

# Boston College

## Institutional Master Plan Notification Form



December 5, 2007

SUBMITTED TO:  
Boston Redevelopment Authority  
Boston, Massachusetts

SUBMITTED BY:  
Boston College  
140 Commonwealth Avenue  
Chesnut Hill, Massachusetts

# *Boston College Institutional Master Plan Notification Form*

---

Submitted by **Boston College**  
**140 Commonwealth Avenue**  
**Chestnut Hill, Massachusetts**

Submitted to **Boston Redevelopment Authority**  
**Boston, Massachusetts**

Prepared by ***VHB*/Vanasse Hangen Brustlin, Inc.**  
**Watertown, Massachusetts**

In Association with **Sasaki Associates Inc.**  
**Watertown, Massachusetts**

December 5, 2007

# Table of Contents

<b>1. Introduction.....</b>	<b>1-1</b>
Institutional Master Plan .....	1-1
Academic .....	1-2
Student Life .....	1-3
Residential life.....	1-3
Support Facilities .....	1-4
Infrastructure Improvements .....	1-4
Economic Impact & Community Benefits.....	1-6
<b>2. Background.....</b>	<b>2-1</b>
History of Boston College .....	2-1
Boston College Mission .....	2-2
Planning Boston College's Future .....	2-3
Strategic Plan.....	2-3
Long-Term Planning/Master Plan Principles.....	2-4
Boston College Today .....	2-6
Campus Demographics .....	2-6
Neighborhood Context .....	2-6
Existing Campus Buildings and Facilities .....	2-7
Public Planning Process .....	2-8
Allston Brighton Boston College Community Task Force .....	2-8
Institutional Master Plan Team .....	2-8
<b>3. Ten-Year Plan - Boston .....</b>	<b>3-1</b>
Proposed Institutional Projects - Boston.....	3-2
Residential Life .....	3-2
Academic .....	3-5
Student Life.....	3-5
Support Facilities .....	3-6
Re-Use of Existing Brighton Campus Facilities .....	3-7
Sequencing of Proposed Institutional Projects .....	3-8
<b>4. Ten-Year Plan - Newton .....</b>	<b>4-1</b>
Chestnut Hill Campus .....	4-1
Newton Campus .....	4-2

<b>5. Residential Life.....</b>	<b>5-1</b>
Student Housing .....	5-2
Existing Residential Program.....	5-2
Campus Planning for Housing .....	5-4
Demand for Additional On-Campus Housing.....	5-5
Student Behavior Plan.....	5-6
Office of Governmental and Community Affairs.....	5-6
The Boston College Police Department.....	5-7
Vice President of Student Affairs .....	5-8
Office of Dean for Student Development .....	5-8
Boston Police Department.....	5-10
<b>6. Transportation .....</b>	<b>6-1</b>
Existing Transportation Conditions.....	6-1
Public Transportation.....	6-1
Boston College Shuttle Bus Services .....	6-2
Roadway Access .....	6-3
Pedestrians and Bicycles.....	6-4
Parking.....	6-5
Transportation Demand Management .....	6-10
Future Transportation Conditions .....	6-11
Trip Generation.....	6-11
Parking.....	6-13
Proposed and Potential Transportation Infrastructure Changes.....	6-14
Construction Management.....	6-17
<b>7. Campus Sustainability .....</b>	<b>7-1</b>
Goals for Campus-Wide Sustainability .....	7-1
Leadership and Implementation.....	7-1
Planning and Land Use.....	7-1
Transportation.....	7-2
Water .....	7-2
Energy.....	7-2
Buildings .....	7-2
Metrics .....	7-3
Materials .....	7-3
Indoor Environmental Quality.....	7-3
Waste Management .....	7-3
Public Awareness, Education, and Outreach.....	7-4
Operations and Maintenance.....	7-4
Existing Sustainable Practices.....	7-4
Facilities Services .....	7-4



Capital Projects.....	7-7
Environmental Health and Safety .....	7-7
Dining Services .....	7-8
Auxiliary Services.....	7-9
Procurement Services.....	7-9
Bookstore.....	7-9
<b>8. Historic and Archaeological Resources .....</b>	<b>8-1</b>
Methodology .....	8-1
Brighton Campus.....	8-2
Chancery – St. John's Complex.....	8-3
Foster Street Area.....	8-4
IMP Projects.....	8-5
Chestnut Hill Campus .....	8-7
Cultural Resources .....	8-7
New Construction.....	8-9
Renovation of Existing Buildings.....	8-10
Demolition .....	8-11
Newton Campus .....	8-12
Cultural Resources .....	8-12
New Construction.....	8-13
<b>9. Economic Impact and Community Benefits.....</b>	<b>9-1</b>
Introduction .....	9-1
Economic Impact and Financial Contributions.....	9-2
Educational Partnerships and Scholarship Aid.....	9-5
Community Development Assistance .....	9-12
Volunteer Service Programs.....	9-16
Cultural Resources .....	9-18
Sports and Recreation Programs .....	9-19
<b>10. Conclusion .....</b>	<b>10-1</b>

**Historical Resources Appendix**

# Tables

<b>Table</b>	<b>Title</b>	<b>Page</b>
Table 2-1	Boston College Properties -- Brighton, Chestnut Hill, and Newton Campuses.....	2-10
Table 2-2	Community Outreach .....	2-14
Table 3-1	Proposed Institutional Projects (Boston Properties).....	3-10
Table 3-2	Anticipated IMP Project Sequencing.....	3-13
Table 4-1	Proposed Future Projects (Newton Properties) .....	4-3
Table 5-1	Boston College Undergraduate Residence Halls by Campus 2006....	5-11
Table 5-2	Undergraduate Housing Program .....	5-12
Table 6-1	Boston College Bicycle Parking Inventory .....	6-6
Table 6-2	Existing Parking Space Inventory (May 2007) .....	6-7
Table 6-3	Projected Campus Population Changes .....	6-12
Table 6-4	Mode Share and Vehicle Occupancy Rate for Faculty, Staff and Students.....	6-12
Table 6-5	Projected Vehicle Increases for Ten-Year Plan .....	6-13
Table 6-6	Ten-Year Plan Parking Changes .....	6-14
Table 9-1	Employees Living in Boston or Newton, Fall 2007 .....	9-2
Table 9-2	Development Impact Project (DIP) Contributions .....	9-4
Table 9-3	Educational Aid to the Allston/Brighton Community and Boston.....	9-6
Table 9-4	BC Lynch School of Education Students Placed in Boston Public Schools for Pre-practicum and Practicum .....	9-10
Table 9-5	Boston College Boston Public School Hire Report .....	9-10
Table 9-6	Spring 2007 \$3,000 Community Fund Awards .....	9-13
Table 9-7	Spring 2007 \$25,000 Biennial Award.....	9-13
Table 9-8	Special Grant Awards .....	9-14
Table 9-9	Sports Tickets Provided to Allston/Brighton Residents .....	9-20

