



Chapter 6

Student Housing Plan

Providing additional on-campus housing for Boston College students is a high priority for the University, the City, and the neighborhood. Currently, Boston College provides the highest percentage of undergraduate student housing of any college or university in the City: 85 percent.¹ The Proposed Institutional Projects outlined in this IMP, one of which remains under consideration by the Authority, will add 790 new beds² of undergraduate housing, enabling Boston College to provide University housing for 94 percent of undergraduates who seek it, thereby substantially reducing the impact of Boston College students on the rental housing stock in the Brighton and Allston neighborhoods. Eventual construction of an additional 150-bed resident hall under advisement with the BRA Board and an additional proposed future project for 350 beds would result in the University achieving 100 percent of housing demand.

Increasing the number of undergraduate students living on campus is consistent with one of the City of Boston's primary planning goals for the Allston-Brighton neighborhood. Over recent years, community organizations and the Mayor's Housing Task Force have recommended that colleges and universities build additional student housing to alleviate pressure on City neighborhoods.

¹ There are 7,330 students housed on campus. This represents 85 percent of the number of undergraduate students enrolled in on-campus programs. In the 2007-2008 academic year, an average of 350 students per semester studied abroad. Approximately 50 commuted from home.

² 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.

Boston College Housing Mission

Boston College seeks to foster an inclusive residential community that supports its Jesuit, Catholic educational mission by:

- Providing safe, secure and well-maintained residence halls
- Offering programs and leadership opportunities designed to promote responsible decision making and personal accountability
- Providing educational, developmental, social and spiritual support to our students
- Recruiting and selecting a competent staff that reflects the cultural and personal diversity of the resident student body
- Managing responsible and accountable fiscal and administrative policies and services

Boston College also is committed to promoting and maintaining the highest standards of student behavior both on and off campus, and has established comprehensive programs to monitor behavior and enforce these standards.

This chapter documents existing on-campus student housing, presents the general goals and principles related to student residential life on campus, and describes how the University will provide a net increase in the supply of student housing. Chapter 5, *Proposed Institutional Projects*, describes the specific residence hall projects planned over the next ten years to meet the University's goals.

Boston College's Housing Culture

The University's residential life program began in the mid-1950s, a result of Boston College's evolution from a local to a regional institution, which brought with it the need for some on-campus housing. As BC's national status grew, the University was transformed once again, from a predominantly commuter school to a highly-desired residential environment that offers students a supportive and enriching community in which to learn, grow, socialize and live.

In keeping with the Jesuit educational philosophy of *cura personalis*, or care for the whole person (mind, body and soul), Boston College seeks to infuse residential life with purposeful and meaningful experiences that contribute to students' personal development, as well as to emphasize the importance of community-building throughout its residence halls. This approach is consistent with the direction identified in the University's Strategic Plan that focuses on leadership in the area of student formation.

Over the past several decades, Boston College has incorporated these objectives into building designs, staffing patterns, educational programs and assignment policies related to

residential life. The University also has determined that undergraduates should live on campus if they are to fully realize the formative educational experience Boston College has to offer. To this end, the University added more than 800 beds to its on-campus undergraduate housing supply in its 2000 Master Plan.

Newly designed and recently renovated residence halls provide students with a sense of small individual communities within the larger building supported by resident ministers (RMs) and resident assistants (RAs). Freshman area buildings range in size from 300 to 500 residents; upper class buildings house an average of 500 students. The majority of residence halls provide small lounges on each floor for students to gather for academic and social events. In addition, the first-year area on Newton Campus provides residents with outside recreation space for relaxation as well as casual meeting space around the buildings.

All residence halls are staffed with professional and student personnel seven days a week during the academic year. The student staffers, known as RAs, are central to the creation of a positive community on each floor. To support the RAs and provide adult resources for residents, each hall is staffed with a resident director (RD), assistant resident directors, peer ministers and resident ministers. In addition, the Office of Residential Life and the Office of the Provost are collaborating to increase the presence of faculty in the halls. Currently, faculty conduct seminar classes in the lounges and assist professional and student staff with educational and social programs. There also has been increased student demand for specialized housing areas devoted to specific areas such as academic honors, healthy living, multicultural leadership or language immersion, among others.

A sense of unity among students in each class year is encouraged by the location of buildings and by room assignment policies. Currently, residence halls are clustered by class year and housing policies require all first year students to live in designated areas of the Upper and Newton campuses. Similarly, policies restrict existing sophomores, juniors and seniors to specific areas of the Lower Campus.

These housing policies have contributed to the development of a student residential culture now viewed as central to the Boston College experience. Unlike other local institutions, Boston College currently does not require students to reside on campus. Student demand for housing has continued to increase over the past 10 years, however, and 95 percent of the juniors who live off campus because of the prevailing lack of space, return to campus for their senior year.

All campus residents benefit from BC's emphasis on principles of student formation, which are reflected in residential life staffing, programs and community standards. As a result, students reside not in "dormitories" but in communities, supported by adult presence and enhanced by programs designed to enrich their academic, social and spiritual lives.

Undergraduate Housing

There are 29 undergraduate residence halls with 7,330 beds located on the Chestnut Hill and Newton campuses, including beds on the north side of Commonwealth Avenue (Greycliff Hall). Table 6-1 lists the existing residence halls, including the type of housing and number of beds provided in each.

Boston College residence halls provide a variety of residential units that include:

➤ *Traditional Residence Halls* –

Traditional residence halls are composed of single, double and triple rooms with common bathrooms on each floor. This type of student housing is found primarily on the Upper and Newton campuses. All freshmen live in these residences, where they are required to participate in BC's meal plan program. Some sophomores also live in this type of housing. There are 3,060 students living in traditional residence halls.



