill to Brighton Campus
Gymnasium	Building historically used for athletic activities	Building would serve as rehearsal space for dance and theatre activity	No anticipated traffic increase. No student enrollment increases associated with project. Would result in shifting of existing activity from Chestnut Hill to Brighton Campus
Former Cardinal's Residence	Residence of the Archbishop of Boston, including approximately 8-12 staff members. Used to accommodate large meetings and functions of the Archdiocese on the building's grounds	Meeting space for College faculty and staff, with infrequent use by trustees and alumni. No increase in College staff or faculty proposed.	No notable anticipated traffic increases. Proposed use is consistent with the historical use of the building. No full time staff is proposed at this location.

CONCLUSION

As documented in this report, the proposed Institutional Projects on Boston College's Brighton Campus are not expected to result in a notable increase in area traffic. With the exception of the relocation of the Weston Jesuit School of Theology, which is expected to result in 30 or less trips during peak hours, the projects primarily result in the decompression of existing programs and functions from the Chestnut Hill campus to the Brighton Campus. Given that the Tribunal Building currently 25-30 persons, and the former Cardinal's residence had a full-time staff of approximately 8 to 12 persons, it is expected that in some instances there will be less traffic arriving and departing the existing buildings than had historically existed.

Exhibit 4-2 Boston College Parking Rules and Regulations



1. PARKING REGULATIONS

The Boston College properties are private and the University reserves the right to control access at all times. To protect the University community and to provide optimal use of parking resources for community members, campus access is controlled via parking by permit only. Parking at Boston College is a privilege and regulations are strictly enforced. The University reserves the right to change access and parking regulations based upon major events of the University.

Regulations, rules, policy recommendations, permissions, and procedures concerning parking at Boston College are managed by the Department of Transportation and Parking, under the direction of the Office of Auxiliary Services.

The Office of Student Services operates the parking management system and distributes the parking permits.

Enforcement of the Massachusetts parking laws and Boston College parking regulations, rules and policies is managed by the Boston College Police Department. The Boston College Police Department manages the issuance of citations and appeals.

Collaborative management review of transportation, parking processes, event plan coordination, investigation request, research and review is handled by a Parking Management Council consisting of the Associate Vice President of Auxiliary Services, BC Police Department Chief, BC Police Department Captain and Executive Director of Auxiliary Services.

AUTHORIZED PARKING SPACE

The responsibility of finding an authorized parking space rests with the driver. Lack of space, mechanical problems, and inclement weather conditions are not considered valid excuses for failure to comply with traffic and parking regulations.

ACCIDENTS/CRIMINAL ACTIVITY

All vehicular accidents occurring on Boston College property must be reported to the Boston College Police Department immediately.

Boston College assumes no responsibility for damage caused by others to any vehicle, person or personal property while on Boston College property.

GENERAL PARKING REGULATIONS

- Parking is by permit only in authorized lined parking spaces.
- All vehicles entering Boston College property with or without a permit must have a valid registration, valid emissions sticker and valid insurance.

- Overnight parking is NOT allowed except for A, R, M, G, J, S-RF and S-RS permits or via permission of BC Police Department for designated parking locations.
- All unlined areas on Boston College properties are considered fire lanes and may not be used for parking for any reason or any length of time unless directed by the BC Police Department. Parking in an illegal area can or will result in citations and/or sanctions (see Citations and Sanctions).

VEHICLE DAMAGE/PROPERTY LOSS

Boston College assumes no responsibility for damage, theft or property loss for any reason while a vehicle is operated or parked on Boston College properties, including flooding or other weather related incidents to vehicles and/or other content.

INCLEMENT WEATHER

Winter Weather Emergencies

- During snow or other weather emergencies, parking advisories may be issued to inform the campus community of parking changes via email, InfoEagle or signage.
 - Snow clearance is a priority; any vehicle interfering with plowing will be ticketed and/or towed.
 - Preferred Parking status will be suspended in all areas to accommodate the maximal use of garage parking.
 - Garage parking is mandated to minimize parking lot usage for snow removal.
 - Resident student permit holders must park where directed.
 - Vehicles without BC parking permits or passes will be ticketed and/or towed.