# Figures

<b>Figure</b>	<b>Title</b>	<b>End of Chapter</b>
Figure 2-1	Boston College Properties	
Figure 3-1	Proposed Institutional Projects (Ten-Year Plan)	
Figure 6-1	Public Transportation	
Figure 6-2	Boston College Shuttle Bus Services	
Figure 6-3	Roadways and Campus Entrances	
Figure 6-4	Bicycle Rack Locations	
Figure 8-1	Listed and Documented Properties within ¼ Mile of Chestnut Hill and Brighton Campuses	
Figure 8-2	Listed and Documented Properties within ¼ Mile of Newton Campus	

## Introduction

Six years shy of the 150<sup>th</sup> anniversary of its founding, Boston College is a top-tier, national university that is committed to achieving even greater heights of excellence. To fulfill its aspirations, the University has developed a ten-year Strategic Plan to prioritize its academic goals and an Institutional Master Plan (IMP) that proposes the facilities and infrastructure necessary to support them.

Faithful to its motto “Ever to Excel,” in 2004 the University embarked on a two-year strategic planning effort -- involving more than 200 faculty, staff and students -- to assess its current strengths and future needs and to develop a vision for the future. This collaborative process resulted in seven strategic directions that call for Boston College to become the nation’s foremost university in the liberal arts and student formation; a leader in select natural sciences, international partnerships and in resolving urgent societal problems; and the world’s leading Catholic university and theological center.

The Strategic Plan, which will require a \$1.6 billion dollar investment in Boston College’s future over the next 10 years, will guide the University as it pursues its goals for academics, facilities and fund raising.

The Institutional Master Plan Notification Form (IMP/NF) that Boston College is submitting to the Allston Brighton Boston College Community Task Force and the City of Boston outlines the specific projects the University aims to complete over the next decade to realize its strategic goals. The ten-year plan, which includes \$800 million worth of new construction and renovation projects, will enhance the campus and surrounding communities, improve traffic flow and create jobs. Most importantly, it will help to improve one of the nation’s best universities --whose economic impact is estimated at \$1.4 billion annually -- providing a benefit for all who call this region home.

---

### Institutional Master Plan

The Institutional Master Plan presents plans for the physical development of Boston College’s Chestnut Hill, Brighton and Newton campuses. Among the main components of the ten-year Institutional Master Plan are the construction of four new academic buildings, a Recreation Center, University Center, a fine arts district,



parking facilities, new and replacement on-campus student housing, and renovations of existing buildings. The expansion of undergraduate housing while the University maintains its current enrollment of approximately 9,000 undergraduate students will increase the proportion of undergraduate students residing on campus to more than 90 percent, more than any other university in Boston. It will also reduce the number of Boston College students living in the local community by approximately 50 percent.

The projects in the ten-year IMP address several needs of the University. These include building academic facilities, new buildings to support student life, additional on-campus student housing, improved support facilities, and infrastructure to enhance access to both the Chestnut Hill and Brighton Campuses. These projects are discussed in greater detail in Chapters 3 and 4.



---

## Academic

Changes in academic facilities will be located largely on the Middle Campus, which is located in the City of Newton. Three new buildings will be constructed around the Campus Green on the Middle Campus. One, a 125,000 square foot (sf) facility that will house humanities departments, will replace McElroy Commons and will include up to 90 below-grade parking spaces. Two buildings will be located on the site of the existing parking area. One, a 75,000 sf facility, will house the Graduate School of Social Work and the Connell School of Nursing. Stokes Commons an 85,000 sf facility will serve as a student center after the demolition of McElroy Commons. It will be connected to Lyons Hall, which will include an expanded dining facility.

A new Science Center, which will build upon Boston College's growing international reputation in the sciences, will be constructed on the site of the existing Cushing Hall when the Connell School of Nursing moves to its new building.

In addition, Boston College proposes to develop a new fine arts academic district on the Brighton campus, which will include the relocated Boston College McMullen Museum of Art, an auditorium, fine arts offices, and academic space.

Boston College also proposes to replace the Smith Wing of Stuart House on the Newton Campus.

These new academic facilities will assist Boston College to achieve its strategic goals by providing the infrastructure necessary to support its academic ambitions.



---

## Student Life

The ten-year IMP also includes facilities to support student life. These include a Recreation Center, University Center, and the Brighton Athletics Center.

As discussed below, Edmonds Hall is a residence for 790 students that was built in 1975 and is slated for demolition. The Recreation Center, containing 200,000 sf of space, will be built on the Edmonds Hall site. It will replace the outdated 35-year old Flynn Recreational Complex located west of the site. The new Recreation Center will include fitness equipment, indoor jogging track, swimming pool, multipurpose courts and other amenities. As with the Flynn Center, it will offer summer hours for local residents.

The new University Center on Lower Campus will provide the campus community with 285,000 sf of space for dining facilities, offices for 230 student organizations, meeting space, and an expanded theater. It will replace McElroy Commons, which has served as a student center for 47 years but which is now outdated and inadequate. The proposed University Center site currently includes surface parking and a portion of the Flynn Recreational Complex.

The Brighton Athletics Center will provide Boston College with an opportunity it has sought for more than a decade -- to have synthetic turf baseball and softball fields, natural grass and synthetic turf intramural fields, and a field house with an indoor track and six indoor tennis courts. The baseball field will have 1,500 spectator seats and the softball field will have 500 spectator seats. The field house will contain support facilities for baseball, softball, tennis, and track, including restrooms and concessions. The fields will be fenced and lighted.



---

## Residential Life

Over the last several years, the City of Boston has strongly encouraged colleges and universities to increase the supply of on-campus housing and move students out of the neighborhoods, thereby relieving the competitive demand for housing in local communities.

In response, the IMP provides for an increase of approximately 610 beds of on-campus undergraduate student housing during the next ten years. This construction will increase the percentage of undergraduates who live on campus to more than 90 percent (based on maintaining an undergraduate enrollment of 9,000 students), the highest of any college or university in the City of Boston. This planned increase in campus housing will further Boston College's goals regarding student formation and will lessen the impact on local communities.

Boston College's design for these new residential facilities involves constructing smaller-scale living communities at an appropriate density that support the University's student formation goals, create a sense of community, promote residential learning, and enhance positive student behavior.