➤ *Suite-Style Living* – Suites have two or three people per bedroom, with either four, six, seven, eight or nine people per suite. There are private bathrooms and common areas within each suite.

Sophomores live in this style housing, where they are required to participate in a meal plan program. The residential facilities containing suites include Walsh, Vanderslice, and 90 and 110 St. Thomas More halls on the Lower Campus. There are 1,930 students living in suite-style residence halls.

➤ *Apartments* – Apartments have two people per bedroom, with either two, four or six people per apartment. They contain a private bathroom, living room, dining area and full kitchen. Seniors and juniors live in the apartments. They are not required to participate in the meal plan. The residential facilities containing apartments include the Modular Apartments, and Rubenstein, Ignacio, Voute, Gabelli and Edmonds halls on the Lower Campus. There are 2,340 students living in apartment-style residence halls.

Table 6-1 Boston College Undergraduate Residence Halls by Campus 2006

Facility	Address	Type of Housing	Number on Figure 2-1	Students Housed ¹
Chestnut Hill Lower Campus				
90 St. Thomas More Road	90 St. Thomas More Road, Boston	Suites	19	381
110 St. Thomas More Road	110 St. Thomas More Road, Boston	Suites	17	306
Edmonds Hall	200 St. Thomas More Road, Boston	Apartments	15	771
Greycliff Hall	2051 Commonwealth Avenue, Boston	Traditional	12	33
Modular Apartments	100 St. Thomas More Road, Boston	Apartments	16	444
Vanderslice Hall	70 St. Thomas More Road, Boston	Suites	18	423
Walsh Hall	150 St. Thomas More Road, Boston	Suites	14	789
Subtotal Lower Campus				3,147
Chestnut Hill Middle Campus				
66 Commonwealth Avenue	66 Commonwealth Avenue, Newton	Traditional	31	233
Gabelli Hall	80 Commonwealth Avenue, Newton	Apartments	32	156
Ignacio Hall	100 Commonwealth Avenue, Newton	Apartments	34	364
Rubenstein Hall	90 Commonwealth Avenue, Newton	Apartments	33	363
Voute Hall	110 Commonwealth Avenue, Newton	Apartments	35	218
Subtotal Middle Campus				1,334
Chestnut Hill Upper Campus				
Cheverus Hall	127 Hammond Street, Newton	Traditional	69	159
Claver Hall	40 Tudor Road, Newton	Traditional	76	93
Fenwick Hall	46 Tudor Road, Newton	Traditional	79	227
Fitzpatrick Hall	137 Hammond Street, Newton	Traditional	68	199
Gonzaga Hall	149 Hammond Street, Newton	Traditional	67	229
Kostka Hall	149 Hammond Street, Newton	Traditional	71	178
Loyola Hall	42 Tudor Road, Newton	Traditional	77	117
Medeiros Townhouses	60 Tudor Road, Newton	Suites	75	103
Roncalli Hall	200 Hammond Street, Newton	Traditional	64	170
Shaw Hall	372 Beacon Street, Newton	Traditional	72	21
Welch Hall	182 Hammond Street, Newton	Traditional	65	196
Williams Hall	144 Hammond Street, Newton	Traditional	66	176
Xavier Hall	44 Tudor Road, Newton	Traditional	78	106
Subtotal Upper Campus				1,974
Newton Campus				
Cushing House	885 Centre Street, Newton	Traditional	125	123
Duchesne East	885 Centre Street, Newton	Traditional	122	130
Duchesne West	885 Centre Street, Newton	Traditional	121	140
Hardey House	885 Centre Street, Newton	Traditional	126	196
Keyes North	885 Centre Street, Newton	Traditional	133	151
Keyes South	885 Centre Street, Newton	Traditional	132	135
Subtotal Newton Campus				875
TOTAL ALL CAMPUSES				7,330

¹ Assistant Directors, Resident Hall Directors, Peer Ministers, and Resident Ministers are not included.

Assignment Process Overview

The Boston College Office of Undergraduate Admission awards three or four years of housing depending on a student's academic standing and program of study. Presidential Scholars, honor students, student leaders, scholarship athletes, nursing students and students with severe medical needs are granted four years of housing. In the 2007-2008 academic year, a total of 821 juniors lived in on-campus housing. As they do each year, approximately 350 juniors participated in study abroad programs. As a result, approximately 1,033 juniors and a total of 1,270 BC students sought off-campus housing in Allston-Brighton and Newton.

Student housing locations are determined through two processes: freshmen assignment and upperclassmen room selection. There is also a separate process for assigning summer guests.

First Year Assignment Process

There are approximately 1,420 first-year residents living on the Upper Campus and 875 living on Newton Campus. The freshmen assignment process creates "best roommate" matches by estimating resident compatibility through data collected by a freshman interest questionnaire. An on-line system manages all the data for the in-coming freshmen and transfer classes. Students are assigned by computer to a single, double, triple or quad room based on a five-point matching system.

Sophomore, Junior and Senior Room Selection Process

Sophomores, juniors and seniors are permitted to form their own living groups, which then participate in a random room selection process weighted by class year (rising seniors have an advantage over rising juniors, and rising juniors over rising sophomores). Because campus apartments vary in size, students may have to re-form groups as housing locations are filled. Also, the Office of Residential Life may limit the ability of students with judicial records to participate in housing lottery processes.

