



# Chapter 5

## Proposed Institutional Projects

### Summary and Rationale for Proposed Projects

As stated in previous chapters, 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 10-year Institutional Master Plan proposes the facilities necessary to fulfill this strategic vision.

The addition of the Integrated Science Center, for example, will augment the scientific research currently conducted on campus that holds promise for a better future. Among the ongoing research that stands to benefit from these new facilities: advanced developments in a cure for Tay Sachs disease, which disproportionately affects people of Jewish and Eastern European ancestry; the creation of a common alloy to achieve a boost in thermoelectric performance—a milestone that could pave the way for a new generation of cleaner-running and more energy-efficient products; innovations in medicinal chemistry, which have the potential to revolutionize the drug industry; and new data analysis software, which could lead to a better understanding of how DNA affects disease. Establishing new science facilities complements the University’s strategic goal to commit targeted resources to establish Boston College as a national leader in the sciences, and the University’s mission to improve the human condition.

Similarly, 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, which will facilitate research at the highest levels, in fulfillment of the University’s strategic commitment to address urgent societal problems.

The culture of volunteerism that inspires 444,000 hours of local 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 - all of 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) will be located in St. William’s Hall and utilize the former seminary library on the Brighton Campus. The Jesuit community housing that accompanies it will support the re-affiliation of the Weston Jesuit School of Theology with Boston College, thereby assisting 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 help realize the University’s strategic goals and to build upon the momentum that has established Boston College as one of the nation’s best universities. The specific elements of the Institutional Master Plan are outlined in this chapter. Table 5-1 shows the relationship between the University’s seven strategic directions and the facilities proposed in its 10-year plan.

**Table 5-1 Relationship of 10-Year Plan Elements to the Strategic Plan**

| Strategic Directions   | 10-Year Plan Elements   |
|--|---|
| Leader in liberal arts education                                     | New instructional space for humanities and social sciences<br>New Fine Arts District  |
| Commitment to a model student formation program                      | Residential housing that promote opportunities for student formation and residential learning<br>New University Center<br>New Recreation Center<br>Additional intramural playing fields<br>New varsity baseball and softball facilities |
| Research that achieves excellence in addressing urgent social issues | New instruction space for Nursing, Social Work  |
| National leadership in specific natural sciences programs            | New science center to promote integrated study  |
| Leadership in critical professional areas                            | New academic space for social sciences, law and School of Theology and Ministry   |
| Significant intellectual and cultural crossroads                     | Mixed use throughout the campus to reflect the Jesuit values of intellectual, spiritual and social development.<br>Expanded international programs  |
| World's leading Catholic university and theological center           | Weston Jesuit School of Theology relocated onto the Brighton Campus as part of the new School of Theology and Ministry  |

## Proposed Institutional Projects - Boston

While Boston College's plans for the next 10 years include projects on all three campuses, this section describes the specific projects located in the City of Boston, including properties located on the Brighton Campus and the Chestnut Hill Campus. Projects in the City of Newton are not a formal part of the IMP submittal to the City of Boston, but are an integral part of the 10-year plan for the development of Boston College. The Newton projects are described in detail in a later section of this chapter.

The projects proposed in the City of Boston are shown on Figure 5-1 and listed in Table 5-2. These projects include undergraduate residence halls, athletic fields and a support facility, tennis courts, a Recreation Center, a University Center, a Fine Arts District, a library storage building, additional parking in a new garage and the expansion of an existing garage. Inherent in each of these projects is the reflection of sustainable values: the desire to build compactly, to create a pattern of buildings and open space that allow for indoor and outdoor learning, to provide mixed use districts, and to create strong pedestrian networks that encourage walking.

### 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 the supply of undergraduate student housing to meet 100 percent of undergraduate demand. The IMP includes Proposed Institutional Projects comprising a net total of 790 new beds<sup>1</sup> of undergraduate housing during three phases over the next 10 years. Since Boston College is committed to maintaining its undergraduate enrollment at approximately 9,000 students, adding 790 new beds will enable Boston College to provide University housing for 94 percent of BC undergraduates who seek it. These 790 new beds will free up housing for local residents in the Allston and Brighton neighborhoods. (See Chapter 6, *Student Housing Plan*, for an analysis of the impact of student housing demand on the local housing market.) In addition, this IMP reflects the University goal to provide housing for all undergraduates who seek it, by proposing a 150-bed residence hall at Commonwealth Avenue on the Brighton Campus as taken under advisement by the BRA Board and by listing an additional proposed future project for 350 beds.