Residence halls are planned for both the Chestnut Hill and Brighton campuses. The new residence halls will provide the planned increase of beds as well as replacement beds for Edmonds Hall, a nine-story, 790-bed building that is outdated and in need of extensive repairs. A portion of the Modular Apartments will also be replaced by new housing.

Five locations are planned for new undergraduate residence halls:

- More Hall Site – 420 beds
- Commonwealth Avenue on the Brighton Campus – 200 beds
- Interior of the Brighton Campus – 300 beds
- Commander Shea Field – 490 beds
- A portion of the Modular Apartments site – 175 beds

In addition to the undergraduate residence halls, up to 75 beds will be provided on Foster Street for Jesuit faculty and graduate students of the Weston Jesuit School of Theology, which is moving from Cambridge and re-affiliating with Boston College. This housing will include on-site parking for approximately 40 vehicles.



---

## Support Facilities

Additional support facilities in the IMP include a 350-space addition to the Beacon Street Garage, a 500-space garage to serve the Brighton Campus, and a robotic library storage facility on the Brighton Campus. The addition to the Beacon Street Garage will replace spaces lost in the development of other IMP projects, and the garage on the Brighton Campus will serve the administrative functions, the fine arts district, and the Brighton Athletics Center located on the Brighton Campus.



---

## Infrastructure Improvements

Infrastructure improvements planned by Boston College in the IMP include upgraded and improved pedestrian accommodations and open space throughout the campus, and implementation of measures to achieve a more sustainable campus. Boston College would also like to relocate a portion of St. Thomas More Road next to More Hall to relieve existing congestion at the Lake Street/Commonwealth Avenue intersection. Any relocation of St. Thomas More Road would be coordinated with the Department of Conservation and Recreation (DCR) and would require the approval of both DCR and the Boston Transportation Department (BTD).

Internal to the campus, additional open space will be provided in the form of new quadrangles that will be linked by pedestrian-friendly connections. Pedestrian/vehicular conflict points will be eliminated by closing portions of roadways and moving parking to locations on the perimeter of the campus.

Boston College will strive to develop a sustainable campus through:

- Compliance with the LEED Certifiable standard under Article 37 of the Boston Zoning Code and evaluation of higher levels of LEED Certification for new construction and renovations.
- Development of a clear structure and rigorous methodology for implementing sustainable measures.
- Planning and land use policies that are compatible with the natural resources, the fabric of surrounding neighborhoods, and the campus' historic character.
- Managing transportation demand, providing alternative transportation options, and encouraging the use of low-impact vehicles, non-fossil fuels, and creative modes of transport while ensuring maximum campus access and preserving lifestyle features.
- Implementing a comprehensive approach to water management as new buildings are constructed and infrastructure demands increase.
- Management of energy consumption by focusing on ways to improve the efficiency of existing buildings, investigating ways in which newly constructed buildings can be designed with highly integrated building systems and investigating feasible sources of on-site renewable energy.
- Consideration of the orientation, massing, and the envelope of new buildings which can reduce energy consumption by as much as 30 percent.
- Establishing appropriate metrics to provide a means for establishing intentionality, accountability, and monitoring.
- When available and where feasible, providing for the use of sustainable building materials that possess some of the following characteristics – made from natural, rapidly renewable resources, recyclable or recycled content, harvested or manufactured locally, or non-toxic in use or disposal.
- Considering aspects of air quality, acoustics, thermal comfort, and daylighting when designing and constructing new or renovated facilities.
- Source reduction, recycling, and reuse which represent different solutions for different waste streams.
- Outreach activities to students, staff, and local residents related to sustainable development strategies.
- Green design that intentionally keeps a long-range view and designs building systems to be robust, durable, and easier to maintain and control to reduce life cycle costs.

The plan also anticipates relocation of the Green Line Boston College stop to the median of Commonwealth Avenue by the MBTA (with some assistance from Boston College). The planned improvements to the MBTA stop and its relocation will make



it fully handicap accessible and conveniently located for local residents as well as Boston College users.

---

## Economic Impact & Community Benefits

As a leading research university with an annual budget of more than \$700 million, 14,500 students and 3,500 faculty and staff, the University's estimated regional economic impact is more than \$1.4 billion annually. The University's students, employees and more than 40,000 annual visitors are primary sources of purchasing power and generator of sales revenue to local businesses in both municipalities. With the submission of this IMPNF, Boston College proposes to spend \$800 million in construction and renovation projects over the next decade, creating both permanent and temporary jobs, and additional revenue and benefits for the cities of Boston and Newton and their residents.

As a good neighbor, Boston College is committed to making University resources available to residents of Allston-Brighton and Newton whether through formal programs and partnerships, the many campus activities and events open to local residents, or the time, talents and energies of Boston College students, faculty and staff volunteers. Recent survey results indicate that Boston College students volunteer more than 375,000 hours of community service throughout the year and that our employees volunteer on average 4.8 hours per week, exceeding both the national and state averages of 2.5 and 1.9 hours per week.

# Background

This chapter provides background information on Boston College's history and mission, as well as a profile of the University as it exists today. Additionally, the chapter describes the University's strategic plan, its master planning principals, the public planning process, and the team responsible for preparing the IMP.

---

## History of Boston College

Boston College was founded by the Society of Jesus in 1863 and, with 3 teachers and 22 students, opened its doors on September 5, 1864. Through its first seven decades, it remained an exclusively undergraduate liberal arts institution with emphasis on the Greek and Latin classics, English and modern languages, philosophy and religion.

Originally located on Harrison Avenue in Boston's South End, where it shared quarters with Boston College High School, Boston College outgrew its urban setting toward the end of its first 50 years. It moved to then-rural Chestnut Hill, on the site of the former Lawrence Farm, where ground was broken on June 19, 1909 for Gasson Hall. The three other buildings that would form the core of the campus: St. Mary's Hall, Devlin Hall, and Bapst Library, opened in 1917, 1924, and 1928, respectively.

New purchases doubled the size of the Boston College campus with the addition of the Upper Campus in 1941 and the Lower Campus through the acquisition of the Lawrence Basin and adjoining land in 1949. In 1974, Boston College acquired Newton College of the Sacred Heart, 1.5 miles away. With 15 buildings on 40 acres, it now hosts Boston College Law School and residence halls for more than 800 Boston College freshmen.