Summer Housing Assignment Process

The Office of Residential Life provides housing to more than 13,000 summer guests, including students taking classes, conducting research, or attending academic and mission-related conferences and sports camps. Summer housing starts the week after graduation and ends the second week of August, utilizing all residential buildings except for the Mods (modular apartments) and those on Newton Campus. As needed, specific buildings may be taken off-line for capital projects and other maintenance work.

Graduate Housing

Boston College does not house any graduate students in University-owned properties. To compete effectively with other universities for the most qualified students and faculty, and to meet the current housing needs of its graduate and professional students and junior faculty, the University, with the cooperation of the Inspectional Services Department (ISD) and the Boston Redevelopment Authority (BRA) reached an understanding with the City of Boston under the terms of which Boston College, in Fall 2006, leased several buildings from the Mount Vernon Company on Commonwealth Avenue, and Strathmore, Orkney and Embassy roads. These buildings offer three varieties of apartments (studio, one- and two-bedroom), with a total capacity of 186 beds. The arrangement with the City of Boston provides that the University may lease these properties for graduate and professional student housing, as well as for junior faculty, for a period of six years.

Student Formation

As previously noted, a key component of Boston College's Jesuit, Catholic educational philosophy is "care for the whole person" or *cura personalis*. Already a leader in assisting students in their intellectual, spiritual, social and personal growth, the University has made student formation a strategic direction in its Strategic Plan. In the residence halls, principles of student formation are at work through professional staff, who serve as mentors and resources for students, and through a variety of programs focused on developing community and fostering learning and leadership, as well as through multicultural, spiritual, social justice and service-based opportunities.

Conversations in the Community

The Conversations in the Community program is an effort to reach out to students who are identified as at risk due to behavioral issues or other violations of community standards. It enables these students to meet with a trained faculty or staff member outside the judicial process to address the problem and help the students make better life choices in the future. Participating faculty and staff serve as resources, mentors and advisors for these students, with an emphasis on responsible decision making.

Peer Ministry Program

A collaborative effort by BC's Campus Ministry and Office of Residential Life, the Peer Ministry Program is staffed by trained graduate students who maintain direct and consistent contact, as mentors and role models, with students in the first-year residence halls. Peer Ministers serve to enhance the spiritual, social, educational, intellectual and vocational formation of their residents, whether through interacting one-on-one, leading a small faith community, accompanying groups on international service trips, or assisting with Campus Ministry liturgies or other residence hall programs. Peer Ministers journey alongside first-

year students, providing pastoral care and helping to articulate for students the Jesuit mission and philosophy of the University.

Resident Minister Program

Another partnership between the Office of Residential Life and Campus Ministry, the Resident Minister Program is composed of eleven individuals, both religious and lay, who assist the professional staff and Resident Assistants in creating an inclusive, respectful living and learning community in the residence halls. Resident Ministers live among students, serving as an adult presence in the residence halls, raising religious awareness, assisting with the implementation of programs for residents, and providing a sense of pastoral care and support for the students and staff of that community. Resident Ministers will be an important part of the student residences proposed for the Brighton Campus.

Boston College's Experience

In light of contemporary research showing that the physical structure of student housing has an effect on the conduct of residents, the Office of Residential Life at Boston College has conducted an analysis of the past four years of student resident behavior, comparing and contrasting low-rise, low-density residential communities with high-rise, high-density communities.

The two largest BC residential communities, with eight or more stories and housing about 800 students each, have had the largest number of conduct and behavioral issues over the last four years. These two buildings have had on average three times more incidents than the next closest (six low-rise buildings) combined.

National Research on Low-rise Housing

Current research on student housing suggests that BC's plans to develop low-density residential communities not only will encourage respectful student behavior and constructive social activity, but also will more effectively support the University's commitment to student formation and personal development. As previously cited, BC's commitment to excel in student formation requires the University to provide a living environment that encourages personal, social, spiritual and intellectual growth, and that values the development of a respectful community.

The following excerpts from research available within higher education and campus design underscore the importance of low-rise residential buildings.

Esteemed researchers Brian Wilcox and Charles Holahan, writing in the *Journal of Educational Psychology*, found that “students living in low-rise facilities are likely to feel greater commitment toward fellow residents than students living in high-rise facilities.” Wilcox and Holahan indicate that there is even a difference in the connection developed between students living on the lower floors of a large high rise building and that of the

students living on the upper floors of the same building. This research supports Boston College's commitment to create low-rise living environments that promote the development of student communities.

Prior to announcing their research, Educational Psychologist Martin Heilweil reported that the “number of floors, the location of stairwells, and elevators, the design of inner spaces, and the use of amenities, all play an important role in the quality of their [college students'] lives.”

This would indicate that the lower density and low-rise buildings promote greater community development and an increased level of individual development and satisfaction.

This finding is supported by researchers Andrew Baum and Stephen Valins in their book *Architecture and Social Behavior: Psychology Studies of Social Density*; and by Paul Bell, Thomas Greene, Jeffrey Fisher and Andrew Baum in their 1996 book *Environmental Psychology*, who indicated that “high density buildings lead to behaviors less likely to foster inclusion or to build community,” and that high density in residence halls “is associated with less positive attitudes toward people and places” and “leads to social withdrawal, interrupts social networks, reduces a sense of neighborliness, and encourages more aggressive behaviors.”