### More Hall Site

The More Hall site, at the intersection of St. Thomas More Road and Commonwealth Avenue, will be used to construct 470 beds of undergraduate apartment-style housing and possibly ground floor neighborhood retail space along Commonwealth Avenue. The retail space could contain businesses that primarily serve Boston College students, faculty, staff and local residents. The plan calls for two buildings that will be four-to-six stories in height. The More Hall residences will be built during phase one of the IMP.

<sup>1</sup> If the BRA Board takes a future vote to approve the 150 new beds that were taken under advisement at the January 29, 2009 BRA public meeting, and the Boston Zoning Commission subsequently approves such amendment to this IMP, the net number of beds of undergraduate student housing approved in the amended IMP will total 940 which would increase the total of BC students living on campus to 96 percent of demand.

The More Hall buildings are oriented east-west to take advantage of passive solar gain, with a courtyard ample enough to allow natural light on all sides. The courtyard opens to the southwest allowing natural light, while being protected from the northwest winter winds. The buildings will function as a gateway to the Lower Campus.

The land on this site slopes 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. As a sustainable concept, this below-grade parking helps reduce the amount of impervious surface area and stormwater runoff.

### **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 550 students in three buildings of five-to-six stories on a compact portion of the existing playfields. One building with 170 beds will be built in the first phase and the remaining two buildings with 380 beds will be built during phase two of IMP construction. These proposed buildings are set back approximately 60 to 180 feet from St. Thomas More Road and are sited to take advantage of southern sun for passive solar gain and passive recreation in the accompanying housing courtyards. The buildings will be designed to allow for the retention of two-and-a-half practice fields on the Shea Field Site.

### **Modular Housing Site**

The University's long-range plan calls for eliminating all of the modular housing buildings and replacing them with new residence halls that would be built around a new quadrangle. This plan will be accomplished in two phases. The first phase of development, which is included in the 10-year plan, will replace the northernmost cluster of buildings with a residence hall of four to five stories in height. The building will provide housing for 185 students and will be built during phase three of IMP construction. This first phase of modular replacement housing is oriented east-west to maximize passive solar gain. By creating a more compact area for student beds, long-term development of this site will allow much-needed green space to occupy a portion of the existing modular housing site, while also supporting stormwater management goals by significantly decreasing the amount of impervious surface area in this district.

The second phase, anticipated to occur in the early stages of the next 10-year Master Plan cycle, will replace the remaining modular units with a new quadrangle and a second residence hall with 75 beds. A total of 260 beds are planned for the long term.

The planned University Center and Recreation Center, as well as the existing Corcoran Commons dining facility, will be adjacent to this site.