Rain/Flooding

- It is the responsibility of the permit holder to monitor weather conditions and Boston College parking advisories to avoid damage to vehicles and/or property.
- Boston College assumes no responsibility to warn permit holders of sudden or unpredicted severe storms that may cause flooding or property damage.
- During flood periods, parking may be restricted. Flood prone areas of the campus include the lower campus commuter lot and the first level of the Beacon Street Garage. It is the vehicle owner's responsibility to place his/her vehicle in non-flood prone areas during inclement weather events.

2. PARKING PERMIT RULES

PERMIT HOLDER'S AGREEMENT

- Upon qualifying for and accepting a parking permit, all permit holders agree that they fully understand and will abide by all Boston College parking and traffic regulations. Failure to adhere to these regulations may result in penalties defined by infractions.
- Parking permits are required throughout the academic year and summer and transponders are required for access to campus parking garages.
- Faculty and staff annual renewal is in May for fiscal year June 1 through May 31.
- Resident students and summer students renew each semester during open enrollment periods. Other student permits include the academic year plus the following summer semester.
- Summer parking permits are required for summer resident students, other summer students, conference members or others who may be qualified for application to park on campus during the summer months.
- Prices of permits are based upon permit type, see Parking Permit Categories and Restrictions.
- Vehicle must be registered to the specific permit applicant or an immediate family member.
- Limit of one permit per employee or qualified student, non-transferable to another person.
- Permit display location: must be placed inside car on the front windshield driver's side at the lowest corner. Must be legible from outside but not obstruct driver's line of sight.
- Expired permits must be removed from vehicle display when a permit is renewed.
- Lost permits, transponders or hanging tags must be formally reported to the BC Police Department before a new permit can be acquired. Filing a false report will result in the permit holder's forfeiture of ability to acquire future parking permit privileges from Boston College.
- Parking is permitted in designated areas assigned to specific permit category.
- BC Service Vehicle designated spaces are reserved for BC owned service vehicles only.

PARKING SPACE AVAILABILITY

There are sufficient campus parking spaces at Boston College for normal employee and student academic activity; however, the available parking spaces may not be in a preferred area or convenient to each specific user of the Chestnut Hill, Newton or Brighton campuses. A parking permit does not guarantee the holder a parking space in a particular lot or garage except for those who qualify and register for carpool permits. Drivers should be aware that parking spaces are limited and available on a first come, first use basis within each parking area.

EVENT PARKING

Parking access and permit areas may be altered to accommodate Athletic Department and other major events that will effect the entire campus community. Please follow posted Transportation & Parking web site directions and informational advisories on Info Eagle.

PAYMENT FOR PERMITS

Faculty & Staff will apply for campus parking permits and transponders utilizing the University Agora web site and purchase via tax exempt payroll deduction in accordance with Federal tax laws. Parking permit rates are noted on "Employee Parking Permit Categories & Restrictions" list. Parking payments will automatically be deducted from every paycheck as long as the employee is in the University payroll system, including vacation periods, paid sick time and other paid absences. Employees who are paid weekly will have weekly payroll deductions that equate to the specific monthly parking rates noted. Employees who receive monthly pay checks will have the specific monthly parking rates deducted from each monthly paycheck. In accordance to Federal law, refunds from tax exempt parking will not be made.

Students will apply for campus parking permits utilizing the University Agora web site and pay for purchase via their student account. Parking permit rates are noted on "Student Parking Permit Categories & Restrictions" list. Student parking permits are priced and paid for on an annual fiscal year basis except for residential and summer students which are to be paid by the full semester.

Employees or students who would like to discontinue payment for a parking permit must return the Boston College parking permit to Student Services for closing of his/her parking permit account.

VEHICLE/PERMIT CHANGES

All parking permit vehicle changes must be reported, prior to changing of parking permit or bringing non-BC registered vehicle to campus, to the Office of Student Services at (617) 552-3300. These revisions include, but are not limited to: make, model, color, new registration, plates, etc.