In 1994, Patrick Terenzini and Ernest Pascarella, two of the nation's foremost scholars in higher education, stated in their book *How College Affects Students*, “that residence halls must become purposeful and intentional educational environments,” noting that current literature dictates that “halls with the strongest impacts on cognitive development and persistence are typically the result of purposeful, programmatic efforts to integrate students' intellectual and social lives.” This finding is supported by Alexander Astin, a leading scholar of student involvement and development, who reported that “learning communities are small groups of students... characterized by a common sense of purpose... that can be used to build a sense of group identity, cohesiveness, and uniqueness that encourage continuity and the integration of diverse curricular and co-curricular experiences.”

In addition, the view within higher education is that students must be engaged and involved to develop not only as individuals but as civic-minded citizens. Astin's 1984 theory of involvement posits that students “learn more the more they are involved in both the academic and social aspects of the collegiate experience. Students who are involved devote significant energy to academics, spend time on campus, participate actively in student organizations and activities, and interact often with faculty.”

On a national and regional level, a number of universities and colleges have moved into large-scale construction and campus development, with multi-year master plans that have at their core living environments that attempt to align the opportunities provided by residence halls with the greater mission of the institution. An informal survey of architectural plans from the East Coast shows that over the past five years there has been a clear directional shift

away from building massive high-density high-rise residence halls back to low-rise halls that have proven to enhance student learning and the development of community. The University of North Carolina at Chapel Hill, Bowdoin College and the University of Vermont, for example, have recently constructed smaller, three to four story buildings with incorporated study and social space.

In conclusion, both research and recent examples indicate that Boston College's plans for building smaller, low-rise and low-density buildings are appropriate to the University's objective to provide the best residential experience for students, to promote respectful community development and to support student involvement, learning and growth.

Campus Planning for Housing

Boston College's long-term plan for campus development includes construction of several new residence halls that will be developed within the next 10 years. The following principles, among others, guided the planning and design of future student housing:

- The University aims to create a united and contiguous residential and academic environment, particularly in the Upper and Lower campuses.
- The housing plan should help develop cohesive residential areas by class.
- Campus housing should reinforce the University's mission by bringing together academic, social and spiritual pursuits.
- The design of new housing should create a better pedestrian environment by separating vehicular circulation and parking.
- The residential area should incorporate the landscape quality and density found on the iconic Middle Campus, including passive recreation space that directly serves those residents.

In addition, the University considered the design of the residential units themselves, to make them more attractive than off-campus housing. Boston College wants as many of its students as possible to experience living on campus, and on-campus living also provides BC with greater opportunity to control off-campus student behavior, a priority for both the University and its neighbors.

The design of future residence halls must be competitive both with other institutions and private owners in the community. Additionally, the design of these residence halls must, as previously cited, support and enhance students' academic and social development. To this end, the University proposes buildings that include personal space as well as ample multi-purpose community space.

Currently, Residential Life sponsors learning communities that promote academic study, leadership development and healthy lifestyles, for example, but the potential of these

communities is limited by the architecture of the existing halls. New residence halls hold potential for BC to create additional intentional learning communities.

In addition, as part of the Master Planning process, Residential Life will collaborate with the Provost's Office and other departments to create halls that will foster faculty interactions with students, and enhance the overall academic and social life of the residential community.

Demand for Additional On-campus Housing

Boston College's on-campus housing currently provides beds for approximately 7,330 students, 85 percent of the 8,600 full-time undergraduates enrolled in on-campus programs. (An average of 350 of BC's 9,000 undergraduates study abroad each semester, and approximately 50 commute from their homes in the Greater Boston area). The University regularly admits students with only three years of guaranteed on-campus housing because it lacks sufficient housing for students to live on campus for four years. This reality places the University at a competitive disadvantage with peer institutions.

Current 10-year Undergraduate Housing Plan

To address the demand for on-campus housing, Boston College plans Proposed Institutional Projects to attain a net increase of 790 undergraduate student beds³ over the next ten years. The creation of 790 new undergraduate beds would bring the total number of beds on campus to approximately 8,120. Based on an on-campus enrollment of 8,600 undergraduate students, these new beds will increase the supply of University housing from 85 percent to 94 percent of the undergraduate population.

Boston College seeks approval of the following Proposed Institutional Projects, and proposes that they be advanced to the first phase of residence hall construction in order that they might be completed and fully occupied prior to the demolition of Edmonds Hall:

- A 470-bed residence hall on the More Hall site (No. 12 on Figure 5-1);
- 560 beds at 2000 Commonwealth Avenue to be occupied by 2012 (No. 11 on Figure 5-1);
- A 170-bed residence hall on Shea Field (the most easterly of three proposed residence halls shown as No. 14 on Figure 5-1).

In addition, Boston College has proposed a 150-bed residence hall for the north side of Commonwealth Avenue on the Brighton Campus near the proposed spine road (No. 7 on Figure 5-1). This project is also proposed for the first phase of residence hall construction. It

³ 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.

has been taken under advisement by the BRA Board for future deliberation by the Authority and is not under consideration by the Zoning Commission at this time.

Following demolition of Edmonds Hall, the University proposes two additional phases of residence hall construction:

- Two buildings on Shea Field housing 380 students (the balance of the project shown as No. 14 on Figure 5-1); and
- The 185-bed replacement housing at the modular housing site (No. 16 on Figure 5-1).

Table 6-2 outlines the planned growth of undergraduate housing during the IMP, including the phasing of proposed projects. Planned for three phases over the 10-year duration of the IMP, phase one will add a net total of 560 beds⁴, raising the percentage of undergraduates in University housing from 85 percent to 90 percent. Phase two will add 380 beds, raising the percentage to 96 percent, and phase three will replace 185 beds on the Mods site.

