

BOSTON COLLEGE

INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR AMENDMENT



SUBMITTED TO

Boston Planning & Development Agency
Boston, Massachusetts

SUBMITTED BY

Boston College
140 Commonwealth Avenue
Chestnut Hill, Massachusetts

June 30, 2023

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1. PURPOSE OF SUBMISSION

The purpose of this submission is to amend Boston College's current Institutional Master Plan (the "IMP"), originally approved in 2009 and last renewed through October 2023, to reflect modifications to the Library Storage Project (referred to herein as the "Project", or, in its amended form, as the "Catholic Religious Archives"). As outlined in Section 6 below, the proposed modifications to the Project qualify for the expedited amendment procedure of Section 80D-9.2 of the Boston Zoning Code.

2. OVERVIEW OF BOSTON COLLEGE INSTITUTIONAL MASTER PLAN

In the spring of 2004, Boston College ("the University") embarked on a comprehensive strategic planning initiative to assess its academic program and to set institutional goals for the next decade and beyond. After several years of planning, a strategic plan was adopted by the Board of Trustees in February of 2006. Following two years of consultation with the surrounding neighborhood, Boston College submitted an Institutional Master Plan Notification Form ("IMPNF") outlining the institutional needs of the University in December of 2007. In response to a Scoping Determination issued by the Boston Redevelopment Authority ("BRA"), Boston College submitted an Institutional Master Plan (IMP) in June of 2008. The IMP was ultimately approved by the BRA on June 10, 2009, renewed in 2013 for a four-year period, renewed in 2017 for a four-year period through June 20, 2021, and renewed in 2021 for a two-year period through October 14, 2023.

Since the IMP was approved in 2009, four amendments have been approved by the BRA. The First Amendment to the IMP reflected *de minimus* dimensional changes to the Thomas More Apartments located at 2150 Commonwealth Avenue. The First Amendment went into effect in October 2013. The Second Amendment to the IMP reflected a proposed change for the renovation of 2101 Commonwealth Avenue (formerly known as the Cardinal's Residence) for a University Conference Center and the McMullen Museum of Art. The Second Amendment went into effect in May 2014. The Third Amendment to the IMP reflected *de minimus* dimensional changes to the Margot Connell Recreation Center project located at 200 St. Thomas More Road. The Third Amendment went into effect in July 2016. The Fourth Amendment to the IMP added the Fish Field House located at 12 Chestnut Hill Driveway as a Proposed Institutional Project. The Fourth Amendment went into effect in March 2017. A modest expansion and renovation of the Conte Forum was permitted as an Exempt Project and is now under construction. As outlined below in this Section Two, the University is currently preparing to submit a new Institutional Master Plan for community and BPDA review in the Fall of 2023.

Since 1975, the University has engaged in a comprehensive, long-range strategic planning process to guide its institutional vision and assess its academic programs. In 2006, the Board of Trustees approved a strategic plan entitled "Excellence, Distinction, Leadership: Boston

College in the 21st Century," which was the result of a two-year assessment and planning process that involved more than 200 faculty, staff, and students, and was approved by the Boston College Board of Trustees in February 2006.

The strategic plan outlined the following seven strategic objectives for the future of Boston College:

1. Commit Boston College to becoming the leader in liberal arts education among American universities.
2. Develop and implement a student formation program that will be a contemporary model for colleges and universities committed to student formation.
3. Identify and support selected research commitments that will achieve excellence and distinction in addressing urgent societal problems.
4. Commit targeted resources to selected natural sciences emphases that will establish Boston College as a national leader in these areas.
5. Build on the strengths and reputations of Boston College's professional schools to establish leadership in critical professional areas.
6. Become a significant intellectual and cultural crossroads by leveraging Boston College's international resources and partnerships, and its Jesuit and Catholic networks.
7. Become the world's leading Catholic university and theological center.

Upon the completion of the 2006 Strategic Plan, the University developed a long-range Campus Master Plan that would provide the University with an opportunity to achieve excellence by using the strength and distinctiveness of its campus to reinforce its mission and strategic objectives. During this process, the University established the following six guiding principles essential to fulfilling its institutional objectives:

1. Create One Campus—That the former Archdiocesan property become fully integrated with the Boston College campus, and that the 120-acre Chestnut Hill Campus, the 40-acre Newton Campus and the 65-acre Brighton Campus each provide a notable setting that contributes to the campus learning environment and the life of the University.
2. Develop Mixed Campus Uses—That Boston College's campuses host a mix of academic, residential and co-curricular facilities, and provide open space areas that foster a vibrant and engaged University community.

3. Emulate the Character of the Middle Campus—That the new facilities on the Lower Campus reflect the distinctive character of the Middle Campus with its combination of Gothic architecture and collegiate open spaces, linked quadrangles, and walkways.
4. Provide Appropriate Campus Density—That campus development emulate the Middle Campus' proportion of open space to building space, reflecting the Middle Campus height (four to five stories) and open-space pattern, while respecting the character of the surrounding community.
5. Promote Student Formation—That the Lower and Brighton Campuses develop undergraduate student housing reflecting the University's commitment to student formation that supports intellectual development and responsible student behavior in smaller living communities.
6. Achieve Sustainability—That development on each campus achieve higher levels of energy efficiency and champion the natural environment, and that sustainability goals be carefully considered with each project.

Figure 1 (2009 Institutional Master Plan) shows Boston College's ten-year campus plan as outlined in the 2009 IMP, encompassing the projects contemplated in Boston, as well as those projects planned for the Chestnut Hill Upper and Middle Campuses and the Newton Centre Campus. **Figure 2** (Master Plan Update) indicates which facilities have been completed since 2009, those that are now under construction, and those that are remain for possible future development. Listed below are those projects—both entirely new construction and renovations to existing facilities—that have been completed or are in progress in Boston and Newton since the approval of the 2009 IMP.

