

Introduction

Six years shy of the 150th anniversary of its founding, Boston College is a top-tier, national university that is committed to achieving even greater heights of excellence. To fulfill its aspirations, the University has developed a ten-year Strategic Plan to prioritize its academic goals and an Institutional Master Plan (IMP) that proposes the facilities and infrastructure necessary to support them.

Faithful to its motto “Ever to Excel,” in 2004 the University embarked on a two-year strategic planning effort -- involving more than 200 faculty, staff and students -- to assess its current strengths and future needs and to develop a vision for the future. This collaborative process resulted in seven strategic directions that call for Boston College to become the nation’s foremost university in the liberal arts and student formation; a leader in select natural sciences, international partnerships and in resolving urgent societal problems; and the world’s leading Catholic university and theological center.

The Strategic Plan, which will require a \$1.6 billion dollar investment in Boston College’s future over the next 10 years, will guide the University as it pursues its goals for academics, facilities and fund raising.

The Institutional Master Plan Notification Form (IMP/NF) that Boston College is submitting to the Allston Brighton Boston College Community Task Force and the City of Boston outlines the specific projects the University aims to complete over the next decade to realize its strategic goals. The ten-year plan, which includes \$800 million worth of new construction and renovation projects, will enhance the campus and surrounding communities, improve traffic flow and create jobs. Most importantly, it will help to improve one of the nation’s best universities --whose economic impact is estimated at \$1.4 billion annually -- providing a benefit for all who call this region home.

Institutional Master Plan

The Institutional Master Plan presents plans for the physical development of Boston College’s Chestnut Hill, Brighton and Newton campuses. Among the main components of the ten-year Institutional Master Plan are the construction of four new academic buildings, a Recreation Center, University Center, a fine arts district,

parking facilities, new and replacement on-campus student housing, and renovations of existing buildings. The expansion of undergraduate housing while the University maintains its current enrollment of approximately 9,000 undergraduate students will increase the proportion of undergraduate students residing on campus to more than 90 percent, more than any other university in Boston. It will also reduce the number of Boston College students living in the local community by approximately 50 percent.

The projects in the ten-year IMP address several needs of the University. These include building academic facilities, new buildings to support student life, additional on-campus student housing, improved support facilities, and infrastructure to enhance access to both the Chestnut Hill and Brighton Campuses. These projects are discussed in greater detail in Chapters 3 and 4.



Academic

Changes in academic facilities will be located largely on the Middle Campus, which is located in the City of Newton. Three new buildings will be constructed around the Campus Green on the Middle Campus. One, a 125,000 square foot (sf) facility that will house humanities departments, will replace McElroy Commons and will include up to 90 below-grade parking spaces. Two buildings will be located on the site of the existing parking area. One, a 75,000 sf facility, will house the Graduate School of Social Work and the Connell School of Nursing. Stokes Commons an 85,000 sf facility will serve as a student center after the demolition of McElroy Commons. It will be connected to Lyons Hall, which will include an expanded dining facility.

A new Science Center, which will build upon Boston College's growing international reputation in the sciences, will be constructed on the site of the existing Cushing Hall when the Connell School of Nursing moves to its new building.

In addition, Boston College proposes to develop a new fine arts academic district on the Brighton campus, which will include the relocated Boston College McMullen Museum of Art, an auditorium, fine arts offices, and academic space.

Boston College also proposes to replace the Smith Wing of Stuart House on the Newton Campus.

These new academic facilities will assist Boston College to achieve its strategic goals by providing the infrastructure necessary to support its academic ambitions.



Student Life

The ten-year IMP also includes facilities to support student life. These include a Recreation Center, University Center, and the Brighton Athletics Center.

As discussed below, Edmonds Hall is a residence for 790 students that was built in 1975 and is slated for demolition. The Recreation Center, containing 200,000 sf of space, will be built on the Edmonds Hall site. It will replace the outdated 35-year old Flynn Recreational Complex located west of the site. The new Recreation Center will include fitness equipment, indoor jogging track, swimming pool, multipurpose courts and other amenities. As with the Flynn Center, it will offer summer hours for local residents.

The new University Center on Lower Campus will provide the campus community with 285,000 sf of space for dining facilities, offices for 230 student organizations, meeting space, and an expanded theater. It will replace McElroy Commons, which has served as a student center for 47 years but which is now outdated and inadequate. The proposed University Center site currently includes surface parking and a portion of the Flynn Recreational Complex.

The Brighton Athletics Center will provide Boston College with an opportunity it has sought for more than a decade -- to have synthetic turf baseball and softball fields, natural grass and synthetic turf intramural fields, and a field house with an indoor track and six indoor tennis courts. The baseball field will have 1,500 spectator seats and the softball field will have 500 spectator seats. The field house will contain support facilities for baseball, softball, tennis, and track, including restrooms and concessions. The fields will be fenced and lighted.



Residential Life

Over the last several years, the City of Boston has strongly encouraged colleges and universities to increase the supply of on-campus housing and move students out of the neighborhoods, thereby relieving the competitive demand for housing in local communities.

In response, the IMP provides for an increase of approximately 610 beds of on-campus undergraduate student housing during the next ten years. This construction will increase the percentage of undergraduates who live on campus to more than 90 percent (based on maintaining an undergraduate enrollment of 9,000 students), the highest of any college or university in the City of Boston. This planned increase in campus housing will further Boston College's goals regarding student formation and will lessen the impact on local communities.

