



Appendix D

Response to Comments and Comment Letters

Appendix D

Response to Comments

Introduction

This appendix provides Boston College’s responses to comment letters that have been submitted to the Boston Redevelopment Authority by various regulatory review agencies as well as the general public as part of the review of the Institutional Master Plan Notification Form (IMPNF) dated December 5, 2007. The following sections provide a response to each substantive individual comment that appears in a particular comment letter, pursuant to the BRA Scoping Determination on the IMPNF dated February 2008.

The comment letters appear immediately following this section. Each of the comment letters is assigned a corresponding identification number as shown below in Table 1. The individual comments appearing in the comment letters are flagged in these respective documents and assigned a code number. The enumerated comments/responses correlate with the code numbers that appear on the comment letters.

Table 1
Comment Letters on IMPNF

Letter	Commenter
1	Boston Transportation Department
2	Boston Transportation Department - Transportation Access Plan Guidelines and Scope of Work
3	Boston Environment Department
4	Boston Water and Sewer Commission
5	Massachusetts Water Resources Authority
6	Massachusetts Historical Commission
7	City of Newton, Department of Planning and Development
8	Boston City Councilor John R. Connolly
9	Boston City Councilor Sam Yoon
10	Boston City Councilor Stephen J. Murphy
11	State Senator Steven A. Tolman
12	State Representatives Kevin G. Honan and Michael J. Moran, and City Councilor Mark S. Ciommo
13	Allston-Brighton Boston College Community Task Force
14	Charles River Watershed Association
15	Brighton Allston Improvement Association
16	Chestnut Hill Reservoir Coalition, Inc.

Letter	Commenter
17	Allston Brighton Community Planning Initiative
18	Hobart Park Neighborhood Association
19	Aberdeen-Brighton Residents Association, Inc.
20	Radnor Neighborhood Association
21	Portina Road Association
22	William F. Galvin
23	Colleen Salmon
24	Margaret Grealish
25	Emily Gregory
26	Michael L., Paula J., Leo F., and Mildred M. Buckley
27	Adam Shipley
28	Edward Berger
29	Mark Cintolo
30	Joseph Gravellese
31	Erik DeMarco
32	Ed McDonough
33	Ethan Sullivan
34	Paul Hynes
35	anonymous
36	Richard Collins
37	Charlie Vasiliades
38	Paul William Garber
39	Jennifer Smith
40	Gwyneth Sheen
41	Nancy Bradford
42	Anna Davis
43	Charlotte Belezos
44	Deborah Reiff
45	Michelle Chambers
46	Erica Sigal
47	Richard Wood
48	Christine Stewart
49	Daina Selvig
50	Micheal O'Laoghaire
51	Sanford Furman
52	Alessandro Selvig (1/8/08)
53	David Carlson
54	Louise Bonar
55	John Ferguson
56	Franco and Rita Rufo
57	Bruno Salvucci
58	Mariano and Grace D'Antignana

Letter	Commenter
59	Shani and Jonathan Traum
60	Susan Heideman
61	Brenda Pizzo and Kevin Tringale
62	Renee Shapiro and Mimi Rhys
63	Danielle Goyette
64	John and Marlene Duarte
65	Bob Pessek
66	Michael Pahre
67	Ellen Millman
68	Mark Alford
69	Alisa Brennan
70	Ludwik Gorzanski
71	Wilma Wetterstrom
72	Lisa Hirsh
73	Dorothy Weitzman
74	Sharon Cayley
75	Kirsten N. and Henry S. Ryan
76	Fred Salvucci
77	Lorraine Bossi
78	Dajun Pang and Chianping Ye
79	Alessandro Selvig (2/3/08)
80	Christina A. Clamp and Donald H. Gianniny
81	Howard Wong
82	Gregg Lebovitz
83	Dongli Chen
84	Fran Gustman
85	Brenda Pizzo
86	Leland Webster
87	Jack Grinold
88	The Rev. Dr. Ted J. Gaiser
89	Phoebe Erb Gallagher
90	Ellen Chajes
91	Esther and David Kashnow
92	Barbara Goldstein
93	Ellen Berezin
94	Daniel A. Davis
95	Lewis Shepard
96	Michael Weisskoff
97	Connie Gilbert, and Paula and Roy Rosenstock
98	Mary Blackburn
99	Tatyana and Robert Goldwyn
100	Nicholas and Michelina Tawa

Letter	Commenter
101	Arlene Raven
102	Eleanor Druckman
103	Sandra Kilbride
104	Ringer Park Partnership Group
105	Mark D. Trachtenberg
106	Donna Taube
107	Janet Kenney
108	Glenn Walker
109	Kristine Walker
110	Brenda Pizzo and Kevin Tringale (1/28/08)
111	Barbara Moss
112	Glory Dalton (1/28/08)
113	Bret Silverman
114	Nancy L. Chadburn
115	John W. Freeman
116	William P. Marchione
117	Mark Bacon
118	Gridth and Steven Ablon
119	Kerri Theleman
120	Steven B. Gopen
121	Andrea Wolf
122	Joanne and John Robert Powers
123	Robert Copen
124	Glory Dalton (1/12/08)
125	Chuck Latovich
126	Alessandro Selvig (10/12/07)
127	Lisa McDonough
128	Peter G. Dalton
129	Angela Sciaraffa
130	Ada Freedman
131	Yeckezkal Gutfreund
132	Donna Tramontozzi
133	Mary Ellen Davis
134	Joan Spanbauer
135	Georgia T. Belezos and Nicholas G. Belezos
136	Eva M. Webster (2/5/08)
137	Antoinette Rossi
138	Donna and Jim Maguire
139	Ilene Solomon
140	anonymous
141	anonymous
142	Eva M. Webster (1/29/08)

Letter	Commenter
143	Jim Solomon
144	Andrew and Neala Melcer, et al
145	Eight residents of 2035 Commonwealth Avenue
146	Janet Gold
147	P.J. Szufnarowski
148	Charles and Nancy Mueller
149	Allston-Brighton residents
150	Alessandro Selvig, et al (2/5/08)
151	Foster Street petition

Letter 1

Boston Transportation Department

Comment 1

Page 6-11 states that there could be some limited trip generation associated with the retail portions of the projects located on Commonwealth Avenue. Clarification as to what type of retail is being proposed and where along with mitigation measures, analysis and results of the analysis.

Response

Approximately 12,000 sf of neighborhood retail space may be included in the residence hall on the More Hall site. This retail space will primarily serve the Boston College community and the local neighborhood. Little to no new traffic is expected to be generated to the site by the planned retail space as indicated in the Trip Generation section of Chapter 9, *Transportation and Parking*.

Comment 2

The Proponent should be using BTD's mode share for this area.

Response

See Trip Generation section of Chapter 9, *Transportation and Parking*, for a discussion of mode share.

Comment 3

The purpose of evaluating the existing routes, ridership, and hours of operation of the MBTA service and Boston College shuttle is to identify redundancies in service and be able to develop recommendations to improve transit services and ridership in the vicinity of Boston College. Please clarify your findings and recommendations on this issue.

Response

See the discussion of shuttle bus service in the Future Conditions section of Chapter 9, *Transportation and Parking*.

Comment 4

Has the proponent thought about consolidating the MBTA service with the Boston College Shuttle service?

Response

There is currently no MBTA bus service along Commonwealth Avenue to the Boston College campus. The BC shuttle is designed to connect the various parts of the campus to each other and to the Newton Campus and Cleveland Circle.

Comment 5

Would residents in the area be able to ride the shuttle service?

Response

The University will consider this request.

Comment 6

What are the current parking fee policies for Boston College and how do they compare to other colleges in the area? What are the new fees and what is the parking fee plan for the next 10 years? Are students offered a discount?

Response

See Existing Conditions section of Chapter 9, *Transportation and Parking*, for a discussion of the parking plan and associated parking fees. Student fees are less than faculty and staff fees.

Comment 7

There are currently 788 parking spaces on the Brighton Campus. The proponent is proposing on building a parking garage for 500 new spaces and displacing 425 spaces. How soon would the 425 spaces be displaced? Immediately or over time?

Response

As shown in Chapter 9, *Transportation and Parking*, there are currently 819 parking spaces on the Brighton Campus. At the end of the 10-year plan, there will 846 spaces on the Brighton Campus for a net increase of 27 spaces. See the discussion of parking phasing in the Future Conditions section of Chapter 9, *Transportation and Parking*.

Comment 8

The proponent should clearly illustrate the off-campus on-street and off-street parking spaces and on-campus on-street and off-street spaces. This illustration should also include regulatory parking such as Resident Parking.

Response

The Parking subsection and Figure 9-17 in Chapter 9, *Transportation and Parking*, provide information on the supply, utilization and regulation of off-campus parking near the Boston College Campus.

Comment 9

The proposed relocation of St. Thomas More Road needs to be supported by a full traffic analysis showing proposed and existing traffic volumes for all of the proposed options.

Response

A full analysis of access alternatives for the Brighton Campus is presented in the Future Conditions section of Chapter 9, *Transportation and Parking*.

Comment 10

The proponent proposes to enter the Brighton Campus via Lake Street. There are currently 3 entrances via Lake Street. The community has expressed concern about vehicles using these locations. The proponent should clearly identify what locations are going to be used by whom, as well as submit a proposed traffic analysis.

Response

The 10-year plan proposes to close the Lake Street driveway closest to Commonwealth Avenue. The driveway serving St. John's Seminary will remain open and continue to serve the Seminary. The Lake Street driveway near the north end of the campus is generally kept closed and is used only on special occasions such as home football games. There are no plans to change the operation of this driveway. See the analysis of access alternatives for the Brighton Campus in the Future Conditions section of Chapter 9, *Transportation and Parking*.

Comment 11

BTD would like to see the proponent tighten up St. Thomas More Road, Fr. Herlihy Drive and Commonwealth Avenue Intersection.

Response

Boston College intends to improve operations at these locations by providing a new roadway across the More Hall site to provide direct access to the Brighton Campus across Commonwealth Avenue. See the analysis of access alternatives for the Brighton Campus in the Future Conditions section of Chapter 9, *Transportation and Parking*.

Comment 12

The proponent should clarify any right of way issues that are associated with the relocation of St. Thomas More Road.

Response

The new roadway will be located entirely on Boston College property.

Comment 13

There is currently an entrance to the Brighton Campus from Foster Street. What will the overall use of the entrance be?

Response

This entrance will remain open and provide full ingress to and egress from the Brighton Campus. The driveways on the Brighton Campus will have controlled access as is currently provided on the Chestnut Hill Campus. This will restrict access to the campus to traffic having business on the campus and prevent any cut through traffic which might impact neighborhood roadways.

Comment 14

The proponent should include a design and analysis of the proposed center platform alternative on Commonwealth Avenue. This design and analysis is critical to the traffic management of the intersections of St. Thomas More Road/Commonwealth Avenue, as well as the surrounding Community.

Response

The MBTA is responsible for the design of the proposed station relocation project at Commonwealth Avenue and Lake Street. Boston College supports the center platform alternative and has included the center platform alternative in the traffic analysis of access alternatives to the Brighton Campus. For further detail, see Transit under Future Conditions in Chapter 9, *Transportation and Parking*.

Comment 15

The proponent should show in detail how the continuous pedestrian corridor is going to tie all the campuses together.

Response

A discussion about the pedestrian linkages provided in the 10-year development of the campus is provided in Chapter 4, *Planning Framework*.

Comment 16

The proponent is currently showing a pedestrian bridge at the proposed intersection of St. Thomas More Road and Commonwealth Avenue. What was the thought process as to who would use it and will it be handicapped accessible?

Response

The University is no longer proposing a pedestrian bridge over Commonwealth Avenue in the IMP.

Comment 17

Will bicycle paths and/or lanes be part of this continuous corridor between campuses?

Response

As project details progress, the University will evaluate bicycle lanes along roadways, but not on interior pathways on campus. Due to the topography of the campus, such bicycles lanes would be extremely difficult.

Comment 18

BTD would like to see a bicycle lane installed on Beacon Street between Chestnut Hill Avenue and St. Thomas More Road.

Response

The University will support the City of Boston when it initiates the planning of such a bicycle lane on Beacon Street.

Letter 2

Boston Transportation Department Transportation Access Plan Guidelines and Scope of Work

This Letter 2 document is the Boston Transportation Department's standard access plan guidelines and scope of work. The IMP transportation study addresses transportation elements required by the BTM. No itemized responses are required.

Letter 3

Boston Environment Department

Comment 1

The IMP should include a list of proposed demolition. The IMP should contain an amended list if this is inaccurate.

Response

Chapter 11, *Historic and Archaeological Resources*, provides information related to proposed demolition of existing buildings.

Comment 2

In describing off-campus parking for graduate students, the IMPNF references properties on Strathmore/Orkney Roads and Embassy Road at which students can park for a monthly fee. These properties and their use(s) are not shown on Figure 2-1 and are not listed in Table 2-1, Boston College Properties – Brighton, Chestnut Hill, and Newton Campuses. The IMP should describe this information.

Response

These are leased properties that are not included in Chapter 2, *Existing Property Uses*, which details BC-owned properties. These leased properties are discussed in Chapter 6, *Student Housing Plan*.

Comment 3

...In addition, the IMP should identify the location and uses of all off-campus properties that BC owns, operates, manages and uses.

Response

Figure 2-1 in the IMP identifies all property that the University owns, operates and manages within Boston and Newton.

Comment 4

The IMP should identify the specific uses of 18, 24 and 30 Wade Streets and their respective garages.

Response

The houses are owned by the University and used for junior faculty housing. There is no change in the residential character of these properties and the University continues to pay property taxes to the City of Boston.

Comment 5

The IMPNF does not indicate when the six year term began. This information should be provided in the IMP.

Response

The six-year term began in 2006 and expires in 2012.

Comment 6

The IMP should replicate Figures 2-1 and 3-1 in the IMP with addition of a legend that indicates the uses of buildings adjacent to the Boston campus perimeter.

Response

Figure 2-1 indicates buildings and open space resources adjacent to the Boston College campus perimeter.

Comment 7

The IMPNF does not indicate if there are contract and per diem employees working at BC. The IMP should provide the number of any full-and part-time workers in these categories.

Response

Boston College is proud of its commitment to keeping in-house dining services, custodial services and bookstore operations, which are commonly contracted out at other institutions. All of these employees receive full benefits, including tuition remission, health and dental insurance and competitive wages. Additionally, Boston College sponsors an in-house temporary pool for office clerical positions, placing approximately 40 temporary employees throughout the University at any one time. Many of these employees utilize the temporary pool to transition into regular office clerical positions at Boston College.

Comment 8

The IMP should describe the Campus Consortium for Environmental Excellence and its benefits for BC.

Response

Boston College's leadership in enhancing environmental performance through the Campus Consortium for Environmental Excellence membership is described in the Leadership section of Chapter 10, *Environmental Sustainability*.

Comment 9

We recommend, consistent with the Mayor's focus on sustainability and responding to climate change, that BC evaluate participation in the American College & University Presidents Climate Commitment (ACUPCC).

Response

Boston College does not plan to participate in the ACUPCC. For information about the University's sustainability goals and current practices, see Chapter 10, *Environmental Sustainability*.

Comment 10

Save That Stuff, already a BC recycling vendor, has recently initiated a composting program, one of the few available in the Boston area. It is working with local retailers and foodservice companies to turn their organic waste into compost, while also controlling their waste removal costs. We urge BC to talk with staff of Save That Stuff about establishing a program.

Response

The Save That Stuff program is described in Chapter 10, *Environmental Sustainability*.

Comment 11

We suggest that BC evaluate the potential for using Otis Gen2 elevators or Kone EcoSpace elevators in new construction.

Response

Boston College will evaluate the potential for using elevators that offer energy efficiency and environmental benefits, on future campus projects. These will be considered in the context of overall sustainability efforts on proposed future projects, as well as their cost and maintenance impacts.

Comment 12

The benefits and detriments of using synthetics on the proposed athletic fields should be discussed in the IMP.

Response

Chapter 7, *Athletics Facilities*, includes a discussion about the impacts of synthetic playing surfaces.

Comment 13

We ask that BC include in the IMP a detailed plan describing its sustainability goals, the framework within which it will design open space and the built environment and how it will operate a sustainable campus.

Response

Chapter 10, *Environmental Sustainability*, provides detailed descriptions of Boston College's framework and sustainability initiatives.

Comment 14

An environmental protection plan should be included in the IMP. It should address:

- *Groundwater*
- *Open space protection and maintenance*
- *Stormwater quality and management*
- *Erosion and sedimentation control*
- *Air quality protection*

Response

The University addresses components of groundwater, open space, stormwater quality, erosion and sedimentation control and air quality from a broad perspective in various chapters of the IMP. As part of future submissions to the City under Article 80, the University will provide detailed environmental protection descriptions as required.

Comment 15

Potential shadow and wind impacts will require study as part of Article 80.

Response

As part of future submissions to the City under Article 80, the University will provide shadow and wind impact analysis as required.

Comment 16

BLC staff strongly encourages a thorough study of alternatives to rehabilitate or incorporate historic buildings into proposed development plans, rather than demolition.

Response

Most of the buildings in the two campuses wholly or partially within Boston that are proposed for demolition post-date 1955. Three of the pre-1955 buildings – the three 19th century houses on Foster Street – have been considered for reuse: see Campus Planning for Housing section in Chapter 6, *Student Housing Plan*. Alternatives will be considered for the 1955 St. Thomas More building, if found to meet the BLC criteria for a preferably preserved building as part of the Article 85 demolition delay process. The rest of the buildings scheduled for demolition in the Boston sections of the campuses post-date 1955: the 1960s service building on the Brighton Campus and the 1975 Edmonds Hall, 1972 Flynn Recreation Complex, and the 1970 Modular Apartments, which are all on the Chestnut Hill Campus.

Comment 17

The BLC requests that dated cornerstones be incorporated into all new construction.

Response

Boston College will consider this request.

Comment 18

Construction-period noise is subject to regulation by the Boston Air Pollution Control Commission (APCC), part of this department. The proponent must ensure compliance with the construction-related limits as outlined in the Regulations for the Control of Noise in the City of Boston.

Response

The University will comply with all noise-related regulations as required under the City of Boston’s Air Pollution Control Commission.

Comment 19

If chemical cleaning or abrasive blasting will be a part of renovation or other projects executed during the IMP term, a permit must first be obtained from the APCC.

Response

If chemical cleaning or abrasive blasting is required, the University will comply with all regulations related to these activities as required by the City of Boston's Air Pollution Control Commission.

Comment 20

As part of this effort, we request that a comprehensive Transportation Demand Management (TMD) plan be established for all construction workers.

Response

The University will continue to encourage non-vehicular travel to its campus. Chapter 9, *Transportation and Parking*, provides discussions of BC's existing and planned transportation demand management measures.

Comment 21

The IMP should provide the following bicycle-related information in text and on an updated Figure 6-4:

- *The location(s) of bicycle racks protected from the elements and the total number of bicycle that can be accommodated;*
- *The location(s) of shower and locker facilities and the number of lockers provided at each facility;*
- *A description of eligibility for use of the facilities. Are all students, faculty and staff allowed to use them? Are the showers/lockers available for students, faculty and staff who walk to work?*
- *Any proposed changes to the number and locations of racks and shower/lockers during IMP term, including at the Brighton campus.*

Response

The location of bicycle racks and their capacities are listed in Table 9-2 and shown in Figure 9-12. Bicycle accommodations will be provided on the Brighton Campus. Additional information on bicycles is provided in Chapter 9, *Transportation and Parking*.

Comment 22

We suggest that BC investigate participation in the City's Bike Friendly Business Program.

Response

Boston College promotes and encourages bicycling as an alternative method of transportation. Currently, it offers a number of the incentives that would qualify it as a City of Boston Bike Friendly Business such as bike racks, bike commuter incentives, covered secured storage and shower facilities. See Chapter 9, *Transportation and Parking*, for more detail.

Comment 23

An IMP should provide the following information:

- *The number of employees (all faculty and all staff) who commute in single occupant vehicles (SOV) and the percentage of faculty and staff this represents.*

Response

Available mode share and vehicle occupancy information is provided in Chapter 9, *Transportation and Parking*.

Comment 24

- *The number of employees (all faculty and all staff) who carpool /vanpool and the percentage of employees this represents.*

Response

Available mode share and vehicle occupancy information is provided in Chapter 9, *Transportation and Parking*.

Comment 25

- *The vehicle occupancy rate (VOR) for all faculty and all staff.*

Response

Available mode share and vehicle occupancy information is provided in Chapter 9, *Transportation and Parking*.

Comment 26

- *The number of undergraduate students who commute in SOV and the percentage of undergraduates this represents.*

Response

Available mode share and vehicle occupancy information is provided in Chapter 9, *Transportation and Parking*.

Comment 27

- *The number of undergraduates who carpool/vanpool and the percentage of undergraduates this represents.*

Response

Available mode share and vehicle occupancy information is provided in Chapter 9, *Transportation and Parking*.

Comment 28

- *The number of graduate, law, special program students who commute in SOV and the percentage of graduate, law, special program students this represents.*

Response

Available mode share and vehicle occupancy information is provided in Chapter 9, *Transportation and Parking*.

Comment 29

- *The number of graduate, law, special program students who carpool/vanpool and the percentage of graduate, law, special program students this represents.*

Response

Available mode share and vehicle occupancy information is provided in Chapter 9, *Transportation and Parking*.

Comment 30

- *The VOR for undergraduate, graduate, law and special program students.*

Response

Available mode share and vehicle occupancy information is provided in Chapter 9, *Transportation and Parking*.

Comment 31

- *The parking rates charged broken down by category of employees, category of student and location of parking area/facility.*

Response

Parking rate information is provided in the Existing Transportation Conditions section of Chapter 9, *Transportation and Parking*.

Comment 32

- *The level of subsidy represented by each parking rate based upon the cost of building, maintaining and operating the parking areas/facilities.*

Response

Parking rates at Boston College are designed to recover the full costs associated with providing on-campus parking. The University does not subsidize parking.

Comment 33

- *If a student lives more than one mile from public transit, does this include bus lines that will take the student to another mode?*

Response

No

Comment 34

- *How is accessibility to a practicum or internship defined?*

Response

A practicum or internship is generally considered accessible by public transportation if it is located within a quarter mile of a bus stop with frequent service or within a half mile of a rapid transit station.

Comment 35

- *If a student is enrolled in a practicum or internship for one semester, is the parking permit good only for that semester?*

Response

Yes

Comment 36

- *Why is shuttle offered to Cleveland Circle on the C branch of the Green line and to Reservoir Station on the D line of the Green Line when there is a B line stop at Chestnut Hill and Commonwealth Avenue, one block from Cleveland Circle and two blocks from Reservoir Station?*

Response

Boston College is served directly by the B Branch at the Boston College stop. The service to Cleveland Circle and the Reservoir stop provide service to transit users with destinations in Brookline along the C and D branches of the Green Line. This service to these stops also accommodates people who live or shop in those areas or are destined for locations near Cleveland Circle or the Reservoir stop. In addition, there are considerable differences in walking distances to these stops.

Comment 37

- *What are the criteria for eligibility for the Guaranteed Ride Home program?*

Response

It is open to all pre-registered employees who use public transportation, carpools, vanpools, bikes, or who walk to work at least three days per week.

Comment 38

- *Is there a limit on the number of times that a commuter may use the Guaranteed Ride Home program?*

Response

No

Comment 39

The IMP should include a broad TDM program designed to increase transit mode share and decrease vehicle use.

Response

See Chapter 9, *Transportation and Parking*, for a description of BC's current program and proposed changes.

Letter 4

Boston Water and Sewer Commission

Comment 1

It is Boston College's responsibility to evaluate the capacity of the water, sewer and storm drainage systems service the campuses and individual project sites, to determine if the systems are adequate to meet future project demands. Evaluation of the capacity of existing systems on the campus to meet future project needs, and a discussion of any currently anticipated plans for any changes to these systems, must be provided in the Master Plan.

Response

Chapter 8, *Utilities and Infrastructure*, provides an evaluation of water, sewer and storm drainage systems.

Comment 2

Boston College is advised that any new, relocated, reconstructed or expanded water, sanitary sewer, storm drainage or drinking water mains required to accommodate future development must be designed and constructed at Boston College's expense and in conformance with the Commission's Sewer Use and Water Distribution System regulations. Boston College should coordinate any plans to install, relocate, reconstruct or expand sanitary sewer, storm drainage or drinking water mains with the Commission.

Response

Boston College will coordinate with the Commission on a project-by-project basis. Boston College will submit to the Commission the required plans, details and supplemental documents as required through the Boston Water and Sewer Commission's Site Plan Review process and General Services Application.

Comment 3

Boston College must submit site plans and General Service Applications to the Commission for individual construction projects as they are proposed. Site Plans must show the location of existing public and private water mains, sanitary sewers and storm drains serving project sites, as well as the locations of proposed service connections. With each site plan, Boston College must provide a detailed and updated estimate of water demand, sanitary sewer flows and stormwater runoff generation for the proposed project. The amount of potable water required for landscape irrigation must be quantified and provided separately.

Response

Boston College will coordinate with the Commission on a project-by-project basis. Boston College will submit to the Commission the required plans, details and supplemental documents as required through the Boston Water and Sewer Commission's Site Plan Review process and General Services Application.

Comment 4

To assure compliance with the Commission's requirements, Boston College should submit site plans and General Service Applications to the Commission for review when project designs are 50 percent complete.

Response

Boston College will coordinate with the Commission as each project progresses, a site plan in BWSC format will be submitted to the Commission for review during the Design Development phase of each project.

Comment 5

As plans progress and are finalized, the Commission will require drawings of public and private water, sewer and storm drainage facilities in AutoCAD format. Drawings must include locations of any abandoned items, such as pipes and manholes, locations of new installations, profiles of sewer and drain lines, invert elevations of sewer and drain lines at the manhole, depth of water pipe at all gates, bends and connections, size and type of all pipes, valves and hydrants installed and rim elevations of all manholes.

Response

Boston College will coordinate with the Commission on a project-by-project basis. Boston College will submit to the Commission the required plans, details and supplemental documents as required through the Boston Water and Sewer Commission's Site Plan Review process and General Services Application.

Comment 6

Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. Boston College must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission, and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.

Response

If needed, Boston College will apply for a Termination Verification Approval Form for a Demolition Permit on a project-by-project basis.

Comment 7

Boston College should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Boston College will be required to apply for a RGP to cover these discharges.

Response

If necessary, Boston College will apply for a RGP permit from the Commission prior to discharge of any dewatering drainage to the system.

Comment 8

The Brighton campus is served by separate sewers and storm drains. Separate sanitary sewer and storm drain services must be provided form new buildings constructed to the respective pipe in the street and on the campus.

Response

Boston College will service each new building on the Brighton Campus with separate sanitary sewer and storm drain lines.

Comment 9

Site plans must show in detail how drainage from building roofs and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.

Response

Boston College will submit a Site plan showing in detail the management of building roof drainage and impervious areas. The Site plan will clearly show the separate sewer and stormwater infrastructure for each project.

Comment 10

Currently, DEP is typically using a minimum 4:1 ratio for I/I removal to new wastewater flow added. The Commission supports the DEP/MWRA policy, and will require Boston College to develop a consistent inflow reduction plan.

Response

Boston College will coordinate with BWSC/DEP on a project-by-project basis. If needed, Boston College will develop an inflow reduction plan.

Comment 11

Boston College must fully investigate methods for retaining stormwater on project sites before the Commission will consider requests to discharge additional stormwater to the Commission's system. Under no circumstance will stormwater be allowed to discharge to a sanitary sewer. A feasibility assessment for retaining stormwater on site must be submitted with each site plan.

Response

Boston College intends to manage stormwater generated by additional impervious areas on campus on a project-by-project level.

Comment 12

The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. The proponent is advised that the discharge of any construction site dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission and an NPDES Permit issued by the Environmental Protection Agency (EPA).

Response

Boston College will apply for a NPDES General Permit for Construction from the EPA on a project-by-project basis.

Comment 13

Boston College is advised that a Drainage Discharge Permit is also required for the long-term (permanent) discharge to a drainage system of infiltration groundwater collected via an underdrain system, such as those that are commonly installed in below-grade parking garages.

Response

Boston College will apply to BWSC for permanent drainage discharges, such as below-grade parking garages.