Boston

1. Renovation of 129 Lake Street (formerly known as Bishop Peterson Hall) for administrative office space, completed in October 2011.
 2. Development of the Cadigan Alumni Center at 2121 Commonwealth Avenue (formerly known as the Chancery) for administrative offices for University Advancement, completed in February 2012.
 3. Renovation of 2101 Commonwealth Avenue (formerly known as the Cardinal's Residence) for a University Conference Center and the McMullen Museum of Art, completed in February 2016.
 4. Construction of Thomas More Apartments at 2150 Commonwealth Avenue consisting of 490 student beds and the University Health Center, completed in August 2016.
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5. Renovation and conversion of Reservoir Apartments (formerly known as 2000 Commonwealth Avenue) to create a 540-bed student residence hall, completed in August 2016.
6. Construction of the Harrington Athletics Village on the Brighton Campus consisting of a baseball field with 1,000 seats, softball field with 300 seats, and a grass recreational field, completed in March 2017.
7. Construction of the Fish Field House, an indoor practice facility housing a full-size football field, strength and conditioning space and offices serving the football program, as well as other campus recreation programs, completed in August 2018.
8. Construction of the state-of-the-art Margot Connell Recreation Center with two pools, basketball courts, indoor track, fitness and weight areas, multi-purpose recreation courts, a climbing wall, and outdoor recreation center, completed in July 2019.
9. Construction of the Pete Frates Center, an indoor practice facility, batting cages, lockers rooms, strength and conditioning space and offices for the baseball and softball programs, completed in November 2020.
10. Construction of the Hoag Basketball Pavilion, a 10,000 GFA addition and 22,235 GFA renovation to Conte Forum for new men's and women's basketball team locker rooms, sport medicine suite, strength and conditioning room, nutrition suite, accessibility and landscape improvements, anticipated completion August 2023.

Newton

1. Construction of Stokes Hall humanities building with classrooms and faculty offices, completed in December 2012.
2. Renovation of St. Mary's Hall for the Jesuit Community residence and academic space for the University's Woods College of Advancing Studies, and the Communication and Computer Science departments, completed in December 2014.
3. Construction of 157,000 sf Integrated Science Building/aka 245 Beacon Street housing research labs, maker space, classrooms, office and the Schiller Institute for Integrated Science and Society focusing on climate, energy, and public health research, completed in December 2021.

Since the Fall of 2021, the University has been engaged in a comprehensive planning exercise intended to identify its anticipated facility requirements for the next decade, to provide for future infrastructure improvements in the areas of campus mobility and resiliency, and to further integrate its campuses, which now include the former Pine Manor College campus in Brookline. The University looks forward to reviewing its new plan in the Fall of 2023 with its

neighboring communities and the BPDA and intends to file an IMPNF pertaining to this proposed plan later in 2023.

The University plans to start construction of the Catholic Religious Archives Project in the Spring of 2024, after completion of design and any further regulatory review. To accommodate this schedule, Boston College will need to seek a final short-term renewal of the 2009 IMP while its new IMP is under consideration by the BPDA.

3. BECOMING AN INTERNATIONAL CENTER FOR CATHOLIC SCHOLARSHIP

Included among Boston College’s strategic goals is the advancement of the University as one of the foremost international centers for Catholic scholarship. Initiatives realizing this goal began as early as 2008 when the University established the Boston College School of Theology and Ministry (“STM”), a world-class center of theological study, now ranked among the top ten graduate schools for theology, divinity, and religious studies worldwide. More recently, the University completely renovated the former Creagh Library on the Brighton Campus to house the Ricci Institute for Chinese-Western Cultural History and its collection of over 400,000 digital documents, photos, manuscripts, paintings, and artifacts supporting research on the Jesuit missions of the 16th–19th centuries and the history of Christianity in China and East Asia.

The Theology and Ministry Library (the “Library”) is housed in a dedicated facility on the Brighton Campus. The facility serves both the St. John’s Seminary and the Boston College STM and houses the collections of both institutions. With over 300,000 volumes, the Library is the largest collection of Catholic literature outside of the Vatican Libraries.

In 2018, Boston College hosted a conference on “Envisioning the Future of Catholic Religious Archives.” The conference brought together 160 archivists, historians, and leaders of religious communities to consider ways of ensuring that archival holdings of various religious orders and congregations would be maintained and available to future generations. In response to this crucial need—made more urgent as many such orders have been forced to close due to declining vocations and financial exigency—Boston College established a Catholic Religious Archives Repository (“Repository”) to assist in the collection, preservation, and study of institutional records and documents belonging to Catholic religious orders and congregations in the United States and Canada. Boston College has begun the process of accepting archival materials from numerous religious orders and will soon exhaust its available archival storage space for this purpose.

The 2009 IMP included among its Proposed Institutional Projects an approximately 40-foot high, 14,000 gross square foot, Library Storage building to be located next to the Library. As further outlined below, Boston College proposes to amend this Proposed Institutional Project to support the Repository.

4. PROPOSED AMENDMENT TO EXISTING LIBRARY STORAGE PROPOSED INSTITUTIONAL PROJECT

The Library Storage Project was described in the 2009 IMP as an approximately 40-foot high, 14,000 sf addition to the Library on the Brighton Campus “to provide a robotic library storage facility.” As shown on Figure 1, the Library Storage Project was located immediately to the North of the Library and east of Lake Street.

The amended Library Storage Project, referred to as the Catholic Religious Archives Project, will be in the same location as the Library Storage project, but enlarged to comprise approximately 49,000 sf Gross Floor Area (“GFA”) with an overall height of approximately 55 feet. See **Figure 3** (Locus Map) and **Figure 4** (Aerial View). The project will house archival shelving, restrooms, and climate control mechanical equipment in a partial basement. The Project will be linked to the Library by a one-story connector. The Project will also be amended to incorporate two service parking stalls along the building, and two accessible parking stalls to the west of the building.

To comply with parking requirements of the underlying Allston-Brighton Neighborhood District zoning (Table J to Article 51) this Amendment also proposes that the existing, temporary surface parking lots comprising 45 spaces¹, located directly to the east of the Library as shown on the **Figure 4**, be incorporated into the 2009 IMP as part of the amended Project.

Table 1 summarizes the proposed modifications of the Project as compared to the Library Storage Project within the 2009 IMP.

¹ Permitted as a temporary facility in connection with the construction of the Frates Athletic Center under Article 10-3 of the Boston Zoning Code.

Table 1: Dimensional Comparison between the Project and 2009 IMP PIP

Attribute	PIP within 2009 IMP	PIP within Proposed Amendment
Gross Floor Area	14,000	49,000
Height in Stories	N/A	4 or less ²
Height in Feet	40	55
Setback (from Lake Street)	N/A	120 Feet
Use	Library Storage	Library Storage
Parking	N/A	49 stalls ³
Loading Bay	N/A	1

The following figures provided to aid in the review of this amendment are based on preliminary design and are to be further refined for Article 80 Small Project Review Submission at later date:

- Figure 3: Locus Map
- Figure 4: Aerial View
- Figure 5 Existing Conditions Photographs Key
- Figures 6-8: Existing Conditions Photographs
- Figure 9: Site Plan
- Figure 10: Level 1 Floor Plan
- Figure 11: Level 2 Flan Plan
- Figure 12: Site Section
- Figure 13: West Elevation
- Figure 14: Proposed Massing
- Figure 15: Rendering looking West from Campus Spine Road

5. COMMUNITY OUTREACH AND PUBLIC BENEFITS

5.1. Community Outreach

The University is committed to continuing its public outreach with the Allston-Brighton Boston College Community Task Force (the “Task Force”), local elected officials, and the community-at-large. The Task Force is comprised of representatives from various community and civic organizations in Allston and Brighton. At a Task Force meeting on June 29, 2023, the University provided an overview and update

² The project is anticipated to have three stories fully above grade, with a partially exposed basement level that may qualify as a story under the applicable definition in the Boston Zoning Code.