Boston College reaffirms its intention to pursue the goal of meeting 100 percent of its undergraduate housing demand in the context of the University Strategic Plan and the design principles outlined in Chapter 4 and this chapter. In addition to the 790 beds⁵ described above, the University has also proposed to build 350 beds of undergraduate housing on the Brighton Campus. 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. If approved and constructed, Boston College would provide housing to accommodate 100 percent of its undergraduate demand.

Of the 8,600 beds of housing proposed in the plan to accommodate 100 percent of undergraduate demand:

- About 4,700 beds or 55 percent of all beds are proposed to be located on 40 acres of the Lower Campus.
- A total of 500 beds, or 6 percent, are proposed to be located on the Brighton Campus.

The Lower Campus area would house 120 beds per acre; the Brighton Campus would house 7 beds per acre.

⁴ Includes 150 beds on Brighton Campus taken under advisement for further deliberation by the Authority but not under consideration by the Zoning Commission at this time.

⁵ 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.

Table 6-2 Undergraduate Housing Program

Phase	Location	Change in Number of Beds
Phase 1a (BRA Approved)	More Hall Site	+470
	Shea Field (one building)	+170
	2000 Commonwealth Avenue	+560
Phase 1b (Under Advisement With BRA)	Commonwealth Avenue on Brighton Campus ¹	+150
	Raze Edmonds Hall	-790
	Subtotal Phase 1a and 1b	+560²
Phase 2	Shea Field (remaining two buildings)	+380
	Subtotal Phases 1 & 2	+940
Phase 3	Mods Replacement -- Remove 11 Mods	-185
	Replacement Housing	+185
	Subtotal Phases 1, 2 & 3	+940²
Phases 1-3	Total Housing Total Beds as Percent of Undergraduate Demand	8,270² 96%²

1 Taken under advisement by the BRA Board for future deliberation by the Authority and not under consideration by the Zoning Commission at this time. Proposed for inclusion in the first phase of housing construction upon approval by the Authority and the Boston Zoning Commission.

2 Includes 150 beds taken under advisement for future consideration by the Authority.

By any measurement, the Lower Campus of Boston College is extremely dense. As a result, the University has created a housing plan that avoids building high-rise, high-density dorms on the Lower Campus, and that more evenly distributes students throughout the Chestnut Hill, Newton and Brighton Campuses. This plan is consistent with the student formation principles that govern Boston College as a Jesuit, Catholic University.

Analysis of Alternative Sites for 350 Beds

In response to calls for further study of the University’s proposal for a 350-bed residence hall on the Brighton Campus Library Parking Lot Site, the University agrees to seek approval for the additional 350 beds at a later date. Although the Library Parking Lot on the Brighton Campus 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 applicable⁶, 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 applicable⁷, 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 later in this chapter.

Housing Restriction

Boston College reaffirms its intention to meet 100 percent of its undergraduate housing demand in the context of a campus plan reflecting the design principles outlined earlier in this chapter and in Chapter 4. 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 completion of the 350-bed residence hall.

⁶ 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

⁷ See footnote above.

Options for Undergraduate Housing

At the request of the BRA, Boston College analyzed two options for adding housing to the Lower Campus. Both options eliminate the 500 beds proposed for the Brighton Campus in the IMPNF and instead provide additional beds on the Lower Campus.

Option 1

The first option for providing increased housing on the Lower Campus (to replace the 500 beds proposed for the Brighton Campus) includes the following increases in the number of beds:

- An additional 50 beds on the More Hall site, bringing the total to 470 beds. The IMPNF had previously added 70 beds to this site from the original proposal of 350 beds. The result is a total increase of 120 beds from the University's original plans for the site.
- An additional 125 beds on the Shea Field site, bringing the total to 615 beds.
- An additional 65 beds on the Phase 1 Mods site replacement, bringing the total to 240 beds (replacing 185 existing beds on the site).
- A new housing site with 160 beds on the hillside in front of Rubenstein Hall and Ignacio Hall.
- New townhouse units on the Shea Field site with 100 beds.

The total number of beds added to the Lower Campus would be 610 or an increase of 500 over the 110 new beds proposed in the IMPNF. To accommodate this increase in beds, the height of several residence halls would need to be increased from the 4.5 stories provided in the IMPNF. These include 6.5 stories on two Shea Field buildings, 5.5 stories on the rear building on the More Hall site, 5.5 stories on the Mods site and 5.5 stories on the hillside in front of Rubenstein Hall and Ignacio Hall.

These increases would also require building townhouses on Shea Field along Beacon Street. A previous proposal for townhouses on this site had been opposed by the neighbors. To address those concerns, the University placed the Shea Field housing on the north side of the field away from the roadway and closer to the rest of the Lower Campus. Providing 500 additional beds on Lower Campus also requires crowding an additional 160 beds into the already heavily populated hillside area and eliminating some of the limited green space in that area. Under this option the University would house approximately 92 percent of its students in University housing, the same as provided in the original IMPNF.

Option 2

The second option analyzed for providing increased housing on the Lower Campus (to replace the 500 beds proposed for the Brighton Campus) includes the following increases in the number of beds:

- An additional 50 beds on the More Hall site, bringing the total to 470 beds. The IMPNF had previously added 70 beds to this site from the original proposal of 350 beds. The result is a total increase of 120 beds from the University's original plans for the site.
- An additional 60 beds on the Shea Field site, bringing the total to 550 beds.
- An additional 10 beds on the Phase 1 Mods site replacement, bringing the total to 185 beds.
- An additional 475 beds on the remainder of the Mods site. This would require razing the remaining 259 existing beds in the Mods, resulting in a net gain 206 beds.
- A new housing site on the hillside in front of Rubenstein Hall and Ignacio Hall with 120 beds.
- New townhouse units on the Shea Field site with 100 beds.

