

Ten-Year Plan - Boston

Great universities need great facilities to help achieve their ambitions.

As reported, Boston College's Strategic Plan offers a vision for the University's future by identifying its academic, co-curricular and residential priorities for the coming decade. The ten-year Institutional Master Plan proposes the facilities necessary to fulfill this strategic vision.

With the addition of the new science center, for example, the scientific research currently being conducted on campus to find a cure for Tay-Sachs disease, to combat dementia in AIDS patients, and to find a way to desalinate water for developing countries through nanotechnology will be augmented in fulfillment of the University's strategic goal to commit targeted resources to establish Boston College as a national leader in the sciences.

In addition, research on aging, standardized testing, social security and retirement, and the balance between work and family will be enhanced through the construction of new academic buildings, in fulfillment of the University's strategic commitment to address urgent societal problems.

The culture of volunteerism that inspires 375,000 hours of volunteer community service performed by Boston College students annually will be fostered by a new University Center that will supply desperately needed space for Boston College's 230 student organizations. New residence halls, athletics fields and a recreation center - which contribute to the development of the mind, body and soul - will help the University to fulfill its commitment to become a contemporary model of student formation among American colleges and universities.

The new School of Theology and Ministry (STM) in Brighton, which will re-affiliate the Weston Jesuit School of Theology with Boston College, will assist the University in its effort to help revitalize the Catholic Church, and contribute to its strategic goal of becoming the world's leading Catholic university and theological center.

In each case, new facilities are needed to realize the strategic goals and continue the momentum that has established Boston College as one of the nation's best universities. The Institutional Master Plan provides the facilities needed over the

next ten years to meet the University's goals. The specific elements of the Institutional Master Plan are outlined in this chapter.

Proposed Institutional Projects - Boston

While Boston College's plans for the next ten years include projects on all three campuses, the sections in this chapter describe the specific projects on properties located in the City of Boston, which include the properties located on the Brighton Campus. The next chapter of this document describes future projects proposed for properties located in the City of Newton on the Chestnut Hill and Newton campuses. The Newton projects are not a formal part of the IMP submittal to the City of Boston, but they are an integral part of the ten-year plan for the development of the three Boston College campuses.

The projects proposed for properties located in the City of Boston are shown on Figure 3-1 and listed in Table 3-1. These projects include undergraduate residence halls on five sites, Jesuit faculty and graduate student housing, athletic fields and field house, a recreation center, a university center, a fine arts district, a library storage building, and additional parking in a new garage and in an expansion of an existing garage.

It should be noted that phasing of projects must be responsive to priorities, funding and other logistical and operational considerations.

Residential Life

The mission of the Office of Residential Life is to foster an inclusive residential community that complements the academic mission of the University. In support of this goal, Boston College intends to increase and enhance the supply of undergraduate student housing to provide as many students as possible with a quality on-campus residential experience. The IMP includes plans to construct approximately 1,585 undergraduate student beds, including approximately 610 new beds and approximately 975 beds to replace beds in existing outmoded facilities. Since Boston College is committed to maintaining its undergraduate enrollment at around 9,000 students, adding 610 new beds of on-campus housing will decrease the approximately 1,200 Boston College students living off-campus by 50 percent, thereby reducing the impact of students on the rental housing market in the Allston and Brighton neighborhoods.

Approximately 75 beds of housing for Jesuit faculty and graduate students at the Weston Jesuit School of Theology will also be provided. The School will be moving to Boston College from Cambridge in 2008.

More Hall Site

The More Hall site, at the intersection of St. Thomas More Road and Commonwealth Avenue, provides an accessible parcel for a mix of uses, including undergraduate housing and retail. The current More Hall facility is outdated and its administrative tenants will be relocated to existing buildings on the Brighton Campus.

The More Hall site will provide 420 beds of undergraduate apartment-style housing and possibly ground floor retail space along Commonwealth Avenue. The retail space could contain businesses that primarily serve Boston College students, faculty, and staff, and local residents. The plan calls for two interconnected buildings that will be four-to-five stories in height. The buildings will function both as a gateway to the Lower Campus and as a node along the continuous pedestrian route that extends from Upper Campus to the Brighton Campus.

The topography of this site falls off the equivalent of one floor level from Commonwealth Avenue toward St. Thomas More Road on the south side of the site. This could allow for one level of underground parking along Commonwealth Avenue containing up to 100 parking spaces. This parking would be accessed from St. Thomas More Road at street level and would be enclosed on all other sides by building and open space.