³ As discussed above, 45 of these parking stalls currently exist on the Brighton campus as a temporary facility permitted under Article 10-3 of the Boston Zoning Code.

on construction and renovation projects completed since the approval of the IMP in 2009, as well as ongoing projects, and a preliminary presentation on the Catholic Religious Archives Project.

5.2. Economic Benefits

The Project will provide a valuable source of employment for more than 200 construction workers from various trades during the Project's construction.

Boston College is a major employer in the City of Boston and has an estimated economic impact on the City of \$1.6 billion annually. The Project will help to maintain the University's strong contribution to the growth of the local and regional economies.

5.3. Job Creation

The University will create up to three full-time equivalent library staff positions.

The University is committed to using union labor on the Catholic Religious Archives Project.

6. ELIGIBILITY FOR EXPEDITED AMENDMENT PROCEDURE

Pursuant to Section 80D-9.2(b), the Catholic Religious Archives Project qualifies for the expedited amendment procedure of Section 80 D-9.2. First, this IMPNF proposes no changes to the 2009 IMP other than the modifications to the Project described herein. Second, because the amended Project will have a GFA of less than 50,000 sf, it does not meet the size threshold for Large Project Review under Section 80B-2. Additionally, although not an exempt project, the Project meets the following requirements of 80D-9.2(b)(ii):

- The Project is located in the St. John's Seminary Conservation Protection Subdistrict of the Allston-Brighton Neighborhood District, where "the use category that most closely describes such project" [i.e., Library] is designated as an allowed use;
- The Project's dimensions and parking and loading spaces meet all the requirements of the underlying zoning applicable to the use category that most closely describes the project, as outlined in the table below; and
- The Project is not a High Impact Subuse of an Institutional Use.

In support of this analysis, **Table 2** outlines the compliance of the Project with the underlying dimensional, parking, and loading bay requirements of the underlying zoning.

Table 2: Project Compliance with Underlying Zoning Dimensional Requirements

Attribute	Allston-Brighton Art 51, St John's Seminary CPS Requirement (See Tables H, J, K)	Proposed Conditions
Maximum Floor Area Ratio ("FAR")	0.5	0.26
Maximum Height	55 feet (when set back 100 ft from property line)	55 Feet
Minimum Front Yard	50 Feet	>100 Feet
Minimum Side Yard	50 Feet	>100 Feet
Minimum Rear Yard	50 Feet	>100 Feet
Parking Stalls	49 (one per 1,000 GFA)	49
Loading Dock	1	1

7. ENVIRONMENTAL IMPACTS

7.1. Tree Management

The overall vision for the Brighton Campus includes a mix of academic, cultural, athletic, and undergraduate housing uses in a forested open-space setting. The University will manage the Project Site in a way that is compatible with the natural resources of the area and the surrounding residential neighborhoods, while respecting the character of the existing buildings. In conformance with University tree care and management policy, the University intends to plant new trees within Boston to replace existing trees that are removed.

7.2. Vehicle Trip Generation

Overall levels of vehicular traffic to the Project are anticipated to be low. As detailed in the attached estimated trip generation, the proposed Catholic Religious Archives Project will entail an inconsequential change in staffing (less than 5 new staff) and represents an ancillary facility to the existing Library with immaterial change in trip activity representing less than 10 vehicle-trips during peak traffic periods. See **Attachment A** (Estimated Trip Generation).

For servicing, vendors, deliveries and general vehicular access, the access route will be via the campus Spine Road off the main entrance on Commonwealth Avenue. While occasional delivery activities to the Catholic Religious Archives building may occur, such deliveries are not expected to materially increase the estimated vehicle trips associated with the Project.

7.3. Construction Impacts

Construction is estimated to last approximately 18 months, anticipated to be complete by late fall 2025. All work will be carried out in conformance with a Construction Management Plan. In compliance with the City of Boston's Construction Management Program, a Construction Management Plan ("CMP") will be submitted to the Boston Transportation Department ("BTD"). This plan will include detailed information about construction activities, specific construction mitigation measures, and construction materials access and staging area plans to minimize impacts on the neighborhood.

7.4.1 Construction Air Quality/Dust

Short-term air quality impacts from fugitive dust may be expected during the removal of soil materials and during the early phases of the Project Site preparation activities. The construction contract for the Project will require the contractor to reduce potential emissions and minimize air quality impacts. Mitigation measures are expected to include the use of wetting agents where needed on a scheduled basis, covered trucks, minimizing exposed construction debris stored on-site, monitoring construction practices to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized, locating aggregate storage piles away from areas having the greatest pedestrian activity when possible, and periodic cleaning of roadways and sidewalks in the vicinity of the Project Site when necessary to reduce dust accumulation.

7.4.2 Construction Noise

Intermittent increases in noise levels will occur in the short term during the construction of the new building. Work will comply with the requirements of the City of Boston Noise Ordinance. The Project will comply with the City of Boston Noise and Work Ordinance. Normal work hours will be from 7:00 A.M. to 6:00 P.M., Monday through Friday, along with Saturdays as needed to maintain the Project schedule.

Efforts will be made to minimize the noise impact of construction activities, including appropriate mufflers on all equipment such as air compressors and welding equipment, maintenance of intake and exhaust mufflers, turning off idling equipment, replacing specific operations and techniques with less noisy ones, and scheduling equipment operations to synchronize the noisiest operations with times of highest ambient noise levels.

