

4

Ten-Year Plan - Newton

This chapter describes additional improvements Boston College plans over the next ten years that are not subject to Article 80. These include proposed future projects on the Newton portion of the Chestnut Hill Campus and on the Newton Campus. These projects will be subject to review and approval by the City of Newton. This chapter also describes planned and anticipated infrastructure improvements that will support the ten-year plan for the Chestnut Hill and Brighton campuses.

Chestnut Hill Campus

Table 4-1 at the end of the chapter lists projects in the ten-year plan proposed for the Newton portion of the Chestnut Hill Campus and for the Newton Campus. These projects, which are also shown on Figure 3-1 presented earlier, are not subject to the City of Boston Article 80 review process but will be reviewed and permitted by the City of Newton. Boston College is working with Newton officials regarding the procedures that will be used for the review and approval of these projects. The future projects planned for areas in the City of Newton are an integral part of the plan for the development of Boston College properties located in the City of Boston and are presented here to provide a complete picture of the ten-year plan for the overall development of all three Boston College campuses.

There are five proposed projects on the Newton portion of the Chestnut Hill Campus: academic building for the Humanities, Social Work and Nursing; Stokes Commons; the Science Center; and the renovation of Carney Hall. The five projects are located on Middle Campus and all but the Science Center are located adjacent to the Campus Green between Beacon Street and College Road.

A 125,000 sf academic office and classroom building for the Humanities will be constructed on the site of the existing McElroy Commons (student center and dining facility). The proposed Humanities building may include an underground parking facility for up to 90 parking spaces.

An academic building for the Connell School of Nursing and the Graduate School of Social Work will be built on the existing surface parking lot located next to the Campus Green along College Road. It will contain 75,000 sf of space for offices and classrooms. Stokes Common, a student center and dining facility, will also be constructed on the existing parking lot next to the academic building. It will provide 85,000 sf of space to replace McElroy Commons.

Drawing on the carefully developed strengths and reputations of Boston College's chemistry, physics, and biology departments and recognizing that science in the future must be interdisciplinary and collaborative, Boston College will establish the first phase of an integrated Science Center that will encompass individual centers for molecular biology, synthetic organic chemistry, and complex materials. It is designed to meet the strategic direction to identify and commit targeted resources to selected natural science disciplines that will establish Boston College among the leaders in these areas. The building will consist of 100,000 sf of space for academic offices and classrooms and will replace the existing Cushing Hall, which currently houses the Connell School of Nursing program. The placement of the Science Center near the Merkert Chemistry Center and Higgins Hall will help to foster synergy between the various science disciplines at Boston College.

Newton Campus

Four projects planned for the Newton Campus over the next ten years are also shown in Figure 3-1 presented previously. They include a replacement of the Smith Wing of Stuart House, a new recreation/athletics building to replace the existing Quonset hut, a new 150-space surface parking lot and renovation of Stuart House. The Smith Wing replacement will include 42,000 sf of academic and office space, and the replacement for the Quonset hut will be an 8,500 sf building.

**Table 4-1
Proposed Future Projects (Newton Properties)**

Proposed Future Project	Location	Map No. (See Figure 3-1)	Current Uses	Projected Future Uses		Proposed Gross Floor Area	Height	
				Primary Uses	Principal Sub-Uses		Stories	Feet
CHESTNUT HILL CAMPUS								
Science Center	Cushing Hall Site and a Portion of the adjacent Service Building Site	14	Academic Building for Nursing and Social Sciences (65,141 sf)	Academic Offices, Classrooms		Science Center -- 100,000 sf	4-5	70-80
Stokes Commons	Parking Lot Adjacent to the Campus Green along College Road ; Expansion of Lyons Hall	15	Parking	Student Commons; Dining; Academic		Student Commons -- 85,000 sf	5	70
Academic Building for Nursing and Social Work	Parking Lot Adjacent to the Campus Green along College Road	16	Parking	Academic Offices, Classrooms,		Academic Building – 75,000 sf	5	70
Academic Building for Humanities	McElroy Commons Site	17	Student Commons	Academic Offices, Classrooms	Parking – up to 90 Spaces	Academic Building -- 125,000 sf Parking – 31,000 sf	5	70
Carney Hall Renovation	Carney Hall	18	Academic & Administrative	Academic & Administrative		Carney Hall – 120,000 sf	6	75

Proposed Future Project	Location	Map No. (See Figure 3-1)	Current Uses	Projected Future Uses		Proposed Gross Floor Area	Height	
				Primary Uses	Principal Sub-Uses		Stories	Feet
NEWTON CAMPUS								
Smith Wing Replacement	Adjacent to Stuart House	21	Academic	Academic		Academic – 23,000 sf	3.5	40-45
Recreation/Athletics Building	Between Field Hockey and Soccer Fields	20	Quonset Hut for Recreation/Athletics	Recreation/Athletics Support		Recreation/Athletics – 8,500 sf	1	15
Parking	Adjacent to Field Hockey Field	19	Undeveloped	Surface Parking Lot		Parking -- 150 Spaces	N/A	N/A
Stuart Hall Renovation	Stuart Hall	22	Academic & Administrative	Academic & Administrative		Same as existing	3.5	40-45