Though incorporated as a university from its beginning, Boston College did not begin to fill out the dimensions of its university charter until the 1920s, with the inauguration of the Summer Session, the Graduate School of Arts and Sciences, the Law School, and the Evening College. The 1930s saw the introduction of the Graduate School of Social Work and the College of Business Administration (now known as the Wallace E. Carroll School of Management). The schools of Nursing (now the Connell School of Nursing) and Education (now the Carolyn A. and Peter S. Lynch School of Education) followed in 1947 and 1952. The Graduate School of Arts

and Sciences first offered doctoral programs in 1952, followed by the graduate schools of Education, Nursing, Management, and Social Work.

In 1927 Boston College conferred one earned bachelor's degree and 15 master's degrees on women through its Extension Division. By 1970 all undergraduate programs had become coeducational, and today women comprise more than half of enrolled students. In 1996 the Evening College became the College of Advancing Studies, offering master's as well as bachelor's degrees. That same year, the University's longest presidency, 24 years, came to an end when J. Donald Monan, S.J., became chancellor and was succeeded by William P. Leahy, S.J.

In recent decades, the university completed several major construction projects, including the expansion and renovation of Higgins Hall, the updating of residence halls on the Upper and Newton campuses, and the construction of a new office building for faculty and administration on the Lower Campus. Most recently, the University acquired 65 acres of land in Brighton previously owned by the Archdiocese of Boston.

---

## Boston College Mission

The following mission statement of Boston College was approved by the Board of Trustees in 1996, prior to the last accreditation. It focuses on teaching and research at the highest levels, and affirming and developing the University's Jesuit, Catholic character in an inclusive fashion.

Strengthened by more than a century and a quarter of dedication to academic excellence, Boston College commits itself to the highest standards of teaching and research in undergraduate, graduate, and professional programs and to the pursuit of a just society through its own accomplishments, the work of its faculty and staff, and the achievements of its graduates. It seeks both to advance its place among the nation's finest universities and to bring to the company of its distinguished peers and to contemporary society the richness of the Catholic intellectual ideal of a mutually illuminating relationship between religious faith and free intellectual inquiry.

Boston College draws inspiration for its academic societal mission from its distinctive religious tradition. As a Catholic and Jesuit university, it is rooted in a world view that encounters God in all creation and through all human activity, especially in the search for truth in every discipline, in the desire to learn, and in the call to live justly together. In this spirit, the University regards the contribution of different religious traditions and value systems as essential to the fullness of its intellectual life and to the continuous development of its distinctive intellectual heritage.

Boston College pursues this distinctive mission by serving society in three ways:

- By fostering the rigorous intellectual development and the religious, ethical and personal formation of its undergraduate, graduate, and professional students in order to prepare them for citizenship, service, and leadership in a global society;
- By producing nationally and internationally significant research that advances insight and understanding, thereby both enriching culture and addressing important societal needs; and
- By committing Boston College to advance the dialogue between religious belief and other formative elements of culture through intellectual inquiry, teaching, learning, and community life that form the heart of the University.

Boston College fulfills this mission with a deep concern for all members of its community, with recognition of the important contribution a diverse student body, faculty, and staff can offer, with a firm commitment to academic freedom, and with a determination to exercise careful stewardship of its resources in pursuit of its academic goals.

---

## Planning Boston College's Future

Boston College's Strategic Plan communicates the University's priorities and guides the decision-making process in support of the University's mission. Through a long-range planning process, the University developed a comprehensive vision for the 30 to 50 year development of its three campuses that reinforces the priorities of the strategic plan and shapes the physical environment to meet these objectives. Together, these planning efforts provide direction, guidance and inspiration for the University's future.

---

### Strategic Plan

Each decade since 1975, Boston College has engaged in a comprehensive, long-range strategic planning process to guide its institutional vision. In February 2006, the Board of Trustees approved a Strategic Plan titled "Excellence, Distinction, Leadership: Boston College in the 21<sup>st</sup> Century," which was the result of a two-year assessment and planning process that involved more than 200 faculty, students and staff. In this plan, Boston College developed seven strategic directions, each stemming from an existing strength and flowing directly from the University's mission, and offering the possibility of distinguishing Boston College from its peers in a critical area:



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



---

## Long-Term Planning/Master Plan Principles

To support the seven strategic directions, Boston College embarked on a planning process with Sasaki Associates to develop a set of master plan principals that would guide the physical development of the University during the next ten years and in to the future. These principals described below set the framework for the development of all future projects and provide Boston College with an opportunity to achieve excellence by using the strength and distinctiveness of its campus to reinforce its mission and strategic objectives:

- **Create One Campus** -- The long-term vision unifies the rich and diverse parts of the campus, providing a notable setting for the learning experience while enhancing and distinguishing the role that each area of the campus plays in the life of the University.
- **Emulate Gothic Middle Campus Character and Linked Quadrangles** -- The distinctive character of the Middle Campus is its combination of Gothic architecture and collegiate open spaces laid out on top of one of the area's highest hills. The goal is to extend this unique character to other parts of the campus by creating a series of linked quadrangles with similar design elements.
- **Provide Best Density of Open Space and Buildings** -- Successful campus spaces have been framed by buildings of 4 to 5 stories in height, providing a hierarchy of significant quadrangles and courtyards. Development on the Chestnut Hill Campus will be patterned from the current density of the Middle Campus (an FAR of approximately 1.5) while, over the next few decades, the Brighton Campus will be only one quarter that density. Sensitive design and massing will ensure new structures are compatible with the scale and character of the traditional campus core.

- **Develop Mixed Campus Uses** -- Integrate academic, civic, spiritual, recreational, and residential uses to create a vital, engaged community and a lively campus.
- **Celebrate Gateways** -- Celebrate and strengthen the University's gateways on Commonwealth Avenue to its host communities with uses that represent the diversity of the institution.

Long-term planning concentrates on physical improvements that strengthen the identity and vitality of the University, respect the neighboring community, and incorporate the newly acquired properties on the Brighton Campus into the overall plan. Building upon the historic legacy of the campus, historically significant spaces will be preserved; existing resources upgraded; outdated facilities replaced, and new buildings built in support of the Boston College Mission and Strategic Plan.

---

## Urban Design Framework

The long-term planning includes an urban design framework that will:

- Create a series of memorable open spaces that enhance the image of the campus, transforming some areas.
- Build strong pedestrian connections that link the open spaces throughout the campus, especially across Commonwealth Avenue to the Brighton Campus.
- Respect historic structures by building at a scale comparable with surrounding buildings while making the core campus denser to provide more efficient use of the land.
- Create strong visual links to the surrounding landscape such as the Chestnut Hill Reservoir, Evergreen Cemetery and Pine Tree Preserve, and to the cities of Boston and Newton.
- Promote environmentally conscious urban design through density and connectivity to public transportation.

The urban design elements will establish parameters for proposed buildings, open space, and pedestrian and vehicular circulation.