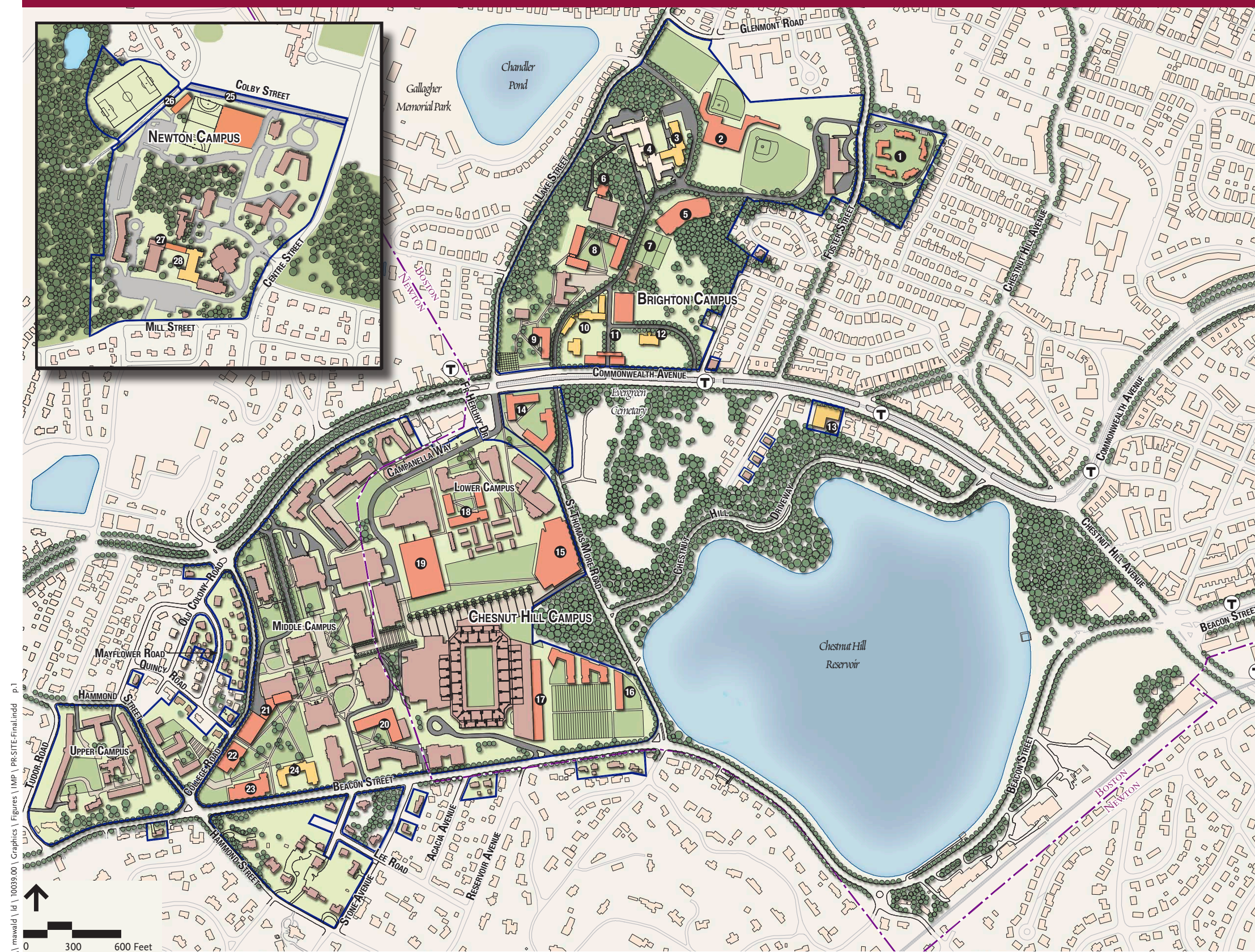
7.4.3 Sediment Control Measures

During construction, erosion and sediment control measures will be implemented to minimize the transport of Project Site soils to off-site areas and Boston Water and Sewer Commission (“BWSC”) storm drain systems. The existing catch basins will be protected with filter fabric or other catch basin inlet protection devices to provide for sediment removal from runoff. These controls will be inspected and maintained throughout the construction phase until all areas of disturbance have been stabilized through the placement of pavement, structure, or vegetative cover.

Other sediment controls, which will be implemented as needed during construction, will include the following:

- Hay/straw bales and/or silt fence barriers will be installed at the base of stockpiled soils and at erosion-prone areas throughout the construction phase of the Project;
- Erosion controls will be maintained and replaced as necessary to ensure their effectiveness;
- Where necessary, temporary sedimentation basins will be constructed to prevent the transport of sediment off-site;
- Measures to control dust will be implemented during construction. All debris will be properly contained on the Project Site; and
- Erosion controls will be maintained and replaced as necessary until the installation of pavements and/or the establishment of stabilized vegetation at the Project Site.