## Institutional Master Plan

**Table 5-2 Proposed Institutional Projects**

| Proposed Institutional Project                              | Location   | Map No. on Figure 1 | Current Uses                             | Proposed Uses   |  | Proposed Building Gross Square Feet (Area to be Demolished)                | Building Height     |          | Current Zoning of Site                    |
|---|--|---------------------|--|---|--|--|---------------------|----------|---|
|   |  |                     |  | Primary Uses  | Principal Sub Uses   |  | Stories             | Feet     |   |
| <b>RESIDENTIAL LIFE</b>                                     |  |                     |  |   |  |  |                     |          |   |
| Undergraduate Housing                                       | Current More Hall Site   | 12                  | Administrative Offices                   | Undergraduate Housing – 470 beds<br>Parking – 0-100 Spaces  | Student Lounges  | Housing – 235,000<br>Retail – 12,000<br>Parking – up to 35,000<br>(64,584) | 4-6                 | 60       | Boston College Institutional Subdistrict  |
| Undergraduate Housing                                       | Commander Shea Field   | 14                  | Baseball Field                           | Undergraduate Housing – 550 beds<br>(170 beds in Phase 1)   | Student Lounges  | Housing – 275,000  | 5-6                 | 60       | Boston College Institutional Subdistrict  |
| Undergraduate Housing                                       | Existing Modular Housing Site on Lower Campus  | 16                  | Modular Housing                          | Undergraduate Housing – 185 beds  | Student Lounges  | Housing – 87,500-92,500<br>(47,136)  | 4-5                 | 60       | Boston College Institutional Subdistrict  |
| Undergraduate Housing                                       | 2000 Commonwealth Avenue   | 11                  | Residential                              | Undergraduate Housing – 560 beds<br>Parking – 200 Spaces  | Student Lounges  | Housing – 214,750<br>Garage – 72,400                                       | 17                  | ~167     | Multifamily Residential Subdistrict MFR-2 |
| <b>ACADEMIC</b>   |  |                     |  |   |  |  |                     |          |   |
| Fine Arts District  | Commonwealth Avenue between the former Cardinal's Residence and the former Creagh Library on the Brighton Campus | 9                   | Undeveloped                              | Museum/Fine Arts building;<br>Auditorium  |  | Museum/Fine Arts – 55,000<br>Auditorium – 30,000                           | 4-5                 | 60-70    | Conservation Protection Subdistrict       |
| Library Storage   | Next to existing School of Theology and Ministry Library Building on Brighton Campus                             | 5                   | Undeveloped                              | Library Storage   | Library Office   | Library Storage – 14,000   | N/A                 | Up to 40 | Conservation Protection Subdistrict       |
| <b>STUDENT LIFE</b>   |  |                     |  |   |  |  |                     |          |   |
| Brighton Athletics Center                                   | North End of the Brighton Campus   | 1                   | Recreation Fields and Maintenance Garage | 1,000-seat Baseball Facility,<br>300-seat Softball Facility,<br>1 Intramural Field, and<br>Support Facility | Batting Cages, Locker Rooms,<br>Rest Rooms, Offices,<br>Conference Rooms; Concession<br>Area,                | Support Facility – 60,000<br>(15,408)                                      | 2-3                 | Up to 50 | Conservation Protection Subdistrict       |
| Tennis Courts   | South of the proposed garage on the Brighton Campus  | 6                   | Undeveloped                              | Tennis Courts   |  | N/A  | N/A                 | N/A      | Conservation Protection Subdistrict       |
| Recreation Center   | Edmonds Hall Site  | 13                  | Undergraduate Housing – 790 Beds         | Recreation Center   | Pool, Multipurpose Courts,<br>Jogging Track, Locker Rooms,<br>Offices, Fitness Center,<br>Multipurpose Rooms | Recreation Center – 200,000<br>(245,078)                                   | Up to 3             | Up to 70 | Boston College Institutional subdistrict  |
| University Center   | Lower Campus   | 17                  | Parking, Flynn Recreation Complex (part) | Dining, Student Organizations,<br>Offices, Conference Center, Theatre                                       |  | University Center – 285,000<br>(118,267)                                   | Up to 4             | Up to 60 | Boston College Institutional Subdistrict  |
| <b>SUPPORT</b>  |  |                     |  |   |  |  |                     |          |   |
| Parking Garage  | Interior of Brighton Campus near Athletics Fields  | 4                   | Undeveloped                              | Parking – 500 Spaces  |  | Garage – 175,000   | 5 (one below grade) | Up to 40 | Conservation Protection Subdistrict       |
| Beacon Street Garage Addition                               | Beacon Street Garage   | 15                  | Playing Fields (portion)                 | Additional Parking Bay – 350 spaces   |  | Garage – 122,500   | 4                   | 40       | Boston College Institutional Subdistrict  |
| Academic and Administrative Building (Bishop Peterson Hall) | 129 Lake Street  | 2                   | Academic and Administrative              | Academic and Administrative   |  | Academic and Administrative – 69,880                                       | 5                   |          | Conservation Protection Subdistrict       |
| Administrative Buildings (Chancery and Creagh Library)      | 2121 Commonwealth Avenue<br>2123 Commonwealth Avenue   | 8                   | Chancery Offices and Library             | Administrative  |  | Administrative – 66,100  | 2-3                 |          | Conservation Protection Subdistrict       |
| Administrative Space (St. John's Hall (part))               | 127 Lake Street  | 3                   | Administrative                           | Administrative  |  | Administrative – 12,000  | N/A                 | N/A      | Conservation Protection Subdistrict       |
| Conference and Meeting Facility (Cardinal's Residence)      | 2101 Commonwealth Avenue   | 10                  | Conference and Meeting Facility          | Conference and Meeting Facility   |  | Conference and Meeting Facility – 23,000                                   | 2                   |          | Conservation Protection Subdistrict       |
| <b>PROJECT UNDER ADVISEMENT<sup>1</sup></b>                 |  |                     |  |   |  |  |                     |          |   |
| Undergraduate Housing                                       | Commonwealth Avenue on Brighton Campus   | 7                   | Undeveloped                              | Undergraduate Housing – 150 beds  | Student Lounges  | Housing – 50,000-75,000  | 4-5                 | 60       | Conservation Protection Subdistrict       |