---

## Open Space and Landscape Framework

The open space and landscape framework establishes a basis for siting new buildings on campus, creating an organizational hierarchy of campus open spaces, and enhancing the overall image of the University. The siting of new buildings will respond to their location on campus and create opportunities for open spaces of diverse character such as large civic spaces that can serve as forums for campus events and gatherings, quadrangles that serve as a backdrop for everyday campus life, small contemplative spaces, and linear open spaces that provide pedestrian circulation.

A series of linked quadrangles are the major organizing feature of this long-term planning, emulating the successful historic open space progression through Middle Campus. These linked quadrangles will provide for a continuous pedestrian corridor through the Chestnut Hill Campus and connecting to the Brighton Campus. The primary pedestrian framework will be defined by pedestrian axes across campus and integrated with the system of linked quadrangles. The two primary pedestrian axes will be an east-west axis connecting the Upper Campus to the Chestnut Hill Reservoir, and a diagonal axis connecting the Campus Green with the Brighton Campus.

---

## Boston College Today

Boston College has become one of the nation's best and most selective universities, drawing approximately 9,000 undergraduate students from all 50 states and 40 countries to an academic institution that is considered one of the most coveted destinations of talented students. While cognizant of its national and international reputation, Boston College prides itself on being Boston's college and on maintaining its unique relationship with Boston, Newton, and the surrounding communities that has distinguished it for the past 144 years.



---

## Campus Demographics

In the 2006-2007 academic year, Boston College had a total enrollment of about 14,500 students. Of that number about 9,000 were undergraduate students, 4,650 were enrolled in graduate or professional programs and almost 750 were enrolled in the Woods College of Advancing Studies. Since 1987, undergraduate enrollment has remained stable. Freshmen enrollment each year has averaged approximately 2,200 students with small variations of less than 6 percent up or down in any given year. Over the past five years, Boston College has had an average of 440 students studying abroad during their junior year.

The total number of faculty at Boston College is about 1,210. This includes almost 725 full-time faculty, 175 teaching fellows, and 310 teaching assistants. The total number of staff is about 2,440 with almost 2,200 full-time staff and 240 part-time staff.



---

## Neighborhood Context

Boston College has two campuses located in whole or in part within the City of Boston. The Brighton Campus, which lies north of Commonwealth Avenue, is located entirely within the city of Boston. The Chestnut Hill Campus, which lies to the south of Commonwealth Avenue, is located in both Newton and Boston. See

Figure 2-1 for a map of the existing Chestnut Hill, Brighton and Newton campuses and their surrounding context.

The Brighton Campus sits north of Commonwealth Avenue from the main campus and is bounded on the east by Foster Street, on the west by Lake Street and on the north by Glenmont Road. It is surrounded on three sides (north, east and west) by residential and institutional neighborhoods. The Brighton Campus consists of property formerly owned by the Roman Catholic Archdiocese of Boston, which was bought by Boston College in three transactions in 2004, 2006 and 2007. The Boston College Master Plan for the Brighton Campus includes preserving large tracts of open space on the east and west sides of the campus to help buffer the neighborhoods from institutional uses, and to provide areas for passive recreational space. The University is committed to providing a mix of land uses and facilities that support its educational mission, and minimize impacts on its neighbors.

The Chestnut Hill Campus includes three distinct parts, which are reflective of the topography of the site: the Upper, Middle and Lower campuses. The Upper Campus is located west of College Road and south of Quincy Road in the City of Newton. It is composed of student residences and resident support. Middle Campus is located east of Upper Campus and west of Lower Campus. It is also located in the City of Newton and contains the main gate on Commonwealth Avenue and the iconic Gothic campus, and is almost entirely dedicated to core academic uses. Lower Campus lies at the lowest elevation between the Middle Campus and the Chestnut Hill Reservoir and Evergreen Cemetery. It is located largely within the City of Boston and contains cultural facilities, athletic facilities, two parking garages, space for student activities, dining and student residence halls.

The Chestnut Hill Campus has residential neighborhoods to the north, west, and south located in the City of Newton. On the east, it is bordered by the Evergreen Cemetery and the Chestnut Hill Reservoir both of which are located in the City of Boston.



---

## Existing Campus Buildings and Facilities

The Chestnut Hill campus of Boston College consists of almost 118 acres, the Newton Campus includes about 40 acres and the Brighton Campus contains 65 acres for a total of 223 acres on the three campuses. Currently Boston College owns 131 buildings, including the Weston Observatory in Weston and the Connors Retreat Center in Dover. Administrative and academic buildings number 53, and there are 29 student residences and 49 buildings devoted to other uses such as libraries, student commons, athletic facilities, and infrastructure. The Brighton Campus and the portion of the Chestnut Hill Campus in the City of Boston contain 35 buildings with about 3,275,000 sf of space, including two garage structures with about 610,000 sf of space. Table 2-1 provides a listing of the buildings the University owns on its three campuses with properties on the Chestnut Hill Campus identified by location



in the City of Boston or City of Newton. Figure 2-1 shows the location of the listed properties.

It should be noted that the St. John's Seminary building has been converted to a condominium form of ownership, with St. John's Seminary retaining ownership of that portion of the facility generally known as St. John's Hall and Boston College acquiring the newer addition to the building known as Bishop Peterson Hall. In addition, Boston College leases about 12,000 sf of space in St. John's Hall.

---

## Public Planning Process

Boston College remains committed to engaging the community in an open dialogue and inclusive process that gathers input from interested stakeholders in the neighborhoods surrounding the campus. The University has established ongoing communication with the community and has identified areas where the University and its neighbors can agree on resolution of issues.

Throughout the long-range planning process and the development of the ten-year IMP, the University has consulted and worked collaboratively with officials from Boston and Newton, the Boston Redevelopment Authority and the Newton Planning and Development Department, as well as appropriate state agencies. There has also been an extensive community outreach, including the Allston Brighton Boston College Community Task Force and the Boston College-Newton Neighborhood Council. A comprehensive list of the community outreach efforts undertaken by Boston College appears in Table 2-2 at the end of this chapter, including major topics addressed at each meeting. This outreach has included public meetings, newspaper advertisements, design charette, abutters meetings to discuss the purchase of the Brighton Campus, site tours and a section on Boston College's website devoted to the IMP ([www.bc.edu/imp](http://www.bc.edu/imp)).