The total number of beds added to the Lower Campus would be 666 or an increase of 556 over the 110 beds proposed in the IMPNF. To accommodate this increase in beds, the height of four residence halls would need to be increased from 4.5 stories to 5.5 stories. These include three Shea Field buildings and the rear building on the More Hall site.

These increases would also require building townhouses on Shea Field along Beacon Street. A previous proposal for townhouses on this site had been opposed by the neighbors. To address those concerns, the University placed the Shea Field housing on the north side of the field away from the roadway and closer to the rest of the Lower Campus. Providing 556 additional beds on Lower Campus also requires placing an additional 120 beds into the already heavily populated hillside area and eliminating some of the limited green space in that area. Under this option the University would house approximately 93 percent of its students in University housing, only one per cent more than provided in the original IMPNF.

Retention of Edmonds Hall

In addition to the analysis of the two options for providing 500 beds of additional housing on the Lower Campus, the BRA scoping determination requested analysis of the retention of Edmonds Hall. Boston College plans to demolish the 36-year-old Edmonds Hall because it is obsolete and in need of extensive repairs. The University retained Einhorn Yaffee Prescott, Architects and Engineers (EYP) to review Edmonds Hall with regard to potential renovations to accommodate Boston College's current Residence Life program requirements and sustainable design initiatives. EYP reviewed existing conditions with regard to overall building condition, exterior envelope, and major building systems as well as with regard to current trends in residence life programming and unit configuration.

The conclusion of the review was that Edmonds Hall is in need of a full and comprehensive renovation in order to update units and common spaces to meet current Residence Life needs and replace major mechanical, electrical, plumbing and fire protection systems with modern, efficient systems to extend the building's life. In addition to the overhaul of building

systems, the study indicated that obtaining the goal of LEED Silver suggests significant investment in new exterior enclosure systems and interior finish materials. These renovations would result in a loss of approximately 50 beds.

More detailed recommendations from EYP include:

- Providing one major common room for at least every two floors (replacing a typical apartment unit), and at least one small study lounge on every floor, sacrificing an additional double bedroom per floor. Edmonds Hall currently contains only one common space for almost 800 student residents. It is the only space in the entire building that can be used by resident organizations for meetings or by RA staff for hall meetings.
- Performing a gut interior renovation, including the full replacement of kitchens, baths, partitions and doors; improvement of unit HVAC distribution; and increasing the number of power and telephone/data ports per room to meet the demands of current students' electronic and computer equipment.
- Converting the one bedroom units near the elevators to RA units and modifying at least two vertical lines of units to be fully accessible. The total loss of beds projected to accommodate program space, accessible units and dedicated RA units would be about 46 beds and could be more.
- Replacing the window units with new low-emissivity insulated glass units and replacing the metal spandrel panels with a new, insulated metal spandrel panel. In order to reach LEED Silver certification, replacement of the entire exterior wall with a high-performance wall system designed to maximize the use of daylight and insulating values while minimizing solar heat gain was recommended.
- Replacing the current black roof with a light-colored roofing to reduce the heat island effect. BC could consider implementing a green roof to aid both the roof heat island effect while simultaneously contributing to the management of storm water runoff, or the incorporation of a photo-voltaic panel array to power certain building systems.

Retention of Edmonds Hall would require a new site for the Recreation Center. The More Hall site would be the most suitable location available given its proximity to the planned University Center and the concentration of housing on the Lower and Middle campuses. Placing the Recreation Center on the More Hall site would eliminate 470 beds planned for that site. This combined with the loss of 50 beds in the renovation of Edmonds Hall would result in a net gain of only 250 beds.

The Edmonds Hall location is the best site for the Recreation Center because of its proximity to the center of campus, the University Center and Corcoran Commons. The More Hall site was tested as a location for the Recreation Center and was found to be too constrained for the necessary building floor plate. Further, location of the Recreation Center at the eastern gateway to the University is inconsistent with the University's vision for the campus.

Impacts of Student Housing Demand on Off-campus Housing Supply

Over the past several decades Boston College has worked to lessen its impact on the local Allston-Brighton housing market through a number of intentional and carefully crafted strategies including the addition of undergraduate beds to the on-campus housing supply and, most importantly, through the establishment of a welcoming, residentially focused student culture on campus.

While much has been done to offer students more on-campus housing options, a number of undergraduates remain in off-campus accommodations. Boston College retained Byrne McKinney & Associates, Inc. to update a study of the impacts of student housing demand on the off-campus housing supply that was included in the University's 2000 Master Plan. The updated analysis quantifies the impacts which students living off-campus exert on the neighborhood marketplace today, and the effect that net new on-campus beds proposed by the IMP are likely to have on the future performance of the Allston-Brighton housing markets.

The most significant conclusions to be drawn from the analysis are as follows:

- About 1,100 Boston College undergraduates live in off-campus housing in Allston-Brighton, occupying approximately 272 housing units or 1.0 percent of the neighborhood housing supply. This concentration is unlikely to increase in the absence of increased enrollment, especially given the 790 net new undergraduate beds⁸ in University housing being proposed by the IMP.
- Given the intrinsically small numbers, the removal of 100 percent of Boston College students from the local market would have a nominal effect on rental apartment pricing and appreciation rates in the Allston-Brighton marketplace.
- Given the rent potential represented by multiple student occupancies, Boston College students have historically had an impact on the pricing of single-family homes within immediate proximity to the campus. However, as general market trends have driven up prices in the owner-occupant sector overall, the investor advantage derived from student rents has all but disappeared in recent years.