Comment 14

For each phase of construction covering one acre or more, Boston College will be required to obtain coverage under the EPA's NPDES General Permit for Construction. A copy of the

Notice of Intent and the pollution prevention plan prepared pursuant to the Permit should be provided to the Commission, prior to the commencement of construction.

Response

Boston College will apply for a NPDES General Permit for Construction from the EPA, on a project-by-project basis.

Comment 15

In conjunction with each site plan and General Service Application submitted, Boston College must submit to the Commission's Engineering Customer Service Department a detailed stormwater management plan.

Response

Boston College will coordinate with BWSC on a project-by-project basis. The Proponent will submit to the Commission the required plans, details and supplemental documents as required through the Boston Water and Sewer Commission's Site Plan Review process and General Services Application.

Comment 16

The Commission requests that Boston College install a permanent casting stating; "Don't Dump: Drains to Charles River" next to any catch basin installed. Boston College may contact the Commission's Operations Division for information regarding the purchase of the castings.

Response

Boston College will obtain and install "Don't Dump" plaques, per the Commission's detail, next to all new catch basins within the Campus.

Comment 17

The Commission encourages Boston College to explore additional opportunities for protecting stormwater quality on the campus by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.

Response

Boston College will explore Campus stormwater quality opportunities on a project-by-project basis.

Comment 18

Grease traps are required in all new and existing cafeteria or kitchen facilities in accordance with the Commission's Sewer Use Regulations. Boston College is advised to consult with Mr. Richard Fowler, Deputy Superintendent of Field Operations prior to preparing plans for grease traps.

Response

If grease traps are required as part of a project, Boston College will coordinate with the Commission prior to the submission of the Site plan.

Comment 19

Boston College should note Article V of the Commission's Sewer Use Regulations as it pertains to medical and laboratory facilities.

Response

Boston College will coordinate with BWSC on laboratory projects as part of the Site Plan Review Process.

Comment 20

Boston College should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Boston College should consider outdoor landscaping which requires minimal use of water to maintain. If Boston College plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Response

Specific water conservation measures will be addressed during the design of each project, including plants that will require no irrigation, no permanent irrigation system and low-flow fixtures.

Letter 5

Massachusetts Water Resources Authority

Comment 1

With respect to the relocation of St. Thomas More Road to relieve existing congestion at Lake Street/Commonwealth Avenue. MWRA's Cochituate Aqueduct is located beneath this roadway and any future building proposed over the Aqueduct or adjacent to the Aqueduct such as parking garage near the Shaft 7 parcel must be reviewed and approved by MWRA through the 8 (M) Permitting process pursuant to Article 8(M) of MWRA's Enabling Legislation, with the goal of protecting Authority-owned infrastructure in the area.

Response

Boston College will continue to coordinate with MWRA as the design of various projects progress. If needed, Boston College will file an 8(M) permit application with the MWRA.

Letter 6

Massachusetts Historical Commission

Comment 1

The IMP should study alternatives to the demolition of these houses in order to protect and preserve the character-defining elements of the Foster Street area, such as the uniform setbacks of houses, size and scale of residences, and mature vegetation. Alternatives to demolition must be explored and must include rehabilitation and reuse of the Foster Street houses.

Response

The IMP has studied alternatives to demolition of the three Foster Street houses. See the Campus Planning for Housing section in Chapter 6, *Student Housing Plan*. The immediate vicinity of these three houses is not uniform, as it includes large institutional buildings to the north and west and a series of early 20th century multi-family housing (Pama Gardens) to the south. Boston College will file an Article 85 demolition delay application for the three houses, which will include documentation on alternatives to demolition.

Comment 2

The IMP must consider alternatives to the quantity and siting of new buildings that would avoid adverse visual effects to historic properties.

Response

The IMP incorporates many such alternatives. Boston College has made many efforts to consider alternatives to the siting and number of new buildings that may visually affect historic properties and will continue to explore and consider other alternatives, especially on the Brighton Campus.

Letter 7

City of Newton Department of Planning and Development

Comment 1

The Planning Department strongly recommends that the new Humanities Building be set back a minimum of 28 feet and preferably 40 feet so it is more in keeping with other facilities nearby and a better complement to the streetscape. Additionally, planners for Boston College should consider stepping the upper stories of the proposed academic building back in height.

Response

Boston College appreciates the continued feedback regarding setbacks in Newton, and will continue coordination with Newton officials as plans for the new Humanities Building progress.

Comment 2

The Planning Department strongly recommends that the new Stokes Commons and the Academic Building for Nursing and Social Work be set back from College Road so as not to create a canyon effect along this public way. Additionally, planners for Boston College should give further consideration to providing additional underground parking in either or both Stokes Commons and the new Academic Building for Nursing and Social Work to make up for the spaces lost in the existing “dust bowl” area.

Response

Boston College appreciates the feedback received regarding setbacks and parking and will continue coordination with Newton officials as plans for the new Stokes Commons project and academic buildings for the Humanities and Nursing and Social Work.

Comment 3

However, the Planning Department has an ongoing concern with the amount of uninterrupted impervious surfaces (for parking) at this campus and recommends that the College consider reducing impervious surfaces whenever possible.

Response

As a primary tenet of the IMP, surface parking (with the exception of a small number of handicapped and services spaces) will be replaced by structured parking. Most of the surface parking will be removed during the 10-year plan. In the full build out of the plan, approximately 17 acres of roads and surface parking are removed from the Chestnut Hill Campus and approximately 5 acres of roads and surface parking are removed from the Brighton Campus.

Comment 4

The Planning Department recommends that the following items be given further study and consideration.

- *Internal vehicle circulation patterns and the means of addressing pedestrian flow and potential conflicts with vehicles inside and around campus, as well as impacts on surrounding areas so that as much as possible, college generated vehicular traffic stays inside. (For example, what happens to the existing internal bus drop off near the existing garage at the back of Conte Forum?)*

Response

The major area for pedestrian/vehicle conflicts on the Lower Campus will be eliminated by the replacement of Campanella Way with a pedestrian plaza in front of Conte Forum, 21 Campanella Way and Alumni Stadium. The BC Shuttle will still be able to circulate through the campus using the pedestrian plaza, serving all drop-off and pick-up locations. On the Middle Campus, the pedestrian/vehicle conflict point at McElroy Hall will be eliminated by moving parking to the new building that will be built on the site of McElroy Hall.

Comment 5

- *Additional opportunities for consolidation of parking underground wherever possible.*

Response

The IMP identifies two new structured parking sites and two underground parking sites. The underground parking sites include up to 90 spaces under the proposed Humanities building and up to 100 spaces under the proposed More Hall site housing.

Comment 6

- *Inclusion of pick-up and drop-off areas for students and visitors as well as loading zones for short-term access to dorms.*

Response

Pick-up and drop-off areas will be included in the site design for new residence halls for both loading, service and move-in move-out days.

Comment 7

- *Clarification of how students will cross existing streets, including Hammond Street, College Road, St. Thomas More Road and Commonwealth Avenue, including consideration of possible over-or under-passes.*

Response

Boston College is no longer proposing a pedestrian overpass across Commonwealth Avenue in the IMP. Due to safety considerations, BC is not proposing any pedestrian underpasses, but will work with the City of Newton and the City of Boston to improve existing pedestrian crossings where needed.

Comment 8

- *Relocation of existing St. Thomas More Road to east side of the St. Thomas More Hall site with or without changes to and relocation of the Boston College Green Line Station.*

Response

See Chapter 9, *Transportation and Parking*, for a traffic operations analysis of various access alternatives for the Brighton Campus, including alternative treatments of St. Thomas More Road.

Comment 9

- *Clarification of how the shuttle bus routes will work in the new roadway configuration.*

Response

Existing shuttle bus routes will be maintained and the new roadway will provide the opportunity for direct shuttle access between the Brighton Campus and the Chestnut Hill Campus.

Comment 10

- *Consideration of post ten year plans involving Newton with the Boston College Neighborhood Council and the Chestnut Hill Historic District Commission, among others.*

Response

Boston College will continue outreach into the future with the Boston College Neighborhood Council and the Chestnut Hill Historic District Commission, when appropriate, on campus development plans beyond the 10-year term of the IMP.

Comment 11

- *Articulation of buildings and footprints that foster a sense of community within the campus and complement existing structures along the streetscape in terms of scale and design, as viewed from within the campus and from the public streets. While the College has worked to provide itself with additional green space inside the campus, it would be inconsistent with its community service mission to wall itself off from surrounding neighborhoods.*

Response

Creating visual and usable openings between community and campus is an IMP goal. To facilitate this, proposed buildings were pulled away from corners of the campus to create views and green gateways.

Comment 12

- *Setbacks that are consistent with the existing character of the neighborhoods upon which proposed buildings front, so the new buildings do not “turn their backs” on the City (e.g., College Road, Beacon Street, St. Thomas More Road, and Commonwealth Avenue) and attractive landscaping and open spaces along those street frontages.*

Response

Boston College appreciates the feedback regarding setbacks and will continue coordination with Newton officials as plans for new buildings in Newton progress.

Comment 13

- *Placement of loading docks away from residential areas.*

Response

Wherever possible, loading docks will be set to the interior side of proposed buildings and screened with plantings or service walls.

Comment 14

- *Orientation of the new Humanities Academic Building and the Academic Building for Nursing and Social Work so they are pulled away from the corner of College Road and Beacon Street and from an archway that both greets visitors entering from the outside and embraces an interior courtyard.*

Response

Boston College appreciates the continued feedback regarding setbacks in Newton, and will continue coordination with Newton officials as plans for new buildings in Newton progress.

Comment 15

- *Additional landscaping of existing parking facilities.*

Response

The majority of surface parking will be removed from the Chestnut Hill campus during the period of the 10-year IMP. New landscape areas on all parts of the campus will increase the amount of pervious areas and will have sensitive landscape plans.

Comment 16

- *A construction management plan that includes truck routes and minimizes impacts on the surrounding neighborhoods.*

Response

See the Short-term Construction Operations/Construction Management Plan section at the end of Chapter 9, *Transportation and Parking*.

Comment 17

- *Impacts on neighborhood during special events, particularly athletic events during construction and thereafter, with special attention to the impacts of student and visitor parking on adjacent residential streets.*

Response

Chapter 9, *Transportation and Parking*, provides a discussion regarding parking during special events.

Comment 18

- *Limits on the acquisition of single-family residences in abutting neighborhoods and any further campus expansion into existing residential areas.*

Response

Boston College prepared this IMP for land it currently owns in Boston. If approached, however, the University will consider opportunities for other strategic acquisitions.

Comment 19

- *Design, colors and materials that complement existing buildings on campus and consideration of an institutional scale that is context sensitive.*

Response

These items will be addressed during the project design review process for individual buildings.

Letter 8

Boston City Councilor John R. Connolly

Comment 1

Boston College must increase the current density on the Modular Housing site. With the ultimate goal of housing 100% of undergraduate students on the Chestnut Hill Campus, it is imperative that the land currently used for Modular Housing is more efficiently developed and occupied.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand by adding 670 additional beds of University housing to the existing 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it. For a discussion about the Mods Housing site, see Chapter 6, *Student Housing Plan*.

Comment 2

I oppose the re-alignment of St. Thomas More Road. Re-routing St. Thomas More Road and creating an additional intersection on Commonwealth Avenue will impede traffic flow on Commonwealth Avenue, make it more difficult for residents who live on and off of Lake Street, and will force more traffic onto Chestnut Hill Avenue.

Response

See Chapter 9, *Transportation and Parking*, for a traffic operations analysis of various access alternatives for the Brighton Campus, including alternative treatments of St. Thomas More Road.

Comment 3

I am in opposition to the proposed size and location of the baseball stadium. The proposed 1,500-seat stadium is far too large in size for the current seating demands of Boston College baseball.

Response

While the proposed seating capacities of 1,500 seats for the baseball field and 500 seats for softball field are certainly greater than the capacities at the current facilities, they will actually place the University at the low end of the conference range. For a comparison of seating capacity with other peer institutions, see Chapter 7, *Athletic Facilities*.

Comment 4

I am against the use of artificial turf on the proposed athletic fields on the former Archdiocese property. The IMPNF suggests that three of the athletic fields will be artificial turf, while only one will be grass. Boston College should be looking to increase, not decrease, the amount of green space in the community.

Response

The University will build three athletics fields, only two of which will include synthetic playing surfaces. Chapter 7, *Athletic Facilities*, includes a discussion about the use of synthetic playing surfaces.

Comment 5

I oppose the lighting of the four athletic fields on the former Archdiocese property. I have serious concerns about the amount of light pollution that would result from these fields having lights, especially if they are used for more than official Boston College Athletics (i.e. Alumni Stadium and Shea Field's lights are currently used for intramural sports).

Response

The University is now proposing to build three athletics fields. Chapter 7, *Athletic Facilities*, provides information about nighttime lighting and proposed measures to help mitigate potential impacts.

Comment 6

Boston College must create permanent conservation easements on the former Archdiocese property. As Boston College has stated its intent to preserve and protect open space, I believe that they should be held accountable to their pledge by executing permanent conservation easements for such space.

Response

While the University will not create permanent conservation easements, the University will maintain the buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street for the duration of the IMP.

Comment 7

Boston College must increase the number of environmentally-friendly transportation alternatives for its staff and students. In order to reduce air pollution and alleviate traffic congestion, Boston College must establish incentive programs to encourage and facilitate greater usage of public transportation, car pooling, and alternative transportation (i.e. bicycle paths between campuses).

Response

See discussions of existing and planned Transportation Demand Management measures in Chapter 9, *Transportation and Parking*.

Letter 9

Boston City Councilor Sam Yoon

Comment 1

I urge Boston College to work with the neighborhood to implement a plan that is agreeable to everyone. The residents of Brighton need to be assured that this planned expansion will not negatively affect them. This is something that both Boston College and the BRA are responsible for.

Response

Boston College believes that its IMP is in the best interest of the University and the community of which has been a part for the past 95 years. The University will continue to work with the Allston Brighton Boston College Community Task Force and various neighborhood and community organizations.

Letter 10

Boston City Councilor Stephen J. Murphy

Comment 1

In terms of housing I believe it is vitally important that all undergraduate students be housed on campus and that none of the undergraduate dorms be located on the Brighton campus.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand by adding 670 additional beds of University housing to the existing 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it.

Comment 2

Additionally, special attention should be made when discussing dorms on Commander Shea Field. If there is a need to have housing at this location the plan should be sensitive to the Reservoir and include a buffer zone.

Response

Due to the proximity of the Chestnut Hill Reservoir to the Lower Campus, the easternmost building of the Shea Field housing site has been reconfigured to incorporate a more generous set back of approximately 60 to 180 feet from St. Thomas More Road.

Comment 3

The proposed seminarian housing on Foster Street should incorporate the three existing houses on the site rather than demolish them and housing of Jesuit seminarians must be maintained and restricted, in writing, to that use far beyond the Master plan's ten year time frame.

Response

The proposed Jesuit faculty and graduate housing on Foster Street is discussed in Chapter 5, *Proposed Future Projects*. The University is committed to the proposed use to accommodate the needs of the Jesuit community.

Comment 4

The master plan should also provide that the Wiltshire Road extension will not be reopened.

Response

Wiltshire Road is owned by the City of Boston. The proposed Jesuit housing on Foster Street does not include the vehicular use of Wiltshire Road.

Comment 5

I am also concerned that the re-routing of St. Thomas More Road along with the provision of the median-break across Commonwealth Avenue may result in additional traffic being diverted onto Foster Street. Alternative methods to prevent this should be presented to the community.

Response

See Chapter 9, *Transportation and Parking*, for a traffic operations analysis of various access alternatives for the Brighton Campus, including alternative treatments of St. Thomas More Road.

Letter 11

State Senator Steven A. Tolman

Comment 1

The effects of new athletic fields must also be minimized.

Response

The effects of the new athletic fields on the Brighton Campus have been considered and described in Chapter 7, *Athletic Facilities*.

Comment 2

The transportation impacts should be the subject of an independent transportation study that accounts for traffic, parking, public transportation, bicycle and pedestrian access. This study should be funded by Boston College.

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of traffic, transportation and parking plans.

Comment 3

Other universities undertaking substantial development have assured planners that the highest levels of sustainability will be maintained. Boston College should make the same commitment.

Response

The University is committed to achieving higher levels of energy efficiency on campus. Sustainability measures will be considered for each project. For more information on sustainability, see Chapter, 10 *Environmental Sustainability*.

Letter 12

State Representatives Kevin G. Honan and Michael J. Moran, and Boston City Councilor Mark S. Ciommo

Comment 1

Alternatives: Boston College must provide alternatives to the athletic fields on the Brighton campus.

Response

Chapter 7, *Athletic Facilities*, provides a discussion about alternatives to the athletic fields on the Brighton Campus.

Comment 2

Usage. How many days and nights per year will each field be used? The IMPNF does not specify the number of games, the hours of intramural use, how many games will be going on at the same time. Will the schedule of games be coordinated with events at the proposed auditorium on the same land?

Response

Chapter 7, *Athletic Facilities*, includes a detailed use plan for the Brighton Athletics Center. Future scheduling of specific events has not been determined at this stage of the project and program planning.

Comment 3

If Boston College currently draws less than 500 spectators per baseball game, why do they need an additional 1000 seats for the proposed baseball stadium?

Response

A detailed discussion about seating capacity for the baseball field is provided in Chapter 7, *Athletic Facilities*.

Comment 4

Boston College has indicated that the varsity baseball team plays 22 home games, roughly half of which are night games. What constitutes a night game? What time do they start and

roughly what time do they end? What days of the week are these games played? These are all issues that need to be addressed concerning varsity baseball games.

Response

Chapter 7, *Athletic Facilities*, includes a detailed use plan for the Brighton Athletics Center which includes descriptions of practice and game scheduling considerations for each BC activity proposed to occur at the complex.

Comment 5

Traffic. Does Boston College have a traffic mitigation plan for baseball and softball games and other usages of the field?

Response

See discussion of Baseball and Softball traffic and parking in Chapter 9, *Transportation and Parking*.

Comment 6

What sort of lighting and sound system mitigation plans does Boston College have for the athletic fields? Why is it necessary for all the fields to have lights?

Response

Chapter 7, *Athletic Facilities*, includes a general discussion about noise issues and proposed lighting, as well as potential mitigation measures, associated with the Brighton Athletics Center.

Comment 7

What environmental impacts are there from artificial turf that is not produced with grass? Does Boston College have plans for excessive runoff or drainage that results from installing an artificial surface versus natural grass?

Response

Chapter 7, *Athletic Facilities*, includes a discussion about the use and environmental impacts of synthetic playing surfaces.

Comment 8

What plans does Boston College have for community access and use of the grounds? What appropriate buffers will be added to mitigate noise and light spillage? Will enough space

remain between the residential houses and the fields for public walkways for the residents to enjoy?

Response

General pedestrian access to the Brighton Campus will continue. Use of the athletic fields will be limited to Boston College. For a discussion about noise and lighting impacts associated with the Brighton Athletics Center, see Chapter 7, *Athletic Facilities*. As the project is designed, public walkways around the fields will be considered.

Comment 9

We believe that there needs to be an independent traffic study conducted by experts who are chosen by the Boston College Task Force and financed by Boston College.

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of traffic, transportation and parking plans.

Comment 10

*Option #1 Leave the pattern the same.
What measure will be taken to improve pedestrian safety and traffic flow on Commonwealth Avenue and surrounding streets?*

Response

See the analysis of access alternatives for the Brighton Campus in the Future Conditions section of Chapter 9, *Transportation and Parking*.

Comment 11

Option #2 Construct a new entrance to the Brighton Campus that would involve breaking the median on Commonwealth Avenue creating another intersection at the entrance. First, BC must address how this option will increase the safety of pedestrians and improve the traffic flow on Commonwealth Avenue. Are turn lanes going to be built on Commonwealth Avenue to turn left into the Brighton campus? We believe this should be taken into consideration during the scoping.

Response

See the analysis of access alternatives for the Brighton Campus in the Future Conditions section of Chapter 9, *Transportation and Parking*. The analysis assumes left-turn lanes on Commonwealth Avenue and includes signal phasing and timing for pedestrians.

Comment 12

Option # 3 Move the MBTA station from its current location to the center median on Commonwealth Avenue.

How will these additional buildings at this location improve traffic flow and increase pedestrian safety? What safeguards does Boston College propose to increase the pedestrian safety at a very busy intersection and improve the traffic flow at this intersection?

Response

See the analysis of access alternatives for the Brighton Campus in the Future Conditions section of Chapter 9, *Transportation and Parking*. A center platform at the relocated MBTA station can be accommodated by all the alternatives.

Comment 13

Option #4 Relocate St. Thomas More Road to align with the new entrance to the Brighton campus and create a four-way intersection.

How will this improve traffic on Commonwealth Avenue and St. Thomas More Road? Boston College must show how this option would be an improvement for the residents of Allston-Brighton.

Response

See the analysis of access alternatives for the Brighton Campus in the Future Conditions section of Chapter 9, *Transportation and Parking*.

Comment 14

First, what foot traffic mitigation plan does Boston College have to address the safety of pedestrians at the intersection? Second, could the proposed re-aligned road be routed under Commonwealth Avenue to reduce traffic on Commonwealth Avenue and flow directly into the Brighton campus? Finally, how does another intersection on Commonwealth Avenue alleviate the current traffic flow?

Response

The new intersection with Commonwealth Avenue would include crosswalks and signal phasing and timing for pedestrians. The intersection will operate at a good level of service and an underground connection is not needed. Further, an underground connection would not allow turning movements, reducing the effectiveness of the alternative to divert traffic from St. Thomas More Road and limiting the connections to St. Thomas More Road.

Comment 15

Another concern is the accessibility of the Lake and Foster Street entrances to the Brighton Campus. Boston College must include in its traffic mitigation plan what the intentions are for these locations.

Response

See the analysis of access alternatives for the Brighton Campus in the Future Conditions section of Chapter 9, *Transportation and Parking*.

Comment 16

Boston College currently does not have any public transportation reimbursement plan for their faculty and staff. By comparison, Harvard University currently offers a 50 percent discount for a combined MBTA pass for their employees to encourage the use of public transportation. Boston College should adopt similar benefits and incorporate them into its IMP.

Response

Chapter 9 *Transportation and Parking*, includes a detailed discussion regarding transportation demand management (TDM) measures, which include pre-tax sales of MBTA passes to employees.

Comment 17

To reduce traffic coming from Foster Street and encourage the use of Commonwealth Avenue as the main entrance/exit to the Brighton Campus, Boston College should examine placing an underground garage on the site of the proposed Fine Arts auditorium.

Response

The proposed garage is centrally located on the campus for the convenience of all users on the Brighton Campus. The main access route to this garage will be from Commonwealth Avenue.

Comment 18

We request Boston College revisit the housing options and locations, e.g., no undergraduate housing on the Brighton campus.

Response

Chapter 6, *Student Housing Plan*, discusses the housing options and locations considered for Boston College.

Comment 19

Boston College must address the possibility of building new dormitories higher than four to five stories on the Chestnut Hill campus to eliminate undergraduate dormitories on the Brighton campus.

Response

Chapter 6, *Student Housing Plan*, discusses options for undergraduate housing which include increased building height for residence halls on the Lower Campus.

Comment 20

Boston College must guarantee that the housing on this site will be restricted to seminarian graduate students and faculty, as stated in the IMPNF, for more than just the ten-year plan. Secondly, how much of a buffer zone will there be between the graduate housing and the residents of the Portina neighborhood? Third, the walkway on the edge of the proposed site must not be converted into a public road and does Boston College have any plans to ask the city to do so? Finally, what sort of noise, light, and construction mitigation plans does Boston College have for this site?

Response

A discussion about the proposed Jesuit housing on Foster Street is provided in Chapter 5, *Proposed Future Projects*.

Comment 21

Why does Boston College plan to keep one-half of the modular units up through the ten-year plan when they were built in the 1970s as temporary housing and by all accounts are in a state of disrepair? The current location of the mods should be explored for many more undergraduate beds.

Response

The University will be replacing all modular units in a phased approach. Approximately half of these units will be replaced in 10 years. New beds for these displaced modular units must first be constructed, requiring other phases of construction to proceed first. The remaining modular units will be replaced in 10-15 years as additional housing is built to accommodate these beds. The University has been asked to look at accommodating additional beds on Lower Campus. These options are explained in Chapter 6, *Student Housing Plan*.

Comment 22

What mitigation plans does Boston College have for the use and safety of the Chestnut Hill Reservoir?

Response

The use and safety of the Chestnut Hill Reservoir is the responsibility of the DCR and Massachusetts State Police. The University will continue to work in cooperation with both parties.

Comment 23

Setbacks from the Reservoir, a no-build buffer zone, and alternatives to building dormitories on Shea Field need to be scoped.

Response

Chapter 4, *Planning Framework*, includes a discussion about the University's involvement in planning efforts within the Chestnut Hill Reservoir.

Comment 24

Once again, why can't these dormitories be built higher to house more students? Boston College needs to look at this proposal in their plan to help eliminate the need for undergraduate housing on the Brighton campus. Boston College needs to include appropriate setbacks from Commonwealth Avenue as well as protections for the stonewalls along this section of Commonwealth Avenue in their IMP.

Response

The University is looking at sensitive ways to integrate housing into all portions of their campus. The University also has been asked to explore options to accommodate all and additional beds on the Lower Campus. A description of these options is provided in Chapter 6, *Student Housing Plan*. Buildings proposed along Commonwealth Avenue have setbacks consistent with buildings located along this Avenue to the east and the University will evaluate the preservation of stone walls as projects are designed. The More Hall site will include ground-floor retail, street trees and pedestrian amenities.

Comment 25

Does Boston College have independent studies that concur with their assertion that Edmonds Hall must be torn down rather than renovated? The community deserves such information.

Response

Boston College engaged Einhorn Yaffe Prescott, a Boston architecture firm, to conduct further analysis of retaining Edmonds Hall. Conclusions from their report indicate that renovations at Edmonds Hall would be cost prohibitive as described in Chapter 6, *Student Housing Plan*.

Comment 26

We would like to know why Boston College has not proposed any new housing on the Upper Campus or the Newton Campus.

Response

While Boston College is not proposing new housing on the Upper Campus within this IMP, the University is proposing new housing in the Upper Campus within its long-term plan, beyond the horizon of the 10-year IMP. It should be noted that as proposed in the 2000 IMP, the University constructed more than 800 new undergraduate student beds, some of which are located on the Upper Campus.

Comment 27

Boston College states in the IMPNF that all new construction on the Brighton campus will be LEED certifiable. LEED certifiable to what level? Boston College should promote sustainability by requiring that all new construction be LEED certifiable be the highest possible LEED rating. Universities should lead the way in green building and sustainability.

Response

In the Green Buildings section in Chapter 10, *Environmental Sustainability*, Boston College states a formal LEED certification goal for new construction (and major renovation) projects.

Comment 28

What is the reason that Boston College has decided to use artificial turf on these three fields rather than natural grass?

Response

Chapter 7, *Athletic Facilities*, includes a discussion about the use of synthetic playing surfaces.

Comment 29

Boston College needs to state in their Master Plan that these conservation sub districts will be preserved and protected with respect to the article 80 process.

Response

Chapter 4, *Planning Framework*, provides a discussion about the Conservation Protection Subdistrict zoning designation associated with Boston College properties.

Comment 30

As the elected officials from Allston-Brighton, we would like to see a commitment from Boston College to protect the limited green space of the neighborhood for future generations.

Response

The University will maintain the buffer zone of trees and vegetation along Lake Street, the Foster Street rock outcropping and portions of the orchard area on the east side of the Brighton Campus for the duration of the IMP. For more detail, see Conservation Protection Subdistrict in Chapter 4, *Planning Framework*.

Letter 13

Allston Brighton Boston College Community Task Force

Comment 1

Boston College should be required to assess and present alternative locations, sizes, and seating configurations for the baseball stadium. These alternative plans (unlike the IMPNF) must include specific measurements and distances between the proposed stadium and residential homes (i.e., the distance from first base to the nearest home).

Response

Chapter 7, *Athletic Facilities*, includes a discussion about alternative baseball stadium configurations as required by the BRA's Scoping Determination.