---

### ■ Allston Brighton Boston College Community Task Force

Boston College has met with the Allston Brighton Boston College Community Task Force, an advisory committee set up by the City of Boston to advise the City and Boston College on development issues related to Boston College's plans. The University has met with the Task Force on a monthly basis over the past few years as part of a thorough consensus-building process to find common ground for Boston College's development of both its Chestnut Hill and Brighton campuses. The Task Force is made up of residents of the local community and the current chairwoman is Jean Woods. The Task force is assisted by representatives of the Mayor's Office of Neighborhood Services (MONS) and the Boston Redevelopment Authority (BRA). Notes from recent meetings and the schedule of future meetings can be found on the Boston College website at [www.bc.edu/imp](http://www.bc.edu/imp).

---

**Institutional Master Plan Team**

<b>Proponent</b>	<b>Boston College</b> Office of Governmental & Community Affairs Hopkins House 116 College Road Chestnut Hill, Massachusetts 02467  Contacts: Thomas J. Keady Jr., Vice President Governmental and Community Affairs (617) 552-4787  Jeanne Levesque, Director Government Relations IMP Project Manager (617) 552-4789  William R. Mills Jr., Director Community Affairs (617) 552-8661  Ivelisse Kuran IMP Project Coordinator (617) 552-3707
<b>Legal Counsel</b>	<b>Boston College</b> Office of the General Counsel Donaldson House 90 College Road Chestnut Hill, Massachusetts 02467  Contact: Joseph M. Herlihy, General Counsel (617) 552-0960
<b>Institutional Master Plan Consultant</b>	<b>Vanasse Hangen Brustlin, Inc.</b> 101 Walnut Street Watertown, MA 02472  Contacts: Howard Muise Felipe Schwarz, AICP
<b>Master Planning Consultant</b>	<b>Sasaki Associates, Inc.</b> 16 Pleasant Street Watertown, Massachusetts 02472  Contact: Linda Eastley, AICP

**Table 2-1  
Boston College Properties – Brighton, Chestnut Hill, and Newton Campuses**

Name	Location	Current Primary Use	Date Constructed or Acquired by Boston College	Building Gross Square Footage <sup>1</sup>	Map No. on Figure 2-1
<b>Brighton Campus</b>					
Administrative Building (former Cardinal's Residence)	2101 Commonwealth Ave.	Conference and Meeting Facility	2004	23,000	7
Administrative Building (former Chancery Offices & Creagh Library)	2121 Commonwealth Ave.	Administrative/ Library	2007	66,100	8
Administrative Building (former Tribunal)	3 Lake Street	Administrative	2004	16,000	11
Garage	197 Foster Street	Parking	2004	15,408	3
Greycliff Hall	2051 Commonwealth Ave.	Student Residence	1969	12,318	12
Gymnasium	2115 Commonwealth Ave.	Performance Space	2004	11,122	6
Bishop Peterson Hall	127 Lake Street	Administrative & Academic	2007	69,880	4
St. Clement's Hall	197 Foster Street	Administrative	2004	97,221	2
St. William's Hall	9 Lake Street	Administrative	2004	48,000	10
School of Theology and Ministry (STM) Library	117 Lake Street	Library	2004	54,000	5
---	188, 192, 196 Foster Street	Residential	2004	7,332	1
St. John's Hall	127 Lake Street	Administrative	2007	12,000 <sup>2</sup>	9
<b>Chestnut Hill Campus</b>					
<i>City of Boston</i>					
Alumni Stadium	2604 Beacon Street	Athletics	1957	447,300	26a
Beacon Street Parking Garage	2599 Beacon Street	General Parking Facility	1979	279,354	27
Commonwealth Avenue Parking Garage (partially in City of Newton)	40 St. Thomas More Road	General Parking Facility	1994	328,972	22
Silvio O. Conte Forum	2601 Beacon Street	Athletics & Administrative	1988	270,506	25
John M. Corcoran Commons	60 St. Thomas More Road	Student Services & Dining Facility	1994	63,736	20
Edmonds Hall	200 St. Thomas More Rd.	Student Residence	1975	245,078	15
Flynn Student Recreation Complex	2603 Beacon Street	Athletics & Administrative	1972	118,267	23
Eugene F. Merkert Chemistry Center	2609 Beacon Street	Academic & Administrative	1991	116,601	28
Modular Apartments	Lower Campus	Student Residence	1970	98,200	16
St. Thomas More Hall	2150 Commonwealth Ave.	Administrative	1955	64,584	13
Robsham Theater Arts Center	50 St. Thomas More Road	Academic & Arts	1981	31,906	21
Commander Shea Field	2605 Beacon Street	Baseball/Soccer	1960	N/A	29

Name	Location	Current Primary Use	Date Constructed or Acquired by Boston College	Building Gross Square Footage <sup>1</sup>	Map No. on Figure 2-1
		Field			
Vanderslice Hall	70 St. Thomas More Road	Student Residence	1993	119,492	18
Walsh Hall	150 St. Thomas More Rd .	Student Residence	1980	205,805	14
Yawkey Athletics Center	2597 Beacon Street	Athletics	2004	73,927	26b
	18 Wade St. & Garage	Residence	2006	6,349	108
	24 Wade St & Garage	Residence	2006	5,523	112
	30 Wade St & Garage	Residence	2007	6,000	113
	21 Campanella Way	Academic & Administrative	2002	154,506	24
	90 St. Thomas More Road	Student Residence	1993	110,488	19
	110 St. Thomas More Rd.	Student Residence	2005	104,278	17
<i>City of Newton</i>					
Bapst Library	Middle Campus	Library	1928	69,623	37
Bea House	176 Commonwealth Ave.	Jesuit Residence	1965	4,685	50
Botolph House	18 Old Colony Road	Administrative	1967	7,136	51
Bourneuf House	84 College Road	Administrative	1985	4,460	58
Thea Bowman AHANA Center	72 College Road	Administrative	1970	3,528	60
Brock House	78 College Road	Administrative	1972	4,146	59
Campion Hall	Middle Campus	Academic & Administrative	1955	112,491	45
Canisius House	67 Lee Road	Jesuit Residence	1966	3,761	92
Carney Hall	Middle Campus	Academic & Administrative	1962	101,059	48
Cheverus Hall	127 Hammond Street	Student Residence	1960	32,102	69
Claver Hall	40 Tudor Road	Student Residence	1955	16,702	76
Connolly Carriage House	300 Hammond Street	Academic	1975	7,035	86
Connolly Faculty Center	300 Hammond Street	Academic	1975	13,799	83
Cushing Hall	Middle Campus	Academic & Administrative	1960	65,141	44
Daly House	262 Beacon Street	Jesuit Residence	1981	5,584	94
Devlin Hall	Middle Campus	Academic & Administrative	1924	90,823	40
Donaldson House	90 College Road	Administrative	1975	3,910	57
Faber House	102 College Road	Academic	1938	3,081	55
Fenwick Hall	46 Tudor Road	Student Residence	1960	49,087	79
Fitzpatrick Hall	137 Hammond Street	Student Residence	1960	38,749	68
Fulton Hall	Middle Campus	Academic & Administrative	1948	126,088	43
Gabelli Hall	80 Commonwealth Ave.	Student Residence	1988	69,844	32
Gasson Hall	Middle Campus	Academic & Administrative	1913	72,638	39
Gonzaga Hall	149 Hammond Street	Student Residence	1958	54,138	67
Haley Carriage House	47 Stone Avenue	Child Care Center	1969	5,081	87