When changing vehicles for any reason, your personal parking data on file with Boston College must reflect these changes. Changes can be made via Agora's parking web site. The BC parking permit is valid only for the vehicles which you have registered with the University. Vehicle permit informational data must match the actual vehicles the driver brings on campus or risk penalty of citation and/or towing.

A \$150 fee will be assessed for lost or replacement parking permits or transponders without submission of active permit from former vehicle registered for BC parking permit.

3. TRAFFIC & PARKING ENFORCEMENT

Boston College Traffic and Parking Regulations are enforced by the Boston College Police. Enforcement may include sanctions of warnings, ticketing, towing, vehicle movement restrictors, administrative action and revocation of parking privileges.

All traffic laws of the Commonwealth of Massachusetts apply on Boston College Property.

CROSSWALK/SIDEWALK REGULATIONS

- Pedestrians have the right-of-way at all times and vehicles must stop for pedestrians entering or in crosswalks.

HANDICAPPED PARKING REGULATIONS

- Parking in handicapped spaces requires a certified Handicapped placard displayed at all times from any state.
- Faculty, staff and students with certified handicapped placards are required to also have an active registered Boston College parking permit posted on their vehicle if parking in handicapped parking spaces on campus.

SPEED LIMIT REGULATIONS

- All vehicles, including Boston College service vehicles, electric carts, gas powered carts, bicycles, motorcycles, motorized scooters and all other wheeled vehicles are subject to these limits:

Surface roadways	15 MPH
Parking lots and garages	10 MPH

TRAFFIC CONTROL REGULATIONS

- All vehicles must stop at designated stop signs and stop bars painted on the road surfaces.
- All traffic must obey surface arrows, one way markers and signs.

4. CITATIONS & SANCTIONS

CITATIONS

- Group A - \$0**
 - Warning
- Group B - \$25.00**
 - Blocking dumpster or another vehicle
 - Parking in violation of snow removal policy
 - Driving the wrong way on a one-way street
 - Failure to stop at a stop sign, for security attendant or pedestrian in a crosswalk
 - Unlicensed individual or unregistered motor vehicle

Group C - \$50.00

- Not parked in a lined space
- Exceeding time limit
- Unauthorized overnight parking
- Impeding emergency vehicles
- Parking or driving on a sidewalk
- Speeding
- Damaging a parking violation
- Failure to stop for a Police Officer
- Using fictitious, falsely made, or altered University permit
- Removing a barricade or crossing a barricaded area

Group D - \$75.00

- No permit or wrong permit
- Parking in restricted area without proper permit

Group E - \$100.00

- Altered University permit
- Transferred permit or falsification of vehicle information

Group F - \$125.00

- Parked in a handicapped space

VEHICLE TOWING

- An illegally parked vehicle is subject to tow at the owner's expense and fees are set by the state.
- Occasionally, a vehicle may be relocated via towing, without warning to vehicle owner, for unforeseen traffic control reasons. Such a tow would be at the expense of BC.

SANCTIONS

- Payment of fines is required within 10 business days of violation date unless a formal written appeal is submitted and received by the BC Transportation & Parking Office within 7 calendar days of violation date.
- Employee citation payment is to be made by personal check written to "Boston College" and mailed to Transportation & Parking, Boston College, 140 Commonwealth Ave., Chestnut Hill, MA 02467.
- Student citation payment is automated via billing to their student account.
- Fines not paid within 60 days may result in towing at the expense of the vehicle owner.
- Vehicles towed will not be allowed back onto Boston College properties until the fines have been paid.
- Permits will not be granted or renewed if outstanding unpaid citations are on record.
- Permits may be revoked or suspended for committing multiple Group C offenses.
- Permits may be revoked if a person accrues 3 or more separate warnings and/or citations within 30 calendar days.