Comment 2

There are widespread community concerns regarding noise and light pollution from the proposed baseball stadium and from increased automobile and pedestrian traffic (including rowdy and possibly drunk spectators) caused by such a stadium. There is also widespread concern regarding the use of the stadium for intramural sports.

Response

Chapter 7, *Athletic Facilities*, includes a discussion about noise and nighttime lighting issues associated with the Brighton Athletics Center.

Comment 3

Boston College should be required to provide a detailed use and mitigation plan (including detailed plans as to sound, lighting, parking, traffic, pedestrian, and security and possible mitigation options such as soundproofing or central air conditioning for nearby homes) for any proposed baseball stadium (regardless of location or size).

Response

As required by the BRA's Scoping Determination, Chapter 7, *Athletic Facilities*, includes a use plan that details proposed users, scheduling considerations and limitations of games and practices. The chapter also includes a discussion about potential mitigation measures associated with nighttime lighting and noise.

Comment 4

There is overwhelming opposition to the use of artificial turf on any of the proposed athletic fields. There are significant environmental and health concerns about such turf and it is irresponsible for it to be used on our community.

Response

Chapter 7, *Athletics Facilities*, includes a discussion about the use and perceived environmental impacts of synthetic playing surfaces.

Comment 5

Boston College should be prohibited from lighting the two proposed multi-purpose athletic fields and should be required to provide a detailed use and mitigation plan for the lighting of any proposed baseball stadium and/or softball field (i.e., for intercollegiate games and limited intramural use).

Response

As required by the BRA's Scoping Determination, Chapter 7, *Athletic Facilities*, includes a use plan that details proposed users, scheduling considerations and limitations of games and practices.

Comment 6

The use of the fields should be strictly regulated and Boston College should be required to provide a detailed use and mitigation plan (including detailed plans as to scheduling of use, lighting, parking, traffic, pedestrians, and security and possible mitigation options such as soundproofing or central air conditioning for nearby homes) for the proposed athletic fields.

Response

As required by the BRA's Scoping Determination, Chapter 7, *Athletic Facilities*, includes a use plan that details proposed users, scheduling considerations and limitations of games and practices. The chapter also includes a discussion about potential mitigation measures associated with nighttime lighting and noise.

Comment 7

There is also a widespread belief that Boston College has not adequately explained why Edmonds Hall is obsolete, as claimed, but the Modular Housing, built in 1970 as temporary housing, is not obsolete and is to remain largely intact for the next ten years.

Response

See the Retention of Edmonds Hall section in Chapter 6, *Student Housing Plan*.

Comment 8

Boston College should be required to assess and present alternative locations for the Recreation Center.

Response

The University considered three alternate locations for the proposed Recreation Center including the More Hall site and two sites within Shea Field.

- The More Hall site was too constrained to accommodate the facility.
- Two sites within the Shea Field area also were studied. The first, along St. Thomas More Road, was dismissed as it precluded the corner open space that is a foundational principle of the plan and because of height and massing concerns.
- The second Shea Field option, immediately adjacent to the Beacon Street parking garage, would preclude necessary parking and football practice fields in this area.

Comment 9

There is widespread opposition to the proposed re-alignment of St. Thomas More Road. Such a re-alignment will create an additional intersection and traffic lights on an already congested Commonwealth Avenue. Boston College claims, without analytical support and contrary to common sense, that such a re-alignment will improve traffic flow on Commonwealth Avenue. Furthermore, the re-alignment would bring the road very close to the Evergreen Cemetery. There is also widespread concern that the re-alignment will make it much more difficult to access Lake Street which will negatively impact residents who live on and off of Lake Street and will force traffic on to an already overcrowded Chestnut Hill Avenue.

Response

See the analysis of Brighton Campus access alternatives in Chapter 9, *Transportation and Parking*.

Comment 10

Accordingly, Boston College should be required to pay for an independent analysis of its proposed traffic, transportation, and parking plans. Such a requirement is permissible under Massachusetts law (See G.L. c. 44, - 53G) and is also within the inherent authority of the Boston Redevelopment Authority.

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of traffic, transportation and parking plans.

Comment 11

Boston College should be required to strictly regulate (through the use of gates, guards, and parking stickers) the use of the spine road and the entrances and exits to the so-called Brighton Campus.

Response

Access to the Brighton Campus will be restricted to vehicles having business on the campus. This access will be restricted through the use of gate attendants.

Comment 12

Boston College should be required to provide detailed information regarding the number of its students (undergraduate and graduate), faculty, and staff who commute by car so that the true parking impacts can be assessed as part of the independent analysis. Boston College should also be required to assess and present alternative locations for parking including under the proposed auditorium and museum buildings that are located closer to Commonwealth Avenue on the so-called Brighton Campus.

Response

See the discussion of mode share and average vehicle occupancy in the Existing Conditions section of Chapter 9, *Transportation and Parking*. The proposed garage on the Brighton Campus is centrally located for the convenience of all users. The main access route to this garage will be from Commonwealth Avenue.

Comment 13

Boston College should be required to provide a detailed plan for the development of bike lanes to, from, and between its campuses. Boston College should also be required to subsidize the use of public transportation by all its students, faculty and staff. Finally, Boston College should be required to provide a detailed plan that would increase car-pooling to campus.

Response

See discussions of bicycles and transportation demand management in Chapter 9, *Transportation and Parking*.

Comment 14

Working with the BRA, Boston College should design and build dormitories of six to eight stories, enabling the college to house more of its students on campus. The Task Force notes that dorms of this height are consistent with the scale of recent residence halls built on the Chestnut Hill Campus.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand by adding 670 additional beds of University housing to the existing 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it. Chapter 6, *Student Housing Plan*, discusses options for undergraduate housing which include increased building height for residence halls on the Lower Campus.

Comment 15

Working with Boston College, the BRA should scope the possibility of retaining and renovating Edmonds Hall, a dormitory housing 790 students, by locating the proposed Recreation Center at another location. The demolition of Edmonds Hall seriously complicates the effort to have a significant increase in the number of on-campus beds.

Response

A discussion of Edmonds Hall is included in Chapter 6, *Student Housing Plan*.

Comment 16

Opponents of this proposal suggest that this housing be located adjacent to the St. John's seminary. Other residents support this proposal contingent upon the execution of a legally binding agreement between the BRA and Boston College that would ensure that this housing would not be converted in the future to undergraduate housing.

Response

Chapter 5, *Proposed Future Projects*, describes the projects which are being considered for IMP approval under Article 80 of the Boston Zoning Code. As required under Article 80, should a change in use from what is proposed in this IMP occur, the University would be subject to similar public review under Article 80, where applicable.

Comment 17

Given these conflicting views, Boston College should be required to evaluate multiple alternatives concerning this issue:

- *Locating the housing on the Foster Street site, but with a legally binding agreement that this housing could not be transformed into undergraduate housing in the future.*
- *Locating the housing at a site adjacent to the St. John seminary.*
- *Evaluating the possibility of incorporating the existing homes.*

Response

The Foster Street housing is proposed for the Weston Jesuit faculty and graduate students and is designed in a way that is unique to their mission. Any change in use would be subject to Article 80 review.

There is no suitable site adjacent to the St. John's Seminary to meet the space needs of the Weston Jesuit community.

The condition and configuration of the three existing homes is not compatible with the programmatic needs of the Weston Jesuit community. For further description of the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 18

Given the diversity of community views on this subject, the task Force requests that the BRA scope multiple options at the Shea Field site in an effort to identify the best use of this location. These options include:

- Undergraduate dormitories*
- Administrative and/or academic building*
- a mix of administrative and undergraduate dormitories*

Response

The geometry of the Shea Field site, the need for athletic practice fields in this location adjacent to existing locker rooms and game field, and two primary infrastructure lines that run through the site have resulted in the existing housing configuration shown on the plan. The University tested office space in this area along the existing parking garage that was judged to be inefficient. The University decided to use existing buildings on the Brighton Campus for office space. Academic classroom buildings were not tested because these lie outside of the 10-minute class change period circle.

Comment 19

Boston College should be required to assess and present these alternative plans for potential development of the Shea Field site, with particular attention devoted to the consequences of development of the Chestnut Hill Reservoir.

Response

The University has been asked to study alternative housing accommodation on its Lower Campus, including Shea Field. These options are described in Chapter 6, *Student Housing Plan*.

Comment 20

In light of community feedback concerning additional sites for undergraduate housing, the task force urges the BRA to require Boston College to evaluate other sites for residence halls including the current location of the Flynn Recreational Complex (given the current proposal to build a new Recreation Center), and surface parking lots on the Chestnut Hill Campus.

Response

The Flynn Recreational Complex will be used for the Campus Center and an academic building as this is one of the last remaining sites within a 10-minute walk circle of the core academic buildings.

Comment 21

Boston College should be required to evaluate multiple sites for housing undergraduate students on its Chestnut Hill Campus.

Response

The University has been asked to evaluate housing options on its Lower Campus. Please see Chapter 6, *Student Housing Plan*, for a description of these options.

Comment 22

There is very strong community support for Boston College's proposal to fund a mortgage assistance program designed to assist faculty and staff in purchasing homes in Allston-Brighton. The Task Force fully supports this proposal.

Response

Boston College plans to create a Mortgage Assistance Program for all full-time University employees to assist them to purchase homes in the Allston-Brighton community. This will be the first University sponsored mortgage program of its kind in the City of Boston.

Comment 23

Given divergent community views on this issue, we urge the BRA to carefully evaluate the consequences of further acquisitions in the neighborhood.

Response

Boston College prepared this IMP for land it currently owns in Boston. If approached, however, the University will consider opportunities for other strategic acquisitions.

Comment 24

On an issue that is closely tied to student housing, we insist that Boston College commit, in writing, to making the CAP program full-time.

Response

The CAP administrator's position will be upgraded from part-time to full-time. Boston College will 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.

Comment 25

The Task Force suggests that careful attention to a safe pedestrian crossing at the street level from the Chestnut Hill Campus to the former seminary grounds is a better alternative than a bridge over Commonwealth Avenue.

Response

Agreed. The University is not proposing a pedestrian bridge across Commonwealth Avenue in the IMP.

Comment 26

We encourage the BRA to work cooperatively with Boston College in its scoping to preserve as much green space on the so-called Brighton Campus as possible.

Response

The University will maintain the buffer zone of trees and vegetation along Lake Street, the Foster Street rock outcropping and portions of the orchard area on the east side of the Brighton Campus for the duration of the IMP. For more detail, see Conservation Protection Subdistrict in Chapter 4, *Planning Framework*.

Comment 27

If true, then Boston College should be willing, and should be required by the BRA, to protect these spaces permanently by executing and recording conservation easements for these potentially other parcels.

Response

The University will maintain the buffer zone of trees and vegetation along Lake Street, the Foster Street rock outcropping and portions of the orchard area on the east side of the Brighton Campus for the duration of the IMP. For more detail, see Conservation Protection Subdistrict in Chapter 4, *Planning Framework*.

Comment 28

There is also widespread community support for the following:

- 1. The requirement of setbacks for the proposed buildings on Commonwealth Avenue to preserve green space and the historic stone walls;*
- 2. The clustering of new buildings on the so-called Brighton Campus to protect and preserve green and open space;*
- 3. The creation of a permanent green buffer zone around the so-called Brighton Campus (secured by conservation easements) that would protect neighborhood homes from the negative consequences linked to Boston College's expansion;*
- 4. The existing zoning code and regulations, especially in regard to the protection and conservation of open space, should guide both the BRA's scoping of the IMPNF and Boston College's proposals for the so-called Brighton Campus. These codes and regulations include Article 51 and 29.*

Response

Chapter 4, *Planning Framework*, includes a discussion about setbacks, open space framework, buffer areas and consistency with zoning designations.

Comment 29

Boston College should be required to evaluate and present multiple options for locating additional administrative and academic buildings on the so-called Brighton Campus to correspond to this widely held community view.

Response

Based on the mixed-use principles of the IMP, the Brighton Campus includes new academic buildings within the Fine Arts District and the re-use of several buildings for academic and administrative use, such as St. William's Hall, Bishop Peterson Hall and the former Tribunal building. For further details, see Chapter 5, *Proposed Future Projects*.

Letter 14

Charles River Watershed Association

Comment 1

“We therefore urge Boston College and the BRA to ensure that the IMP includes an assessment of how the master plan fits into the restoration efforts for the entire Allston-Brighton neighborhood.”

Response

The BRA is currently working with Boston College on the IMP and the community on the Allston-Brighton Neighborhood and Planning Initiative to ensure that the goals of these plans are compatible and result in a positive impact on the Allston-Brighton Community.

Comment 2

“Design of the campus should therefore include consideration of stormwater management at a sub-watershed scale; open space corridor plans; transportation networks; utility plans; and energy planning.”

Response

The Boston College IMP addresses stormwater management, open space, transportation, sustainability, infrastructure and utilities. Boston College will implement stormwater management measures on a sub-watershed level, on a project-by project basis. Boston College is also currently exploring various options for centralized utilities and infrastructure which will result in water and energy conservation.

Comment 3

“Infrastructure planning for the new campus – water supply and wastewater generation, stormwater management, energy systems and other aspects related to infrastructure – is particularly important and should not be considered only at the site-specific scale. Every new building project must be evaluated within the larger context of the campus development, and the infrastructure planning, design and development should match the long-term needs of the campus and the neighborhood.”

Response

Boston College is evaluating the anticipated utility demand associated with the proposed projects. Concepts being considered include “clustered” utilities for heating and cooling plants on the main campus.

Comment 4

“The Scope to be issued by the BRA should require Boston College to address how the master plan is promoting environmental restoration at a neighborhood scale rather than simply mitigating the impacts at a project scale. Instead of addressing sustainability as a stand alone section, the Scope should require Boston College to spell out how the approaches and indicators of sustainability will be incorporated in each of the areas that the project will impact: transportation, environmental protection, urban design, historic resources and infrastructure. Specific standards need to be adopted at a campus-wide level for a variety of environmental quality aspects, and metrics must be developed to reflect how impacts are being measured and the approaches being adopted to achieve these standards cumulatively.”

Response

Chapter 10, *Environmental Sustainability*, provides a comprehensive approach to sustainability that addresses design, transportation, utilities, and energy use. The IMP sets goals and establishes a plan to develop performance standards to evaluate success in achieving sustainable development.

Comment 5

“The Scope therefore should require the IMP to not only include a detailed impact analysis on various elements such as air quality, water quality, wetland, flooding, geotechnical and groundwater, and wildlife habitat, etc., but also focus on how each of the elements are being improved or restored (to approximate pre-development conditions). Given that a major part of the Boston College’s main campus was originally wet (consisting of the Lawrence Basin which was filled sometime after 1925) and there continue to be drainage issues stemming from the way the area was developed, a restorative approach is critical to ensure that the drainage problems are not further exacerbated and that past mistakes are remedied to the extent possible.”

Response

Evaluations performed by consultants to Boston College indicate the prime contributors to flooding problems include the confluence of flows to a single discharge point from the campus. Each proposed project will be evaluated in an effort to remedy existing drainage issues as well as meet current standards for site development. Additionally, infrastructure projects which contribute to the mitigation of stormwater issues that exist outside specific building project sites will be defined and completed.

Comment 6

“Each and every aspect of the design and planning for the campus, whether it relates to public realm improvements, density or massing considerations, or even the open space framework, should take into account the functioning of the natural landscape and systems that govern it. Accordingly, the interface of land and water, both on the surface and underground, should guide development from improvement of existing conditions to creation of new buildings, streets and open spaces. Wherever possible, redevelopment should seek to restore the natural hydrology and landscape processes at the sub-watershed level, which will ensure that sustainability can be achieved in the long term. CRWA strongly believes that environmental restoration should be at the heart of the design approach here and detailed analysis and recommendations for it should be included as part of the IMP.”

Response

The design principles of the IMP support the creation of open space, remediation of drainage issues, development of stormwater recharge areas, and the maintenance of natural buffers. For more detail, see Chapter 4, *Planning Framework*, and Chapter 8, *Utilities and Infrastructure*.

Comment 7

“The Scope issued by the BRA should include an assessment of the impacts that the proposed campus development will have on resource areas such as the Chestnut Hill Reservoir and Chandler’s Pond. These impacts will include transportation impacts on roads surrounding the resources; pedestrian and vehicular impacts on intersections; pedestrian impacts on the pathways, walkways and bikeways; and active and passive recreational uses in the resource areas. The Scope should also require a plan to mitigate impacts that are identified and a long-term plan to improve and restore the resource areas to the extent possible.”

Response

The proposed development on the Brighton Campus will not adversely impact Chandler Pond. The drainage for both Chandler Pond and the northern end of the Brighton Campus flow north via the stormwater system in Lake Street. The discharge from the playing fields is expected to meet environmental standards as discussed in Chapter 7, *Athletic Facilities*.

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The transportation analysis presented in Chapter 9, *Transportation and Parking*, indicates there will be no significant transportation impact on the Reservoir.

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new

University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Comment 8

“The IMP Scope should therefore require an analysis of neighborhood-scale infrastructure, and detail what upgrades, improvements or redesign may be needed to accommodate not only the new buildings in the IMP but the total anticipated campus needs over the coming decade. The infrastructure assessment should include an analysis of opportunities to reduce impacts through conservation measures, alternative infrastructure elements, or innovative technologies:”

Response

Boston College is working with various utility providers, including Boston Water and Sewer Commission and NSTAR, to review the anticipated utility and energy demands associated with the proposed projects.

Comment 9

We suggest the following be required in the IMP: “Institutional water audit.”

Response

Boston College is exploring options for reducing water demand on a project-by-project basis, including domestic, landscape and mechanical system demands.

Comment 10

We suggest the following be required in the IMP: “Assessment of existing stormwater runoff conditions (quality and quantity, for the 2-, 10-, 20- and 100-year storms) for the entire campus.”

Response

As part of the Boston Water and Sewer Commission’s Site Plan Review Process, Boston College will assess the existing and proposed stormwater runoff conditions for the 2-, 10-, 25- and 100-year storm events. See also the response to comment 17 below.

Comment 11

We suggest the following be required in the IMP: "Wastewater."

Response

Boston College will consider implementation of a flow-monitoring program to determine actual flows in the existing sewers and determine if existing sewer infrastructure requires improvements.

Comment 12

We suggest the following be required in the IMP: "Other infrastructure."

Response

Boston College is exploring options to implement Low Impact Development (LID) on campus. BC LEED goals are outlined in Chapter 10, *Environmental Sustainability*.

Comment 13

We suggest the following be required in the IMP: "Since transportation infrastructure and parking have huge impacts on stormwater management, these two aspects of the master plan should be designed in tandem to ensure that the opportunities for integrative planning are maximized to the extent possible, and that there are no unforeseen long-term impacts."

Response

Transportation infrastructure, parking, and stormwater management will be addressed in an integrated fashion as part of the design phase.

Comment 14

We suggest the following be required in the IMP: "CRWA recommends the following standards and goals for specifically sustaining water resources on various scales of building, site, and sub-watershed and neighborhood:"

Response

Chapter 10, *Environmental Sustainability*, Boston College identifies project-scale standards and goals pertaining to water resources. Chapter 8, *Utilities and Infrastructure*, also details related City- and neighborhood-scale water resource management strategies that Boston College will implement.

Comment 15

CRWA recommends the following standards and goals for specifically sustaining water resources: "Develop water balance for every building (monthly water use by physical area and use category)."

Response

Boston College is exploring options for reducing water demand on a project-by-project basis and will evaluate appropriate water metering systems and management plans for plumbing, landscape irrigation, and heating/cooling.

Comment 16

CRWA recommends the following standards and goals for specifically sustaining water resources : "Reduce average water use by 50%."

Response

Water efficiency measures in new buildings constructed to the LEED standard can reduce water usage. Boston College will continue its existing retrofit program that includes low-flow bathroom and laboratory fixtures, several waterless systems for other lab fixtures, and highly water efficient laundry and dishwasher equipment. Use of potable water is also controlled through targeted landscaping and maintenance practices. Boston College will conduct a baseline case assessment (that includes consultation of the LEED baseline calculator) of landscaping to develop a water efficiency plan and add advanced control technology where appropriate. Refer to the Water Conservation section in Chapter 10, *Environmental Sustainability*, for more details.

Comment 17

CRWA recommends the following standards and goals for specifically sustaining water resources : "Eliminate rooftop runoff from at least a 1-year storm event by constructing appropriately designed green roofs, capturing and reusing runoff, and/or infiltrating runoff."

Response

Boston College is developing a campus-wide analytical stormwater model that highlights best management practices and low impact development. Rooftop runoff capture and filtration systems will also be evaluated for redirection of non-potable water for acceptable uses. Refer to the Stormwater Management section in Chapter 10, *Environmental Sustainability*, for more details.

Comment 18

CRWA recommends the following standards and goals for specifically sustaining water resources : “Double-plumb buildings to allow for reuse, either under current design or for future campus build-out.”

Response

Boston College will evaluate opportunities for gray water reuse as part of its commitment to implementation of the LEED program on major new building projects. Integration into traditional building systems will be evaluated on a project-by-project basis.

Comment 19

CRWA recommends the following standards and goals for specifically sustaining water resources: “Design water supply systems with zone controls, pressure variability, networked water control systems, automatic shut-offs, etc.”

Response

See the Water conservation section of Chapter 10, *Environmental Sustainability*, for information on Boston College’s water efficiency measures.

Comment 20

CRWA recommends the following standards and goals for specifically sustaining water resources: “Eliminate once-through cooling.”

Response

Once-through cooling systems as well as other processes which utilize potable water in this manner will not be utilized on new building construction projects. Boston College is working to strategically remove remaining instances of this practice for all existing facilities.

Comment 21

CRWA recommends the following standards and goals for specifically sustaining water resources: “In kitchen and washing facilities, install improved rinsing technologies such as counter current systems, sequential use, flow controls, pressure rinsing, agitated rinsing, etc.”

Response

Please refer to Chapter 10, *Environmental Sustainability*, for information on Boston College's water efficiency measures, including the Dining Services Department's commitment to ongoing research of energy and water efficient technologies when replacing and purchasing new equipment. No cost and low cost conservation practices like some of those suggested above will also be tested in pilot applications.

Comment 22

CRWA recommends the following standards and goals for specifically sustaining water resources: "Use water-efficient industrial processes for cooling and heating (cooling tower design in particular)."

Response

The University will consider this recommendation during project design.

Comment 23

CRWA recommends the following standards and goals for specifically sustaining water resources: "Establish an information and educational program including reporting of monthly water use to department heads, laboratory directors, and facilities managers; installation of public signage; once-per-year doorknob flyers; research projects on water efficiency techniques and technologies; 'water awareness days;' etc."

Response

Boston College disseminates information about its energy and water use initiatives through educational posters, electronic resources and notifications, staff and student training, student awareness campaigns, class and volunteer research, and routine Facilities Department updates. Please refer to Boston College's online Sustainability webpage for water-related examples of existing campus and student initiatives, such as Ecopledge, and to Chapter 10, *Environmental Sustainability*, for associated details.

Comment 24

CRWA recommends the following standards and goals for specifically sustaining water resources: "Establish Employee Incentives (award programs; allocate water supplies to each department and review use annually.)"

Response

Please refer to Chapter 10, *Environmental Sustainability*, for more information on Boston College's water efficiency measures.

Comment 25

CRWA recommends the following standards and goals for specifically sustaining water resources: "Design facilities to allow flexible water supply delivery and reuse opportunities as campus develops."

Response

The University will consider this recommendation.

Comment 26

CRWA recommends the following standards and goals for specifically sustaining water resources : "Establish standards for sewer connections by department; identify wastewater that can be eliminated from the sanitary stream."

Response

Boston College will consider implementation of a flow-monitoring program to determine actual flows in the existing sewers and determine if existing sewer infrastructure requires improvements. Boston College is working with the Boston Water and Sewer Commission, along with various utility providers, to review the anticipated utility demand associated with the proposed projects. Boston College will establish sewer connection needs on a case-by-case basis for new construction projects and building retrofits. Similarly, Boston College – through the LEED certification process – will identify wastewater diversion/reuse arrangements on an individual project basis.

Comment 27

CRWA recommends the following standards and goals for specifically sustaining water resources: "Install flow monitors on sewers; track wastewater flows; identify potential inflow and infiltration (I/I)."

Response

Boston College will consider implementation of a flow-monitoring program to determine actual flows in the existing sewers, and determine if existing sewer infrastructure requires improvements. Please also refer to Chapter 10, *Environmental Sustainability*. Boston College's adoption of LEED Certified (or higher) standards for new campus development inherently involves consideration and design of efficient water supply and usage systems.

Comment 28

CRWA recommends the following standards and goals for specifically sustaining water resources: "Keep all water supply and wastewater lines accessible for future system reconfiguration."

Response

The Boston College infrastructure plan is designed to include accessibility to critical water and wastewater systems which will receive regular maintenance and upgrades.

Comment 29

CRWA recommends the following standards and goals for specifically sustaining water resources: "Design site to mimic natural annual water cycle (~10% of annual rainfall is discharged from site as runoff; ~40% is lost through evapotranspiration; ~50% is recharged to shallow or deep storage)."

Response

As discussed in the Landscape and Natural Features, and Stormwater Management sections of Chapter 10, *Environmental Sustainability*, as well as in Chapter 8, *Utilities and Infrastructure*, Boston College intends to pursue designs that are compatible with site characteristics.

Comment 30

CRWA recommends the following standards and goals for specifically sustaining water resources: "Infiltrate flows from impervious cover for up to a 1-year storm."

Response

Boston College will consider this recommendation.

Comment 31

CRWA recommends the following standards and goals for specifically sustaining water resources : "Reduce total annual runoff volume from the site by 50% over existing conditions."

Response

Boston College will consider this recommendation.

Comment 32

CRWA recommends the following standards and goals for specifically sustaining water resources : “Design site to maximize evapotranspiration (minimum of 20% vegetation cover overall).”

Response

Boston College will consider this recommendation.

Comment 33

CRWA recommends the following standards and goals for specifically sustaining water resources: “Use ‘green’ infrastructure as primary stormwater collection system, emphasizing surface level gravel, soil (including structural soils), and vegetation-based treatment and infiltration systems over in-ground proprietary (e.g., Stormceptor) storage/settling devices.”

Response

Boston College is working to develop a campus-wide analytical stormwater model that highlights best management practices and low impact development. Refer to the Stormwater Management section in Chapter 10, *Environmental Sustainability*, for more details.

Comment 34

CRWA recommends the following standards and goals for specifically sustaining water resources: “Use a treatment train approach with smaller-scale Best Management Practices (BMPs) at multiple locations that are distributed throughout the site to provide for higher reliability of BMPs.”

Response

Please refer to response to comment 33 and Chapter 10, *Environmental Sustainability*. Distribution of smaller BMPs will be considered according to results from test locations planned throughout the campus prior to wholesale deploy of specific approaches.

Comment 35

CRWA recommends the following standards and goals for specifically sustaining water resources: “Make green infrastructure design features such as green roofs, treatment wetlands, bioretention areas, and transportation-related stormwater storage and treatment systems a s part of the site’s landscape design.”

Response

Please refer to response to comment 33 above and Chapter 10, *Environmental Sustainability*.

Comment 36

CRWA recommends the following standards and goals for specifically sustaining water resources: "Integrate stormwater with public open space and street right of way; provide interpretive signage."

Response

Please refer to response to comment 23 regarding campus awareness and stormwater management.

Comment 37

CRWA recommends the following standards and goals for specifically sustaining water resources: "Connect water and open space at site to larger water and open space networks at the neighborhood scale."

Response

As discussed in the Landscape and Natural Features, and Stormwater Management sections of Chapter 10, *Environmental Sustainability*, as well as in Chapter 8, *Utilities and Infrastructure*, Boston College intends to pursue designs that are compatible with site characteristics. Boston College recognizes the value of best management practices and low impact development to further support groundwater recharge and healthy watershed functions. Keeping rainfall on-site allows natural filtration into Boston College's sub-watershed components to connect with the larger framework.

Comment 38

CRWA recommends the following standards and goals for specifically sustaining water resources: "Groundwater that is displaced from underground structures, including parking structures, should not be discharged to piped infrastructure but should be part of a site-scale or neighborhood scale water management system."

Response

See response to comment 37 above.

Comment 39

CRWA recommends the following standards and goals for specifically sustaining water resources : "Vegetate site with deep-rooted native and/or drought-tolerant vegetation and, if necessary, use only organic fertilizers and pesticides."