Name	Location	Current Primary Use	Date Constructed or Acquired by Boston College	Building Gross Square Footage <sup>1</sup>	Map No. on Figure 2-1
Haley House	314 Hammond Street	Academic & Administrative	1969	9,294	84
Heffernan House & Garage	110 College Road	Administrative	1997	4,756	54
Higgins Hall	Middle Campus	Academic & Administrative	1966	234,722	41
Hopkins House	116 College Road	Administrative	1968	4,274	53
Hovey House	258 Hammond Street	Academic & Administrative	1971	11,148	80
Ignacio Hall	100 Commonwealth Ave.	Student Res/Administrative	1973	121,542	34
Kostka Hall	149 Hammond Street	Student Residence	1957	30,704	71
Lawrence House	122 College Road	Administrative	1968	3,681	52
Loyola Hall	42 Tudor Road	Student Residence	1955	23,348	77
Lyons Hall	Middle Campus	Academic, Administrative & Dining Facility	1951	84,111	42
McElroy Commons	Middle Campus	Administrative, Student Services & Dining	1960	137,905	49a
McElroy Switch House	Middle Campus	Administrative	1960	1,049	49b
McGuinn Hall	Middle Campus	Academic & Administrative	1968	143,310	47
Medeiros Townhouses	60 Tudor Road	Student Residence	1971	22,568	75
Murray Carriage House	292 Hammond Street	Academic	1967	2,618	85
Murray House	292 Hammond Street	Commuter Center	1967	8,490	82
O'Connell House	185 Hammond Street	Student Union	1938	32,156	70
Thomas P. O'Neill Jr. Library	Middle Campus	Central Research Library	1984	206,910	38
Rahner House	96 College Road	Administrative	1952	2,799	56
Roberts House & Garage	246 Beacon Street	Jesuit Residence	1989	8,583	95
Roncalli Hall	200 Hammond Street	Student Residence	1965	40,674	64
Rubenstein Hall	90 Commonwealth Ave.	Student Residence	1973	123,739	33
Service Building	Middle Campus	Academic & Administrative	1948	33,718	46
Shaw House	372 Beacon Street	Student Residence	1962	9,218	72
Southwell Hall	38 Commonwealth Ave.	Administrative	1937	12,338	30
St. Mary's Hall	Middle Campus	Jesuit Residence	1917	135,721	36
Voute Hall	110 Commonwealth Ave.	Student Residence	1988	87,189	35
Waul House	256 Hammond Street	Administrative	2000	16,407	81
Welch Hall	182 Hammond Street	Student Residence	1965	40,724	65
Williams Hall	144 Hammond Street	Student Residence	1965	40,738	66
Xavier Hall	44 Tudor Road	Student Residence	1955	16,706	78
---	4 Quincy Road	Residence	2002	4,801	105
---	11 Chestnut Hill Road &	Residence	2000	5,334	103

Name	Location	Current Primary Use	Date Constructed or Acquired by Boston College	Building Gross Square Footage <sup>1</sup>	Map No. on Figure 2-1
---	Garage				
---	14 Mayflower Road & Garage	Administrative	1998	5,245	107
---	19 Mayflower Road & Garage	Academic	2004	4,442	109
---	22 Stone Ave. & Garage	Administrative	1999	4,758	96
---	24 Mayflower Road & Garage	Residence	2004	4,461	110
---	24 Quincy Road	Academic	1998	4,317	62
---	25 Lawrence Ave. & Garage	Administrative	1993	5,180	91
---	30 Old Colony Road	Residence	2005	5,158	114
---	30 Quincy Road	Jesuit Residence	1999	4,534	74
---	31 Lawrence Avenue	Academic	1979	5,105	89
---	31 Lawrence Ave. . Garage	Administrative	1996	1,985	88
---	32 Mayflower Rd. & Garage	Residence	2002	4,833	111
---	36 College Road	Administrative	1974	3,766	63
---	40 Old Colony Road & Garage	Jesuit Residence	2001	6,400	113
---	50 College Road & Garage	Administrative	1996	4,303	61
---	55 Lee Road	Administrative	1978	7,363	93
---	60 Priscilla Road	Residence	2005	3,919	104
---	66 Commonwealth Avenue	Student Residence & Admin	1989	58,779	31
---	66 Lee Road	Residence	1999	2,510	90
---	130 Beacon Street	Jesuit Residence	2002	9,340	102
---	136 Beacon St. & Garage	Residence	2004	4,097	101
---	142 Beacon Street	Administrative	1997	3,446	100
---	188 Beacon Street	Academic	1989	5,774	98
---	194 Beacon St. & Garage	Academic	1996	5,628	97
---	350 Beacon Street	Residence	2001	3,329	73
---					
<b>Newton Campus</b>					
Alumni House	885 Centre Street	Administrative	1974	15,638	120
Barat House	885 Centre Street	Administrative	1974	25,392	131
Cottage and Garages	885 Centre Street	Residence	1974	4,342	136
Cushing Hall	885 Centre Street	Student Residence	1974	25,709	125
Duchesne East/West	885 Centre Street	Student Residence	1974	53,513	121/122
Hardey House	885 Centre Street	Student Residence	1974	40,152	126
Keyes North/South	885 Centre Street	Student Residence	1974	65,266	130
Law Library	885 Centre Street	Library	1974	83,017	127
Law East Wing	885 Centre Street	Academic	1999	49,109	123

Name	Location	Current Primary Use	Date Constructed or Acquired by Boston College	Building Gross Square Footage <sup>1</sup>	Map No. on Figure 2-1
Mary House	885 Centre Street	Residence	1974	4,326	135
Mill Street Cottage	29 Mill Street	Residence	1974	2,879	129
Quonset Hut	885 Centre Street	Athletics	1974	5,964	124
Stuart House/Smith Wing	885 Centre Street	Academic & Administrative	1974	104,884	128
Trinity Chapel	885 Centre Street	Chapel	1974	20,578	134
<b>Total Gross Square Footage</b>				<b>6,578,660</b>	