Brighton Campus

Undergraduate housing is planned for two locations on the Brighton Campus: along Commonwealth Avenue and on the interior of the Brighton Campus.

Commonwealth Avenue

The Commonwealth Avenue site will accommodate approximately 200 apartment-style beds for juniors and seniors in one building with two wings. One wing would be located along Commonwealth Avenue and the other would be located along the Brighton Campus spine road. The building would be 4 to 5 stories in height. The ground floor of the Commonwealth Avenue wing could be programmed with space for residential support use.

Interior of Brighton Campus

The interior Brighton Campus site will accommodate approximately 300 apartment-style beds for juniors and seniors. Two buildings would be built west of the proposed spine road and would be set back approximately 200 feet from Lake Street and buffered by the existing western wooded slope.

This proposed housing would frame a one-acre quadrangle with the northern edge formed by the School of Theology and Ministry Library. A plaza area at the southern

edge of this open space would provide a transition for the 10 to 15 feet of grade change between the housing and spine road.

Shea Field

Commander Shea Field, at the corner of St. Thomas More Road and Beacon Street, sits adjacent to the Chestnut Hill Reservoir, Pine Tree Preserve, and Alumni Stadium. Boston College plans to build housing for up to 490 students in three four- to five-story buildings. The buildings will be designed to allow for the retention of two-and-a-half practice fields and preserve a view corridor between Middle Campus and the Chestnut Hill Reservoir. As with the Brighton Campus residence halls, the new housing on Shea Field will be sized to best meet the University's goals of encouraging community building, intellectual engagement and responsible behavior among students.

Modular Housing Site

When the modular apartments were constructed on Lower Campus in 1970, they were intended to temporarily serve Boston College's housing needs. As their popularity grew and the University's need for housing increased, the structures became a campus fixture. The University's long range plan calls for eliminating the modular buildings and replacing them with new residence halls would be built around a new quadrangle. This will be accomplished in two phases. The first phase, which is included in the ten-year plan, will replace the northernmost cluster of modular buildings with a residence hall with three wings of four to five stories in height. The building will provide housing for 175 students and include student activity space on the building's first floor. The planned University Center and Recreation Center as well as the existing Corcoran Commons dining facility will be adjacent to the site. The second phase will replace the remaining modular houses with a new quadrangle and second residence hall with an additional 75 beds. A total of 250 beds are planned for the long term.

Jesuit Faculty and Graduate Student Housing

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology, which is relocating to Boston College campus, will be provided on the east side of Foster Street opposite St. Clement's Hall on the Brighton Campus. Up to 75 beds will be provided in several two- to three-story buildings clustered around a central green. It is anticipated the residences will total about 40,000 to 50,000 sf and would be about 20 to 25 feet in height. A buffer of trees and a rock outcropping on the south side of the site will be preserved. About 40 on-site parking spaces will be provided to serve the residents.



Academic

A Fine Arts District is planned on Commonwealth Avenue between the former Cardinal's Residence and former Creagh Library. It would contain the following:

- An approximately 30,000 sf Fine Arts/academic building. The total building would be 4-5 stories with a height of 60 to 70 feet
- An approximately 21,000 sf 3-story museum building that could be linked to the Fine Arts building.
- An approximately 25,000 sf auditorium with 1,200 seats primarily for internal campus use.

This Fine Arts District will enhance the University's time-honored Jesuit commitment to the arts and provide an invaluable resource to students, faculty and the local community.



Student Life

The following major projects are planned to upgrade facilities to enhance opportunities for student life on campus: Brighton Athletics Center, the Recreation Center, and the University Center.

Brighton Athletics Center

The Brighton Athletics Center will provide Boston College with an opportunity it has sought for more than a decade -- to improve its baseball, softball, and tennis facilities for intercollegiate sports. Boston College's membership in the Atlantic Coast Conference has increased its need for larger and more sophisticated athletic facilities. The program for the Athletics Center, which is located at the north end of the Brighton Campus includes:

- Baseball field with 1,500 spectator seats. This field would be located east of Bishop Peterson Hall, would have a synthetic surface and would be lighted.
- Softball field with 500 seats. This field would be located northeast of Bishop Peterson Hall, would have a synthetic surface and would be lighted.
- Multipurpose field 1. This field would be located north of Bishop Peterson Hall, would have a natural grass surface large enough to accommodate soccer, would be lighted, and would have no permanent spectator seating.
- Field house. This facility would be located between Bishop Peterson Hall and the baseball field. Because the site has a vertical change of 25 to-30 feet, the approximately 100,000 sf building would be flush with grade at its southwestern edge (allowing entry to the playfield on the top of the building), and predominantly masked by baseball seating on its eastern edge. A regulation

track and six tennis courts would be accommodated. The building also would contain support facilities for baseball, softball, tennis, and track, including locker rooms, rest rooms, modest concession space, and training space.