Response

Boston College tests and applies new landscaping practices, as described in the Landscape and Natural Features in Chapter 10, *Environmental Sustainability*. Existing and pilot stage practices to support drought-tolerant species that need minimal chemical application include: xeriscaping, soil analysis, composting/mulching, native species selection, biological controls, and regular maintenance attention. The University is currently planning an organic garden plot and testing of organic fertilizers.

Comment 40

CRWA recommends the following standards and goals for specifically sustaining water resources : "Use soil amendments (i.e., compost and topsoil) and tilling to improve existing soil structure and infiltration. Consider removing soils with poor infiltration qualities."

Response

See response to comment 39 above. The University will consider this recommendation.

Comment 41

CRWA recommends the following standards and goals for specifically sustaining water resources: "Use no potable water for irrigation."

Response

Boston College does not intend to eliminate all usage of potable water for irrigation. However, the University will examine options for high efficiency irrigation, and gray water and rainwater capture and reuse for irrigation. As described in the Water Conservation section in Chapter 10, *Environmental Sustainability*, a web-based irrigation system will be installed on the Chestnut Hill and Newton campuses within the next two years. The system will allow the University to control irrigation timer clocks via computer and will include rain sensors. Significant water savings are projected. Drought-tolerant species are an increasing proportion of the campus landscape too.

Comment 42

CRWA recommends the following standards and goals for specifically sustaining water resources: "Pre- and post-development monitoring of both surface and groundwater should be completed on a quarterly basis."

Response

The University will consider this recommendation.

Comment 43

CRWA recommends the following standards and goals for specifically sustaining water resources : "Treat all stormwater discharges to meet water quality standards (Table 1) before water leaves site."

Response

Stormwater discharges will meet the requirements of relevant standards.

Comment 44

CRWA recommends the following standards and goals for specifically sustaining water resources: "Identify natural and built hydrologic patterns; manage water with design and treatment that mimics natural systems."

Response

See response to comment 29.

Comment 45

CRWA recommends the following standards and goals for specifically sustaining water resources: "Design linked green corridors connecting larger patches of open space (the Emerald Necklace model)."

Response

A major design principle of the IMP is to develop linked green quadrangles through landscaped pedestrian corridors. See Chapter 4, *Planning Framework*, for more detail.

Comment 46

CRWA recommends the following standards and goals for specifically sustaining water resources: "Retrofit existing public realm and build new streets as 'green' streets to alleviate

flooding, improve air quality and water quality and provide aesthetic and public health benefits.”

Response

Boston College is exploring options to implement Low Impact Development (LID) on campus.

Comment 47

CRWA recommends the following standards and goals for specifically sustaining water resources: “Provide interpretive signage for various hydrologic features like bio-retention areas, swales, ponds, constructed wetland, etc.”

Response

The University will consider this recommendation. Please see the Education and Outreach section in Chapter 10, *Environmental Sustainability*.

Comment 48

CRWA recommends the following standards and goals for specifically sustaining water resources: “Identify areas where recharge is feasible to maximize infiltration in those areas and identify areas for potential off-site mitigation.”

Response

As discussed in the Landscape and Natural Features, and Stormwater Management sections of Chapter 10, *Environmental Sustainability*, as well as in Chapter 8, *Utilities and Infrastructure*, Boston College intends to pursue designs that are compatible with site characteristics. In order to support natural water cycles, the University has adopted a “no net loss” policy for tree coverage and has included open space/vegetated areas in its overall planning.

Letter 15

Brighton Allston Improvement Association

Comment 1

We therefore urge the BRA to seek revisions to Boston College's proposed Institutional Master Plan that would locate all its undergraduate students in the traditionally residential sections of the Chestnut Hill campus. To achieve this goal, Boston College should preserve Edmonds Hall as dormitories, increase the number of dorms proposed for the "Mods" site, and build higher than proposed within the inner campus.

Response

Boston College proposes to add 50 beds on the More Hall site and 60 beds on the Shea Field site compared to what was proposed in the IMPNF (the IMPNF proposal for the More Hall site was 70 beds more than Boston College's original proposal for the site). See Chapter 6, *Student Housing Plan*, for detailed discussion of its plans for housing in general and on the Lower Campus in particular. Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building.

Comment 2

The proposal to build dorms on the Commander Shea field site should be reexamined. These dorms should only be built if other options within the inner campus cannot sustain the number of dorms required to satisfy a commitment to house all undergraduates on campus by 2018. It is imperative that any proposed development of this site, which sits directly across from the reservoir, preserves the integrity and beauty of the reservoir and should also incorporate a substantial and visually appealing buffer zone. This might be achieved by locating the building closer to the parking garage, thereby allowing for a more gradual and visually appealing increase in building height from the reservoir to the stadium.

Response

The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories. The design of the

easternmost residence hall has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road.

Comment 3

The proposed seminarian housing on Foster Street should incorporate the three existing houses rather than demolish them. These three houses date from the late 1800s and every effort should be made and every possibility examined to incorporate them in the existing plan to provide seminarian housing at this site.

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 4

There should be an independent review of any traffic, transportation or parking studies. Such peer review is standard practice in the field of traffic engineering. Because few members of the public and possibly no members of the Boston College Task Force, are qualified to evaluate and verify these technical reports, Boston College should provide funding to the Task Force to cover the costs of an independent review of these studies.

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of traffic, transportation and parking plans.

Comment 5

We have no objection to the re-routing of St. Thomas More Road to link up with the proposed new intersection east of Lake Street. We appreciate the argument for and the advantages of doing so. We do not, however, wish the existing exit onto Commonwealth Avenue at the Lake Street intersection to be closed off. That would create an unnecessary inconvenience for our residents.

Response

See the analysis of access alternatives for the Brighton Campus in Chapter 9, *Transportation and Parking*.

Comment 6

We are concerned that the re-routing of St. Thomas More Road, along with the provision of the median-break across Commonwealth Avenue to provide access to the link road, may result in additional traffic being diverted onto Foster Street.

Response

The driveways on the Brighton Campus will have controlled access as is currently provided on the Chestnut Hill Campus. This will restrict access to the campus to vehicles having business on the campus and prevent any cut through traffic which might impact neighborhood roadways.

Letter 16

Chestnut Hill Reservoir Coalition, Inc.

Comment 1

What are the exact deed restrictions that were put in place for the area now known as Shea Field when the Lawrence Basin was acquired by BC from the Metropolitan District Commission in 1949?

Response

The deed reserves certain easement rights to maintain and repair water mains and aqueducts, but does not contain any use or other restrictions.

Comment 2

What are BC's intentions with respect to the small historic gatehouse on the edge of Shea Field, at More Drive?

Response

The gatehouse is owned by the Department of Conservation and Recreation. Boston College's plans for residence halls on Shea Field will not result in any physical impact to the structure which is not located on Boston College property.

Comment 3

Why is a high water table supposedly a problem with respect to building dense housing on the Mods site, but it is not a problem on Shea Field, and was not a problem when other parts of the former Lawrence Basin were built upon (Edmonds Hall)?

Response

The high water table is a problem throughout Lower Campus and provides a constraint to high density development. Due to this issue the University proposes to build at the edges of the former reservoir wherever possible. In the Mods area, Boston College has located a primary campus open space to both increase stormwater infiltration to the water table and decrease run-off (currently, this area is largely impervious because of paved parking areas and building roofs).

Comment 4

Where is the documentation supporting BC's claim regarding the water table and its impact on BC's ability to build on the Mods site?

Response

See the response to comment 3 above.

Comment 5

What are the traffic and use implications of Shea Field dorms on the narrow road that separates Shea Field from the MWRA's property? Who owns that road? BC or the MWRA?

Response

The state owns the road and Boston College has a long-term license arrangement with the Department of Conservation and Recreation permitting use of the road for access to Shea Field. Traffic and use impacts of student residence halls on that road will be negligible.

Comment 6

Why are BC's/Sasaki's drawings showing densely planted trees along the sidewalk on More Drive, in front of Shea Field, when everyone familiar with that sidewalk knows that it is too narrow to plant trees (they would obstruct pedestrian traffic)?

Response

The University intends to create a buffer between Shea Field and St. Thomas More Road. This buffer will include trees planted along the University's property.

Comment 7

Why isn't BC proposing to add undergraduate dorms on the Upper Campus in Newton? (Some buildings there are only two stories high.)

Response

Boston College's long-term plan includes additional undergraduate housing on the Upper Campus.

Letter 17

Allston Brighton Community Planning Initiative

Comment 1

We suggest that Boston College work with the Task Force and MEPA to initiate a concurrent planning process. Possible MBTA and intersection improvements on Commonwealth Avenue, the impacts on State Historic resources by various proposed developments as detailed in the January 18, 2008 letter by Brona Simon, Executive Director of the Massachusetts Historical Commission, and possible dormitory construction on Shea Field, a former reservoir, may separately or in combination exceed thresholds requiring a MEPA-sponsored planning process. It would facilitate both the public review as well as Boston College's master planning process to have both the State and City review process take place concurrently.

Response

Because the various projects set forth in the IMP are at very preliminary stages of design, it remains unclear whether permits, approvals or other actions of agencies of the Commonwealth of Massachusetts will be required for their development. The University will submit Project Notification Forms to the Massachusetts Historical Commission and the MEPA Unit as necessary.

Comment 2

Within the Main Campus and St. John Seminary CPS, the proposed housing and facilities plan should be designed around a series of linked active and passive open spaces that foster pedestrian circulation and protect existing open spaces and campus districts. This open space plan should be revised to address six purposes: 1) facilitate pedestrian connections to dorms, campus buildings and transit; 2) provide active park areas to reinforce a sense of community within and between the residence halls rather than large "quadrangle" passive open spaces; 3) provide for groundwater recharge and stormwater protection, as detailed in the letter from the Charles River Watershed Association; 4) protect natural resource areas, open spaces and boulevards along Foster Street, St. Thomas More Road, Lake Street, Commonwealth Avenue, and Beacon Street; 5) provide setbacks from all roads and Chestnut Hill Reservoir to retain the residential character of the district; and 6) protect and preserve existing, historic trees and plant new trees throughout the campus.

Response

Boston College generally concurs with the ideas enumerated and information addressing these points can be found in the following chapters: Chapter 4, *Planning Framework*, Chapter 5, *Proposed Future Projects*, and Chapter 8, *Utilities and Infrastructure*.

Comment 3

Transportation improvements should be designed to facilitate pedestrian flow, minimize auto use, maximize transit and bicycle use, reduce cut-through traffic flow in the Brighton neighborhood, protect open space areas of the reservoir, the stone walls of Commonwealth Avenue, and ensure that existing public rights of way such as St. Thomas More Road are not privatized.

Response

Chapter 9, *Transportation and Parking*, describes Boston College's plans for traffic, transit, bikes and pedestrians. None of Boston College's proposed projects impinge on Reservoir open space.

Comment 4

Three transportation project proposals need coordinated study: the MBTA Light Rail Accessibility project at BC station, a new intersection east of Lake Street, and the rerouting of St. Thomas More Road, to determine what improvements best achieve these goals. This study should include an analysis of three alternative MBTA station improvements: 1) retain trolley terminus in its current location; 2) proposed staggered platforms in order to address above issues; or 3) undertake improvements at both locations.

Response

See Boston College Green Line Station section of Chapter 9, *Transportation and Parking*.

Comment 5

Boston College should commit to working with the MBTA to improve service on the B Line. This should include undertaking a study of the benefits and impacts of extending the C Line along existing tracks to join the B Line at Chestnut Hill Avenue to increase service on the B Line; contributing to platform upgrades at stops near the campus, particularly the narrow Chestnut Hill Avenue stop; and contributing to technology improvements to facilitate proof of payment on the B Line (card readers, etc.).

Response

Such studies are within the purview of the MBTA and beyond the scope of Boston College's IMP transportation analysis.

Comment 6

To foster the use of bicycle transportation, Boston College should work with Boston and Newton to help plan, fund, and design bicycle accommodations running from the MBTA C and D lines to the campus as well as for Lake Street and Commonwealth Avenue. Transportation policies and projects should promote meaningful mode shifts away from single-occupancy vehicles (SOVs) and provide significant incentives and facilities to encourage cycling and transit use.

Response

Boston College looks forward to collaborating with the City of Boston in its planning of on-street bicycle accommodations. See the Bicycle sections of Chapter 9, *Transportation and Parking*, for discussions of bicycle accommodations on campus.

Comment 7

Academic: The Master Plan should detail to the extent possible the academic programs and facilities that will be located/relocated on the Brighton campus. Which departments would be moved, how many staff, and how will these moves relate to the renovation of historic structures?

Response

Chapter 5, *Proposed Future Projects*, provides a description of facilities proposed for the Brighton Campus.

Comment 8

Fine Arts: The space program, building massing, height, and projected activities, especially those being contemplated to attract visitors and alumni, need to be described. What would be the capacity of the auditorium, the parking requirements, and hours of operation? What limitations, if any, will Boston College place on the events it intends to hold? Will commercial events (comparable to those held at Boston University's Agganis Arena) be permitted?

Response

Chapter 5, *Proposed Future Projects*, provides a description of the Fine Arts District on the Brighton Campus.

Comment 9

The proposed Housing Plan is only a limited start at responding to student and faculty housing needs in a manner which concurrently addresses community concerns. Three positive recommendations are to be highlighted:

Provision for increasing from 85% to 92% the percentage of undergraduate students (650 additional undergraduate beds). We would like to have Boston College test the impact in terms of land use of providing for an additional 650 students; i.e., housing 100% of the undergraduate students on the Main Campus.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand. The IMP adds 670 additional beds of University housing to the 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it.

Comment 10

Establishment of a mortgage assistance program for faculty members willing to live in the neighborhood as homeowners. We would like to see the details of this program developed in the Scope. We would also like to see this mortgage assistance extended as a community benefit to prospective Allston Brighton resident homeowners interesting in remaining in the community.

Response

Boston College plans to create a Mortgage Assistance Program for all full-time University employees to assist them to purchase homes in the Allston-Brighton community. This will be the first University sponsored mortgage program of its kind in the City of Boston.

Comment 11

Retention of Student Behavior staff person as a full-time position.

Response

The CAP administrator's position will be upgraded from part-time to full-time. Boston College will 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.

Comment 12

Boston College should prepare a detailed parking policy, the goal of which is to reduce driving to campus.

Response

Boston College's parking policies are described in Chapter 9, *Transportation and Parking*.

Comment 13

We would like to complete analysis of the proposed plans in terms of the current underlying zoning. Having provided the information, we would then like to know how the proposed Institutional Master Plan Overlay will incorporate the requirements of the underlying zoning districts.

Response

A discussion of the underlying zoning of the campus is provided in Chapter 4, *Planning Framework*.

Comment 14

In addition to the three alternatives identified for study in the IMPNF, the IMP should discuss ways to improve the Lake Street/Commonwealth Avenue intersection independent of relocating St. Thomas More Road and independent of relocating the MBTA station.

Response

The IMP includes an analysis of the Lake Street/Commonwealth Avenue intersection with signal timing improvements to reduce overall delay under the Build Condition without consideration of a relocated MBTA platform. This analysis condition, referred to as "Build Mitigated", is discussed in Chapter 9, *Transportation and Parking*.

Comment 15

The analysis of all alternatives should include LOS for pedestrians and vehicles.

Response

Pedestrian and vehicular level of service analyses are presented in Chapter 9, *Transportation and Parking*.

Comment 16

Estimate the current and future travel time for Lake Street drivers with proposed relocation of St. Thomas More Road as described in the IMPNF.

Response

Based on the analysis of access options in Chapter 9, *Transportation and Parking*, the travel time for Lake Street through traffic will be slightly reduced with the diversion of St. Thomas More Road traffic to the new road on the More Hall site (Access Option 5). This reduction is a result of traffic traveling through two intersections operating at LOS C having an average travel delay less than the average delay through the existing Lake Street/Commonwealth Avenue intersection which will continue to experience the long delays associated with LOS F operations.

Comment 17

Commit to making the design and operation of the new spine road on the Brighton campus such that it cannot be used as a cut-through route.

Response

The driveways on the Brighton Campus will have controlled access as is currently provided on the Chestnut Hill Campus. This will restrict access to the campus to traffic having business on the campus and prevent any cut through traffic which might impact neighborhood roadways.

Comment 18

Explain why the Lake Street/Commonwealth Avenue intersection LOS is so different from 2000 Master Plan projections.

Response

The analysis results presented in the IMP are based on recent traffic counts and current signal phasing and timing that were determined from the permit for the signal and observations of signal operations. The current timings differ from those used in the previous analyses.

Comment 19

Consider impact of jaywalkers on LOS.

Response

Illegal movements of vehicles and pedestrians are not considered in level of service analyses. Such movements are too irregular to allow incorporating into the analysis.

Comment 20

Identify the percent of pedestrian trips crossing Commonwealth Avenue that will use proposed skywalk versus those who will cross at grade.

Response

Boston College is no longer proposing a pedestrian skywalk across Commonwealth Avenue.

Comment 21

The analysis must include the impact of Green Line operations on LOS.

Response

Signal phasing and timing used in the level of service analyses incorporate accommodation of trolley movements.

Comment 22

Foster Street: Define a "secondary entrance (# and % of daily vehicle trips).

Response

The number of vehicles using the Foster Street entrance are shown on Figures 9-4, 9-6, 9-25 and 9-27.

Comment 23

Study alternatives for Foster Street entrance and identify the number of trips and impacts.

Response

The number of vehicles using the Foster Street entrance are shown on Figures 9-4, 9-6, 9-25 and 9-27. The impact of these trips is analyzed in the Traffic Operations Analysis section of Chapter 9, *Transportation and Parking*.

Comment 24

Define and commit to restrictions on secondary entrances.

Response

The driveways on the Brighton Campus will have controlled access as is currently provided on the Chestnut Hill Campus. This will restrict access to the campus to traffic having business on the campus and prevent any cut through traffic which might impact neighborhood roadways.

Comment 25

The Master Plan should describe in detail the existing and proposed bicycle facilities and policies at Boston College including in-building storage, outdoor bike racks, share the road signs, mapping cycling routes, and promotional materials. Boston College should commit to promoting bicycle use among its students, staff, and faculty and should use the Master Plan process to commit to a greater emphasis on cycling among the college community. One specific action Boston College should commit to is striping for bike lanes on Beacon Street to connect the new Brookline bike lanes with the bike lanes planned for Beacon Street by Newton. Working with Boston and Newton, the college could also assist on plans to improve bicycle access from the MBTA C and D lines to the campus as well as for Lake Street and Commonwealth Avenue.

Response

See the Bicycle sections of Chapter 9, *Transportation and Parking*, for discussions of bicycle accommodations on campus. Boston College looks forward to collaborating with the City of Boston in its planning of on-street bicycle accommodations.

Comment 26

Define who will park in the proposed 500-car garage on the Brighton Campus.

Response

The Brighton Campus garage is intended to accommodate faculty, staff, visitors and graduate students on the Brighton Campus.

Comment 27

Define the hours, lighting, and noise controls for the proposed 500-car garage.

Response

The Brighton Campus garage will be accessible to permitted users at all times. It is anticipated, however, that most faculty, staff and visitors will arrive and depart during normal business hours. Limited overnight parking will be made available to permitted campus users on an as needed basis.

The proposed location for the garage is in the interior of the campus 190 feet from the Lane Park neighborhood. The building will contain standard lighting for safety and security. No noise controls are necessary for typical garage operations.

Comment 28

Boston College must commit to adding its students to the list of people ineligible for Resident Parking permits at the Boston Transportation Department.

Response

The criteria for obtaining a City of Boston Resident Parking Permit are established by the City of Boston and described in the Parking subsection of the Existing Conditions section of Chapter 9, *Transportation and Parking*.

Comment 29

Boston College should document the estimated parking demand for a variety of activities that attract outside users or guests. Parking demand should be broken down by use (soccer, baseball, hockey, football, art exhibit opening, lecture, rally, etc.). The Master Plan must address parking demand for several special events taking place simultaneously, such as a sports event on the proposed Brighton Campus fields and an event at the Fine Arts District.

Response

To manage traffic impact on the surrounding community, the University has developed an extensive transportation management plan for traffic, parking and transit operations on game days, including football, basketball and hockey, and for other special events. Special events on the Brighton Campus will be incorporated into the transportation management plan. Traffic is directed by the Boston College Police Department and signs are posted to identify event parking areas. If the garage on the Brighton Campus is parked to capacity, Boston College Police will direct parkers to other surface parking on the Brighton Campus or to the Commonwealth Avenue or the Beacon Street garages on the Chestnut Hill Campus.

Comment 30

Boston College should survey on-street parking situation as was done in the 2000 Master Plan to determine who is parking on the streets around the campus.

Response

The results of a survey of on-street parking around the campus are presented in the Parking subsection of the Existing Conditions section of Chapter 9, *Transportation and Parking*.

Comment 31

The Master Plan should specify Boston College parking policies: Who will be eligible to park in on-campus lots and garages, carpool incentives, the cost to park; and what disincentives will be used to discourage students in particular from having cars on campus.

Response

Boston College's parking policies are described in Chapter 9, *Transportation and Parking*.

Comment 32

Both the MBTA Monthly Pass and Semester Pass for students should be subsidized. The 11% discount on the Semester Pass—earned through the advance purchase through the MBTA—should be supplemented with a subsidy from the University. Faculty and staff passes should similarly be subsidized to the extent possible.

Response

The University plans to implement pre-tax purchase of passes for its faculty and staff. As with most other Universities in the City of Boston, Boston College does not subsidize the purchase of MBTA passes.

Comment 33

Boston College should promote GoLoco, the on-line "ride board," to promote more spontaneous ride sharing than is available through MassRIDES.

Response

Boston College appreciates the suggestion and will investigate the potential use of GoLoco.

Comment 34

Commit to immediately equipping all shuttle buses with bike racks.

Response

Boston College appreciates the suggestion and will investigate the potential benefit of bicycle racks on buses.

Comment 35

Provide additional incentives for those carpooling or cycling to campus, such as preferential or discounted parking, discounts on lockers in the Rec Plex, etc.

Response

See the descriptions of existing and planned transportation demand management (TDM) measures in Chapter 9, *Transportation and Parking*.

Comment 36

Job Training Analysis: This topic is a City priority and should be addressed in the Master Plan.

Response

Boston College currently employs more than 650 Boston residents. Through specialized outreach programs, job fairs, career forums, e-mail and newspaper advertising, Boston College makes every effort to recruit qualified Boston residents for employment opportunities. See Chapter 12, *Economic Development*, for additional information on outreach and training programs.

Comment 37

Boston College should set aside 25% of the assistance provided in the proposed Homeowner Mortgage Assistance Program for City residents.

Response

Boston College plans to create a Mortgage Assistance Program for all full-time University employees to assist them to purchase homes in the Allston-Brighton community. This will be the first University sponsored mortgage program of its kind in the City of Boston.

Comment 38

Boston College should provide dedicated conservation easements on the key natural resource areas and along the key buffer zones.

Response

The University will maintain the buffer zone of trees and vegetation along Lake Street, the Foster Street rock outcropping and portions of the orchard area on the east side of the Brighton Campus for the duration of the IMP. For more detail, see Conservation Protection Subdistrict in Chapter 4, *Planning Framework*.

Letter 18

Hobart Park Neighborhood Association

Comment 1

Boston College should house all of its undergraduate students on-campus by 2018, excluding those who commute from their family homes in the greater Boston area or those who are studying at other institutions;

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand. This is accomplished by adding 670 additional beds of University housing to the 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it.

Comment 2

No undergraduate dorms should be built on the former seminary grounds given the proximity of these proposed dorms to residential neighborhoods;

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged

community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 3

Edmonds Hall should be renovated not demolished, thus, preserving 790 undergraduate beds. The BRA should evaluate other locations for the new recreation center proposed for the Edmonds Hall site;

Response

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building. The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus.

Comment 4

New undergraduate dorms of six to eight stories should be built rather than Boston College's proposal to build four story residence halls. Dorms of this size would house additional students, preserve open space on-campus, and correspond to the height of recent dormitories built on-campus.

Response

Chapter 6, *Student Housing Plan*, provides a discussion about height and density.

Comment 5

Multiple appropriate locations exist for the construction on new dormitories including the "mods" site, the More Hall site, and the site of the current Rec Plex given the college's proposal to build a new recreation center.

Response

See Chapter 6, *Student Housing Plan* for an analysis of alternatives for housing on the Chestnut Hill Campus.

Comment 6

If dormitories or other campus buildings are constructed on Shea Field care should be taken to preserve the Chestnut Hill Reservoir as a community resource.

Response

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 19

Aberdeen – Brighton

Residents Association, Inc.

Comment 1

I can say with certainty that the number one issue for our neighborhood is for Boston College to house 100% of its undergraduate students in on-campus dormitories.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand. This is accomplished by adding 670 additional beds of University housing to the 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it.

Comment 2

House all undergraduates in the traditionally residential part of the Chestnut Hill Campus.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 3

Retain and renovate Edmonds Hall (it is an ideal location for a large dorm).

Response

Edmonds Hall is not suitable for continued use as a residence hall because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6, *Student Housing Plan*, provides a detailed explanation of the reasons why Boston College needs to demolish the building.

Comment 4

Do not use Shea Field for undergraduate dormitories. Require that any structures be administrative (faculty & staff offices for example), low-rise, and well screened from the Reservoir, with a large setback from More Drive.

Response

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Comment 5

Retain the historic stone wall and mature trees along Commonwealth Avenue.

Response

Retention of the stone walls and existing trees will be addressed during the design of the proposed buildings along Commonwealth Avenue.

Comment 6

Do not put a T stop on Commonwealth Avenue (widening the avenue to allow for that would lead to the loss of the wall and trees; T platforms in the middle of the avenue would interfere with the efficiency of vehicular and pedestrian traffic).

Response

See Boston College Green Line Station section of Chapter 9, *Transportation and Parking*.

Comment 7

Do not reroute More Drive as this would complicate More Drive-Lake Street traffic, and lead to even greater congestion on Commonwealth Avenue

Response

See the analysis of access alternatives for the Brighton Campus in Chapter 9, *Parking and Transportation*.

Letter 20

Radnor Neighborhood Association

Comment 1

What are the dates of the baseball season?

Response

A discussion of the typical playing season is provided in Chapter 7, *Athletic Facilities*.

Comment 2

How many games will be scheduled during the playing season?

Response

See response to comment 1 above.

Comment 3

How many baseball games will be scheduled during the day and how many at night?

Response

A use plan for baseball activity at the Brighton Campus is provided in Chapter 7, *Athletic Facilities*.

Comment 4

How often and at what times will the stadium be used for practice or for intramural games?

Response

See response to comment 3 above.

Comment 5

What is the height of the (baseball) stadium?

Response

The height of the baseball facility is 14 feet between the field and concourse level.

Comment 6

How many people now attend baseball games?

Response

A discussion about spectators for baseball games is provided in Chapter 7, *Athletic Facilities*.

Comment 7

How many games will be scheduled during the playing season?

Response

See response to comment 1 above.

Comment 8

How often and at what times will the softball stadium be used for practice or for intramural games?

Response

See response to comment 1 above.

Comment 9

What is the height of the (softball) stadium?

Response

The height of the softball facility is 16 feet between the field and concourse level.

Comment 10

How many people now attend softball games?

Response

A discussion about spectators of softball games is provided in Chapter 7, *Athletic Facilities*.

Comment 11

What is the elevation of the Multi-Purpose Field 2 in relation to the houses on Lane Park and Anselm Terrace and how will it affect the houses located on these streets in terms of noise?

Response

Intramural Field 2 has been eliminated from the plan.

Comment 12

Are there any plans to expand the intramural program?

Response

There are no plans to expand the Intramural Program at Boston College as it relates to the use of the Brighton Campus. Chapter 7, *Athletics Facilities*, provides a description of the proposed uses and activities at the Brighton Athletics Center.

Comment 13

How often will the two fields be used for intramural activities and during what hours?

Response

Chapter 7, *Athletic Facilities*, includes a description of schedule of uses at the Brighton Athletics Center.

Comment 14

At what time will lights on the playing fields be turned off?