ADMINISTRATIVE ACTION

- Boston College employees and students who are offenders of the following may be referred for administrative action up to and including dismissal:
- Repeat offenders
 - Revoked permit status
 - Offenders in excess of 3 or more unpaid citations
 - Group C offenders
 - Improper use or use without permission of Boston College vehicles and equipment
 - Using Boston College owned or leased equipment not allowed by Massachusetts General Laws on roadways/sidewalks and grounds off campus
 - Group A and B offenders using Boston College vehicles and equipment

5. PARKING ADVISORY COUNCIL

The Parking Advisory Council is designed to be an impartial body representing all segments of the University community. It is composed of faculty, staff and students. BC Police do not have a vote in a decision concerning the appeal, but they may be consulted in regard to questions concerning the interpretation of regulations or the specific violation.

The Parking Advisory Council meets once a month. All decisions of the Advisory Council are final. Appellants will be advised of these decisions in writing as promptly as possible after each session.

APPEAL REGULATIONS

1. Appeals must be in writing on the official BC Parking Citation Appeal form and must include the violation citation and a self-addressed stamped envelope.
2. Appeal forms may be obtained online at: <http://www.bc.edu/offices/transportation/forms> or at the Transportation & Parking Office in Rubenstein Hall.
3. Failure to file within 7 calendar days of violation date will result in forfeiture of appeal privileges. No appeal will be accepted after this period.

Concerns or questions regarding parking should be directed to the Transportation & Parking Office at: transportation@bc.edu