1. Project was taken under advisement by the BRA Board for further consideration by the Authority. It is not under consideration by the Zoning Commission at this time.

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## **2000 Commonwealth Avenue**

The University intends to convert the apartment building at 2000 Commonwealth Avenue to University housing. The facility will house 560 undergraduates and be staffed by resident directors, resident assistants and peer ministers from BC's Office of Residential Life. In order to plan for an orderly transition of the apartments at 2000 Commonwealth Avenue to student use, the University plans to phase the occupancy of this building as a residence to provide for full occupancy by 2012.

## **Brighton Campus Housing**

Five hundred beds of undergraduate housing have been planned for two locations on the Brighton Campus: alongside the main entrance (spine road) to the Brighton Campus, and on the interior of the Brighton Campus subject to further action by the Authority.

### **Commonwealth Avenue Site**

One hundred and fifty (150) apartment-style beds for juniors and seniors were planned for one building at the main-entrance site off Commonwealth Avenue. This proposed institutional project has been taken under advisement for future deliberation by the Authority and subsequent public hearing by the Zoning commission. This 150-bed project is not under consideration by the Zoning Commission at this time. The primary wing will be along the Brighton Campus main entrance (spine road), minimizing the need to disturb the existing landscape at the corner of Lake Street and Commonwealth Avenue. The building will be four-to-five stories in height. It will benefit from existing topography and vegetation to shade it from the west during summer months. Boston College proposes to build it during phase one of IMP construction.

### **Interior of Brighton Campus**

The interior Brighton Campus site, currently a surface parking lot, was proposed to accommodate approximately 350 apartment-style beds in two buildings west of the spine road. They would be set back approximately 230 feet from Lake Street and buffered by the existing wooded slope that runs along the western edge of the campus. The buildings were scheduled to be built during phase three of IMP construction. In response to calls for further study of this proposal, the University agreed to seek approval for the additional 350 beds at a later date and remove them as a Proposed Institutional Project from this current IMP.

Although the location for this project shown in the IMP submission in June 2008 is still the University's preferred option, the University acknowledges that any future approval of this specific project will require an amendment of the IMP. Furthermore, the University agrees that before filing any such amendment it will enter into a study process to be conducted jointly with the Authority (and with opportunity for public input) to identify and evaluate alternative locations to accommodate these 350 beds. Locations to be studied shall include, but not be limited to, sites on the Chestnut Hill Lower Campus, including land currently occupied by modular housing, and various alternative Brighton Campus sites, including sites east of the proposed spine road. The study shall define criteria to be used to evaluate the identified sites, including the campus

planning goals enumerated in the IMP, as well as provide a comparison of potential impacts of student behavior on adjacent neighborhoods. Moreover, the study shall consider the effects of alternative design and occupancy strategies, including but not limited to an evaluation of the feasibility of limiting occupancy to students who meet certain criteria, such as class year, academic honors, specific curricular or co-curricular interests, or substance-free living, or some combination thereof. The analysis will be informed by the results of an assessment of the actual neighborhood impact of student occupancy of 2000 Commonwealth Avenue, the 150-bed Brighton Campus residence as applicable<sup>2</sup>, and a similar assessment of the impacts of the University's upper campus and Centre Street residences on adjoining Newton neighborhoods. In anticipation of such assessment, and to better assure the success of programs designed to promote neighborly behavior among students, Boston College shall work with the Campus Community Partnership Initiative (the "CCPI") through its regularly scheduled meetings to provide periodic reviews of student behavior in 2000 Commonwealth Avenue as well as the proposed 150-bed residence hall as applicable<sup>3</sup>, and to seek advice concerning any needed solutions to problems that may arise. More information on the composition and purpose of the CPPI is set out in Chapter 6.