Response

The University anticipates ending field or court activities at 9:30 p.m. and a “lights-out” time of 10:00 p.m. The proposed time limit, however, does not preclude finishing a game in progress. When the fields are not in use, the lights will be off.

Comment 15

Other than the natural noise barriers, what steps will BC take to limit the impact of noise from all uses, including the PA system, by creating buffer zones and other effective mitigation?

Response

Chapter 7, *Athletic Facilities*, includes a description of noise issues associated with the Brighton Athletics Center.

Comment 16

Can the structures of the proposed Shea Field be reconfigured so that the building closest to More Drive is moved further away from the Reservoir, with a natural barrier separating it from the Reservoir?

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. For a description of the project see Chapter 5, *Proposed Future Projects*.

Comment 17

Can BC assure that the proposed dormitories on Shea Field have no negative effect on the Reservoir?

Response

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Comment 18

How does BC propose to minimize the impact of trash on the Reservoir from the proposed residence halls on Shea Field?

Response

The University is committed to a clean campus and makes efforts to remove trash and litter where needed. The University will continue to maintain its properties in a professional manner to enhance the character of its campus and minimize any trash-impacts on the Chestnut Hill Reservoir from students living at residence halls on Shea Field.

Comment 19

Does BC plan to continue buying houses in the neighborhood?

Response

Boston College prepared this IMP for land it currently owns in Boston. If approached, however, the University will consider opportunities for other strategic acquisitions.

Comment 20

Does BC have a traffic control plan for athletic events comparable to their plan regarding football games (parking and traffic flow)?

Response

See Special Event Parking Section of Chapter 9, *Transportation and Parking*.

Comment 21

How will Foster Street and Lake Street be affected by increased traffic?

Response

See Chapter 9, *Transportation and Parking*.

Comment 22

Will the flow of traffic in and out of the Brighton Campus be controlled by the BC Campus Police?

Response

The driveways on the Brighton Campus will have controlled access as is currently provided on the Chestnut Hill Campus. This will restrict access to the campus to traffic having business on the campus and prevent any cut through traffic which might impact neighborhood roadways.

Comment 23

When there is more than one special event planned for the same time, where will cars be parked when the capacity of the garage is exceeded?

Response

To manage traffic impact on the surrounding community, the University has developed an extensive transportation management plan for traffic, parking and transit operations on game days, including football, basketball and hockey, and for other special events. Special events on the Brighton Campus will be incorporated into the transportation management plan. Traffic is directed by the Boston College Police Department and signs are posted to identify event parking areas. If the garage on the Brighton Campus is parked to capacity, Boston College Police will direct parkers to other surface parking on the Brighton Campus or to the Commonwealth Avenue or the Beacon Street garages on the Chestnut Hill Campus.

Comment 24

Who will have access to the Brighton Campus garage?

Response

The Brighton Campus garage is intended to accommodate faculty, staff, visitors and graduate students on the Brighton Campus.

Comment 25

What will its hours of operation be?

Response

The Brighton Campus garage will be accessible to permitted users at all times. It is anticipated, however, that most faculty, staff and visitors will arrive and depart during normal business hours. Limited overnight parking will be made available to permitted campus users on an as needed basis.

Comment 26

If nighttime use is contemplated, what outside lighting is planned?

Response

Outside lighting of pedestrian walks, garage driveways and adjacent roadways will be provided for safety and security.

Comment 27

At what times will lights be turned off?

Response

See response to Comment 25 above.

Comment 28

What will be done to minimize the impact of construction traffic on the neighborhood?

Response

See the Short-term Construction Operations/Construction Management Plan section in Chapter 9, *Transportation and Parking*.

Comment 29

What hours and days will the construction take place?

Response

Construction will take place Monday through Friday between 7 a.m. and 6 p.m., the standard hours of operation allowed by the City of Boston. If weekend work is necessary, the University will request approval from the Inspectional Services Department and coordinate with the Mayor's Office of Neighborhood.

Comment 30

Will parking provisions be made on BC property for construction workers?

Response

See the Short-term Construction Operations/Construction Management Plan section in Chapter 9, *Transportation and Parking*.

Comment 31

What route will be planned for the travel of heavy construction vehicles?

Response

See the Short-term Construction Operations/Construction Management Plan section in Chapter 9, *Transportation and Parking*.

Comment 32

Can BC assure the community that the open space on the corner of Lake Street and the orchard on the Brighton Campus be preserved beyond 10 years?

Response

The University will maintain the buffer zone of trees and vegetation along Lake Street, the Foster Street rock outcropping and portions of the sloped area on the east side of the Brighton Campus for the duration of the IMP. For more detail, see Conservation Protection Subdistrict in Chapter 4, *Planning Framework*.

Comment 33

What will be the buffer zone between Lane Park and the proposed baseball stadium?

Response

The University will install landscaped screening and buffering along the perimeter of the baseball field adjacent to the homes on Lane Park.

Comment 34

What will be the buffer zone between Anselm Terrace and Glenmont Street and the proposed fields?

Response

The University will install landscaped screening and buffering along the perimeter of the baseball field adjacent to the homes on Anselm Terrace and along the perimeter of the intramural field adjacent to Glenmont Road.

Comment 35

Can the buildings on Shea Field be placed closer to the football stadium to preserve open space?

Response

The configuration of the residence halls on the Shea Field site is constrained by the need to maintain two-and-a-half playing fields for football practice (see Figure 5-1) and the location of a shallow water line across the site (see Figure 8-2). The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. See Chapter 5, *Proposed Future Projects*, for a description of the project.

Comment 36

Which areas in and around the fields will continue to be open to the public to walk on?

Response

The Brighton Campus will continue to be open to the community for passive recreational use. The playing fields will be designed with a service road around them that could potentially serve as a walking path. The University will explore the possibilities for pedestrian pathways around the fields during the design phase.

Comment 37

The proposed art complex includes an auditorium of 1,200 seats. What will it be used for?

Response

The 1,200-seat auditorium will be used primarily to support University activities, such as lectures, convocations, and music performances.

Comment 38

During what hours will it be used?

Response

The hours of operation will be dependent on the specific University functions scheduled for the facility.

Letter 21

Portina Road Community

Comment 1

Keep all undergraduate student housing for BC on the Chestnut Hill Campus.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

All spectator sports facilities should be kept on the Chestnut Hill Campus.

Response

There is no suitable land available on the Chestnut Hill Campus that can accommodate the needed athletic facilities. The existing open fields on the north end of the Brighton Campus are the only areas with a sufficient amount of flat land to house the three playing fields and support building. See Chapter 7, *Athletic Facilities*, for discussions of how the plan addresses potential impacts from these facilities.

Comment 3

Utilize the Brighton Campus as a green ring for the BC campus.

Response

Boston College's 10-year IMP for the Brighton Campus maintains much of the open space as green areas. Most development will take place on existing parking areas or adjacent to existing buildings. The density of development on the campus will be considerably lower than that found on the Chestnut Hill Campus.

Comment 4

Locate the Weston Seminary dormitories adjacent to the current St. John' Seminary.

Responses

The proposed housing for Jesuit faculty and seminary students is the most compatible use that Boston College can place next to other existing residences. The Jesuit community is by its nature quiet and unobtrusive.

Comment 5

By placing the seminary dorms there [behind Portina Street], it would make it easy for pedestrians to walk through this area to reach our streets. The only "fix" would be a large fence that would block both Wiltshire pedestrian path as well as the seminary dormitories. We would have to demand such an impenetrable fence if her Weston dormitories are built.

Response

Pedestrians will not be able to walk through the Jesuit housing area. Wiltshire Road next to the property will continue to provide pedestrian access between Foster Street and Portina Road. It is a public way owned and maintained by the City of Boston. Boston College has not proposed any changes to Wiltshire Road.

Comment 6

The BRA would have to include into the 50-100 year plan an airtight clause that absolutely forbid BC from housing students (undergrad or graduate) in the seminary dormitories.

Response

Since the housing will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians, and is designed to foster the formation of "small living communities," the property would not be suitable for conversion to undergraduate housing. See Chapter 5, *Proposed Future Projects*.

Comment 7

The BRA would have to add to the plan and zoning that the Foster Rock area could never be developed and would be fenced in to prohibit late-night beer parties on Foster Rock.

Response

The plan for the property maintains Foster Rock as a natural feature. While the rock area will not be fenced, Boston College will prevent inappropriate activities from occurring on the site.

Letter 22

William F. Galvin

Comment 1

As the planning agency of the City, the BRA must ask the critical question as to why Boston College should be allowed to demolish its largest single dormitory facility which was built with public underwriting less than thirty years ago and which is removed from the residential neighborhood, be then allowed to relocate directly into the neighborhood consisting of families and permanent residents. As a planning concept, this is totally inconsistent with neighborhood preservation. All of the ancillary services that dormitories require must be evaluated such as food preparation, trash pick-up, laundry services, and vehicle activity.

Response

See the Retention of Edmonds Hall section of Chapter 6, *Student Housing Plan*, for a detailed discussion of why Boston College does not plan to retain the building for residential use. Placing housing on the Brighton Campus will not relocate students into the neighborhood. To the contrary, it will allow Boston College to relocate students from the neighborhood onto its campus where they will be under the direct supervision of Boston College staff. The planned housing will be located away from adjacent communities on the interior of the campus or next to Commonwealth Avenue.

Comment 2

As part of its planning review, the BRA should carefully examine the pattern of student conduct which is revealed by public records including police, fire department, and court records. It is appropriate to review this pattern of conduct because the proposed uses being relocated deeper into the residential neighborhood will have an adverse impact on the quality of life. There is ample evidence of the negative effect of student misconduct.

Response

Chapter 6, *Student Housing Plan*, includes a detailed discussion about how the University addresses student behavior.

Comment 3

Any evaluation of traffic generated by this proposal must consider the limited access provided by the perimeter streets. Lake Street is a narrow, one-way street running from south to north which experiences heavy weekday traffic basically during the morning hours.

Foster Street is a two-way street which parallels Lake Street and experiences heavy traffic throughout the day. Glenmont Road, a one-way street running west and Anselm Terrace (cul-de-sac) border the property on the north. Any blockage of traffic flow on these streets would prevent emergency or public safety vehicles from reaching many premises even outside of the immediate perimeter.

Response

See Future Transportation Conditions section of Chapter 9, *Transportation and Parking*, for projected traffic volumes and operating conditions on the listed roadways.

Comment 4

The entire area of the project development contains many underground streams. In fact, when the present Seminary library was constructed, the building plan had to be modified to accommodate these streams which run throughout the area. When the Town Estates development was constructed on Lake Shore Road, many tributaries were interrupted with the result that Chandler's Pond suffered increasing stagnation and pollution. The volume of construction now proposed raises questions as to the effect on the surrounding water table and the effect on existing buildings.

Response

Chandler Pond is located upstream of the Brighton Campus, and is maintained by BWSC. Improvements to the Boston College campus will not have adverse impacts to Chandler Pond. Boston College will continue to work with the BWSC regarding stormwater management for the proposed projects.

Comment 5

The specific area being proposed for development contains many mature trees and much open space and is home to many species of birds and wildlife. Large owls as well as migrating species have been observed. Before this unique area of the city is lost, a review should be conducted of the effect on natural habitat of this intensive development.

Response

The IMP proposes compact development that centers on a proposed spine road on the Brighton Campus. The IMP maintains large parcels of space to be largely undisturbed, including the sloped and heavily wooded area along Lake Street and

the sloped area adjacent to Greycliff Road. The majority of mature vegetation on the Brighton Campus is found in these areas. Much of the proposed development on the Brighton Campus will be located in previously disturbed areas such as parking lots and the open playing fields.

Letter 23

Colleen Salmon

Boston College appreciates your comment letter and thanks you for your support.

Letter 24

Margaret Grealish

Boston College appreciates your comment letter and thanks you for your support.

Letter 25

Emily Gregory

Boston College appreciates your comment letter and thanks you for your support.

Letter 26 Michael, Paula, Leo and Mildred Buckley

Boston College appreciates your comment letter and thanks you for your support.

Letter 27

Adam Shipley

Comment 1

First, as an alum of Boston college, I hope they continue to strive to provide on-campus housing to any individuals who desire it. To this end, I would prefer to see an increase in the number or size of the building currently under discussion. This is especially true of the proposed dorms on the Brighton property. It would be beneficial to increase the number of beds in that structure (and bring it closer to Commonwealth Ave) to have it feel less like an outpost, and more like part of BC residential fabric.

Response

The IMP proposes 500 beds on the Brighton Campus in two locations. Up to 150 beds would be located at the corner of Commonwealth Avenue and the Brighton Campus main entrance directly across Commonwealth Avenue from the 470 beds planned for the More Hall site. Approximately 350 beds are planned for the interior of the Brighton Campus within 600 feet of the residence hall on Commonwealth Avenue. This location provides easy access to the Chestnut Hill Campus. Further, the size of the residence halls on this site is sufficient to provide a sense of community for the students living there.

Comment 2

Likewise, considering the footprint of the proposed dormitory on the More Hall area, there could be considerable addition to the number of beds without negative effects...I would propose swapping the proposed dormitory with the Edmonds/new fitness center site. I understand that they are trying to keep all the athletics/fitness facilities close together, but the More Hall site lends itself to a building that gains from high foot and road traffic.

Response

The number of beds proposed for the More Hall site has been increased by 50 from the number proposed in the IMP to a total of 470. The number of beds can not be increased further within the limit of 5 stories on residence halls desired by Boston College. The shape and size of the More Hall site would not accommodate the total Recreation Center program.

Letter 28

Edward Berger

Comment 1

And, I am certain that you intend-as you must-to subject the College's proposals to a rigorous review to assure that vital community interests and the integrity of the Reservoir are protected. At the end of the day, the College will need to modify its plans in order to assure that the community and the Reservoir are not needlessly or excessively impacted

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The transportation analysis presented in Chapter 9, *Transportation and Parking*, indicates there will be no significant transportation impact on the Reservoir.

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 29

Mark Cintolo

Boston College appreciates your comment letter and thanks you for your support.

Letter 30

Joseph Graveliese

Boston College appreciates your comment letter and thanks you for your support.

Letter 31

Erik DeMarco

Boston College appreciates your comment letter and thanks you for your support.

Letter 32 Ed McDonough

Boston College appreciates your comment letter and thanks you for your support.

Letter 33

Ethan Sullivan

Boston College appreciates your comment letter and thanks you for your support.

Letter 34 Paul Hynes

Boston College appreciates your comment letter and thanks you for your support.

Letter 35

Anonymous

Comment 1

The existence of these elements creates a current buffer zone along Commonwealth Ave. That is every bit as important as the mature trees, stone wall, and gently sloping land that borders that length of the Brighton Campus along Lake St.

Response

The IMP proposes to maintain much of the Brighton Campus frontage along Commonwealth Avenue in its current state. The only developments will be the Fine Arts District in an area that includes an existing parking lot associated with the Creagh Library and the narrow end of a student residence hall building next to the main entrance to the campus.

Comment 2

I am not proposing to stop BC from building along Commonwealth Ave.; I would just like to see a more generous set back.

Response

The setbacks for the proposed buildings along Commonwealth Avenue will be determined during Article 80 Large Project Review when detailed project design is considered.

Comment 3

Maintaining (not destroying) the current dorms known as Edmonds, as well as maximizing the existing mods site for new permanent and denser undergraduate housing would go along way towards accomplishing this. B.C. could also spare the Brighton Campus and its surrounding Boston community the unnecessary burden of erecting high impact (foot traffic across Commonwealth Ave. during all hours alone!) undergraduate housing in favor of lower impact day use only administrative and office sites.

Response

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention

of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building. The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus.

Letter 36

Richard Collins

Boston College appreciates your comment letter and thanks you for your support.

Letter 37

Charlie Vasiliades

Comment 1

As many others have stated, there should be NO undergraduate dormitories north of Commonwealth Ave. Placing undergraduate housing on the old St. John's site will be detrimental to the neighborhood, and can instead be accommodated by increasing the dormitory density on the central BC campus, in the area of the current modular dorms and Edmonds Hall. It is my opinion aggravating that B.C.'s proposal would DECREASE the current dormitory density in the central campus and increase it elsewhere.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

*BC Should devise a plan to house all of it undergraduate students by the end of the ten-year plan, and should accomplish this as described above **by increasing the density on the central campus.***

Response

See response to Comment 1 above.

Comment 3

*To give credit where is due, in my opinion the overall Sasaki site plan for St. John is respectful of much of the existing natural features of the site-the wooded buffer along Lake Street is preserved, as is the ledge on Foster Street, the playing fields near the Lake/Kendrick intersection, etc. **However, this is meaningless without this being recognized formally by BC applying a Conservation Restriction to these areas.***

Response

While the University will not create permanent conservation easements, the University will maintain the buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street and at the Foster Rock for the duration of the IMP.

Comment 4

*The Seminarian housing on Foster Street should incorporate, **rather than demolish**, the three existing historic homes on the site as part of the new development. There are many other examples in the region where this has occurred and is feasible.*

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement’s Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of “small living communities.” The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 5

The original alignment of St. Thomas Moore Drive should be kept open to traffic, even if there is a new roadway connecting to the new main entrance of the Brighton Campus on Commonwealth Ave. Closing this roadway would be inconvenience neighborhood residents, while potentially adding new pedestrian/car conflict points if traffic had to zigzag to get to Lake Street from the south.

Response

See Access Alternatives Operational Analysis section of Chapter 9, *Transportation and Parking*.

Comment 6

And, finally, I strongly feel that BC should commit to not buying additional residential properties in the neighborhood.

Response

Boston College prepared this IMP for land it currently owns in Boston. If approached, however, the University will consider opportunities for other strategic acquisitions.

Letter 38

Paul William Garber

Comment 1

Without a new, properly graded crossover at Foster Street, which would probably require its own set of lights, I fear that the environmental impact of getting rid of a public way on St. Thomas More Road will far outweigh any advantage.

Response

See Access Alternatives Operational Analysis section of Chapter 9, *Transportation and Parking*.

Letter 39

Jennifer Smith

Comment 1

I would like to see permanent conservation and legal restrictions put on future use of this property [the former Saint John's Seminar]. I would like to see the existing and natural buffers remain in place especially the little forests along Lake Street., the rock outcroppings, the pine trees at the far end of the "football field" near the elementary school and the beautiful stone walls that run around the property.

Response

While the University will not create permanent conservation easements, the University will maintain the buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street for the duration of the IMP.

Comment 2

I am totally opposed to any sort of stadium and artificial turf on site with the exception of the proposed surface atop a building. I am opposed to a public announcement/sound system and lighting that is going to interfere with the quality of life of residents whose property directly abuts the "Brighton Campus".

Response

See Chapter 7, *Athletic Facilities*, for discussions of synthetic playing surfaces, noise and lighting with regard to the proposed athletic fields on the Brighton Campus.

Letter 40

Gwyneth Sheen

Comment 1

On maps this path is shown as part of Wiltshire Road, I certainly DO NOT want to see the road cut through to Foster for car traffic, but I would like to see it nicely landscaped and maintained in good condition. My assumption is that BC would want to do this anyway, but it would be good to see that responsibility spelled out.

Response

Wiltshire Road next to the property currently provides pedestrian access between Foster Street and Portina Road. It is a public way owned by the City of Boston. Boston College is not aware of any plans to open the roadway to vehicles but would be happy to work with the community to identify improvements satisfactory to both the community and Boston College.

Comment 2

The property [on Foster St.] is currently undeveloped green space and is inhabited by many birds and animals. While I have no objection to the proposed construction and believe that it is good use of the land, I would hope to see it done in a way that maximizes green space and is sensitive to the environmental impact of the work.

Response

The proposed plan for the Jesuit faculty and graduate housing will maintain Foster Rock and the adjacent wooded area to the south of the rock. In addition, a landscaped buffer will be provided along the eastern edge of the property next to Portina Road.

Comment 3

Both Foster and Lake Streets are already very heavily traveled for residential streets. I would like to see the main access for athletic events and for parking in the proposed new garage be from Commonwealth Ave. Foster Street has already had to absorb B.C. parking for the building currently located on Foster Street, and in addition will have extra traffic because of the proposed new housing on Foster Street.

Response

The main entrance to the Brighton Campus will be on Commonwealth Avenue and the proposed garage will be located approximately one-quarter mile from Commonwealth Avenue along the roadway extending through the campus from the main entrance.

Comment 4

It is my understanding that the proposed Brighton Campus playing fields will have a synthetic surface rather than natural grass. These areas are currently grass fields and very park-like in appearance, so in the interest of minimizing the environmental impact of the proposed development, I would like to see natural grass practice field and a minimum use of synthetic materials.

Response

The baseball field and softball field will have synthetic playing surfaces and the intramural field will have natural grass. See Chapter 7, *Athletic Facilities*, for a discussion of the plans for, and benefits of, synthetic playing surfaces.

Letter 41

Nancy Bradford

Comment 1

The student of BC and the residents around the reservoir will come and go, but it is imperative for the BRA, DCR, and towns and city officials to not permit a close encroachment of buildings around this unique lake and woodlands.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. See Chapter 5, *Proposed Future Projects*, for a description of the plans for the Shea Field site.

Letter 42

Anna Davis

Comment 1

These dorms would be removed from the center of campus and thus have much less oversight from campus security, opening the door for disorderly conduct without immediate intervention from campus police.

Response

The Shea Field residence halls will be located a short distance from the proposed quadrangle, Recreation Center, and University Center on the Lower Campus. The students in these residence halls will be subject to the same level of supervision as those in all other residence halls.

Comment 2

Homeowners, renters, as well as BC students use the reservoir trails for exercise and as a natural refuge. With increased residential halls for students, those who do not appreciate and respect green space will also be using it for shortcut to the recreational venues in Cleveland Circle. This puts the cleanliness and peacefulness of the area at risk.

Response

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Comment 3

With such proximity to town residents, the Shea Field dorms could be a noisy and rowdy place, disrupting the peace of the neighborhood in late night hours.

Response

See response to Comment 1 above.

Letter 43

Charlotte N. Belezos

Comment 1

Already the use of the Brighton property, the use of the Edison School parking lot and the utilization of St. Columbkille's property have created much havoc in our neighborhood particularly when it comes to traffic and parking. These issues can only get worse as Boston College commences its plan for expansion and redesigning our neighborhood.

Response

See Chapter 9, *Transportation and Parking*, for an analysis of projected traffic volumes and operations with Boston College's proposed projects.

Letter 44

Deborah Reiff

Comment 1

I live on Chandler Pond on Lake Shore Road, a haven in the city of Boston. The Mayor himself has worked hard to protect this only city pond, other than Jamaica Pond. Its natural beauty is enhanced by its quiet and by the strong relationships among neighbors. All of this will change forever if undergraduate dormitories are built on the Archdiocese land. This is mine and my neighbor's utmost priority among all of the aspect of the plan.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*, for Boston College's Student Behavior Plan.

Comment 2

Another quality of life issue is traffic and parking. As it is B.C. student-owned cars line our streets, never moving from Sunday to Friday. If the dormitories are down the street, traffic and parking on Lake Shore will be worse than it is now.

Response

The residents of the housing on the Brighton Campus will be students who formerly resided in off-campus housing in the neighborhood. Undergraduate students are not allowed to bring cars to campus and the City of Boston Resident Parking Permit program makes it very difficult for students living on campus to obtain Resident Parking Permits (See Chapter 9, *Transportation and Parking*, for a discussion of the criteria that must be met to obtain a Resident Parking Permit).

Comment 3

The stadium – this issue also addresses my fervent concern about retaining green space for taxpaying Boston residents, not just B.C. The stadiums will consume green space, create traffic and exhaust, and profoundly contribute to noise pollution.

Response

The Brighton Athletics Center will be built on the current playing fields on the Brighton Campus, maintaining the current open space in that portion of the campus. See Chapter 7, *Athletic Facilities*, for a discussion of noise and traffic related to the baseball and softball fields.

Letter 45

Michelle Chambers

Comment 1

When BC initially purchased the fields on Glenmont and Lake Street from the archdiocese we were assured that these fields would be used for intramural sports only and that the cardinal's former residence would be used for office space. It appears that they have changed their plans and it will be a great detriment to this small enclave of residential homes.

Response

When Boston College purchased the property, it indicated that the fields would be used for the University's athletic programs, including intramural use. The field at the corner of Lake Street and Glenmont Road will continue to be used for intramural and club sports.

As indicated in the 2006 IMP Amendment approved by the Boston Redevelopment Authority, the former Cardinal's Residence will be used for conference and meeting space. The conference center will also include administrative support offices.

Comment 2

If I am to understand the new development plans for those fields, they will be turned into large athletic fields with seating for thousands. The traffic flow to accommodate the fans for the games using this athletic field will clearly impact our little neighborhood.

Response

The baseball field will have seating for 1,500 and the softball field will have seating for 500. The seating will not be filled for all games and many of the spectators will be students who will walk to the fields. Most of the vehicles coming to the fields will access parking from Commonwealth Avenue. Vehicular impacts on local streets from baseball and softball games will be limited.

Letter 46

Erica Sigal

Comment 1

First and foremost, I strongly object to building undergraduate dormitories on the “Boston College Brighton Campus”

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University’s beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College’s guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

*Please set firmly in the language of the long term Boston College Institutional Master Plan that the “Orchard” (i.e. the open land in front of the former Cardinal’s residence, with the apples, pears and mulberry trees) be **preserved PERMANENTLY from being built on** or otherwise converted from its current state of natural beauty and open, green landscape.*

Response

While the University will not create permanent conservation easements, the University will maintain the “orchard” as buffer zone along Greycliff Road for the duration of the IMP.

Comment 3

*Please study and give serious consideration to the **locations and numbers of shuttle buses and bus stops** along Commonwealth Avenue between Foster Street and the main Boston College campus, and also to any and all shuttle buses that will enter and drive through the “Brighton Campus.” Please investigate: a) effects on general surrounding vehicular and pedestrian traffic; b) noise pollution from bus engines and brakes and from students’ voices; and c) air pollution, should buses idle any length of time anywhere.*

Response

The shuttle service will be periodically evaluated during the development of the 10-year plan to assure that it provides appropriate service to existing and new development on the Boston College campuses. A good shuttle service is an effective way to reduce the traffic and pollution impacts of vehicle travel by substituting a few buses for many private vehicles. The buses comply with the Commonwealth’s 5-minute idling law.

Comment 4

Regardless of the status and results of the proposed construction and renovation sites, please move the current west bound Grey Cliff Shuttle bus stop over at least to the far corner of Grey Cliff Rd. on Commonwealth Ave., by the gated driveway of the former Cardinal’s Residence building.

Response

Boston College will consider this request.

Comment 6

Please institute a litter clean-up plan of neighborhoods in the extended Boston College range, to occur after every recreational area usage on either campuses – main campus or “Brighton campus”

Response

Boston College’s Facilities and Grounds Departments conduct regular maintenance activities, including trash pick up, on the Brighton Campus. During the football season, maintenance crews from the Athletics Department monitor and collect trash from neighborhood streets adjacent to the campus. This program will be expanded to provide this service for events at the Brighton Athletics Center.

Comment 7

Please conduct a study of the anticipated pathways – paved and unpaved (created and trampled by students) – from Boston College’s “Brighton Campus” proposed dormitories across to various points including but not limited to: a) top of Grey Cliff Road, b) bottom of Grey Cliff Road, c) top of Lake Street, d) bottom of Lake Street hill by Lake Shore Drive; and e) proposed playing fields on the lower part of the “Brighton Campus.”

Response

Figure 9-28 in Chapter 9, *Transportation and Parking*, shows the primary pedestrian circulation routes with the 10-year IMP. Most of the pedestrian traffic generated by the Brighton Campus will remain on that campus or travel between the Brighton and Chestnut Hill campuses. Pedestrian traffic to areas north of the Brighton Campus would likely use the Foster Street entrance or the Lake Street entrance next to the playing field. It is anticipated that student pedestrian traffic between the Brighton Campus undergraduate residence halls and Greycliff Hall would be minimal.

Comment 8

Please study: a) viability of grass and other greenery remaining untrampled; b) amount of effect of potential litter; and c) noise (which will undoubtedly carry) as students traverse the property, particularly at night, and especially on weekend nights when students tend to drink and thus become much louder.