The full 2008 Housing Impact Study is included in Appendix A.

⁸ 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.

Mortgage Assistance Program

The University agrees to establish a mortgage program to assist full time University faculty and staff to purchase homes in the Allston-Brighton neighborhood, thereby helping to reduce absentee ownership and promote neighborhood stability.

Student Behavior Plan

Boston College regards uncivil or disrespectful behavior by students toward anyone in the community as unacceptable. The following sections describe the measures and programs that have been implemented in a multi-faceted Student Behavior Plan to insure that Boston College students understand that they are held to the highest standards.

In 2004, Mayor Menino initiated awards to recognize partnerships between higher education and the City of Boston. Boston College won the 2004 Achievement Award for the Boston College-Boston Police Department Community Partnership Program formed eight years earlier that successfully addressed and managed off-campus student behavior. The program stressed communication and collaboration among Boston College, Boston Police Department (BPD) -- District 14, Brighton District Court, the City of Newton Police Department, the City of Boston Inspectional Services Department (ISD), the City of Newton ISD, elected officials, property managers, landlords and the community.

A number of individuals and departments at Boston College work as a team in setting policy, addressing problems and crafting resolutions to student behavior issues. The Boston College core team involves the following:

- Office of Governmental & Community Affairs
- Boston College Police Department (BCPD)
- Vice President of Student Affairs
- Office of the Dean for Student Development (ODSD)

Starting with every First Year Experience (freshmen orientation) session, the Boston College team stresses the importance of responsible student behavior and the serious consequences that can result if students violate the student code of conduct. Disciplinary actions range from parental notification of offenses to judicial sanctions, suspension and expulsion. Boston College reminds students through consistent use of email and flyers of the University's zero tolerance policy for destructive or violent behavior, alcohol abuse, and underage drinking, both on campus and in the neighborhood.

Office of Governmental and Community Affairs

This office serves as a liaison between Boston College and the external community and coordinates Boston College's response to community concerns about student misconduct. The Director of Community Affairs works with the Office of the Dean for Student

Development to respond to complaints from neighbors, and conducts an annual student behavior meeting with Boston College administrators, local police departments, and Brighton District Court officials. The Director also works with landlords, property managers and ISD to resolve student behavior issues, housing problems and sanitary code violations. In addition, the Director testifies at license hearings, brings alcohol-related violations by licensed establishments to the attention of local authorities, attends community meetings, meets with students in their apartments concerning behavioral issues, supervises the Community Assistance Program (described below) and serves as the liaison between Boston Police and the University.

Community Assistance Program (CAP)

One of the most effective preventive steps that Boston College has taken to assist the community and the Boston Police Department (BPD) is the Community Assistance Program (CAP). Under the direction of the Office of Governmental & Community Affairs, a Boston College administrator patrols neighborhoods and responds to disturbance calls from the Boston College police, BPD, and neighbors on weekends. CAP is on duty from 9:00 p.m. to 3:00 a.m. every night of the week for the first three weeks of the semester, and on weekends (including Thursdays) and holidays thereafter. The CAP program administrator's position will be upgraded from part-time to full-time. Boston College will re-evaluate the need for this position to remain full-time after the residence halls proposed in the IMP are constructed and the University has met 100 percent of undergraduate demand for student housing.

Patrolling in Boston College vans, CAP is directed to problem locations by the Boston College Police and the BPD. CAP's function is to prevent problems from occurring, as well as to address disturbances. In many instances, these proactive visits to off-campus student residences quell problems and eliminate the need for future BPD response. During interaction with students, the administrator informs them that their behavior may result in arrest if BPD is subsequently called to their address. The administrator also takes down names of all Boston College students for a report that is filed with the Office of the Dean for Student Development for disciplinary action. The CAP administrator has developed an excellent working relationship and open lines of communication with officers from BPD District 14 and CAP presence in the neighborhood allows BPD to use their resources to respond to higher priority calls.

Boston Police Detail

Boston College hires special Boston Police Department details from 8:00 p.m. to 4:00 a.m., Thursday through Saturday, and on other high-activity days to respond to off-campus situations. The detail reduces the number of responses necessary by the regular, on-duty Boston Police officers. The Director of Community Affairs accompanies the Boston Police on-site visits to problem houses. (See Boston Police Department section below for more information regarding the role of the Boston Police.)

The Boston College Police Department

The Boston College Police Department (BCPD) includes 53 sworn police officers providing 24-hour coverage every day. Their primary objective is to assure the safety and security of all students, faculty, staff and visitors. Officers are directly involved in both crime prevention and response/enforcement. The Boston College Police have the same authority and powers as local or state police in or upon the lands and structures owned, used or occupied by the University. They also have deputy sheriff powers for use in off-campus situations and support the Boston and Newton police. The BCPD participates in team policing and walking patrols with the Boston Police and CAP.