Boston College acknowledges that reducing the number of Boston College undergraduates living in one- and two-family houses in the surrounding neighborhood is a goal of its housing plan. Accordingly, the University will propose, as part of its Institutional Master Plan Amendment for the 350-bed student residence, University efforts designed to eliminate occupancy by its students of one- and two-family houses in the 02134 and 02135 zip code areas (including the residential neighborhoods of Radnor Road, Kirkwood Road, Foster Street, Gerald Road, Lake Street, Undine Road, Kenrick Street and Greycliff Road), to become effective upon occupancy of the 350-bed residence hall.

### **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, is planned on the east side of Foster Street opposite St. Clement's Hall on the Brighton Campus. This project was included in the June 2008 IMP submission. The Jesuit Faculty and Graduate Student Housing project has been removed by Boston College from the list of the University's Proposed Institutional Projects, but will proceed as a project to be developed by the Weston Jesuit Community, Inc. ("WJC"), a Massachusetts non-profit corporation supervised and controlled by the U.S Jesuit Conference. BC is providing a long-term lease for the land to the WJC and this project is not part of the BC IMP overlay subdistrict. Extensive information on this project has been filed by WJC and reviewed by the Authority under the Small Project Review provisions of Article 80 of the Boston Zoning Code. The project was approved by the Authority on November 13, 2008.

<sup>2</sup> The 150 beds proposed for the north side of Commonwealth Avenue on the Brighton Campus were taken under advisement by the BRA for further consideration by the Authority and are not under consideration by the Zoning Commission at this time.

<sup>3</sup> See previous note.



## Academic

### Fine Arts District

A Fine Arts District is planned on Commonwealth Avenue between the former Cardinal's Residence and Creagh Library. This district supports the University's goal of introducing academic uses in each district as part of its mixed use principle. This district will contain the following:

- An approximately 55,000 sf Fine Arts/Museum complex of linked buildings of four to five stories and a height of 60 feet. Orientation of the buildings will be east-west to take advantage of passive solar gain.
- An approximately 30,000 sf auditorium with 1,200 seats, primarily for University use. The auditorium will be constructed on a current surface parking lot.

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.

### Library Storage Addition

Boston College libraries have long been in need of additional storage space. The University plans to construct an approximately 40-foot high, 14,000 sf addition to the existing School of Theology and Ministry Library on the Brighton Campus to provide a robotic library storage facility. The modest-sized building, located east of Lake Street, will be screened from residences on Lake Street by an existing wooded area. Construction is scheduled to start within years 1 through 3.

## Student Life

The following major projects are planned to enhance student life on campus: Brighton Athletics Center, tennis courts, 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 and softball facilities for intercollegiate sports. Boston College's membership in the Atlantic Coast Conference has increased its need for larger and more modern athletic facilities. The program for the Athletics Center, which is located at the north end of the Brighton Campus, includes:

- Baseball field with 1,000 spectator seats. This field will be located east of Bishop Peterson Hall, will have a synthetic playing surface and will be lighted.
- Softball field with 300 seats. This field will be located northeast of Bishop Peterson Hall, will have a synthetic playing surface and will be lighted.
- Intramural field. This field will be located north of Bishop Peterson Hall, will have a natural grass surface, will be lighted, and will have no permanent spectator seating.

- Support building. This facility will be located between the softball field and baseball field. The approximately 60,000 sf building will contain support facilities for baseball, softball and intramurals, including locker rooms, restrooms, concession space, batting cages and training space.

### Tennis Courts

Situated south of the proposed parking garage on the Brighton Campus, the proposed six outdoor tennis courts will replace the current tennis courts located adjacent to the modular housing on the Lower Campus. The tennis courts are planned to be NCAA-approved for varsity tennis practice and play. To meet one of the requirements for NCAA approval, a minimum of six courts must be built. The tennis courts will include a hard court surface, standard tennis court fencing and lighting to allow for nighttime playing.