Institutional Master Plan



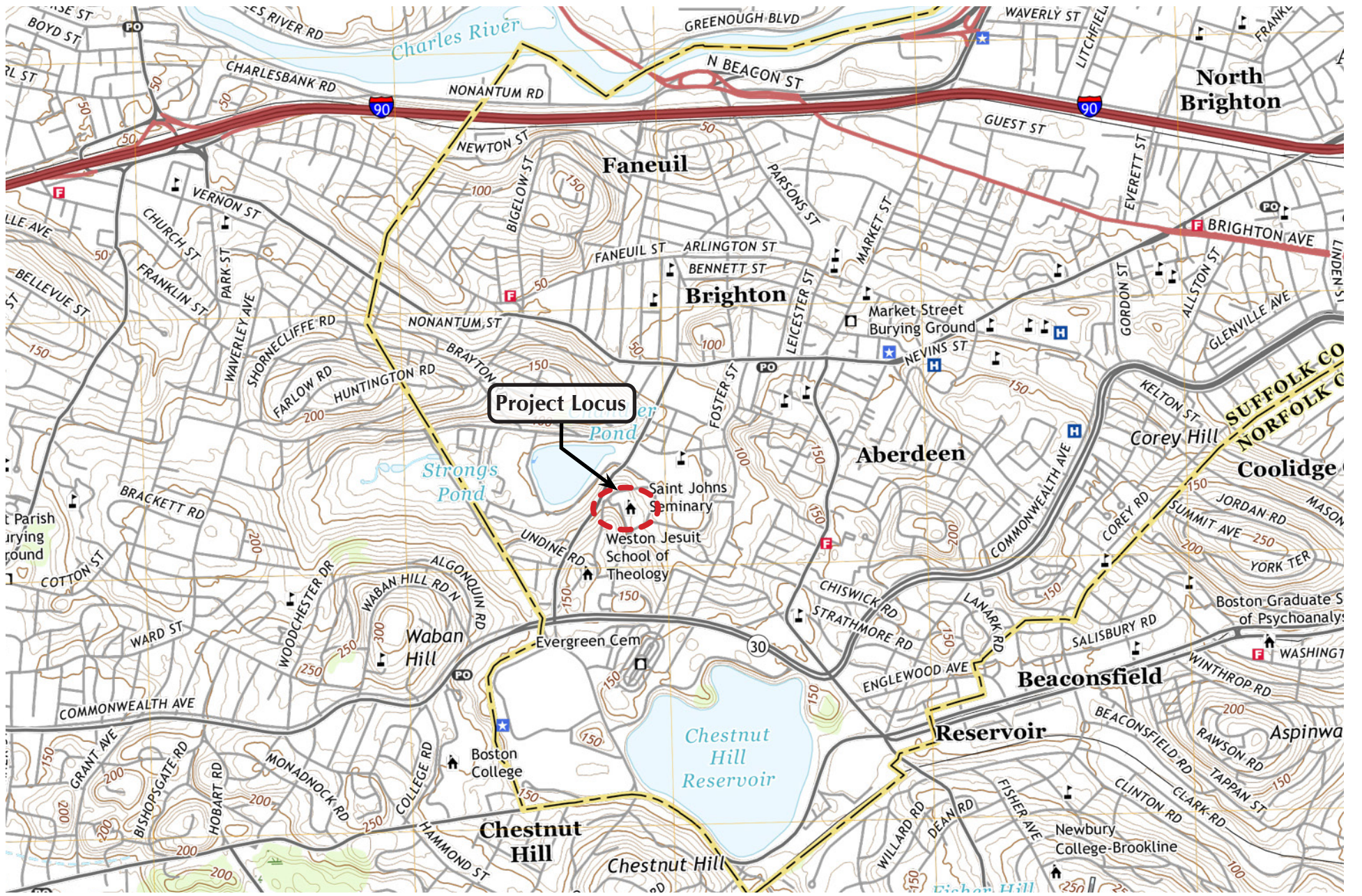
- PROPOSED INSTITUTIONAL PROJECTS**
- BOSTON PROPERTIES**
- 1 JESUIT FACULTY AND GRADUATE HOUSING
 - 2 BRIGHTON ATHLETICS CENTER
 - 3 BISHOP PETERSON HALL
 - 4 ST. JOHN'S HALL
 - 5 PARKING GARAGE
 - 6 LIBRARY STORAGE
 - 7 TENNIS COURTS
 - 8 UNDERGRADUATE HOUSING
 - 9 UNDERGRADUATE HOUSING
 - 10 CHANCERY/CREAGH LIBRARY RENOVATION
 - 11 FINE ARTS DISTRICT
 - 12 CARDINAL'S RESIDENCE RENOVATION
 - 13 UNDERGRADUATE HOUSING
 - 14 UNDERGRADUATE HOUSING
 - 15 RECREATION CENTER
 - 16 UNDERGRADUATE HOUSING
 - 17 BEACON STREET GARAGE ADDITION
 - 18 UNDERGRADUATE HOUSING
 - 19 UNIVERSITY CENTER
- PROPOSED PROJECTS**
- NEWTON PROPERTIES**
- 20 INTEGRATED SCIENCE CENTER
 - 21 STOKES COMMONS
 - 22 ACADEMIC BUILDING
 - 23 ACADEMIC BUILDING
 - 24 CARNEY HALL RENOVATION
 - 25 SURFACE PARKING
 - 26 RECREATION/ATHLETICS BUILDING
 - 27 SMITH WING REPLACEMENT
 - 28 STUART HALL RENOVATION

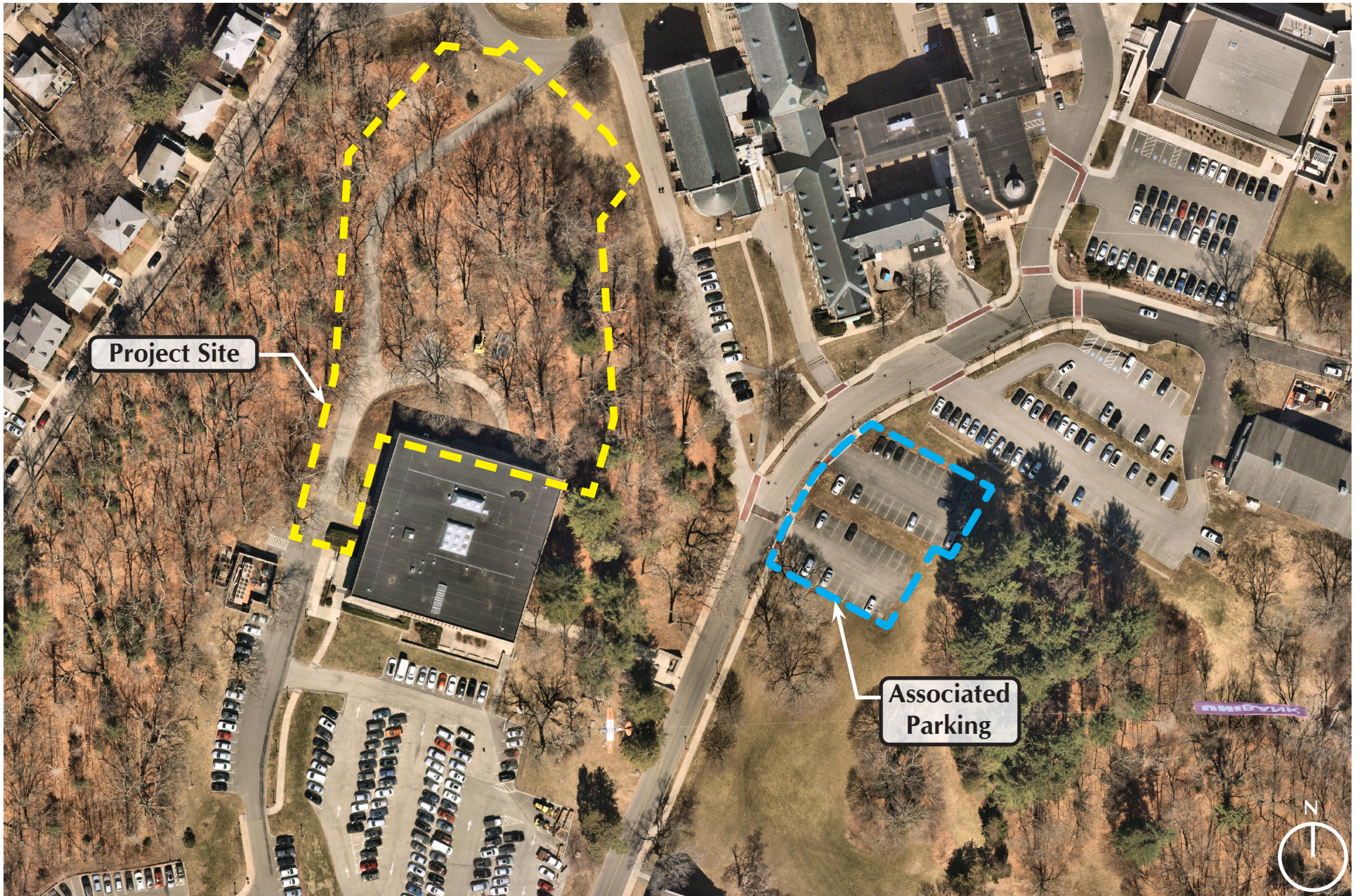
- Legend**
- Existing Boston College Building
 - Proposed Institutional Project
 - Proposed Renovation

Source: Building Footprints - Boston Redevelopment Authority (BRA),
 Parcels - JY 2002 Parcels from the City of Boston Assessor's maps
Vanasse Hangen Brustlin, Inc.