- ▶ Multipurpose field 2. This field would be located on top of the field house structure, with field entry at grade near the southern edge of Bishop Peterson Hall. The field would have a synthetic surface and be lighted.

Recreation Center

A new 200,000 sf Recreation Center will be constructed to replace the outmoded 35-year old Flynn Recreational Complex. The Recreation Center will include fitness equipment, indoor jogging track, swimming pool, multipurpose courts, and locker rooms. As with the Flynn Center, it will offer summer hours for local residents. It will be constructed on the site of Edmonds Hall, an existing nine-story, 790-bed dormitory, which is outdated and in need of extensive repairs. The existing site is bordered by St. Thomas More Road on the east, Campanella Drive on the south, Walsh Hall on the north, and tennis courts to the west.

University Center

Boston College plans to construct a new 285,000 sf University Center to provide space for its student organizations, conference rooms, the bookstore, dining, student services and an addition to Robsham Theatre. The University Center will be located on a site near the new Recreation Center and expanded campus housing that currently contains the Flynn Recreational Complex and surface parking. It is bounded by Campanella Way on the west, Robsham Theater on the north, modular housing on the east and parking areas on the south. This facility will replace the outdated and inadequate McElroy Commons, which has served as the student center for the last 47 years.



Support Facilities

Planned support facilities include a library storage building and new parking facilities to replace spaces lost to other projects.

Library Storage Building

The Boston College Libraries have long sought additional storage space. The University plans to construct an approximately 40-foot high, 14,000 sf building adjacent to the existing School of Theology and Ministry Library on the Brighton Campus to provide a robotic library storage facility connected to the STM Library. The small building, which will be located east of Lake Street, will be screened from residences on Lake Street by an existing wooded area that will be maintained.

Beacon Street Garage Expansion

The existing 825-space Beacon Street Garage is slated for a 350-space expansion. The expanded garage parking will replace surface parking areas eliminated by other proposed future projects and accommodate Chestnut Hill Campus users. The approximately 122,500 sf addition will be added at the east end of the current garage next to Shea Field.

Parking Garage on the Brighton Campus

A new parking garage will be constructed on the Brighton Campus along the spine road near the entrance to the Brighton Athletics Center. It will contain approximately 500 spaces on five levels with one level expected to be below grade. It will serve Brighton Campus visitors, faculty and staff.



Re-Use of Existing Brighton Campus Facilities

The first amendment to Boston College's existing Institutional Master Plan, effective October 18, 2006, added nine buildings and approximately 46.8 acres of land to the Boston College Campus. This property was purchased from the Roman Catholic Archdiocese of Boston in two phases, adding 43.3 acres in 2004 and 3.5 acres in 2006. It is located across Commonwealth Avenue from the Chestnut Hill Campus generally between Lake and Foster streets and is now referred to as the Brighton Campus.

In July 2007, Boston College purchased an additional 18.3 acres of land located within the Brighton Campus from the Archdiocese. The purchase included four buildings: the Chancery, the Creagh Library, the Seminary Library and Bishop Peterson Hall. It did not include St John's Hall, which remains under the ownership of the Archdiocese. Boston College requests that the 18.3 acres it acquired in July of this year to complete its acquisition of the Brighton Campus, be included in the Boston College Institutional Sub-district.

The Seminary Library, now called the School of Theology and Ministry (STM) Library, will be added to the current IMP through a second amendment that was filed with the BRA on October 12, 2007. The STM Library will include the current theological collections of the Archdiocese, as well as the collections of the Weston Jesuit School of Theology. Plans for the remaining buildings acquired in July 2007 are described in the following sections and shown in Table 3-1.