### Recreation Center

The proposed Recreation Center will be constructed on the site of Edmonds Hall, a 33-year old, nine-story residence hall that is outdated and in need of extensive repairs (see Chapter 6, *Student Housing Plan*, for a discussion of the condition of Edmonds Hall). The Recreation Center will be bordered by St. Thomas More Road on the east, Campanella Way on the south, Walsh Hall on the north, and a shallow utility line to the west.

This new 200,000 sf Recreation Center will be constructed to replace the outmoded 36-year old Flynn Recreation Complex. It will have a footprint of approximately half the existing size, allowing valuable land in the Lower Campus to be developed as future buildings and open space. The Recreation Center will include a fitness center, indoor suspended jogging track, swimming pool, multipurpose courts, locker rooms, administrative offices and accessory University uses. As with the Flynn Complex, it will offer summer hours for local residents. It is anticipated that the facility will achieve high levels of energy efficiency with creative sustainable design solutions.

### University Center

Boston College plans to construct a new 285,000 sf University Center to provide space for its student organizations, conference rooms, bookstore, dining, student services, an addition to Robsham Theater and accessory University uses. The University Center will be located on a site near the new Recreation Center and expanded campus housing that currently hosts the Flynn Recreation Complex and surface parking. This facility will replace the outdated and inadequate McElroy Commons, located on the corner of Beacon Street and College Road, which has served as the student center for the last 48 years. Mirroring the current McElroy Commons and Campus Green relationship on Middle Campus, the University Center will be adjacent to the Lower Campus Quadrangle to allow both indoor and outdoor student activities and passive recreation.

## Support Facilities

### Beacon Street Garage Expansion

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

### Parking Garage on the Brighton Campus

A new parking garage to serve Brighton Campus faculty, staff and visitors will be constructed along the spine road near the entrance to the Brighton Athletics Center. It will contain approximately 500 spaces on five levels. This parking facility is located approximately 190 feet from the property line shared with the adjacent Lane Park neighborhood.

The University agrees that the construction of its proposed 500-space parking garage on the Brighton Campus will commence after the completion of the first phase of University housing as approved by the Authority. Boston College believes, and current Master Plan transportation analyses demonstrate, that a 500-space parking facility on the Brighton Campus will be needed to meet the projected parking demand. There will be an incremental loss of existing surface parking on the Brighton Campus due to building projects, and it is anticipated that no fewer than 750-800 people will work on this campus as existing facilities are converted to academic and administrative office use. Boston College understands that the Article 80 Large Project Review of this project will include a comprehensive review of the University's overall transportation demand management programs and a detailed study of alternative parking strategies for the Brighton Campus. The scope of this study will include, at the minimum, updating the parking demand analysis, programs to improve alternate modes of transportation to reduce parking demand and additional site analyses which may result in distributing the parking spaces in multiple sites or an adjustment of the size and location of the garage.

## Re-use of Existing Brighton Campus Facilities

### Prior Master Plan Amendments

Because the University acquired the Brighton Campus in multiple transactions beginning as early as August, 2004, two Amendments to the existing Boston College Master Plan have already addressed the renovation and reuse of a few existing buildings.

The first Amendment, approved in 2006, extended the Boston College Institutional Master Plan Area to include approximately 46 acres of the Brighton Campus, and approved the renovation and re-use of (i) St. William's Hall for offices and classrooms for the School of Theology and Ministry, (ii) the former Cardinal's Residence for conference and meeting space, (iii) the former Tribunal Building for offices and workrooms, and (iv) the Gymnasium for student dance groups and other activities.

The second Master Plan Amendment was taken up by the BRA on September 9, 2008. It further extends the Boston College Institutional Master Plan Area to incorporate an additional 18.3 acres of the Brighton Campus acquired by the University in July, 2007, and approves the renovation and re-use of (i) the former St. John's Seminary Library for use by the School of Theology and Ministry, (ii) Bishop Peterson Hall for temporary offices and classrooms of the School of Theology and Ministry during the renovation of St. William's Hall, and (iii) the kitchen and dining rooms of Bishop Peterson Hall for students and faculty of the School of Theology and Ministry. The Second Amendment was approved by the Zoning commission on October 1, 2009.

Additional plans for renovation and re-use of existing Brighton Campus facilities included in this Master Plan as Proposed Future Projects are described below.