Response

The planned housing will be located on or near Commonwealth Avenue. Pedestrian traffic will use the Brighton Campus spine road, located on the interior of the campus between the buffers for Lake Street and Greycliff Road. This location will limit any noise carrying to nearby residential areas. Most of the pedestrian traffic generated by the Brighton Campus housing will be oriented to the Chestnut Hill Campus or the Boston College MBTA stop.

Comment 9

I am opposed to the use artificial turf, as proposed for two of the three playing fields to be created in the lower part of “Brighton Campus”. I am very concerned about its short and long term ecological impact!

Response

The baseball field and softball field will have synthetic playing surfaces and the intramural field will have natural grass. See Chapter 7, *Athletic Facilities*, for a discussion of the plans for, and benefits of, synthetic playing surfaces.

Comment 10

I support the strong concerns of the residents of Lane Park, especially regarding; the negative effect of the night-time lighting of the field on their homes, and in particular, on their children's bedrooms.

Response

See Chapter 7, *Athletic Facilities*, for a discussion of lighting for the playing fields.

Comment 11

*I support the strong concerns of the residents of Lane Park, especially regarding; the Wiltshire Road extension must **NEVER** be re-opened to vehicular traffic.*

Response

Wiltshire Road, which is used as a pedestrian way, is owned and maintained by the City of Boston. Boston College has not proposed any changes to Wiltshire Road.

Comment 12

*I support the concerns of the residents of Portina Road on; (a) a sufficient buffer must be created **PERMANENTLY** between Portina Road and the proposed Weston Jesuit School Faculty and Graduate housing. (b) This property must be permanently used for this limited purpose and **NEVER** be converted to undergraduate Boston College housing or other less quiet and restrained purpose.*

Response

While the University will not create permanent conservation easements, the plan for the Jesuit housing maintains Foster Rock and the adjacent area to the south of the rock. A buffer along Portina Road will also be maintained.

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The design of the housing does not make it suitable for use as undergraduate housing. They are designed to foster the formation of "small living communities." For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Letter 47

Richard Wood

Comment 1

In the ten or so meetings I attended, I witnessed chronic criticism over several aspect of the plan. Many of them well thought out and constructive. But above these many issues there were two overriding concerns stressed... (a) BC should house all of their students on the North side of Commonwealth Ave. (b) BC should house 100% of its students on campus.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Letter 48

Christine Stewart

Comment 1

There is no reason why Boston College cannot continue to contain her undergraduate population on the “upper” campus bordered by the Reservoir and thereby “naturally” separated from the surrounding neighborhoods.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University’s beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College’s guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Letter 49

Diana Selvig

Comment 1

I respectfully submit that the BRA require Boston College to study and present alternatives to the construction of student housing on the Brighton campus, including but not limited to: 1) The maintenance and/or renovation of existing dormitory building/sites, particularly the Edmunds Hall building/site and the Flynn Recreation Center (Rec Plex) building/site, should it be demolished?

Response

See Chapter 6, *Student Housing Plan*, for an analysis of alternatives. Edmunds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmunds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building.

Comment 2

2) Study of alternatives sites for dormitory buildings on the Chestnut Hill and Newton campuses;

Response

See Chapter 6 *Student Housing Plan* for an analysis of alternatives for housing on the Chestnut Hill Campus. Currently Boston College houses 875 undergraduates (freshmen) on the Newton Campus and does not plan to construct additional undergraduate housing at this location.

Comment 3

3) Moderate increases in density to existing dormitory buildings on the Chestnut Hill campus (e.g., 6 or more stories, consistent with existing buildings), including the "Mods" site.

Response

The IMP includes an increase of 50 beds on the More Hall site and an increase of 60 beds on the Shea Field site compared to the numbers of beds proposed in the IMPNF.

The IMPNF proposal for More Hall represented an increase of 70 beds over the previous proposal. See Chapter 6, Student Housing Plan, for an analysis of alternatives for housing on the Chestnut Hill Campus.

Comment 4

I respectfully submit that the BRA require Boston College to study and present alternatives to the construction of the above-noted athletic uses on Brighton campus, including but not limited to:

1) The need for a baseball and softball stadium at all, giving the existing facilities on Shea Field and current attendance at games.

Response

See Chapter 7, *Athletic Facilities*, for a discussion of the need for new facilities.

Comment 5

2) Consideration of the effect on adjacent neighbors and properties of lighting, public address systems, and increased traffic and parking, and prohibiting or severely limiting all uses that cannot be wholly mitigated;

Response

See Chapter 7, *Athletic Facilities*, for discussions of lighting, noise and traffic.

Comment 6

3) The environmental, health and aesthetic impact of artificial/synthetic surfaces for the fields;

Response

See Chapter 7, *Athletic Facilities*, for a discussion of synthetic playing surfaces.

Comment 7

4) Limits on use, including lighting, public address systems, usage hours, crowds, cleanup, parking, and traffic;

Response

See Chapter 7, *Athletic Facilities*, for a discussion of the planned use of the athletic facilities.

Comment 8

5) Provisions for community access, not only for athletic uses but also for traversing the former St. John's Seminary property.

Response

General pedestrian access to the Brighton Campus will continue. Use of the athletic fields will be limited to Boston College. As the project is designed, walkways and buffers between the residential houses and the fields will be considered.

Comment 9

In addition, I respectfully request that BRA require Boston College to consider or provide further particulars with respect to "green building" for all new construction and improvement ...

Response

See Chapter 10, Environmental Sustainability.

Comment 10

... And for maintaining and enhancing public pedestrian and bicycle access to the Brighton Campus.

Response

See Chapter 9, *Transportation and Parking*, for discussions of pedestrian and bicycle accommodations.

Comment 11

Boston College's development plans will have a significant impact on traffic on the surrounding residential community. To evaluate this impact, the BRA should require Boston College to pay the cost of an independent peer review of traffic, transportation, and parking impact of the IMP. Furthermore, any changes to public transit should only be considered after input from the MBTA, with appropriate community response.

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of traffic, transportation and parking plans.

Letter 50

Michael O'Laoghaire

Comment 1

The college should commit to housing all its undergraduates on campus by 2018.

Response

The IMP proposes to house all undergraduates on campus by 2018. See Chapter 5, *Proposed Future Projects*, and Chapter 6, *Student Housing Plan*.

Comment 2

The noise and light would create an intolerable nuisance to the neighbors, especially those on Lane Park and Glenmont Road.

Response

See Chapter 7, *Athletic Facilities*, for a discussion of noise and lighting related to the proposed athletic facilities.

Comment 3

In general, synthetic surfaces are bad for the environment. They take away open space; can give off gases in the hot summer weather.

Response

See Chapter 7, *Athletic Facilities*, for a discussion of synthetic playing surfaces.

Comment 4

The whole campus should be surrounded by a minimum 200-foot conservation buffer zone. There should be a conservation restriction on all land identified in the IMPNF as green space.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the

Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Comment 5

The three college-owned properties at 188-196 Foster Street should be preserved. They date from the late 1800s and replacing them with modern buildings would change the character of Foster St. We do not object to heir being rehabilitated and possibly their being incorporated with compatible, adjacent new building.

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement’s Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of “small living communities.” The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 6

Dorms should be built on the Commander Shea Field only if it is found absolutely impossible to fit all the required dorm space elsewhere on this (and/or the Newton campus).

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University’s beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior.

Comment 7

There should be an independent review of any traffic, transportation and parking studies. This is standard practice in many cities and towns in the country. The applicant (Boston College) should provide a fund to the Boston College Task Force which would enable them to hire and pay the consultants.

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of transportation and parking plans.

Letter 51

Sanford Furman

Comment 1

- *Boston College should build dormitories to house all undergraduate students.*
- *Boston College should house all undergraduate students on the Chestnut Hill Campus by utilizing More Hall, the Mods, Edmonds Hall, and potentially other sites, and making all new dormitories up to six stories.*
- *Boston College should rebuild the recreation complex on its current site or build it on the former Archdiocese property.*

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

Any off campus restrictions should include three-family houses and condominiums converted from two and three family houses.

Response

At this time, the housing restriction is limited to single and two family homes which make up a majority of the type of housing stock rented by BC students. Due to the complexity, cost and length of time involved in the filing a petition to re-zone with the Zoning Board of Appeal, it is doubtful that many owners of single and two family homes will convert to three family homes simply to avoid the restriction.



Comment 3

I have no problem with the Foster Street site being used for seminary/graduate student housing provided that such use be mandated in perpetuity rather than for ten years in the Master Plan. It is also imperative that the unimproved road remain a footpath, not opened up as a roadway, to preserve the character and security of the Portina Road neighborhood, and that Foster Street rock area remain undeveloped

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. Wiltshire Road next to the property currently provides pedestrian access between Foster Street and Portina Road. It is a public way owned by the City of Boston. The plan maintains Foster Rock. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 4

Concerning the proposed athletic fields:

- *No fencing around the baseball or softball fields, either at the former Archdiocese grounds or Shea Field;*
- *No use of the fields at night, no lights;*
- *No artificial turf;*
- *Seating should be limited to 500 for baseball and 200 for softball;*
- *Either a baseball field or softball field on Shea Field and the other on the former Archdiocese grounds. If on former Archdiocese grounds, located farther from Lane Park than presently proposed;*
- *If absolutely necessary, both fields on the former Archdiocese grounds, but with the above described restrictions, and moved farther back from Lane Park.*

Response

See Chapter 7, *Athletic Facilities*, for discussions of these various topics.

Comment 5

I ask for legal restrictions to be implemented to protect features of the Archdiocese property like the orchards, the trees ringing the property, the stone walls, and the Foster Rock, with a conservation easement rather than a promise.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP. Retention of the stone walls and existing trees will be addressed during the design of the proposed buildings along Commonwealth Avenue.

Comment 6

However Boston College may develop Shea Field, clear and strong protection for the reservoir park from any development of Shea Field, particularly from the increase of student that may occur there, so as to preserve the reservoir area as a tranquil resource for the community. I ask for legal restrictions to be implemented to protect features of the Archdiocese property like the orchards, the trees ringing the property, the stone walls, and the Foster Rock, with a conservation easement rather than a promise.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Letter 52

Alessandro Selvig (1/8/08)

Comment 1

The BRA's Article 51 (Zoning for Allston-Brighton's Neighborhood District) forbids construction of a stadium in both the St. John's Seminary Conservation Protection Subdistrict, and also in Boston College's Institutional Subdistrict (see attached).

Response

See Consistency with CPS and Article 29 Zoning in Chapter 4, *Planning Framework*.

Comment 2

Furthermore, the BRA's Article 80 (Development Review and Approval) requires that a project be "...architecturally compatible with surrounding structures," "...consistent with any established design guidelines that exist for the area in which the Proposed Project is located, as set forth in the underlying zoning," and that "...nothing in such proposed project will be injurious to the neighborhood or otherwise detrimental to the public welfare" (see attached).

Response

See Consistency with CPS and Article 29 Zoning in Chapter 4, *Planning Framework*.

Comment 3

The project [Athletic Fields] as proposed is incompatible with the residential character of the neighborhood, is forbidden under the underlying zoning, and would cause irreparable injury to the neighborhood with families and many long term residents.

Response

See Chapter 7, *Athletic Facilities*, for discussions of the planned uses and the impacts of the proposed facilities.

Letter 53

David Carlson

Comment 1

What I don't want are buildings bringing light and noise to the reservoir and hence changing the rural oasis that the reservoir provides.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 54

Louise Bonar

Comment 1

By 2018, BC should be required to provide on-campus housing for all of its undergraduate students (except those studying elsewhere or commuting from family homes in the greater Boston area).

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand. The IMP adds 670 additional beds of University housing to the 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it.

Comment 2

Undergraduate dorms are unacceptable on the former seminary grounds, which borders a residential neighborhood, and should not be built. BC can, and should, co-locate its undergraduate students in the traditional residential parts of the Chestnut Hill campus (both Boston and Newton) that are not directly adjacent to the Chestnut Hill Reservoir.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove

up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 3

It should be ensured that the proposed housing the on Foster Street is used for absolutely no other purpose beyond the 10-year IMP time frame; that the extension of Wiltshire Road is never reopened; and that the buffer zones are increased.

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities.

Wiltshire Road next to the property currently provides pedestrian access between Foster Street and Portina Road. It is a public way owned by the City of Boston. Boston College has not proposed any changes to Wiltshire Road. The project includes a set back of 75 feet from the rear lot line of the neighboring homes on Portina Road. The natural rock outcropping (Foster Rock) on the south side of the site will be preserved. The project includes a set back of 75 feet from the rear lot line of the neighboring homes on Portina Road. The natural rock outcropping on the south side of the site will be preserved. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 4

BC should maintain the Edmonds Hall site for dormitories as well as the current site of the Rec Plex should they wish to move it elsewhere.

Response

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building.

Comment 5

To make good use of available land and maximize open space, BC should build dorms of 6 stories or higher and locate them throughout the Chestnut Hill campus, including Newton, but not directly adjacent to the Chestnut Hill Reservoir.

Response

See response to Comment 2 above.

Comment 6

BC should substantially increase the number of beds on the two-story Mods site to accommodate more students on campus.

Response

The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus.

Letter 55

John Ferguson

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-Year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 56

Franeo Rufo

Comment 1

How could anyone live so close to the [proposed] stadium when games go on? The enormous traffic, the loud screaming, the very disturbing lights, and possibly a lot of drinking.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Letter 57

Bruno Salvucci

Comment 1

Our concern I the size of the stadium and all the things it brings. Issues such as lights, noise, traffic, litter, and public drinking are our concerns. There is no way that a baseball stadium, 30 yards away from our home will not have a negative impact on our neighborhood! You must sent BC back to revise these plans.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Letter 58

Mariano and Grace D'Antignana

Comment 1

BC has proposed to build 2,000 seats. I strongly object to this as it's too large for the site and the neighborhood.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Comment 2

The playing fields must be limited to BC students and activities only.

Response

The Brighton Athletics Fields are planned for Boston College use.

Comment 3

Use of the stadium at night should be kept to a minimum, no later than 9pm.

Response

As discussed in See Chapter 7, *Athletic Facilities*, activities will stop at 9:30 and lights will go out at 10:00 except when a game is in progress. Lights will be off when there is no activity on the fields.

Comment 4

Lighting at outdoor facilities should be designed with an eye to minimizing impact on the neighborhood, especially the immediate abutters. Noise control should be examined.

Response

See Chapter 7, *Athletic Facilities*, for discussions of noise and lighting impacts.

Comment 5

Why not build parking under the proposed buildings along Commonwealth Avenue?

Response

The IMP proposes that most of the surface parking be replaced with structured parking. There are opportunities identified for parking under proposed buildings, such as at the corner of College Road and Beacon Street, and at Commonwealth Avenue under the proposed More Hall site housing.

Comment 6

If this garage is going to be built, then limit its size, move it to preserve the trees and make the façade appear as an office building. The garage will be so close to us that we will hear the noise from the traffic and smell the fumes from the exhaust.

Response

The garage has been relocated away from Lane Park (190 feet). The façade will be determined during design of the structure.

Letter 59

Shani and Jonathan Traum

Comment 1

As a homeowner whose house sits just off the proposed baseball field's right field corner, having lighting would be very disruptive.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts. To minimize impacts to Lane Park the location of home plate has been shifted 90 degrees toward the Edison Middle School.

Comment 2

The sound of hundreds of fans leaving the game makes the situation totally unacceptable.

Response

See response to Comment 1 above.

Comment 3

There seems to be some ambiguity as to the uses of the various fields outside of the varsity teams- frequency, timing, etc.

Response

See Chapter 7, *Athletic Facilities*, for a discussion of the proposed uses and schedules for the fields.

Comment 4

There has been no information on the type, scope, and use of a sound system on the playing fields.

Response

See Chapter 7, *Athletic Facilities*, for a discussion of noise and the public address system.

Comment 5

We ask that a complete study be provided detailing the health and environmental impact of synthetic grass and natural grass, taking into account any agents that would be used for the upkeep of the grass (fertilizer, pesticides, etc.)

Response

See Chapter 7, *Athletic Facilities*, for a discussion of synthetic playing surfaces.

Comment 6

It seems the entrance to the Brighton campus from Foster Street would be open and unregulated. We ask that this be gated, with access and egress to be regulated by electronic card or guard.

Response

The driveways on the Brighton Campus will have controlled access as is currently provided on the Chestnut Hill Campus. This will restrict access to the campus to vehicles having business on the campus and prevent any cut through traffic which might impact neighborhood roadways.

Comment 7

We would like more details regarding the 500 space garage planned for the Brighton campus. I would request clarification on this as the 788 spaces described as currently on the site must surely include those spaces currently located on the field slated to become the baseball field and only used during graduation, football games, and other high attendance events. Is BC exchanging infrequently used spaces with everyday parking and therefore dramatically increasing the number of cars entering the neighborhood and campus area on a daily basis?

Response

The 788 spaces on the Brighton Campus are existing paved, marked spaces. The count does not include any spaces on the playing fields which are used for parking only in special circumstances. The parking analysis in Chapter 9, *Transportation and Parking*, does not include such temporary spaces.

Comment 8

We are concerned with the safety of moving the MBTA stop at Boston College from the current location into the center of Commonwealth Avenue. By leaving the stop where it is, we avoid making the area more dangerous for cars and pedestrians alike and allow the existing greenbelt district to remain.

Response

The decision to move the stop will be made by the MBTA after consideration of a number of factors, including pedestrian and vehicular safety.

Comment 9

We ask that Boston College go back to the drawing board and increase the height of dorms planned in order to maximize the use of space currently available on the Chestnut Hill campus.

Response

Boston College proposes to add 50 beds on the More Hall site and 60 beds on the Shea Field site compared to what was proposed in the IMPNF (the IMPNF proposal for the More Hall site was 70 beds more than Boston College's original proposal for the site). See Chapter 6, *Student Housing Plan*, for detailed discussion of its plans for housing in general and on the Lower Campus in particular.

Comment 10

We ask that the buffer for direct abutters be increased, especially those to be impacted by the playing fields.

Responses

The playing fields are set back from the adjacent neighborhoods. The exact nature of the buffers will be established during design of the project and will be reviewed during Large Project Review by the BRA.

Comment 11

We ask that a permanent easement be placed on all buffers.

Response

While the University will not create permanent conservation easements, the University will maintain the buffer zones on the edge of the Brighton Campus along Lake Street and Greycliff Road and at the Foster Rock for the duration of the IMP.

Comment 12

We would ask that in the next round of presentations, Boston College should provide scale, three dimensional displays so the community can fully envision the changes they propose and how they affect the neighborhood and abutters.

Response

Boston College intends to use a three-dimensional model to illustrate its plans.

Letter 60

Susan Heideman

Comment 1

All dormitories should remain on the Chestnut Hill campus for many reasons; including to avoid a dramatic increase in pedestrian and vehicular congestion across Commonwealth Avenue and on the Brighton side streets running off of it; and to ensure that the densely populated residential neighborhoods abutting the Brighton campus are protected from the increased noise, trash, and congestion that we Brighton residents experience daily from the undergraduates living in houses and apartments in our midst.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

It is unthinkable to site dormitories on Shea Field, so close to the reservoir.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence

halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 61

Brenda Pizza and Kevin Tringale

Boston College recognizes the concerns you raised in your comment letter, dated February 1, 2008. Following the incident, Vice-President Thomas Keady responded promptly and worked closely with you to resolve this matter.

Letter 62

Renee Shapiro and Mimi Rhys

Comment 1

Increased traffic [from the athletic fields] on our narrow neighborhood streets will be stressful and increase air pollution.

Response

To manage traffic impact on the surrounding community, the University has developed an extensive transportation management plan for traffic, parking and transit operations on game days, including football, basketball and hockey, and for other special events. Special events on the Brighton Campus will be incorporated into the transportation management plan. Traffic is directed by the Boston College Police Department and signs are posted to identify event parking areas. If the garage on the Brighton Campus is parked to capacity, Boston College Police will direct parkers to other surface parking on the Brighton Campus or to the Commonwealth Avenue or the Beacon Street garages on the Chestnut Hill Campus.

Comment 2

The noise and light pollution from this facility [the athletic fields] also poses a public health problem. Noise has been shown to increase cardiovascular illness in adults and respiratory ailments in children via emotional stress. Light pollution adds to health problems by disturbing sleep and impairing cognitive performance in adults and children.

Response

Chapter 7, *Athletic Facilities*, addresses lighting and noise.

Comment 3

The rubber in synthetic turf has been shown to be contaminated with polycyclic aromatic hydrocarbons (PAH), which are carcinogenic. In addition to being a health hazard to the athletes, this material could be further distributed throughout the neighborhood to be tracked into homes and could contaminate Chandler Pond harming the wild life.

Response

Based on available research, the University believes that the installation of synthetic playing surfaces is a wise investment, provides significant benefit to users, conserves water and results in no significant environmental or health impacts. None of the runoff from the fields will go to Chandler Pond. Chapter 7, *Athletic Facilities*, addresses the use of synthetic playing surfaces.

Comment 4

The placement of undergraduate dormitories on the Brighton campus is unacceptable since it would place a huge concentration of students near homes, which doesn't really remove them from the neighborhoods. There is sufficient space to house all of the students on the Chestnut Hill campus by adding higher buildings on the sites where dormitories already exist.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Letter 63

Danielle Goyette

Comment 1

I oppose the building of dormitories on Shea Field, abutting the Chestnut Hill Reservoir... The renovation (and possible expansion) of Edmonds Hall and the construction of new five-story dorms on the Mods site would be much more appropriate solutions.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building. The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus.

Comment 2

I oppose any Boston College development on the Brighton campus which does not preserve the existing landscaping, stone walls, and natural beauty of the property along Commonwealth Avenue and Lake Street.

Response

Retention of the stone walls and landscaping will be addressed during the design of the proposed buildings along Commonwealth Avenue.

Letter 64

John and Marlene Duarte

Comment 1

I would like Boston College to amend its Master Plan to not include a baseball stadium for 1,500 with lights and artificial turf, and to amend the plan to not include undergraduate dorms on the grounds of St. John's Seminary.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Letter 65

Bob Pessek

Comment 1

No undergraduate dorms on the Brighton campus. Instead, current or planned undergraduate dorms should be built higher/larger on the Chestnut Hill campus.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

No athletic fields with attendant fencing, lighting, seating, parking and the like used to be developed on the Brighton campus. The Chestnut Hill campus or the Newton campus should be used for these activities.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Comment 3

Open space in the Master Plan should be preserved through conservation restrictions, as was recommended at the January 29, 2008 task force meeting.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Letter 66

Michael Pahre

Comment 1

The BRA should require BC to scope fully a housing option that would provide housing for 100 % of their undergraduates on the main Chestnut Hill and Newton campuses, without dormitories on the Brighton Campus.

Response

See Chapter 6, *Student Housing Plan*, for the analysis of housing options.

Comment 2

The BRA should require BC, as part of the approval of their IMP, to provide a conservation easement for part of the Brighton Campus in order to protect residential neighborhood buffer zones against future development.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Comment 3

The BRA should require BC to fund independent peer review, to be managed by the BC Task Force (or other, suitable, independent body) of key elements of their IMP, particularly the traffic/transportation and environmental review portions.

Response

The review function is performed by the Boston Redevelopment Authority and the Boston Transportation Department. Boston College will not fund independent analyses of elements of the IMP.

Comment 6

The three houses on the Foster Street parcel should not be demolished; instead, they should be incorporated into the proposed development.

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement’s Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of “small living communities.” The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. Wiltshire Road next to the property currently provides pedestrian access between Foster Street and Portina Road. It is a public way owned by the City of Boston. The plan maintains Foster Rock. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 7

Parking throughout the campus should be better located close to its users’ locations, rather than being pushed further away onto the Brighton and Newton campuses.

Response

The IMP parking plan replaces existing surface parking with structured parking located to meet the needs of all users on each campus. The garage on the Brighton campus is located on the main road through the campus and is easily accessed from Commonwealth Avenue. Its location puts it within a five minute walking distance of all users on the Brighton Campus.

Comment 8

Boston College should commit to housing all undergraduate students on-campus by 2018.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand. The IMP adds 670 additional beds of University housing to the 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it.

Comment 9

A ban on undergraduate housing in one- and two-family houses is unnecessary if Boston College houses their students on campus.

Response

Since BC will be constructing new student housing in a phased approach over the duration of the ten year IMP, the housing restriction is necessary to provide relief to impacted neighborhood areas as the new residence halls come on-line.

Comment 10

No undergraduate housing should be built on the Brighton Campus.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 11

Sufficient space exists on the Chestnut Hill campus to house 1,200 additional students.

Response

See response to comment 10 above.

Comment 12

Boston College's proposed IMP has buildings which border very close to public spaces, such as public parkland or city/state streets. Examples are:

- One dorm on Shea Field, which borders St. Thomas More Road and is directly opposite the Chestnut Hill Reservoir;
- Brighton Dorms on Commonwealth Avenue (4-5 stories, 60 feet tall), which removes a beautiful stone wall (and may remove a rock outcropping);
- Fine Arts District on Commonwealth Avenue (4-5 stories, 60-70 feet tall);
- More Hall Dorms on Commonwealth Avenue and St. Thomas More Road, which removes another beautiful stone wall;
- Recreation Center (3 stories, up to 70 feet), which appears to have very little setback from St. Thomas More Road
- Foster Street graduate housing (2 stories, 20-25 feet tall).

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. Set backs along Commonwealth Avenue will be determined during design and Large Project Review. The plan for the Foster Street housing shows it set back farther from Foster Street than neighboring properties.

Comment 13

Failure to maintain undergraduate enrollment levels must be corrected.

Response

Undergraduate enrollment at Boston College has been stable since 1987 (See Chapter 3, Campus Demographics and Employment). Boston College has no plans to increase undergraduate enrollment.

Comment 14

How can BC incorporate three historic houses into the Foster Street development, rather than raze them?

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 15

What are the plans for when the six-year, graduate student housing leases expire?

Response

Depending on the future demand for graduate housing, Boston College will consider its options to renew this lease arrangement at the end of the six-year period.

Comment 16

How can BC guarantee that they will no longer purchase housing stock in Brighton?

Response

Boston College prepared this IMP for land it currently owns in Boston. If approached, however, the University will consider opportunities for other strategic acquisitions.

Comment 17

Why does BC need to create new and fancy baseball and softball stadiums? This doesn't line up with anything in BC's strategic plan.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities, including discussions of Boston College's needs and of their impacts.

Comment 18

Impact of playing field on Neighbors' Quality-of-Life; Brighton Residents who live next to Rogers Park have complained of the following problems – Lighting, noise, drinking, Parking and Traffic

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Comment 19

BC's IMPNF gives absolutely no indication of how the usage of the playing fields and stadiums would be constrained.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed uses of the athletic facilities.

Comment 20

Artificial Turf vs. Natural Turf

Response

See Chapter 7, *Athletic Facilities*, for a discussion of synthetic playing surfaces.

Comment 21

Moving Baseball Stadium away from Lane Park

Response

Home plate has been moved closer to the Edison Middle School. See Chapter 7, *Athletic Facilities*.

Comment 22

Conservation Easement on Brighton Athletic fields

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Comment 23

Impact on St. John's Seminar and Seminarians

Response

No significant impacts on St. John's Seminary and Seminarians are expected

Comment 24

BC should agree to a Conservation Restriction (or Easement) for part of the Brighton Campus

Response

See response to comment 21.

Comment 25

Campus sustainability should include LEED certification for all new buildings

Response

As presented in Chapter 10, *Environmental Sustainability*, Boston College's goal is to meet LEED Certified status and strive to achieve Silver status on all new buildings.

Comment 26

Need for independent Peer Review of Traffic, Transportation and Parking studies (and their assumptions).

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of traffic, transportation and parking plans.

Comment 27

Traffic Analysis should be done for individual Elements of their proposals.

Response

See Access Alternatives Operation Analysis in Chapter 9, *Transportation and Parking*.

Comment 28

MBTA Car Barn land and /or Air Rights

Response

Boston College has not discussed purchase or lease of the car barn land or air rights over the land with the MBTA. It is Boston College's understanding that the land will be needed by the MBTA regardless of whether or not the stop is moved.

Comment 29

Assumption for Traffic, Transportation, and parking must be justified and/or corrected

Response

See Trip Generation section of Chapter 9, *Transportation and Parking*, for a revised projection of future staff changes.