Cardinal's Residence

The first amendment to Boston College's IMP included the re-use of the former Cardinal's Residence as a conference and meeting facility for faculty, staff and alumni, and anticipated only cosmetic improvements to the building. During the period of the ten-year plan, Boston College anticipates making further improvements and upgrades to this facility, including improvements to the kitchen and dining areas, to better support the planned use.

Bishop Peterson Hall

Table 3-1 includes as a Proposed Institutional Project the renovation and re-use for Bishop Peterson Hall for general faculty and administrative offices. The IMPNF filed on October 12, 2007 for a second amendment to the current Boston College IMP requested approval for use of this facility as the home of the Boston College School of Theology and Ministry, in substitution for the Master Plan approval previously issued for the renovation of St. William's Hall for such use. Additional investigation and planning over the last month have revealed that this use is unfeasible on a permanent basis. Therefore, Boston College intends to withdraw the permanent use of Bishop Peterson for classrooms and offices of the STM as a proposed project from the October 12, 2007 IMPNF, thereby seeking approval in the amendment for only i) the renovation and re-use of the former Seminary Library and Bishop Peterson Hall Kitchen and Dining Room and ii) the temporary housing of the STM classrooms and offices in Bishop Peterson Hall, while the renovation of St. William's Hall for the permanent home of the STM is underway.

Chancery and Creagh Library

The Chancery and Creagh Library, located on the southern end of the property near Commonwealth Avenue, contain 66,100 sf of space, previously used as offices and a library by the Archdiocese. Boston College plans to renovate these buildings for administrative office space.

St. John's Hall

Boston College also leases 12,000 sf of space from the Roman Catholic Archdiocese of Boston in St. John's Hall (St. John's Seminary). The planned use of this space is administrative.

Sequencing of Proposed Institutional Projects

Although the specific timing and phasing of individual projects included in this IMP have not been determined at this time, there is a critical path for several of the

proposed institutional projects that involve new facilities. Table 3-2 describes the critical sequencing required for construction of new IMP projects.

**Table 3-1
Proposed Institutional Projects (Boston Properties)**

Proposed Institutional Project	Location	Map No. on Figure 3-1	Current Uses	Proposed Future Uses			Building Height	
				Primary Uses	Principal Sub-Uses	Proposed Gross Floor Area (sf)	Stories	Feet
RESIDENTIAL LIFE								
Undergraduate Housing	More Hall Site	12	Administrative Offices	Undergraduate Housing -- 420 beds Neighborhood Retail Parking—0 to 100 Spaces	Student Lounges	Housing -- 200,000 sf Retail -- 12,000 sf Parking – up to 35,000 sf	4-5	60
Undergraduate Housing	Commonwealth Avenue on Brighton Campus	8	Undeveloped	Undergraduate Housing – 200 beds	Student Lounges	Housing – 100,000 sf	4-5	60
Undergraduate Housing	Interior of Brighton Campus	7	Parking	Undergraduate Housing – 300 beds	Student Lounges	Housing – 150,000 sf	4-5	60
Undergraduate Housing	Commander Shea Field	14	Baseball Field	Undergraduate Housing -- 490 beds	Student Lounges	Housing – 159,000 sf	4-5	60
Undergraduate Housing	Existing Modular Housing Site on Lower Campus	16	Modular Housing	Undergraduate Housing –175 beds	Student Lounges; Student Center	Housing – 84,000 sf	4-5	60
Jesuit Housing	Foster Street, Brighton Campus	1	Parking and Three Vacant Single Family Homes	Jesuit Faculty and Graduate Student Housing –75 beds; Accessory Surface Parking – 40 spaces		Housing – 40,000 to 50,000 sf	2	20-25

Proposed Institutional Project	Location	Map No. on Figure 3-1	Current Uses	Proposed Future Uses			Building Height	
				Primary Uses	Principal Sub-Uses	Proposed Gross Floor Area (sf)	Stories	Feet
ACADEMIC								
Fine Arts District	Commonwealth Avenue Between the Former Cardinal's Residence and the Former Creagh Library on the Brighton Campus	10	Undeveloped	Museum, Auditorium, Fine Arts/Academic		Museum -- 21,000 sf Auditorium -- 25,000 sf Fine Arts/Academic -- 30,000+ sf	4-5	60-70
STUDENT LIFE								
Brighton Athletics Center	North End of the Brighton Campus	2	Recreation Fields and Maintenance Garage	1,500-Seat Baseball Facility, 500-Seat Softball Facility, 2 Multipurpose Fields, Field House With Indoor Tennis, Indoor Track, And Support Facilities	Batting Cages, Locker Rooms, Rest Rooms, Offices, Conference Rooms; Concession Area,	Field House -- 100,000 sf	2-3	Up to 40
Recreation Center	Edmonds Hall Site	13	Undergraduate Housing – 790 Beds	Recreation Center	Pool, Multipurpose Courts, Jogging Track, Locker Rooms, Offices, Fitness Center, Multipurpose Rooms	Recreation Center -- 200,000 sf	Up to 3	Up to 70