Figure 5-1
 Proposed Institutional Projects
 Ten-Year Plan
 Boston College
 Institutional Master Plan

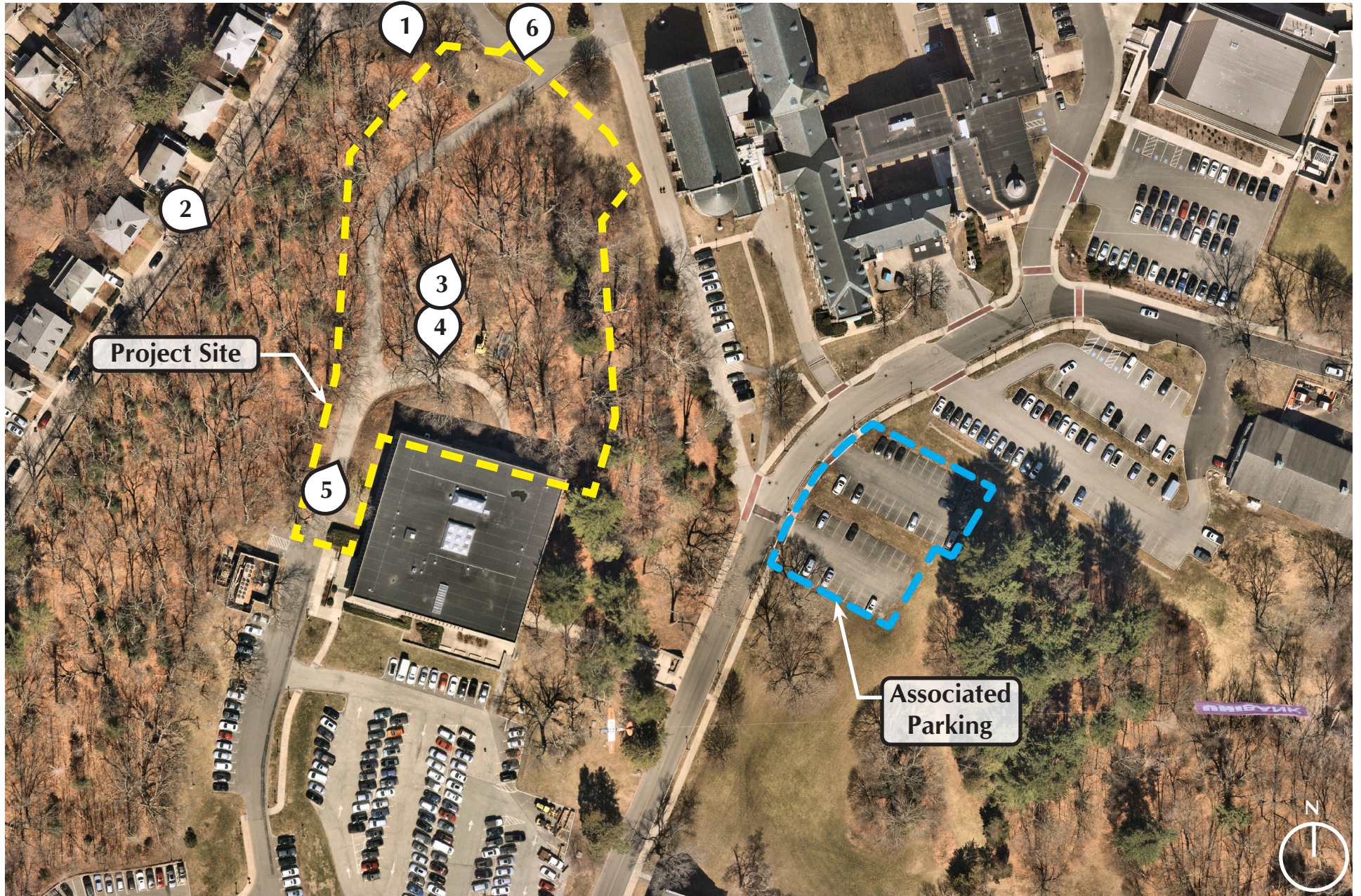






Boston, Massachusetts

Figure 4
Aerial View
Source: NearMap, 2023



Boston, Massachusetts

Figure 5
Existing Conditions Photographs Key
Source: NearMap, 2023



Photograph 1: View of the Project Site from Lake Street by St. John's Seminary's entrance



Photograph 2: View of the Project Site from Lake Street



Photograph 3: View of St. John's Seminary from the Project Site



Photograph 4: View toward the Library from the Project Site



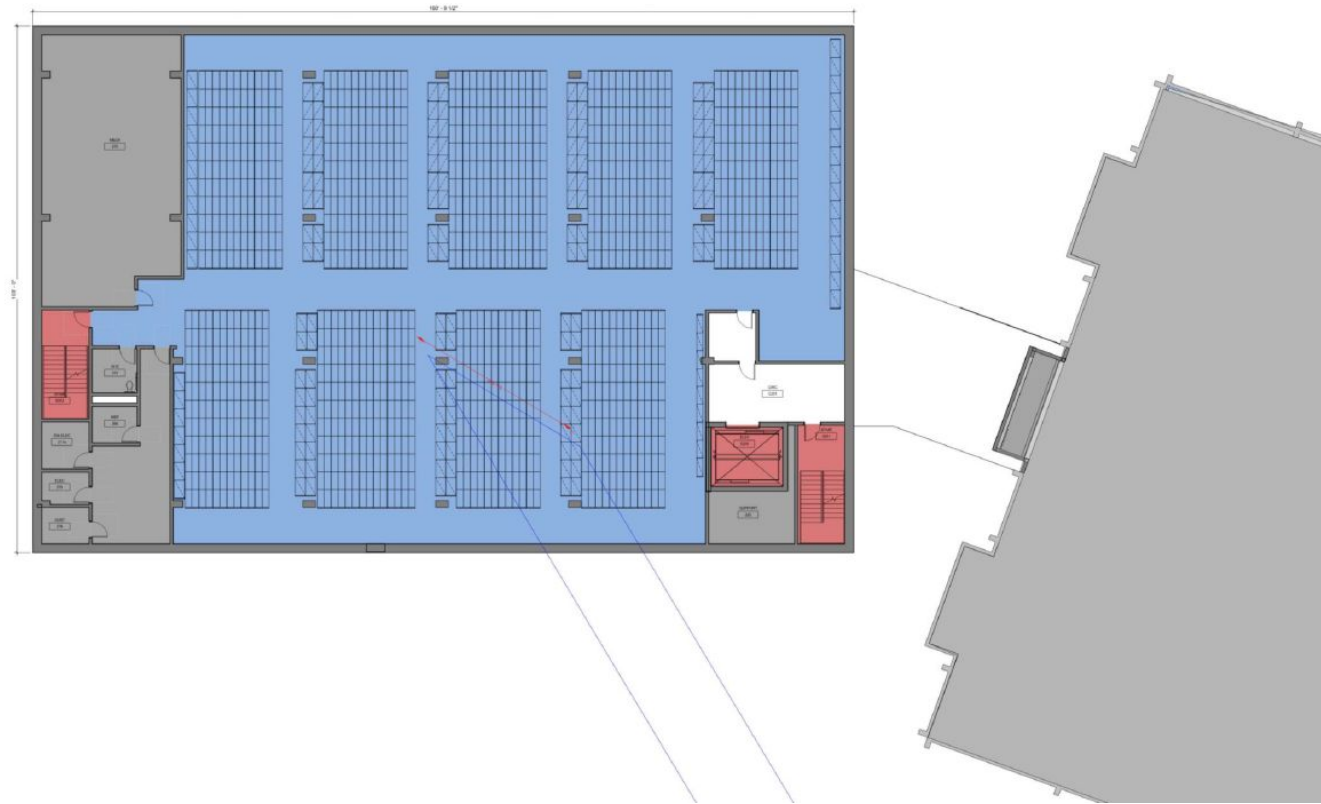
Photograph 5: View of Catholic Religious Archives site from service drive alongside the Library