Comment 30

Inadequate Packing space in Master Plan

Response

See Chapter 9, *Transportation and Parking*, for an analysis of future parking demand and supply.

Comment 31

Substantial improvement is needed to BC's Transportation Demand Management program.

Response

See Chapter 9, *Transportation and Parking*, for descriptions of Boston College's current and planned Transportation Demand Management measures.

Comment 32

New cut-through route will divert traffic onto Foster Street

Response

The driveways on the Brighton Campus will have controlled access as is currently provided on the Chestnut Hill Campus. This will restrict access to the campus to vehicles having business on the campus and prevent any cut through traffic which might impact neighborhood roadways.

Comment 33

Street Parking study should be performed to determine impact of illegal parking by BC community on City Streets.

Response

An analysis of on-street parking is provided in Chapter 9, *Transportation and Parking*. The Boston Transportation Department is responsible for enforcing on-street parking regulations.

Comment 34

How will Proposed Auditorium be used?

Response

The 1,200-seat auditorium will be used primarily to support University activities, such as lectures, convocations, and music performances.

Letter 67

Ellen Millman

Comment 1

A written legal agreement for conservation of a portion of the green space, reasonable setbacks for buildings and attention to the impact of (noisy) foot traffic and cars are important issues [for development of the Brighton campus].

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP. Building setbacks will be determined during design and Large Project Review by the BRA. See Chapter 9, Transportation and Parking, regarding vehicular and pedestrian traffic. Most pedestrian traffic on the Brighton Campus is expected to be along the main spine road which is routed through the middle of the campus.

Comment 2

Most residents would prefer that BC house their undergraduates closer to the center of their campus, thus reducing rowdy foot traffic in the adjacent community.

Response

The housing on the Brighton Campus is located on Commonwealth Avenue and in the interior of the campus set back from adjacent residential areas.

Comment 3

I am also concerned about the artificial turf on the playing fields and strongly request that only the tennis courts on top of the parking garage be an artificial playing surface.

Response

See Chapter 7, *Athletic Facilities*, for a discussion of synthetic playing surfaces.

Comment 4

I hope BC will limit the size and frequency of sporting events, especially in the evenings.

Response

See Chapter 7, *Athletic Facilities*, for a description of the planned use of the proposed athletic facilities.

Letter 68

Mark Alford

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 69

Alisa Brennan

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 70

Ludwik Gorzanski

Comment 1

Please make BC house all undergraduate students on campus. There should be no dorms any closer to the Chestnut Hill Reservoir than the ones currently standing.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand. The IMP adds 670 additional beds of University housing to the 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it.

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Comment 2

Commonwealth Avenue near BC should retain its present character with respect to the landscape and roads layout.

Response

When planning its facilities along Commonwealth Avenue, Boston College intends to respect the character of the roadway

Letter 71

Wilma Wetterstrom

Comment 1

Undergraduate dormitories on the former St. John's Seminary. No undergraduates should be housed so close to residential areas.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

Undergrads living off campus. As part of the new master plan, one major goal should be to house ALL undergraduates on campus.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand. The IMP adds 670 additional beds of University housing to the 610 beds proposed in the IMPNF for a total of 1,280 new beds in this Master Plan cycle. Upon completion of the IMP, Boston College will become the first university in Boston to provide housing for all of its undergraduates who seek it.

Comment 3

I am opposed to undergrad dorms on Shea Field next to the Chestnut Hill Reservoir.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Comment 4

I find it unacceptable to place a large baseball stadium on St. John's. The evening lights, loud speaker systems, and noisy crowds will undoubtedly disrupt life for the residents. I would request that BC explore ways to make their current stadium meet their needs. I am also concerned about the use of artificial turf and would request that any playing fields in St. John's be natural grass.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Comment 5

Sitting buildings at the edge of the sidewalks on Com. Ave near Lake St. will degrade our neighborhood.

Response

The setbacks for the proposed buildings along Commonwealth Avenue will be determined during Article 80 Large Project Review when detailed project design is considered.

Comment 6

I request that the Conservation restriction for the urban wilds at St. John's be observed.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Comment 7

Historic buildings. All new construction should be sited and designed with the historic character of the landscape in mind. In addition, the three historic homes on Foster St. that BC proposes to demolish should be saved and incorporated in their plans for the dorms for the seminary.

Response

The siting of buildings proposed in the IMP has considered the historic character of the landscape. Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 8

Keeping and bringing families into the neighborhoods near BC. The proposal to offer mortgage assistance to staff who wish to live near campus sounds like an excellent plan. Although it is not part of the master plan, the proposal should be developed and instituted.

Response

Boston College plans to create a Mortgage Assistance Program for all full-time University employees to assist them to purchase homes in the Allston-Brighton community. This will be the first University sponsored mortgage program of its kind in the City of Boston.

Letter 72

Lisa Hirsh

Comment 1

The most important thing from my perspective is NOT to have dormitories built on the [Chandler Pond] part of Commonwealth Avenue.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

If the plans for the recreation center go ahead it is critical that there are sufficient parking spaces (250 sounds way too low).

Response

The Recreation Center is designed to serve the Boston College community. Since most users will already be living, working or attending class on campus, no specific parking will be provided for the Recreation Center.

Letter 73

Dorothy Weitzman

Comment 1

I write to express my opposition to the plan by Boston College to build dormitories for 490 students with the northeast end right up the road opposite the Chestnut Hill Reservoir. I think that Boston College should be asked to explore another option for housing these 490 students. For whatever buildings are built on Shea Field, a sizable border of vegetation should at a minimum be required and with much more distance put between the building and the road than now appears in the map below.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 74

Sharon Cayley

Comment 1

Traffic: All plans optimistically calculate low traffic volume. The current plans appear to anticipate the best case scenario with a sizeable number of employees using public transportation.

Response

The projection of future traffic is based on existing travel characteristics to the Boston College campus (See Chapter 9, *Transportation and Parking*).

Comment 2

Athletics: The scale of plans suggests a two to three season use on a large scale. When combined with stated plans for intramural sports, it would appear that there will be few weeks during the calendar year when nearby residents will not feel a negative impact from these ambitions.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts. The chapter includes a discussion of expected usage.

Comment 3

The proposed dormitory developments stretch as far from the borders of other cities as possible. I suggest two possibilities. (1) Graduate only housing or (2) Married student or new junior faculty housing on the former Archdiocese site and switching the propose Shea Field dormitories with the proposed new academic buildings at the corner of Beacon and College Road.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000

Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 4

Finally, the employees of Boston College who are neither faculty nor students must either find a residence within reasonable commuting distance (see Allston-Brighton housing costs) or drive.

Response

Boston College staff has been included in the analyses in the Future Transportation Conditions section of Chapter 9, *Transportation and Parking*.

Letter 75

Kirsten and Henry Ryan

Comment 1

We strongly urge the BRA to require that BC establish Conservation Restrictions for the wooded buffer along Lake Street, for the Orchard and the woods behind the Chancery, down to the loop road and the woods at the Lake Street entrance.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Comment 2

We would like to see the athletic fields remain low-impact and maintain the use of natural grass. We would like to see access, via walking trails / or sidewalks be maintained from the neighborhoods through the campus to the future conservation restriction open space areas and up to Commonwealth Avenue.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts. The Brighton Campus buffer areas will remain open to the public.

Comment 2

We believe that in order to minimize negative impact on the surrounding neighborhood, BC should not be allowed to construct dormitories on the Brighton Campus. We request that BRA limit buildings on the Brighton Campus academic, administrative and cultural uses in order to preserve the nature of the existing land use.

BC can, and should, co-locate its undergraduate students in the traditionally residential parts of the Chestnut Hill campus (both Boston and Newton). BC should maintain the Edmonds Hall site for dormitories – as well as the current site of the Rec Plex (Flynn Recreation Center), should they wish to move it elsewhere. To make good use of available land and maximize open space, BC should build dorms of 6 or more stories high (consistent with

those recently built), and locate them throughout the Chestnut Hill campus. BC should substantially increase the number of beds on the two-story “Mods” site (temporary housing built in 1970) to accommodate more students on campus.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University’s beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College’s guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building. The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus.

Letter 76

Fred Salvucci

Comment 1

The parking garage shown in the current plan fairly far north in the Seminary site will generate significant additional traffic on Foster Street, and create gridlock in Brighton Center. It should be relocated to either under the proposed museum/auditorium site closer to Commonwealth Avenue, or across Commonwealth Avenue on the south side, with access primarily from Commonwealth Avenue. I request that the Scope require the development of a plan with both of these questions considered, instead of the currently proposed garage.

Response

The IMP parking plan replaces existing surface parking with structured parking located to meet the needs of all users on each campus. The garage on the Brighton campus is located on the main road through the campus and is easily accessed from Commonwealth Avenue. Its location puts it within a five minute walking distance of all users on the Brighton Campus.

See the Future Transportation Conditions section of Chapter 9, *Transportation and Parking*, for future traffic operations analyses, especially along Washington Street.

Comment 2

In addition, the Scope should require BC to develop more modest alternative T stop designs, with safe, at-grade pedestrian crossings instead of overpasses, without changing the sidewalk curb lines of Commonwealth Avenue, and without destroying the stone walls. These alternatives should include improving the MBTA station at its current location, developing an option with the station platforms split to the east and west of Lake Street, and developing an option entirely to the east of Lake Street.

Response

While the MBTA is ultimately responsible for planning, designing and implementing any changes to the BC MBTA stop, the University has met with the past three directors of design and construction to discuss platform options and to work collaboratively on a new station that would benefit the community, the MBTA and the University.

Comment 3

The Scope should require BC to develop alternative access plans for both sides of Commonwealth Avenue that do not involve the relocation of St. Thomas More Way, nor the destruction of the stone wall. The legitimate concerns for pedestrian safety and convenience at all crossings needs to be prioritized in all alternatives.

Response

See Access Alternatives Operational Analysis in Chapter 9, *Transportation and Parking*.

Comment 4

The Scope should require the identification of opportunities to analyze all of the peripheral and through fares for opportunities to encourage pedestrian-friendly sidewalks and street crossings, and to explore locations where multiple pathways may be superior to one very auto-intensive pathway, with particular focus on leaving St. Thomas More Road in its current location even if a new road along the edge of the cemetery is introduced to relieve it. Historically, before the filling of the second reservoir, there was a redundant roadway to the west of St. Thomas More, connecting Commonwealth to Beacon, and reducing intensity of use. Given the size of the land area on the Chestnut Hill campus between Commonwealth, Beacon, and St. Thomas More, some “interior” road access will be required. The Scope should require the analysis of alternative networks to explore the potential for redundant links and permeability to improve overall pedestrian-friendly conditions.

Response

See Access Alternatives Operational Analysis in Chapter 9, *Transportation and Parking*. Accommodating through traffic on the Chestnut Hill Campus would be contrary to the Master Plan principles established by Boston College. Consistent with Master Plan principles, the IMP reduces the interior roadways on the Chestnut Hill Campus to eliminate major pedestrian/vehicular conflict locations. Access has been maintained to the major parking structures and for loading, delivery and service vehicles.

Comment 5

The Scope should require BC to develop one or more alternatives with high density of integrated housing within the Chestnut Hill campus, adequate to eventually accommodate all BC housing demand within the Chestnut Hill campus, and the complementary restricted parking and subsidized transit policies necessary for success of such a strategy.

Response

See Chapter 6, *Student Housing Plan*, for analyses of housing alternatives that provide all new undergraduate housing on the Chestnut Hill Campus.

Comment 6

The Scope should require BC to develop a plan for the Seminary grounds which leaves the Lake Street wooded area, the natural unlighted no-seating playing fields, and the orchard area intact and protected by permanent conservation easements, with no additional parking, and with the modest existing parking concentrated at Commonwealth Avenue, preferably on the Edmonds Hall site.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Comment 7

The Scope should require BC to develop a plan that leaves Shea Field where it is and adds housing in a more dense and integrated configuration on the existing Chestnut Hill campus.

Response

See Chapter 7, *Athletic Facilities*, for a discussion of the need for new facilities and how that need will be addressed.

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 8

The Scope should require development of options that retain the urban wild to minimize traffic generation, and support the restoration of the three historic structures.

Response

The University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 9

The Scope should require the calculation of the development rights of the Seminary site under existing zoning, the development rights of the BC campus south of Commonwealth Avenue under existing zoning, the increase in development rights required to support the current proposed BC Master Plan, the added development rights required to support the densification strategy on the Chestnut Hill campus advocated by so many community speakers, and the parking restrictions required to make the densification strategy viable in terms of the capacity of Commonwealth Avenue and Beacon Street, and identify the kind of transfer of development rights and bonus agreement that would be required.

Response

Boston College does not wish to follow a densification strategy for the Chestnut Hill Campus and place all needed projects on the campus. Instead, Boston College seeks to develop the Lower Campus at a density similar to the Middle Campus and to meet additional University needs with development on the Brighton Campus. That development will be at a much lower density than planned for the Lower Campus.

Comment 10

The Scope should require BC to provide more detail about how this progressive program will be established, what number of residences is contemplated, and how acquisition of property could be handled, to avoid creating windfall profits for absentee owners, and avoid encouraging still more absentee landlords to blockbust and "flip" property.

Response

Boston College plans to create a Mortgage Assistance Program for all full-time University employees to assist them to purchase homes in the Allston-Brighton

community. This will be the first University sponsored mortgage program of its kind in the City of Boston. Details of the program are not available at this time.

Letter 77

Lorraine Bossi

Comment 1

Intramural sports are a fine idea for this site, but not spectator sports. This large a crowd will generate more noise, rowdiness, and traffic will be of an impasse.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Comment 2

There should be an independent traffic study of increase of auto traffic on Lake St., not a Boston College review.

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of traffic, transportation and parking plans.

Comment 3

Thought should be given to a buffer zone surrounding the Lake St. property.

Response

The University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock.

Comment 4

More dorms can be built on the Chestnut Hill campus if architects thought and planned accordingly. Doubt Newton would allow these buildings which are being forced on our community.

Response

Based on the housing distribution planned in the IMP, the Chestnut Hill Campus will house approximately 77 percent of undergraduate housing while the Brighton Campus will house just 6 percent.

Comment 5

I would like to see a conservation restriction long term in perpetuity to preserve open space.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP.

Comment 6

I fail to see a logical reason to close the exit from St. Thomas More Rd. onto Commonwealth Ave. at Lake St.

Response

As shown in the Access Alternatives Operational Analysis in Chapter 9, *Transportation and Parking*, closing Thomas More Road south of Campanella Way would reduce traffic through the intersection, thereby improving traffic operations of the intersection of Lake Street and Commonwealth Avenue.

Letter 78

Dajun Pang and Chianping Ye

Comment 1

I have a general opposition to this plan.

Response

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 79

Alessandro Selvig (2/3/08)

Comment 1

The college should justify its assertion that the existing Edmonds Hall, with 790 beds, cannot be renovated. Keeping this one dorm would obviate the need to create housing on the "Brighton Campus."

Response

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6, *Student Housing Plan*, provides a detailed explanation of the reasons why Boston College needs to demolish the building..

Comment 2

The college should show why the current, fully operational facilities for baseball and softball sited on Shea Field are no longer adequate.

Response

See Chapter 7, *Athletic Facilities*, for a description of the need for the proposed athletic facilities.

Comment 3

To evaluate the impact of relocating St. Thomas More Drive, an independent traffic study, funded by Boston College, should be undertaken for a larger area than currently used.

Response

This role is performed by the Boston Transportation Department. Boston College will not fund an independent analysis of traffic, transportation and parking plans.

Comment 4

The university should justify the need for a five-story, 500-car garage, which will encourage driving, with obvious consequences. The college should encourage or even reward the use of public and/or alternative transportation, and actively work to discouraging driving.

Response

The IMP parking plan replaces existing surface parking with structured parking located to meet the needs of all users on each campus. The garage on the Brighton campus is located on the main road through the campus and is easily accessed from Commonwealth Avenue. Its location puts it within a five minute walking distance of all users on the Brighton Campus. It will serve faculty, staff, visitors and students on the Brighton campus. See Chapter 9, *Transportation and Parking*, for an analysis of future parking supply and demand. Chapter 9 also describes Boston College's existing and future Transportation Demand management measures.

Comment 5

All new construction plans should respect setback, height, and other restrictions present in the underlying zoning.

Response

Building set backs will be determined during the design phase and Large Project Review by the BRA.

Comment 6

All heavy trucks and other construction equipment should be prohibited from secondary streets, such as Foster Street, Glenmont Street, Lake Street, and others. These should be designated "No Truck Routes," with significant enforcement efforts undertaken by the Boston Police and Boston Transportation Department.

Response

Construction truck routes will be established by the Boston Transportation Department in the Construction Management Plan for each project.

Comment 7

Conservation restrictions should be granted to protect wooded areas, and other areas with significant natural features. Some vestige of the underlying zoning, with its mission to protect scarce green space, could continue to exist.

Response

While the University will not create permanent conservation easements, the University will maintain a buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street, on the sloped area adjacent to Greycliff Road and on Foster Rock for the duration of the IMP. For more detail, see Conservation Protection Subdistrict in Chapter 4, *Planning Framework*.

Letter 80

Christina Clamp and Donald Gianniny

Comment 1

A policy of requiring all undergrads to be housed on campus would address this problem but only if that policy restricts housing to the main campus. This should exclude development of dorms on Shea field because of its proximity to the Chestnut Hill Reservoir. Any new housing should be sited where the modular housing is. If Edmonds Hall is to be removed, then new housing should be placed in the same location.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will be designed in a way that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories. The design of the easternmost residence hall has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road.

Comment 2

No one would object to playing fields, but the proposal for a stadium and artificial turf (which does have problems with potential environmental impacts), lights and sound systems is inappropriate and inconsistent with a residential neighborhood.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Comment 3

A full independent transportation study should be conducted to consider both the impact of this proposal (relocating St. Thomas More Road) as well as additional programming uses of campus.

Response

See Chapter 9, *Transportation and Parking*.

Comment 4

To the extent that the benefits of moving the station are to serve the Boston College community, Boston College should be expected to pay the full costs. The MBTA has other demands on its resources and the users of the "T" should not have to pay for a project that is for the benefit of the BC community.

Response

The MBTA is responsible for the planning, design and construction of improvements or a new station as needed to provide full handicap accessibility.

Letter 81

Howard Wong

Comment 1

I am generally opposed to this project.

Response

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 82

Gregg Lebovitz

Comment 1

There are much better ways to approach BC's need for additional dormitory space. They have plenty of room to house all undergraduates on the Lower Chestnut Hill Campus (on, and near the Mods site). The Edmonds Hall/Mods/RecPlex area is well buffered both from the Reservoir and people's homes, and that's where local residents want BC undergraduate students to be housed.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Letter 83 Dongli Chen

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 84

Fran Gustman

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 85

Brenda Pizzo

Comment 1

If Edmonds Hall is not torn down, but the Mods are and built in their place are high density dormitories, the problem will be solved for both the University and the neighborhood.

Response

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building. The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus.

Letter 86

Leland Webster

Comment 1

Build undergraduate housing sufficient to house 100% of students who are not spending their junior years abroad or not living with their parents...Restrict housing to the Chestnut Hill campus...Concentrate the undergraduate dormitories in the areas of the Chestnut Hill campus that are already used for that purpose. Edmonds Hall should be retained and renovated or replaced with no fewer beds than it has today, and the Mods should be replaced with dormitories of 6-9 stories... Avoid building any dormitories on Shea Field.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 5, *Proposed Future Projects*, and Chapter 6, *Student Housing Plan*.

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building.

The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus.

The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will

be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories. The design of the easternmost residence hall has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road.

Comment 2

Abandon efforts to put into place any agreement that would prohibit BC undergraduate rentals of one- or two-family homes. While on its face such a prohibition would seem to be a positive development, many sections of our neighborhood are zoned for multi-family, and therefore this policy would effectively shift the burden from certain areas to others.

Response

Since BC will be constructing new student housing in a phased approach over the duration of the ten year IMP, the housing restriction is necessary to provide relief to impacted neighborhood areas as the new residence halls come on-line.

At this time, the housing restriction is limited to single and two family homes which make up a majority of the types of housing stock rented by BC students. Due to the complexity, cost and length of time involved in filing a petition to re-zone with the Zoning Board of Appeal, it is doubtful that many owners of single and two family homes will convert to three family homes simply to avoid the restriction.

Comment 3

Maintain the northeastern corner of Commonwealth Avenue and Lake Street as open space... Retain the impressive old stone wall along that stretch of Commonwealth Avenue.

Response

The IMP proposes the area on the Brighton Campus at the corner of Lake Street and Commonwealth Avenue be retained as open space. Retention of the stone wall will be addressed during the design of the proposed buildings along Commonwealth Avenue.

Comment 4

No undergraduate housing should be built on the Brighton Campus.

Response

See response to comment 1 above.

Letter 87

Jack Grinold

Comment 1

Why not swap planned academic buildings slated for Middle Campus to the new campus and then move the proposed undergrad housing to the middle campus..

Response

As described in Chapter 4, *Planning Framework*, providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. Most academic uses except for the School of Theology and Ministry (STM) and the Fine Arts District will remain on the Chestnut Hill campus so that the 10-minute walk time between classes can be maintained. The Fine Arts Program has long studio classes that do not need to be so close to other academic uses. The STM does not share a large number of classes with the rest of the campus.

Letter 88

The Rev. Dr. Ted J. Gaiser

Comment 1

I feel the need to speak out strongly against the proposed development of the baseball field. The artificial turf, the traffic increases, the unruly fans...and the noise associated with games seems unnecessary and inappropriate in a residential neighborhood.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Comment 2

The traffic, pollution from traffic, excess trash, and the runoff of chemicals from the new field, will present a significant threat that will undoubtedly degrade the environment and be harmful to wild life in the Chandler Pond area.

Response

As described in Chapter 7, *Athletic Facilities*, the runoff from the fields is expected to meet environmental standards. Further, the runoff will not go into Chandler Pond because both Chandler Pond and the northern part of the Brighton Campus drain to the north via the stormwater system in Lake Street.

Letter 89

Phoebe Erb Gallagher

Comment 1

It would seem brilliant planning to...construct permanent dorms on the site of the temporary modular housing, and to renovate Edmonds Hall rather than destroying it.

Response

The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus (see Chapter 5, *Proposed Future Projects*). Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building.

Comment 2

If this large housing complex is built on Shea Field, the field along the Reservoir will become a daily pedestrian route to Cleveland Circle.

Response

The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories. The design of the easternmost residence hall has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road.

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and

supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 90

Ellen Chajes

Comment 1

Artificial turf will make the water not be absorbed by the ground. Has there been any study as to where the water will drain to and what effect the chemicals from artificial turf will have on the ecosystems?

Response

Rain water drains through synthetic playing surfaces and is absorbed by the ground or is discharged into the site drainage system. The use of synthetic playing surfaces eliminates the need for pesticide or herbicide chemical applications and water passing through the artificial (rubber) components meets current environmental standards. See discussion of synthetic playing surfaces in Chapter 7, *Athletic Facilities*.

Comment 2

I would also like to see what the MBTA has to say about all the changes and what they plan to do before any permission is given to BC to move any road.

Response

Boston College will need permission for the MBTA to provide a break in the median for access to the Brighton Campus. The proposed roadway on the More Hall site will be Boston College property.

Letter 91

Esther and Dovid Kashnow

Comment 1

Although I am all in favor of increasing the number of students in college dormitories, it makes far more sense to increase the density of the students on the Chestnut Hill campus as this is closer to the other students and the general college facilities.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 2

It is our strong request that you preserve the existing homes that BC has purchased or plans to purchase on Foster Street and throughout the area and required that they be used for faculty housing.

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, can not be incorporated into the concept

for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Letter 92

Barbara Goldstein

Comment 1

The lights and sound from the night games will disturb the families. Retain either the baseball and/or softball field on the Shea Stadium field. And does B.C. really need as many [stadium] seats as they are asking for?

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities and discussions of their impacts.

Comment 2

... only when the T [MBTA] has plan in place for the station can BC begin to make any plans for the Commonwealth Ave. area.

Response

Boston College's plans for Commonwealth Avenue are compatible with the concept of a center platform if the MBTA station is moved to Commonwealth Avenue.

Comment 3

If Moore Road is moved, it will force the traffic to be rerouted to Chestnut Hill Ave. which is already backed up in Brighton Center or to force those from Newton to make a left later onto Commonwealth Ave. and right onto Lake Street. This is not an effective way of correcting the [traffic] problems at this corner.

Response

See the Access Alternatives Operational Analysis section of Chapter 9, *Transportation and Parking*.

Comment 4

The entrances to BC need to be gated to protect against people driving through the campus.

Response

The driveways on the Brighton Campus will have controlled access as is currently provided on the Chestnut Hill Campus. This will restrict access to the campus to vehicles having business on the campus and prevent any cut through traffic which might impact neighborhood roadways.

Comment 5

As I mentioned before the Newton area further up Commonwealth Ave is already difficult due to pedestrians crossing. BC has proposed an overhead crossover. People in hurry do not use crossovers ... The person who suggested a tunnel under Commonwealth Ave. may actually have given a good idea.

Response

The crossover on Commonwealth Avenue is no part of the Boston College IMP. All pedestrian crossings will be accommodated at the signalized intersections at Lake Street and the Brighton Campus main entrance.

Comment 6

With the opening of a fine art auditorium and balls fields on the Brighton campus, Commonwealth Ave. will be more congested and plans will need to be in place so as not to negatively impact the already congested neighborhood.

Response

See Transportation Operations Analysis in Chapter 9, *Transportation and Parking*.

Comment 7

BC students and employees need to be encouraged to use public transportation at all times.

Response

See Transportation Demand Management sections of Chapter 9, *Transportation and Parking*.

Comment 8

Undergraduate housing should be restricted to the Chestnut Hill campus. BC should consider removing the "mods" and build new dorms in place of the "temporary mod". The ideal of taking down Edmond Hall seems senseless. If dorms are built on the St. Thomas More Hall site, let them be set back off the road retaining stone wall along Commonwealth Ave. And do not allow stores on this site.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 5, *Proposed Future Projects*, and Chapter 6, *Student Housing Plan*.

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6 provides a detailed explanation of the reasons why Boston College needs to demolish the building.

The housing proposed for the Mods site will replace the existing beds to be demolished and open up part of the site for badly needed open space on the Lower Campus.

Retention of the stone wall and the provision of retail space on the More Hall site will be addressed during the design of the proposed buildings and during Large Project Review by the BRA.

Comment 9

As far as putting dorms on Shea Field, do not allow dorms to come up to the edge of the property. If there is must be dorm there, then a very large set back is necessary

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road.

Comment 10

Jesuit graduate students could be moved into one of the dorm buildings on the campus ... One or two more buildings might be built along the edge of Foster Street keeping the profile of

being residential use even though it is not. If the Jesuits housing will be built on Foster Rock, it must be written into any document that on other use may be made of this site.

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, can not be incorporated into the concept for the small communities. The plan maintains Foster Rock. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Comment 11

If B.C. develops the former Archdiocesan lands, we will lose more green space that was set as a conservation area. It is imperative that BC leave some areas of this parcel permanently designated as protected undeveloped green space.

Response

The IMP maintains the existing green areas in the sloped and wooded area along Lake Street, in the sloped area adjacent to Gerycliff Road and at Foster Rock.

Comment 12

B.C. is planning sports fields on the Brighton campus that will have artificial covering, not actual grass. Fake grass is just that, fake; it should not be considered green space as part of the IMP. Artificial turf is not alive, it is not friendly to the environment, it needs an environmental study. The sports building can have the artificial turf, but should be only area where such a treatment is ever allowed.

Response

The baseball and softball fields will have synthetic playing surfaces. See Chapter 7, *Athletic Facilities*, for a discussion of synthetic playing surfaces.

Comment 13

If B.C. wants to build a dorm on St. Thomas More site, let it be set back and keep it as low as the current building. Let us not make Commonwealth Ave. have such buildings on each side [creating] canyon effect. Commonwealth Ave. in Brighton near BC is beautiful because of the green and the set back off the street of any buildings. We need to maintain that beauty.

Response

Building set backs will be determined during design and Large Project Review by the BRA. The IMP proposes buildings of 4 to 5 stories in height.

Letter 93

Ellen Berezin

Comment 1

B.C. is planning to put three dorms on Shea Field, but no plans are in place for the maintenance and safety of the Reservoir.