Proposed Institutional Project	Location	Map No. on Figure 3-1	Current Uses	Proposed Future Uses		Proposed Gross Floor Area (sf)	Building Height	
				Primary Uses	Principal Sub-Uses		Stories	Feet
University Center	Lower Campus	17	Parking, Flynn Recreation Complex (part)	Dining, Student Organizations, Offices, Conference Center, Theatre		University Center -- 285,000 sf	Up to 4	Up to 60
SUPPORT								
Library Storage	Next to Existing Former Seminary Library Building on Brighton Campus	6	Undeveloped	Library Storage	Library Office	Library Storage -- 14,000 sf	N/A	Up to 40
Parking Garage	Interior of Brighton Campus Near Athletics Fields	5	Undeveloped	Parking – 500 Spaces		Garage – 175,000 sf	5	Up to 40
Beacon Street Garage Addition	Beacon Street Garage	15	Playing Fields (portion)	Additional Parking Bay – 350 spaces		Garage -- 122,500 sf	4	40
Bishop Peterson Hall	127 Lake Street	3	Academic and Administrative	Academic and Administrative		Academic and Administrative – 69,880 sf	5	
Chancery and Creagh Library	North of Commonwealth Avenue	9	Chancery Offices and Library	Administrative		Administrative -- 66,100 sf	2-3	
St. John's Hall (part)	127 Lake Street Adjacent to Bishop Peterson Hall	4	Administrative	Administrative		Administrative – 12,000 sf	N/A	N/A
Cardinal's Residence	2101 Commonwealth Avenue	11	Conference and Meeting Facility	Conference and Meeting Facility		Conference and Meeting Facility – 23,000 sf	2	

**Table 3-2
Anticipated IMP Project Sequencing**

Proposed Institutional Project	Pre-requisite Projects	Projects Dependent on This Project	Comments
Brighton Athletics Center	None	Student Residence Halls on Shea Field	Needed to provide improved intercollegiate facilities and meet demand for additional intramural playing fields.
Parking Garage on Brighton Campus	None	None	Needed to provide replacement parking on the Brighton Campus.
Jesuit Faculty and Graduate Student Housing on Foster Street	None	None	Needed for Jesuit faculty and graduate students of the Weston Jesuit School of Theology. Requires demolition of three unoccupied houses owned by Boston College.
Undergraduate Housing on More Hall Site	None	The Recreation Center which will go on Edmonds Hall site. Needed to provide replacement beds for Edmonds Hall.	Requires demolition of More Hall and relocation of its current occupants to the Brighton Campus.
Undergraduate Housing on Brighton Campus	None	The Recreation Center which will go on Edmonds Hall site. Needed to provide replacement beds for Edmonds Hall.	
Recreation Center	Undergraduate housing on More Hall site and Brighton Campus	The University Center which requires demolition of Flynn Recreational Complex.	Requires demolition of Edmonds Hall (790 beds).
Beacon Street Garage Addition	Brighton Athletics Center to replace existing baseball field which is on the site of planned garage expansion	The University Center which will eliminate surface parking.	
University Center	The Recreation Center and Beacon Street Garage Addition	Stokes Commons (described in Chapter 4, Ten-Year Plan for Newton Properties)	Requires demolition of Flynn Recreation Complex and adjacent parking.

Proposed Institutional Project	Pre-requisite Projects	Projects Dependent on This Project	Comments
Undergraduate Housing on Commander Shea Field	Brighton Athletics Center to replace existing baseball field which is on the site of planned undergraduate housing	Modular housing replacement	
Undergraduate Housing on Modular Housing Site	Undergraduate Housing on Commander Shea Field	None	Requires demolition of a portion of the existing modular housing.
Fine Arts District	None	None	Provides expanded space for McMullen Museum and an auditorium to provide additional space needed to accommodate various on-campus events.
Library Storage	None	None	Provides needed automated library storage space.