### **Bishop Peterson Hall**

As mentioned above, Bishop Peterson Hall will be used on a temporary basis as the home of the School of Theology and Ministry while St. William's Hall is under renovation. Upon the removal of the School of Theology and Ministry to its permanent home, the University plans to renovate Bishop Peterson Hall for use as administrative offices.

### **Cardinal's Residence**

The first amendment to Boston College's 2000 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 10-year Master 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.

### **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 office space.

## **Construction Cost Estimate**

During the development of all the projects included in Boston College's 10-year Master Plan, the University expects to spend a total of \$1 billion on construction of individual projects and directly related infrastructure.

## 10-Year Plan - Newton

This section 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.

### Chestnut Hill Campus Newton

Table 5-3 lists projects in the 10-year Master Plan time frame proposed for the Newton portion of the Chestnut Hill Campus and for the Newton Campus. 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 10-year Master 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: two academic buildings for the Humanities, Social Work and Nursing; Stokes Commons; the Integrated Science Building; and the renovation of Carney Hall. The five projects are located on the Middle Campus in Chestnut Hill, and all but the Science Building 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 Commons, a student center and dining facility, will also be constructed on the existing parking lot next to Lyons Hall. It will provide 125,000 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 build an Integrated Science Center that will house individual centers for molecular biology, synthetic-organic chemistry, and complex materials. It will be designed to meet the strategic goal of committing 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. The placement of the Science Center near Merkert Chemistry Center and Higgins Hall, which houses the biology and physics departments, will help to foster synergy among the various science disciplines at Boston College.

**Table 5-3 Proposed Institutional Projects (Newton Properties)**

| Proposed Institutional Project                | Location  | Map No. (See Figure 3-1) | Current Uses  | Projected Uses                    |                           |   | Height  |       |
|---|---|--------------------------|---|-----------------------------------|---------------------------|---|---------|-------|
|   |   |                          |   | Primary Uses                      | Principal Sub-uses        | Proposed Gross Floor Area                             | Stories | Feet  |
| <b>Chestnut Hill Campus</b>                   |   |                          |   |                                   |                           |   |         |       |
| Integrated Science Center                     | Cushing Hall Site and a Portion of the adjacent Service Building Site                 | 20                       | 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 | 21                       | Parking   | Student Commons; Dining; Academic |                           | Student Commons – 125,000 sf                          | 5       | 70    |
| Academic Building for Nursing and Social Work | Parking Lot Adjacent to the Campus Green along College Road                           | 22                       | Parking   | Academic Offices, Classrooms,     |                           | Academic Building – 75,000 sf                         | 5       | 70    |
| Academic Building for Humanities              | McElroy Commons Site  | 23                       | Student Commons   | Academic Offices, Classrooms      | Parking – up to 90 spaces | Academic Building – 125,000 sf<br>Parking – 31,000 sf | 5       | 70    |
| Carney Hall Renovation                        | Carney Hall   | 24                       | Academic & Administrative                                     | Academic & Administrative         |                           | Carney Hall – 120,000 sf                              | 6       | 75    |
| <b>Newton Campus</b>                          |   |                          |   |                                   |                           |   |         |       |
| Smith Wing Replacement                        | Adjacent to Stuart House  | 27                       | Academic  | Academic                          |                           | Academic – 23,000 sf                                  | 3.5     | 40-45 |
| Recreation/ Athletics Building                | Between Field Hockey and Soccer Fields  | 26                       | Quonset Hut for Recreation/ Athletics                         | Recreation/ Athletics Support     |                           | Recreation/Athletics – 8,500 sf                       | 1       | 15    |
| Parking                                       | Adjacent to Field Hockey Field  | 25                       | Undeveloped   | Surface Parking Lot               |                           | Parking – 150 spaces                                  | N/A     | N/A   |
| Stuart Hall Renovation                        | Stuart Hall   | 28                       | Academic & Administrative                                     | Academic & Administrative         |                           | Same as existing                                      | 3.5     | 40-45 |

### Newton Campus

Four projects planned for the Newton Campus over the next 10 years are shown in Figure 5-1. 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 the renovation of Stuart House. The Smith Wing replacement will include 23,000 sf of academic and office space, and the replacement for the Quonset hut will be an 8,500 sf building.