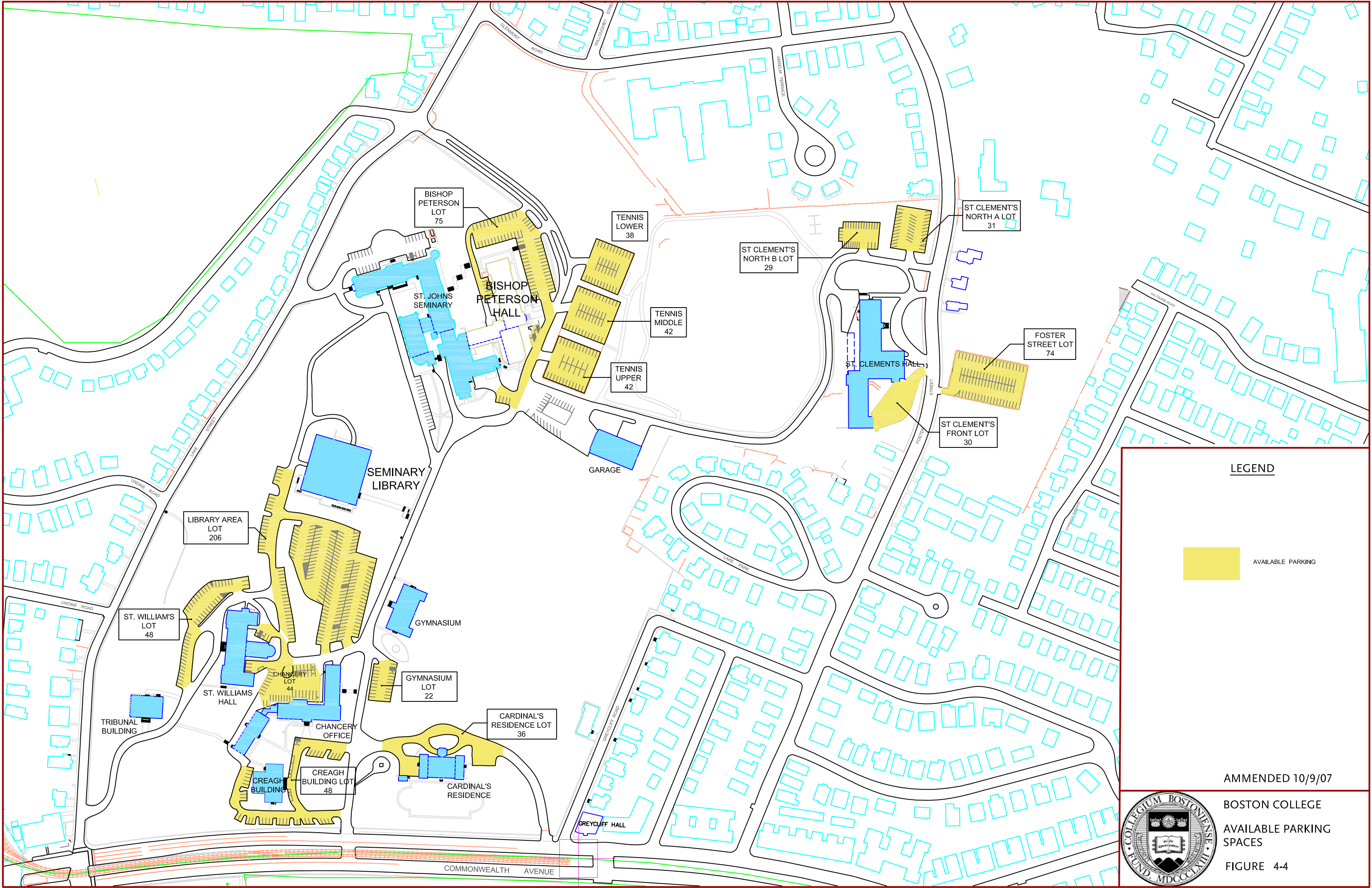
BOSTON COLLEGE



Summary of Parking and Traffic Regulations 2007 - 2008

Figure 4-4 Brighton Campus –Available Parking Spaces





LEGEND



AVAILABLE PARKING

AMMENDED 10/9/07

BOSTON COLLEGE

AVAILABLE PARKING
SPACES

FIGURE 4-4



Exhibit 5-1 Sample Construction Management Plan



Construction Worker Parking

A specific construction management plan, including worker transportation and parking, will be prepared for each project at the time of bid when contractors are identified. As has been the case during previous projects at Boston College, all construction personnel will be encouraged to utilize public transportation to the campus. All construction personnel parking will be within areas designated by Boston College on the College's property. There will be no worker parking on residential streets. Boston College strongly endorses, and will fully support, an aggressive tag/tow program to be implemented immediately against any construction/construction employee vehicle which may be parked illegally, whether on or off the College's property.

Air Quality and Public Health

Boston College will also require that contractors observe the Commonwealth of Massachusetts requirements (MGL C. 90, Section 16A and 310 CMR 7.11) for not allowing vehicles to idle for more than 5 minutes, unless the engine is required to operate lifts or refrigeration units. Detailed Construction Management Plans, will be prepared for each construction project on the campus as the planning for each project progresses.

Noise

Regulations for the Control of Noise in the City of Boston require that noise affecting residential areas due to daytime construction projects not exceed 75dB. Since most of the projects proposed by Boston College will be minor in nature and renovations of existing structures, the construction is not expected to cause significant noise within off-campus residential areas.

Reuse, Reprocessing and Recycling

Boston College will urge construction contractors to donate suitable excess construction material through the Building Materials Resource Center, a non-profit organization that accepts donations of used or surplus building materials for use by low and moderate-income households. Contractors will also be encouraged to consult the *Recycling Services Directory and Markets Guide for Massachusetts* to facilitate recycling of suitable construction debris.