Vice President of Student Affairs

Under the direction of the Vice President for Student Affairs, The Campus Task Force on the Reduction of Alcohol-Related Problems is responsible for:

- Developing policies to provide consistent enforcement and decrease alcohol use on campus
- Increasing alcohol-free late-night programming and creating safe traditions around athletic events and holidays
- Coordinating educational efforts and increasing the effectiveness of intervention and treatment services

Boston College residence halls are supervised by a staff of 155 resident assistants (undergraduate and graduate students), 1 area coordinator, 12 resident directors, 2 graduate resident directors and 21 other live-in professional staff members. These individuals, who are under the direction of The Office of Residential Life, enforce University policies as well as state and local laws along with the Boston College Police. The Office of Residential Life trains Resident Directors and Resident Assistants. Education regarding illegal use and abuse of alcohol is an intrinsic component of this training, which includes policy enforcement as well as issues relating to prevention, intervention and treatment. Residence hall staff offer a comprehensive array of educational programs about alcohol in all undergraduate residence areas throughout the year. The Office of Residential Life also enforces the on-campus ban on alcohol delivery and assists with off-campus housing services, including the annual meeting with landlords, ISD and the BPD.

Office of the Dean for Student Development

The Office of the Dean for Student Development, which oversees the day-to-day activities of students outside of the classroom and judicial affairs, takes an active role in the lives of BC students. Among its responsibilities, which center on appropriate student behavior, are:

- August Off-Campus Student Behavior Letter, emailed to off-campus students and sent to their parents via regular mail. It explains and reinforces expectations of behavior for students living off-campus
- Mid-September Meetings with off-campus students, held after students arrive on-campus to reinforce expectations of student behavior
- Meetings with student organizations, also to reinforce expectations of student behavior
- Boston College Safe Program, mandatory for first-year students to discuss safety and wellness issues
- Student Code of Conduct enforcement
- Parental notification of disciplinary and judicial matters, which occurs for all alcohol violations, when sanctions may affect the student's housing status or continued enrollment, when the incident occurs off-campus, or when the student's health or welfare is jeopardized
- Disciplinary sanctions imposed on students, which may include:
 - Attendance in alcohol education programs
 - Participation in community service; the Office identifies suitable neighborhood projects or agency placements and supervises the completion of each student's assignment
 - Community restitution
 - Probation, suspension or dismissal from the University
- Off-Campus Student Living Guide, distributed door-to-door to off-campus students, explains off-campus students' rights and responsibilities and details disciplinary actions for potential misconduct
- Nights on the Heights, which provide fun on-campus alternatives to off-campus parties on Friday or Saturday nights between 9:00 p.m. and 2:00 a.m., are free of charge.

Off-Campus Housing Conference

On April 15, 2008, Boston College hosted an off-campus housing conference titled Student Life Off Campus: Issues, Strategies, and Solutions. The conference was organized by the BC Office of the Dean for Student Development in conjunction with representatives from other on-campus departments, including the Office of Governmental and Community Affairs, Student Affairs and BC Police. External participants included: District 14 Captain Frank

Mancini, Brighton District Court Judge David Donnelly, ISD Commissioner Bill Goode, and Captain William Evans, head of the Mayor's Special Task Force on Student Behavior.

Most colleges and universities in the Boston area were represented along with participants from other states in the region. Each institution was also asked to bring two to four students to discuss the student perspective. The conference was designed to bring together key stakeholders in creating and sustaining positive communities for students, community members, and colleges and universities. The conference was the result of a collaborative planning effort among Boston College, Boston University, Northeastern University, MIT, the Boston Police Department and Mayor Menino's Office. In addition to university administrators, conference attendees included community leaders, campus alcohol and drug educators, alcohol retailers, realtors and landlords.

Boston College Campus Community Partnership Initiative (BC CCPI)

The Boston College Campus Community Partnership Initiative (BC CCPI) is a coalition of members of the Boston College community and the local community aimed at addressing alcohol-related student behavior in the neighborhoods surrounding Boston College. The coalition holds monthly meetings to discuss problems and strategize about possible solutions. Meeting participants include local residents, students, landlords and property managers, realtors, Boston Police officers, ISD, BCPD, student affairs administrators and staff of the Office of Governmental and Community Affairs.

Last year the BC CCPI worked on several initiatives, including coordinating the distribution of informational guides to students living off-campus, advocating for an informational meeting for off-campus students, and planning a Welcome to the Neighborhood BBQ for students. This year the BC CCPI began planning several initiatives, such as increasing enforcement of state laws at off-campus parties, decreasing the availability of alcohol off-campus, and increasing communication and educational efforts geared towards students and residents.

Boston Police Department

Over the years, Boston College and the Boston Police Department District 14 have developed a strong working partnership and continue to collaborate on a number of initiatives and programs to address student behavior and underage drinking both on and off campus.

- The District 14 Captain and community service officers participate in the annual Student Behavior Planning Meeting with BC administrators.
- Community Service Officers address students at the BC Safe Student Meetings that are held in September to discuss expectations regarding behavior and student safety.

- Increased BPD presence and enforcement of zero tolerance policy for fall move-in and for special celebratory events such as Super Bowl, World Series or NCAA championships.
- Team Policing (new in 2007) – A new walking patrol consisting of Boston Police, Boston College Police and a BC community liaison in targeted areas: Gerald Road, Foster Street, Lane Park, Radnor Road, Lake Street, Kirkwood Road, Greycliff Road and Cleveland Circle.
- Cops in Shops Program – In cooperation with local alcohol retailers, BPD places undercover officers in establishments to monitor and arrest underage students who present false identification when purchasing alcohol. The program requires that employees of the stores be vigilant about checking identification and act as a deterrent to underage students in purchasing alcohol.
- In addition to vehicular and walking patrols, BPD officers also patrol off-campus neighborhoods on bicycles. Two new patrol bikes were recently purchased for District 14 by Boston College.