Boston College's design for these new residential facilities involves constructing smaller-scale living communities at an appropriate density that support the University's student formation goals, create a sense of community, promote residential learning, and enhance positive student behavior.

Residence halls are planned for both the Chestnut Hill and Brighton campuses. The new residence halls will provide the planned increase of beds as well as replacement beds for Edmonds Hall, a nine-story, 790-bed building that is outdated and in need of extensive repairs. A portion of the Modular Apartments will also be replaced by new housing.

Five locations are planned for new undergraduate residence halls:

- More Hall Site – 420 beds
- Commonwealth Avenue on the Brighton Campus – 200 beds
- Interior of the Brighton Campus – 300 beds
- Commander Shea Field – 490 beds
- A portion of the Modular Apartments site – 175 beds

In addition to the undergraduate residence halls, up to 75 beds will be provided on Foster Street for Jesuit faculty and graduate students of the Weston Jesuit School of Theology, which is moving from Cambridge and re-affiliating with Boston College. This housing will include on-site parking for approximately 40 vehicles.



Support Facilities

Additional support facilities in the IMP include a 350-space addition to the Beacon Street Garage, a 500-space garage to serve the Brighton Campus, and a robotic library storage facility on the Brighton Campus. The addition to the Beacon Street Garage will replace spaces lost in the development of other IMP projects, and the garage on the Brighton Campus will serve the administrative functions, the fine arts district, and the Brighton Athletics Center located on the Brighton Campus.



Infrastructure Improvements

Infrastructure improvements planned by Boston College in the IMP include upgraded and improved pedestrian accommodations and open space throughout the campus, and implementation of measures to achieve a more sustainable campus. Boston College would also like to relocate a portion of St. Thomas More Road next to More Hall to relieve existing congestion at the Lake Street/Commonwealth Avenue intersection. Any relocation of St. Thomas More Road would be coordinated with the Department of Conservation and Recreation (DCR) and would require the approval of both DCR and the Boston Transportation Department (BTD).

Internal to the campus, additional open space will be provided in the form of new quadrangles that will be linked by pedestrian-friendly connections. Pedestrian/vehicular conflict points will be eliminated by closing portions of roadways and moving parking to locations on the perimeter of the campus.

Boston College will strive to develop a sustainable campus through:

- Compliance with the LEED Certifiable standard under Article 37 of the Boston Zoning Code and evaluation of higher levels of LEED Certification for new construction and renovations.
- Development of a clear structure and rigorous methodology for implementing sustainable measures.
- Planning and land use policies that are compatible with the natural resources, the fabric of surrounding neighborhoods, and the campus' historic character.
- Managing transportation demand, providing alternative transportation options, and encouraging the use of low-impact vehicles, non-fossil fuels, and creative modes of transport while ensuring maximum campus access and preserving lifestyle features.
- Implementing a comprehensive approach to water management as new buildings are constructed and infrastructure demands increase.
- Management of energy consumption by focusing on ways to improve the efficiency of existing buildings, investigating ways in which newly constructed buildings can be designed with highly integrated building systems and investigating feasible sources of on-site renewable energy.
- Consideration of the orientation, massing, and the envelope of new buildings which can reduce energy consumption by as much as 30 percent.
- Establishing appropriate metrics to provide a means for establishing intentionality, accountability, and monitoring.
- When available and where feasible, providing for the use of sustainable building materials that possess some of the following characteristics – made from natural, rapidly renewable resources, recyclable or recycled content, harvested or manufactured locally, or non-toxic in use or disposal.
- Considering aspects of air quality, acoustics, thermal comfort, and daylighting when designing and constructing new or renovated facilities.
- Source reduction, recycling, and reuse which represent different solutions for different waste streams.
- Outreach activities to students, staff, and local residents related to sustainable development strategies.
- Green design that intentionally keeps a long-range view and designs building systems to be robust, durable, and easier to maintain and control to reduce life cycle costs.

The plan also anticipates relocation of the Green Line Boston College stop to the median of Commonwealth Avenue by the MBTA (with some assistance from Boston College). The planned improvements to the MBTA stop and its relocation will make

it fully handicap accessible and conveniently located for local residents as well as Boston College users.

Economic Impact & Community Benefits

As a leading research university with an annual budget of more than \$700 million, 14,500 students and 3,500 faculty and staff, the University's estimated regional economic impact is more than \$1.4 billion annually. The University's students, employees and more than 40,000 annual visitors are primary sources of purchasing power and generator of sales revenue to local businesses in both municipalities. With the submission of this IMPNF, Boston College proposes to spend \$800 million in construction and renovation projects over the next decade, creating both permanent and temporary jobs, and additional revenue and benefits for the cities of Boston and Newton and their residents.

As a good neighbor, Boston College is committed to making University resources available to residents of Allston-Brighton and Newton whether through formal programs and partnerships, the many campus activities and events open to local residents, or the time, talents and energies of Boston College students, faculty and staff volunteers. Recent survey results indicate that Boston College students volunteer more than 375,000 hours of community service throughout the year and that our employees volunteer on average 4.8 hours per week, exceeding both the national and state averages of 2.5 and 1.9 hours per week.