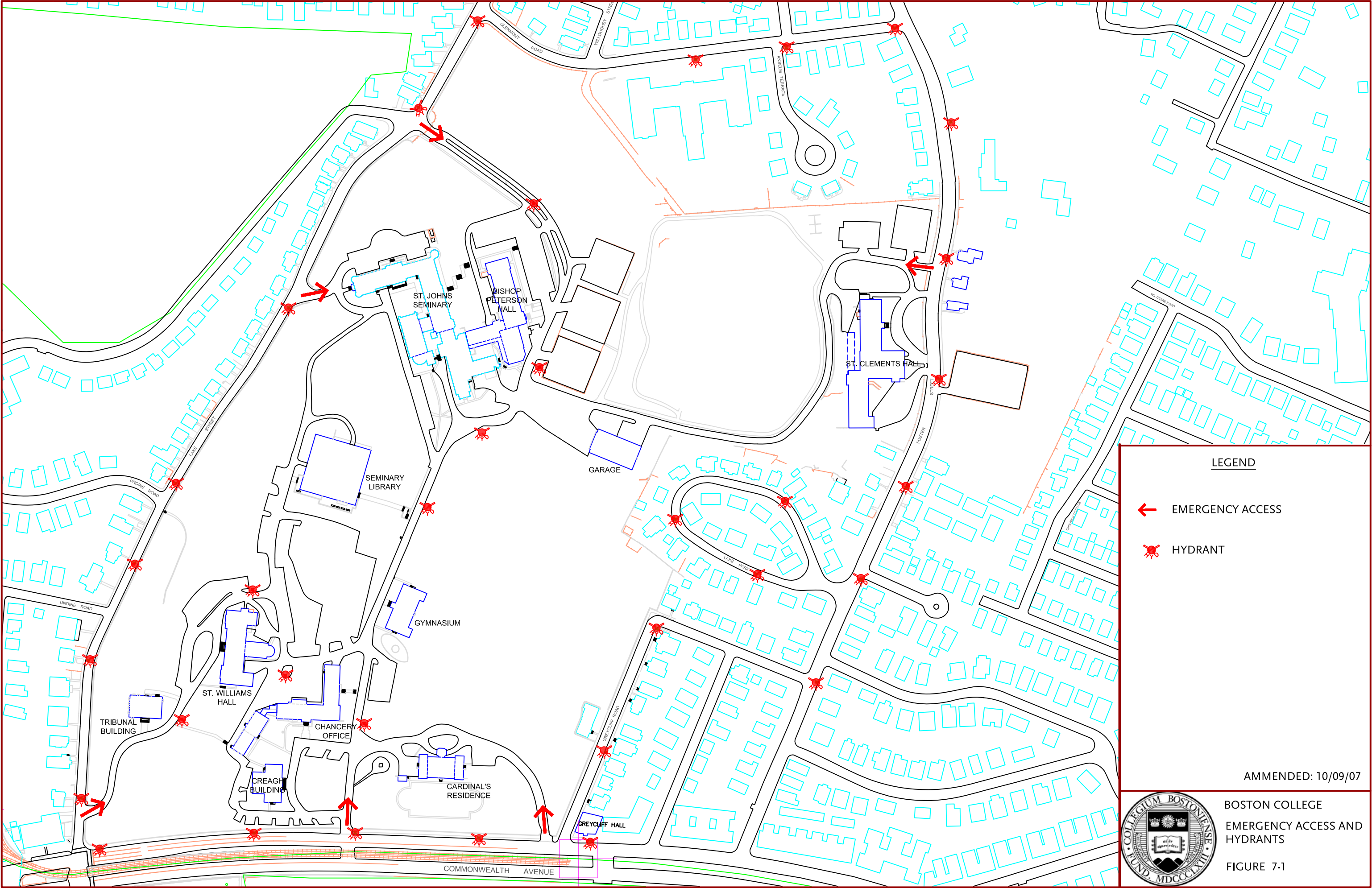
All non-reusable or recyclable construction waste will be either transported directly from the site in covered trucks, or accumulated within closed dumpsters on the site until it is removed from the site by covered truck. All construction wastes will be disposed of off-site at solid waste landfills, in accordance with all applicable local, state, and federal regulations.

Work Hours

Boston College shall require in contracts that construction contractors working on the Boston portion of the Chestnut Hill Campus observe the requirements of the City of Boston for the construction workday. Construction work associated with Master Plan projects is not anticipated to occur outside of the normal 7:00 a.m. to 6:00 p.m. working hours allowed by the City. If construction outside of these hours is required, the College will require the contractor to obtain the approval of the Commissioner of the City of Boston Inspectional Services Department.

Figure 7-1 Brighton Campus—Emergency Access and Hydrants





LEGEND

- ← EMERGENCY ACCESS
- 🕸️ HYDRANT

AMMENDED: 10/09/07



BOSTON COLLEGE
 EMERGENCY ACCESS AND
 HYDRANTS
 FIGURE 7-1