Response

The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories. The design of the easternmost residence hall has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road.

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 94

Daniel Davis

Comment 1

I ask that you deny BC's intent to built dormitories on Shea Field and instead propose they build them in a more centralized (e.g. Edmond's Hall/ RecPlex/Mods area) rather than peripheral location where they can be more effectively supervised, providing the students and Brighton residents greater safety, at the same time preserving the natural beauty the Chestnut Hill Reservoir provides everyone.

Response

The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories. The design of the easternmost residence hall has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road.

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 95

Lewis Shepard

Comment 1

I have been following the proposal put forward by B.C for dormitory construction in our neighborhood, especially in Shea Field. I feel the project deserves support from local residents.

Response

The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories. Chapter 5 *Proposed Future Projects* describes the residences planned for the Shea Field site, and Chapter 6 *Student Housing Plan* discusses the need for accommodating students on the Shea Field site.

Comment 2

Should these dorms be approved, I urge the BRA, the MDC, the MWRA and other to aid BC, and the neighborhood, in providing lighting, fencing and other items consonant with the historic character of the Reservoir.

Response

The University will consider site-related elements such as lighting, fencing and historic character elements as plans progress during the term of the 10-year IMP.

Letter 96

Michael Weisskoff

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 97

Paula and Roy Rosenstock

Comment 1

*Please protect our fragile reservoir; please protect the remaining open space in Brighton. We support BC building more dorms, but **NOT CLOSE TO THE RESERVOIR**. BC has space in other parts of the campus and in the Newton campus to build needed building.*

Response

As described in Chapter 6 *Student Housing Plan*, the University considered a variety of alternatives related to student housing sites. The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road.

Letter 98

Mary Blackburn

Comment 1

I am writing to express my opposition to the Boston College plan to build housing for hundreds of undergraduates on the new Brighton Campus. Not only would Lake Street be overwhelmed by the size and height of the dorms but the increased traffic, pedestrian and vehicular, would make Lake Street a traffic nightmare. We currently have difficulty supporting existing traffic what is to happen when it increases exponentially.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand, which includes new student residences on the Brighton Campus.

Comment 2

Brighton is not just affected by expansion of the "Brighton Campus" it will also be severely impacted by the expansion of the Upper Campus, Middle Campus and Lower Campus. The existing land locking BC campus has very few options for getting in and out of the campus.

Response

Pedestrian access within and to campus will be enhanced as a result of the 10-year IMP. Chapter 4 *Planning Framework* illustrates the pedestrian circulation network. Chapter 9, *Transportation and Parking* includes an analysis of access alternatives along Commonwealth Avenue.

Letter 99

Tatyana and Robert Goldwyn

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 100

Nicholas and Michelina Tawa

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 101

Arlene Raven

Comment 1

This location was targeted by BC for the purpose of building a baseball stadium, with a seating capacity of 1500, because it is supposedly the only level land on the property. The planners at BC determined that because of the topography, it is a suitable location.

Response

Chapter 7, *Athletic Facilities* includes a description of the Brighton Athletics Center which includes a 1,500-seat baseball field.

Comment 2

BC did not consider the turmoil the project [athletic fields] would inflict on the neighborhood... the noise, the traffic, the destruction of open space... lights, crowds, tailgating, and alcohol.

Response

Chapter 7, *Athletic Facilities* includes a discussion of potential noise and lighting impacts as well as measures being considered to mitigate their potential impacts. See Chapter 9, *Transportation and Parking* provides a discussion of game-day activities and transportation impacts associated with the Brighton Campus. In summary, the athletics fields are not expected to be significant traffic generators because of high quantity of students walking or biking to use the fields or enjoy a game and the immediate proximity of the Green Line T-station. Additionally the use of the fields will be controlled by the University, as is described in Chapter 7, *Athletic Facilities*.

Comment 3

Environmentally... BC will cut down many healthy, beautiful old trees... they will use chemically treated Astro Turf, which probably, when it rains, will drain off into neighboring yards.

Response

Chapter 7, *Athletic Facilities*, includes a discussion of perceived environmental impacts associated with synthetic playing surfaces.

Letter 102

Eleanor Druckman

Comment 1

The proximity of Shea Field to the Reservoir parkland means the paths will become a direct walking route for BC students from their dorms to Cleveland Circle. The overuse of the paths will lead to a deterioration of the Reservoir area. In addition, it will increase the noise level

Response

The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories. As plans progress, the University will consider feasible measures to control noise impacts.

Comment 2

BC planners have not explained their rationale for placing large numbers of undergraduates outside the perimeter of the main campus.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Comment 3

BC does not adequately police its students and/or maintain its property. For example, the stone wall along the cemetery and Commonwealth Avenue gets vandalized after athletic events.

Response

See Chapter 6, *Student Housing Plan*, for a discussion of BC's student behavior program. Boston College's Facilities and Grounds Departments conduct regular maintenance activities on the Chestnut Hill and Brighton campuses. During the football season, maintenance crews from the Athletics Department monitor and collect trash from neighborhood streets adjacent to the campus.

Letter 103

Sandra Kilbride

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 104

Ringer Park Partnership Group

Comment 1

I am appalled at the lack of recognition of and consideration regarding the lack of green space in the Allston-Brighton community... the BRA should respect the preservation of existing green space.

Response

Like the community, the University values open space and has incorporated a number of buffer areas into its 10-year IMP. See Chapter 4, *Planning Framework*, for additional details regarding open space, buffers and natural features.

Letter 105

Mark Trachtenberg

Comment 1

I am strongly opposed to the construction of a new baseball stadium in Brighton... the noise from the stadium on Friday evenings will severely disrupt the observance of the Jewish Sabbath by my fellow Jews who live nearby... noise from 5,000 fans in our backyards will make it impossible to continue this tradition.

Response

Chapter 7, *Athletic Facilities*, provides a discussion on potential noise generated by the Brighton Athletic Center. The chapter also includes a schedule of uses for each field.

Letter 106

Donna Toule

Comment 1

I am against having a baseball stadium near my backyard.

Response

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding the baseball field. As described in Chapter 7, *Athletic Facilities*, the University considered a variety of potential impacts such as noise and lighting.

Letter 107

Janet Kenney

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 108

Glenn Walker

Comment 1

BC's plan to put a stadium in the back yard of a residential area is a bad idea. Noise, lighting, pedestrian, and vehicular traffic and parking are all harmful impacts on the neighborhood... the baseball stadium should remain at Shea Field.

Response

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding the baseball field. As described in Chapter 7, *Athletic Facilities*, the University considered a variety of potential impacts such as noise and lighting. The 10-year IMP includes new student residences on Shea Field. The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of its undergraduate students.

Letter 109

Kristine Walker

Comment 1

I believe it would be in the best interest of the neighborhood to keep the baseball stadium at Shea Field and put restrictions on lighting, forbid artificial turf, and limit uses of the rest of the athletic facilities.

Response

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding the baseball field. The 10-year IMP includes new student residences on Shea Field. The proposed housing on Shea Field is necessary for Boston College to provide University housing for 100 percent of undergraduate demand. As described in Chapter 7, *Athletic Facilities*, the University considered a variety of potential impacts such as noise and lighting. The chapter also includes a discussion of the impacts of synthetic playing surfaces.

Letter 110

Brenda Pizzo and Kevin Tringale (1/28/08)

Comment 1

Boston College's current proposal is to have 500 beds located on the Brighton Campus, just seven percent of the total beds... surely BC should be able to find a way to put seven percent on the Chestnut Hill campus.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Letter 111

Barbara Moss

Comment 1

As both an advocate for open space, beautification, and clean living within the Brighton community I ask that a complete redesign placing all students on the main campus be taken seriously.

Response

As described in Chapter 4 *Planning Framework*, the University respects the high value of open space, natural and neighborhood edges and pedestrian paths throughout its campus. To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand.

Letter 112

Glory Dalton

Comment 1

The baseball stadium should remain on Shea Field next to the football stadium. These high impact uses should remain grouped.

Response

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding the baseball field. The 10-year IMP includes new student residences on Shea Field. The proposed housing on Shea Field is one element of the University's revised student housing plan that is necessary for Boston College to provide University housing for 100 percent of undergraduate demand.

Letter 113

Bret Silverman

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 114

Nancy Chadburn

Comment 1

The noise and the increase in foot traffic around the reservoir that would result from hundreds of students living in this location [Shea Field dorms] would cause considerable disturbance not only to walkers and runners... but to wildlife... and wildflowers.

Response

The proposed residence halls on Shea Field are not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 115

John Freeman

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 116

William Marchione

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 117

Mark Bacon

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 118

Gridth and Steven Ablon

Comment 1

Academic or administrative buildings would be much better suited for the nature of the surroundings of the reservoir.

Response

The Shea Field site is more suitable for residence halls since academic and administrative buildings need to be centrally located in the academic core. Locating academic buildings on Shea Field would also place them beyond the standard 10-minute walk time needed to travel between classes.

Letter 119

Kerri Theleman

Comment 1

...I do feel that putting dorms in an area [Shea Field] that cannot be readily monitored internally would be just cause for dorm living to spill out onto adjacent areas, such as Chestnut Hill Reservoir and western sections of Commonwealth Avenue and Beacon Street.

Response

Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Comment 2

It would be nice if there were proposals that would enhance residents' lives, as opposed to constantly trying to take away from them (e.g. decreased parking space initiatives, destruction of historical sites, and now building dorms so close to residents' living space).

Response

Boston College is extremely proud of the extensive programs and services it offers the residents of Allston-Brighton. For details on the variety of programs, see Chapter 13, *Community Benefits and Service Programs*.

Letter 120

Steven Gopen

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 121

Andrea Wolf

Comment 1

I am very disturbed about the proposed new dorms and their interference with the access and beauty of the Chestnut Hill Reservoir... please reconsider the planning of this space.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. The Shea Field housing will be designed in a way that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir and that limits the buildings to a height of 4 to 5 stories.

The Shea Field housing is not expected to have any negative effect on the Reservoir. The students living in the proposed buildings will largely travel within the campus to classroom buildings, the new Recreation Center, the new University Center, dining facilities, and other residence halls and along St. Thomas More Road to the MBTA station. As has been past experience, students living on campus will use the Reservoir for typical recreation purposes such as jogging and walking. Some may also use Chestnut Hill Driveway to reach Cleveland Circle although most will use the Boston College Shuttle service. In all cases, Boston College students living in on-campus housing are subject to the student code of conduct and supervision by Boston College staff. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 122

Joanne and John Robert Powers

Comment 1

Any expansion at the newly purchased property at St. John's Seminary should be limited to academic and/or research facilities and should include the preservation of open space.

Response

To meet the goal of housing 100 percent of its undergraduates on campus, Boston College proposes to develop new housing in several different locations, including the Brighton Campus. As outlined in Chapter 6, *Student Housing Plan*, Boston College will provide 220 additional beds on the Lower Campus, 560 beds in 2000 Commonwealth Avenue, and 500 beds on the Brighton Campus. Approximately 4,700 beds or 55 percent of all the University's beds are currently located on the Lower Campus. The proposed distribution of beds will allow for some increase in density on the Lower Campus without overburdening it. The housing plan allows Boston College to house students in smaller living communities which foster student formation that supports intellectual development and responsible student behavior. Providing housing for juniors and seniors on the Brighton Campus supports Boston College's guiding principle to provide a mix of uses to foster a vibrant and engaged community throughout its campus. The beds on the Brighton Campus will remove up to 500 students from the surrounding community and place them under the direct supervision of Boston College staff. See Chapter 6, *Student Housing Plan*.

Letter 123

Robert Copen

Comment 1

For future use it is critical that the Reservoir access, views, and St. Thomas More Road be maintained and protected in the present manner. This must allow autos to drive from Commonwealth Avenue to Beacon Street, as it is a very important pass through, and allow runners, walkers, etc, to utilize the Reservoir as it is presently constituted.

Response

See Access Alternatives Operational Analysis section in Chapter 9, *Transportation and Parking*.

Letter 124 Glory Dalton

Comment 1

The increased traffic and parking issues [from the Athletic Fields] will impact the neighborhood.

Response

To manage traffic impact on the surrounding community, the University has developed an extensive transportation management plan for traffic, parking and transit operations on game days, including football, basketball and hockey, and for other special events. Special events on the Brighton Campus will be incorporated into the transportation management plan. Traffic is directed by the Boston College Police Department and signs are posted to identify event parking areas. If the garage on the Brighton Campus is parked to capacity, Boston College Police will direct parkers to other surface parking on the Brighton Campus or to the Commonwealth Avenue or the Beacon Street garages on the Chestnut Hill Campus.

The baseball field will have seating for 1,500 and the softball field will have seating for 500. The seating will not be filled for all games and many of the spectators will be students who will walk to the fields. Most of the vehicles coming to the fields will access parking from Commonwealth Avenue. Vehicular impacts on local streets from baseball and softball games will be limited.

Comment 2

The stadium should not be allowed and the rest of the plans for the rest of the athletic facilities need to be scaled back.

Response

The University has scaled back its plans for athletic facilities. The field house for track and indoor tennis on the Brighton Campus has been eliminated. Also, the location of the baseball field has been adjusted, moving home plate closer to the Edison School and farther away from neighbor's homes on Lane Park.

Letter 125

Chuck Latovich

Comment 1

Should the stadium be approved, I would ask that the following items be vetted thoroughly:

- *Use of the chief stadium should absolutely be limited to BC league games.*
- *Use of the stadium at nights should be kept to a minimum, and no later than 10:00 PM, although 9:00 PM would be preferable.*
- *A maximum number of night games should be agreed upon and imposed.*
- *Use of the stadium and other facilities should not be extended widely to the community at large.*
- *Likewise, the use of playing fields, parking garage, tennis courts, and other outdoor facilities, etc, should stop at a specified time, and absolutely no later than 10:00 PM.*
- *The use of artificial turf must be examined and installed only after environmental impacts have been understood and determined to be harmless.*
- *Noise controls should be examined.*
- *Drinking restrictions should be examined for events and imposed.*

Response

Chapter 7, *Athletic Facilities*, includes a discussion on items referenced above including types of users of the athletic facilities on the Brighton Campus, schedule of uses, nighttime lighting and synthetic playing surfaces. See Chapter 6, *Student Housing Plan*, for a description of Boston College's comprehensive program for assuring appropriate student behavior both on and off campus.

Letter 126

Alessandro Selvig (10/12/07)

Comment 1

Quality of life for abutting residents will be more affected due to traffic, noise, air pollution, debris, rodents and/or other factors associated with the increased scope of demolition and construction.

Response

The University will address potential impacts of construction and demolition in a Construction Management Plan as required by the Boston Redevelopment Authority and Boston Transportation Department. See Short-term Construction Operations/Construction Management Plan section in Chapter9, *Transportation and Parking*.

Letter 127

Lisa McDonough

Comment 1

I think BC should focus more on its academic mission and consider some small scale use for the site [Brighton Campus].

Response

With the acquisition of the Brighton Campus, Boston College was presented with an historic opportunity to address space issues that had hindered its campus for decades, and to develop the University in a way that would fulfill its Strategic Plan and its academic mission of fostering the intellectual development and the religious, ethical and personal formation of its students.

Letter 128

Peter Dalton

Comment 1

I am concerned about the negative impact the proposed BC athletic facilities will have on my neighborhood... A stadium in the midst of a residential neighborhood is unacceptable. Artificial turf puts everyone's health at risk. The baseball stadium should remain on Shea Field.

Response

A discussion about perceived impacts of synthetic playing surfaces is provided in Chapter 7, *Athletic Facilities*.

Comment 2

A portion of the Brighton Campus should be set aside for passive recreation accessible to the neighborhood.

Response

The Brighton Campus will continue to be open to the community for passive recreational use. The playing fields will be designed with a service road around them that could potentially serve as a walking path. The University will explore the possibilities for pedestrian pathways around the fields during the design phase.

Comment 3

Light and noise restrictions must be applied. Trees must be planted on the periphery of the entire complex as a buffer.

Response

The primary buffer areas and visual landscapes of the Brighton Campus are the steeply wooded slopes alongside Lake Street and the sloped area to the east of the existing gymnasium. Chapter 7, *Athletic Facilities*, includes a discussion about noise impacts and nighttime lighting.

Letter 129

Angela Sciaraffa

Comment 1

Is there anything we can do to lessen the impact on our neighborhood? Can there be plan modifications? Could Shea Stadium stay where it is currently located?

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan, including new student residences at Shea Field, that will meet 100 percent of undergraduate demand.

The Shea Field housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories.

Comment 2

Does BC have an acoustical consultant on board to address the noise abatement issues?

Response

Chapter 7, *Athletic Facilities*, includes a discussion about the noise impacts associated with the Brighton Athletics Center.

Letter 130

Ada Freedman

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 131

Yeckezkal Gutfreund

Comment 1

We ask that the entire conservation district remain as much needed green space.

Response

While the University will not create permanent conservation easements, the University will maintain the buffer zone of trees and vegetation on the edge of the Brighton Campus along Lake Street for the duration of the IMP.

Comment 2

We insist that the footpath from Wiltshire to Foster be re-blocked (cars and driving through).

Response

Pedestrians will not be able to walk through the Jesuit housing area. Wiltshire Road next to the property will continue to provide pedestrian access between Foster Street and Portina Road. It is a public way owned and maintained by the City of Boston. Boston College has not proposed any changes to Wiltshire Road.

Comment 3

No town houses should be built in the Foster Street conservation district.

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, cannot be incorporated into the concept for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Letter 132

Donna Tramontozzi

Comment 1

Since the purchase of St. John's by BC, we have had a major increase in noise by teams using the field. The football camp is particularly irksome. Right now, the noise is restricted to daylight. However, a baseball stadium with lights does not suggest the same pattern of use.

Response

Under RCAB ownership, BC's intramural rugby and frisbee teams were allowed to use the Brighton fields. The RCAB also allowed adult rugby and hurling leagues to practice and play games on the fields.

Since acquiring the property in 2004, the University has continued to allow only its intramural rugby and frisbee teams use of the fields, discontinued use of the fields by adult rugby and hurling leagues (due to abutter complaints regarding noise, trash and late night use), and operated portions of its summer football camp on the fields. The majority of football camp activities take place at Alumni Stadium on the Lower Campus. The Office of Governmental and Community Affairs sends advance written notice to abutters regarding the camp schedule and works closely with neighbors to quickly respond to any complaints regarding the camp.

See Chapter 7, Athletic Facilities, for a discussion of potential noise impacts related to the Brighton Athletics Center.

Letter 133

Mary Ellen Davis

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 134

Joan Spanbauer

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 135

Georgia Beleyou

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 136

Eva Webster

Comment 1

I cannot emphasize enough the importance of Boston College housing all of its undergraduates in on-campus dormitories.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand.

Comment 2

BC dorms must be sited at the central part of the Lower Campus

Response

Boston College proposes to add 50 beds on the More Hall site and 60 beds on the Shea Field site compared to what was proposed in the IMPNF (the IMPNF proposal for the More Hall site was 70 beds more than Boston College's original proposal for the site). See Chapter 6, *Student Housing Plan*, for detailed discussion of its plans for housing in general and on the Lower Campus in particular.

Comment 3

Locating dorms on Commonwealth Avenue strikes me as very poor planning... the uses on the street should have a public feel and be of some benefit to the entire community.

Response

The University, as shown in this IMP, plans to improve the rich character of Commonwealth Avenue as it is the main gateway from Boston to the campus. As described in Chapter 4 *Planning Framework*, Boston College met with and received feedback from urban design staff at the Boston Redevelopment Authority about the University's proposals along Commonwealth Avenue. Boston College will provide additional project details to City agencies as development proposals advance along Commonwealth Avenue.

Comment 4

More Drive.. no rerouting, please. The More Drive-Lake Street axis is an important one.

Response

See Access Alternatives Operational Analysis section in Chapter 9, Transportation and Parking.

Comment 5

Why does BC need a stadium for 1,500 spectators?

Response

In summary, new baseball and softball facilities are needed in order for Boston College to remain competitive in the Atlantic Coast Conference (ACC), replace inadequate existing facilities (which are well below ACC standards), and allow Shea Field to be available for use as a new student residence site. The new housing at Shea Field is one element of its revised student housing plan that will allow the University to meet the consistently expressed desire to house all of its undergraduate students.

Comment 6

Is there anything we can do to lessen the impact on our neighborhood? Can there be plan modifications? Could Shea Stadium stay where it is currently located?

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan, including new student residences at Shea Field, that will meet 100 percent of undergraduate demand.

The Shea Field housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories.

Comment 7

Boston College should find a way to properly restore the existing Foster Street homes it owns and find a creative way to incorporate them into the new development.

Response

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology is planned on the east side of Foster Street opposite St. Clement's Hall. It will be specially designed to meet the residential, educational and spiritual needs of Jesuit faculty and seminarians. The project will consist of five buildings, each containing a living and dining area, kitchen, several bedrooms and a chapel. They are designed to foster the formation of "small living communities." The three existing houses, which are in need of serious repairs, cannot be incorporated into the concept for the small communities. For further information on the Foster Street housing, see Chapter 5, *Proposed Future Projects*.

Letter 137

Antoinette Rossi

Comment 1

Please try to accommodate students on the BC Upper Campus. It will benefit the students to be close to their academic facilities.

Response

Boston College's long-term plan includes additional undergraduate housing on the Upper Campus.

Comment 2

I strongly object to the traffic plan which would place the T platform at the entrance to Lake Street... it would restrict our normal open road flow.

Response

If the MBTA relocates the Boston College station to the median of Commonwealth Avenue it will not block the Lake Street intersection. The station would be located to the east of the intersection. See Boston College Green Line Station section of Chapter 9, *Transportation and Parking*.

Comment 3

I recommend that both Lake Street and Beacon Street remain open to St. Thomas More Road traffic.

Response

See Access Alternatives Operational Analysis section in Chapter 9, *Transportation and Parking*.

Comment 4

I recommend a buffer zone of 10 feet of trees and bushes at the corner of Lake Street and Glenmont Road... this would eliminate some noise from the playing fields and shield the parking areas.

Response

Chapter 4 *Planning Framework* includes a section on buffers and preserves. The University is considering including feasible landscaping elements such as evergreen trees to help address potential noise and lighting impacts.

Comment 5

Boston College should preserve the beautiful architecture of the Seminary buildings.

Response

Chapter 5 *Proposed Future Projects* includes a section on the re-use of existing Brighton Campus facilities, which include Bishop Peterson Hall, Cardinal's Residence, Chancery and Creagh Library, and St. John's Hall.

Comment 6

A Fine Arts Complex on Lake Street is most welcome.

Response

A Fine Arts District is now planned on Commonwealth Avenue between the former Cardinal's Residence and Creagh Library. It has been relocated from the corner of Lake Street and Commonwealth Avenue. This district supports the University's goal of introducing academic uses in each district as part of its mixed use principle. 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.

Letter 138

Donna and Jim Maguire

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 139

Ilene Solomon

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 140

anonymous

Comment 1

The proposed stadium... is much too close to our densely populated residential area.

Response

See Chapter 7, *Athletic Facilities*, for a description of the proposed athletic facilities on the Brighton Campus and discussions of their impacts. To minimize impacts, the location of home plate has been shifted 90 degrees toward the Edison Middle School.

Comment 2

Require the existing setback along the Commonwealth Avenue corridor to remain.

Response

The University, as shown in this IMP, plans to improve the rich character of Commonwealth Avenue, as it is the main gateway from Boston to the campus.

Comment 3

Please prevent the removal of the current natural landscape of fields and grass throughout the property. Please do not allow the installation of areas of artificial turf on this property.

Response

As described in Chapter 7, *Athletic Facilities*, the use of synthetic playing surfaces on the baseball and softball field provides several benefits over natural grass including increased usage by student-athletes and reduced demand for irrigation water and fertilizers. The chapter also includes a discussion of perceived environmental impacts of synthetic playing surfaces.

Comment 4

Encourage Boston College to... preserve and protect the current landscape, architecture, pastoral areas, and... trees... that comprise the... Brighton Campus.

Response

See Chapter 4, *Planning Framework*, for a discussion about the University's open space network and its efforts to enhance and preserve the aesthetic beauty of its campus.

Comment 5

Encourage the proper restoration and low impact use of the existing architectural structures and landscape. Creation of new parking garages, dormitories, and any other buildings that would disrupt the aesthetic and historical beauty of this area should be discouraged.

Response

As described in Chapter 4, *Planning Framework*, the University respects the high value of open space, natural and neighborhood edges and pedestrian paths throughout its campus, which all help to enhance the aesthetic and historical beauty of Boston College.

Letter 141

anonymous

Comment 1

The off campus proposed location of a stadium will have a significant impact on the surrounding neighborhoods due to increased noise and congestion that would accompany such a proposal... issues concerning trash and maintenance will impact the surrounding area as well. The proposal for night games also poses a threat to the surrounding neighborhood because this invites more problems during times when families are at home.

Response

Chapter 7, *Athletic Facilities*, describes the Brighton Athletics Center and potential noise and lighting impacts and mitigation measures being considered. The chapter also includes a summary of users of the facility and a schedule of uses.

Letter 142

Eva Webster (1/29/08)

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 143

Jim Solomon

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 144

Andrew and Neala Melcer, et al.

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 145

Jennifer King, et al.

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 146 Janet Gold

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 147

P.J. Szufnarowski

Comment 1

I do not oppose the proposed dorms on Shea Field. I like the way the dorms are positioned between the wooded area and the field, perpendicular to the Chestnut Hill Reservoir.

Response

The design of the easternmost residence hall proposed for the Shea Field site has been reconfigured to provide a buffer of 60 to 180 feet between the building and St. Thomas More Road. Boston College thanks you for your comment.

Comment 2

In respect to the housing issue, it has not been student dorms but rather overcrowded, unkempt, and unsupervised rental properties maintained by landlords with no affiliation to Boston College where undergraduate Boston College students who can not obtain on campus housing reside... I am glad to see that BC's IMPNF process to address this issue by offering more on campus housing to attendant undergraduates.

Response

To meet the consistently expressed desire of the Allston Brighton Boston College Community Task Force, neighbors, elected officials and the BRA for the University to house all of its undergraduate students, Boston College is presenting a revised housing plan that will meet 100 percent of undergraduate demand.

Letter 148

Charles and Nancy Mueller

Comment 1

We vigorously oppose the construction of dorms on Shea Field. BC has adequate space if the Mods are torn down and to place student housing away from neighboring Chestnut Hill.

Response

The proposed housing on Shea Field is necessary to meet 100 percent of undergraduate demand for University housing.

Letter 149

Allston-Brighton residents

Comment 1

BC should maintain the Edmonds Field site for dormitories – as well as the current site of the Rec Plex (Flynn Recreation Center), should they wish to move it elsewhere.

Response

Edmonds Hall does not provide an alternative for additional beds on Lower Campus because it is obsolete and in need of extensive repairs. The section entitled Retention of Edmonds Hall in Chapter 6, *Student Housing Plan*, provides a detailed explanation of the reasons why Boston College needs to demolish the building.

Comment 2

To make good use of available land and maximize open space, BC should build dorms of 6 or more stories high (consistent with those recently built), and locate them throughout the Chestnut Hill campus, including Newton (and not directly adjacent to the Chestnut Hill Reservoir).

Response

Chapter 6, *Student Housing Plan*, provides a discussion about height and density. As presented in several community meetings, future housing beyond the 10-year IMP has been identified for the Upper Campus. The proposed housing on Shea Field within the Chestnut Hill Campus is necessary for Boston College to provide University housing for 100 percent of its undergraduate students. The housing will be designed in a way that respects the two major utility lines that run through the site, that respects the Reservoir by leaving open the site's southwest corner facing the Reservoir, and that limits the buildings to a height of 4 to 5 stories.

Comment 3

BC should substantially increase the number of beds on the two-story “Mods” site (temporary housing built in 1970) to accommodate more students on campus.

Response

As described in Chapter 6 *Student Housing Plan*, Boston College considered options for additional Lower Campus housing.

Letter 150

Alessandro Selvig, et al (2/5/08)

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.

Letter 151

Foster Street petition

Boston College thanks you for your comment letter and recognizes the concerns you have raised regarding its 10-year IMP. Responses to your concerns are addressed in specific chapters of the IMP.