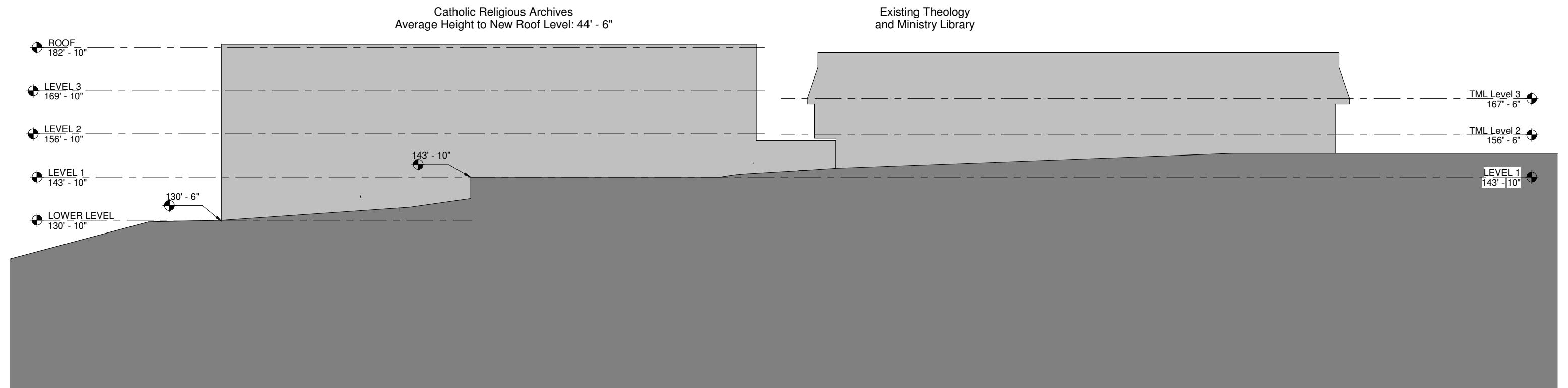


Photograph 6: View of Project Site from St. John's Seminary

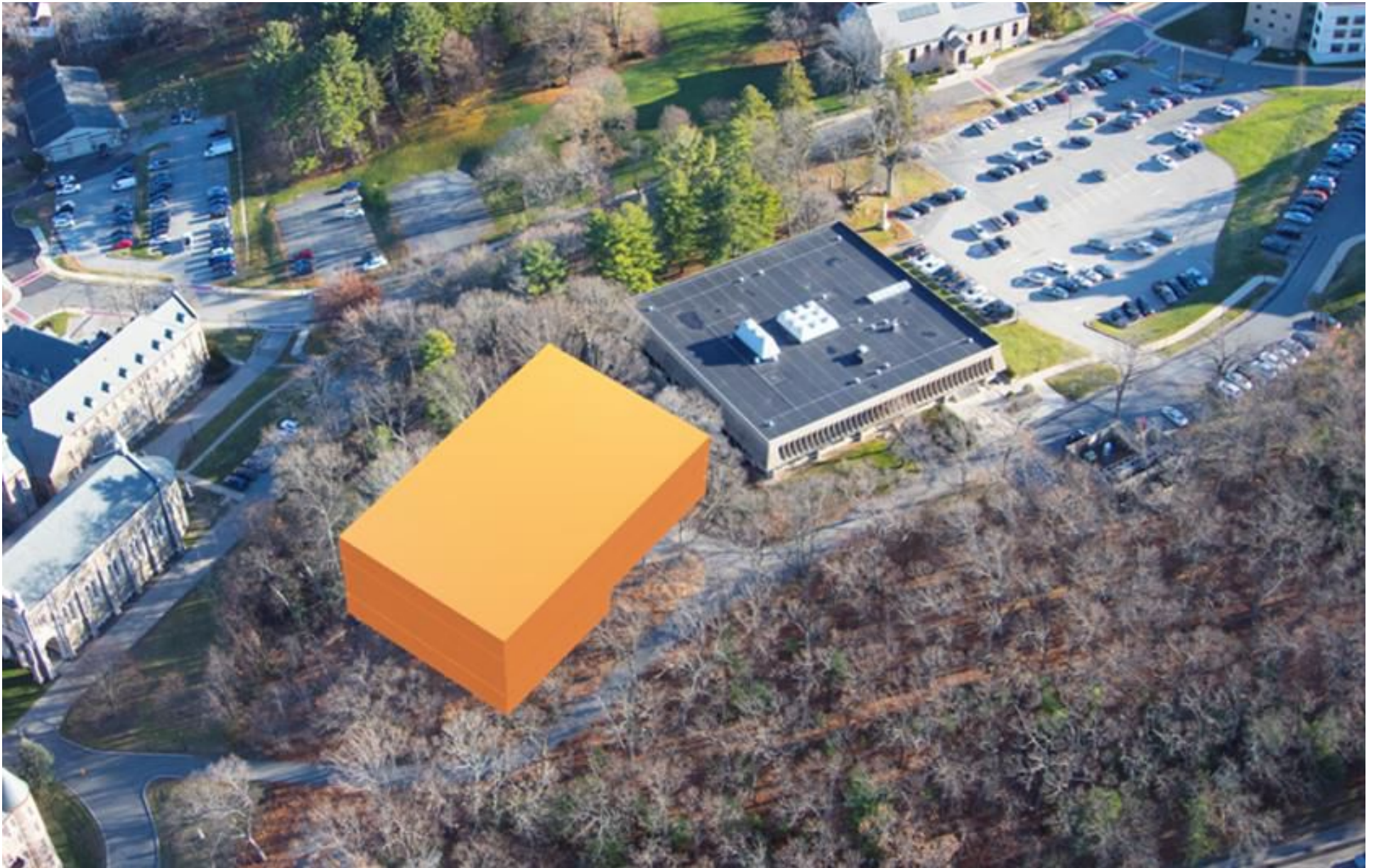


Level 2











Attachment A

ESTIMATED TRIP
GENERATION


MEMORANDUM

DATE: June 21, 2023

TO: Katie Moniz
Fort Point Associates
31 State Street, Third Floor
Boston, MA 02109

FROM: Robert J. Michaud, P.E. – Managing Principal
Daniel A. Dumais, P.E. – Senior Project Manager

RE: **Proposed STM Library Expansion – Catholic Religious Archives (CRA) Building**
Boston College Brighton Campus



MDM Transportation Consultants, Inc. (MDM) has evaluated potential trip generation characteristics of the proposed expansion of the School of Theology and Ministry (STM) library at 117 Lake Street to include the Catholic Religious Archives (CRA) building. Programmatic assumptions and resulting trip estimates are summarized below. MDM concludes that the proposed CRA building will entail an inconsequential change in staffing (less than 5 new staff) and represents an ancillary facility to the existing STM library with immaterial change in trip activity representing less than ten (10) vehicle-trips during peak traffic periods.

PROGRAMMATIC ASSUMPTIONS

Key programmatic assumptions are as follows:

- *Existing STM Library.* The existing STM library comprises approximately 54,000 sf of gross floor area and is supported by approximately 6 staff. This facility, while physically located within the BC Brighton Campus, supports campus-wide academic research and publication activities involving trips made by various travel modes including inter-campus walking and bike trips, off-campus housing walking trips and (to a lesser degree) vehicular trips that are principally generated by library support staff who have access to on-campus parking.
- *CRA Facility.* The proposed CRA facility represents an approximate 49,000 sf expansion of the STM library with the principal function of serving to house/store relevant historical materials and conservation activities for historical records/exhibits that will augment the STM library resources. Proposed staffing will include a CRA Director and several supporting staff for a total of not more than 5 additional staff. The CRA is not

expected to independently generate unique visitor activity per se, but rather as a repository for records and conservation activities that is ancillary to existing STM library operations. No increase or change in campus parking is proposed as a component of the CRA facility; limited additional staff as noted will be accommodated within the existing campus parking supply and no vehicular-based visitor trips are anticipated beyond current STM library operations which principally involve non-auto mode trip making.

TRIP GENERATION SUMMARY

The trip generation for the proposed CRA facility is expected to principally entail non-auto mode trips generated by inter-campus travel by students and staff or trips generated to/from nearby off-campus housing that include walking, biking, BC shuttles or public transportation. Vehicular-based trip making will essentially be associated with staff ranging from 3 to 5 additional personnel beyond current STM library staffing levels. As such, anticipated vehicular trips (conservatively assuming that all new CRA staff drive, do not use public transportation, and are exclusive to the CRA facility) would be approximately 5 vehicle-trips per hour or less during peak staff arrival/departure periods. While occasional delivery activities for CRA materials may occur, such deliveries are not expected to materially add to this number or would occur randomly throughout daytime periods. Likewise, visitor-related trips arriving/departing that are specific to the CRA facility are not expected to be material and if occur may be considered ancillary to typical day-to-day operations and trips for the existing STM library facility operations.

A more generic means of estimating vehicular trip activity for the CRA is based on application of trip generation rates for a library use published in the Institute of Transportation Engineers (ITE) *Trip generation*¹ 11th Edition, Land Use Code (LUC) 590 - Library. The application of ITE trip rates in this case is considered highly conservative, as the database of surveyed sites includes both public and private library facilities that are not necessarily located within a multi-modal academic campus setting. The application of ITE trip rates assuming a facility staffing of not more than 5 personnel and no credit or adjustment for mode share is presented in **Table 1**.

¹ *Trip Generation*, 11th Edition, Institute of Transportation Engineers, Washington DC, 2021.

TABLE 1
TRIP-GENERATION SUMMARY (All Trip Types and Modes)

Period/Direction	Library ¹
<i>Weekday Morning Peak Hour</i>	
Entering	4
<u>Exiting</u>	<u>2</u>
Total	6
<i>Weekday Evening Peak Hour</i>	
Entering	14
<u>Exiting</u>	<u>15</u>
Total	29
<i>Weekday Daily</i>	278

Source: ITE *Trip Generation*, 11th Edition; 2021.

¹Based on ITE LUC 590 applied to 5 staff. No adjustment for mode shares that are anticipated to include walking, biking, shuttle and public transportation trips which are expected to represent the vast majority of trips generated.

As summarized in **Table 1**, the proposed development is estimated to generate approximately 6 vehicle trips (4 entering and 2 exiting) during the weekday morning peak hour and 29 vehicle trips (14 entering and 15 exiting) during the weekday evening peak hour. On a daily basis, the proposed development is estimated to generate approximately 278 vehicle trips on weekdays and with 50 percent (139) entering and exiting over a 24-hour period. MDM emphasizes that these trip estimates represent a highly conservative basis for assessment since trips are not adjusted for academic campus characteristics that involve significant non-auto trip making involving inter-campus travel by walking, biking, shuttle or public transportation. Consideration of these alternative trip modes would likely result in the vast majority of vehicular trips being attributed to staff, which per above summary would represent approximately 5 or fewer vehicle trips per hour on weekdays with the balance of trips made by other travel modes. However, even considering this conservative methodology of estimating trips, the relative change in traffic for the campus and area roadways due to CRA operations is de minimus and inconsequential.

CONCLUSIONS

MDM concludes that the proposed CRA building will entail an inconsequential change in staffing (less than 5 new staff) and represents an ancillary facility to the existing STM library with immaterial change in trip activity representing less than ten (10) vehicle-trips during peak traffic periods. Using alternative and highly conservative ITE trip rates and methodology, resulting trip activity for the CRA facility is de minimus and inconsequential to campus operations or travel on area roadways.