1 GSF excludes all void areas such as "open to below" atrium type space

2 Space leased from the Roman Catholic Archdiocese of Boston which retained ownership of the St. John's Hall building.

Source: Boston College Office of Space Planning

**Table 2-2  
Community Outreach**

Date	Event/Activity	Subject
<b>2007</b>		
December 4, 2007	Allston Brighton Task Force Meeting	Ten-year IMP
October 16, 2007	Allston Brighton Task Force Meeting	Amendment and Student Behavior Updates; Allston Brighton Scholarship Program
September 18, 2007	Allston Brighton Task Force Meeting	ISD on Overcrowding; Bishop Peterson Hall and Seminary Library Renovations; Removal of Dead/Diseased trees on Brighton Campus
August 21, 2007	Allston Brighton Task Force Meeting	Update on IMP Status and Presentation on Student Behavior Program
July 17, 2007	Allston Brighton Task Force Meeting	Cancelled
July 16, 2007	Institutional Master Plan (IMP) website launched	
June 26, 2007	Newton Mayor David Cohen	Update on Long-Term Vision Plan and IMP
June 26, 2007	Newton-Boston College Neighborhood Council	Update on Long-Term Vision Plan and IMP
June 19, 2007	Allston Brighton Task Force Meeting	Update on Brighton Property Acquisition
May 15, 2007	Allston Brighton Task Force Meeting	Brighton Campus tour and housing discussion led by Sasaki

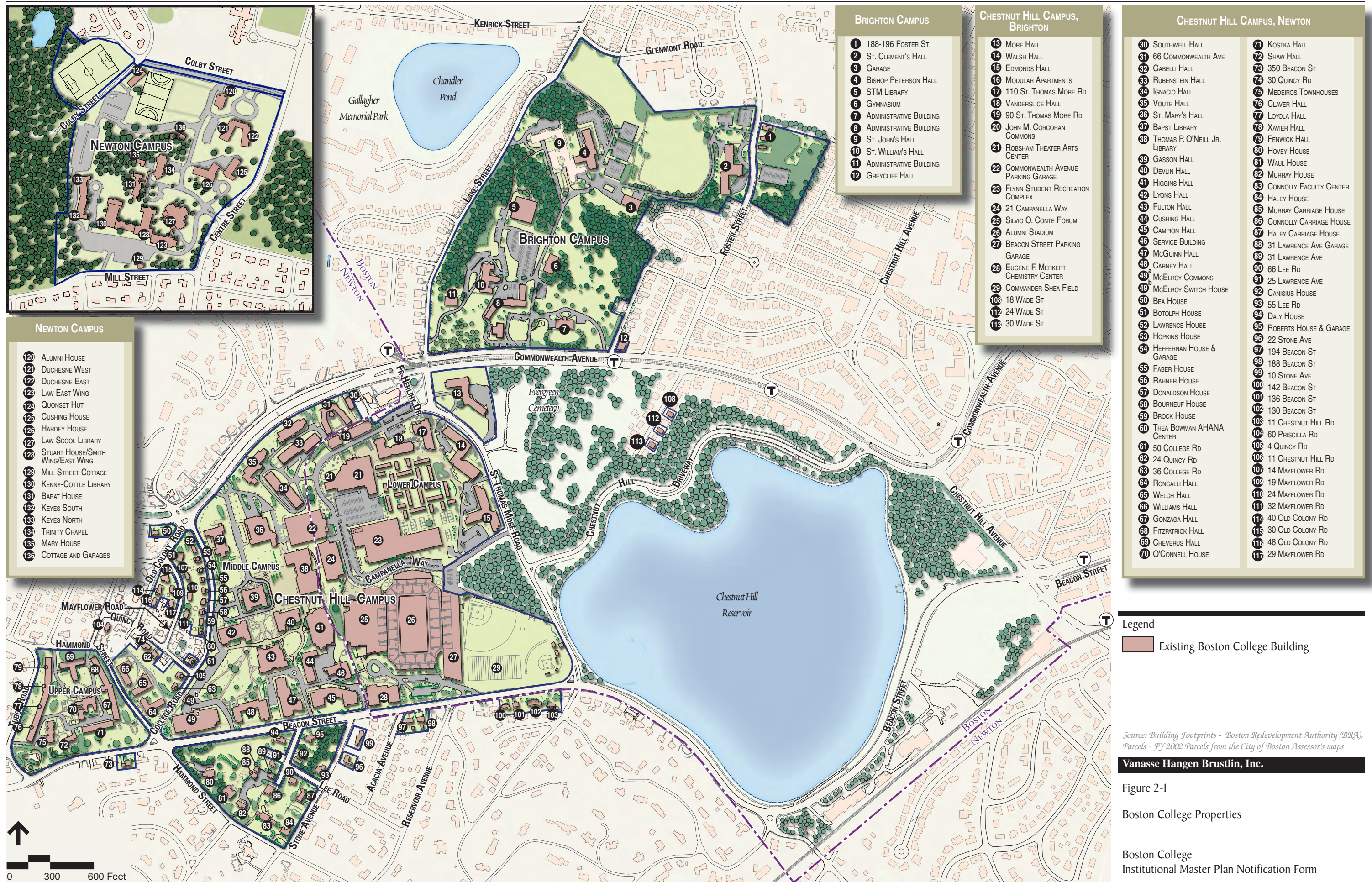
<u>Date</u>	<u>Event/Activity</u>	<u>Subject</u>
May 10, 2007	Brighton Allston Improvement Association (BAIA)	Presentation of Long-Term Vision Plan
April 25, 2007	Allston Brighton Boston College Taskforce Sub-committee Meeting	Athletic Fields, Tennis Center and Parking Garage
April 17, 2007	Allston Brighton Task Force Meeting	Overview and discussion of transportation and parking issues led by Sasaki
March 20, 2007	Allston Brighton Task Force Meeting	Overview and discussion of the housing and athletics goals within the ten-year plan led by Sasaki
February 20, 2007	Allston Brighton Task Force Meeting	Follow-up Presentation by Sasaki on Long- Range Campus Master Plan and Discussion
January 16, 2007	Allston Brighton Task Force Meeting	Overview and discussion of Institutional Master Plan process and Introduction of VHB planners hired by BC to prepare IMP
<b>2006</b>		
December 6, 2006	Allston Brighton Task Force Meeting	Follow-up Presentation by Sasaki on Long-Range Campus Master Plan and Discussion
October 11, 2006	Boston College-Newton Neighborhood Council Meeting	Sasaki Presentation on Long-Range Campus Master Plan
October 10, 2006	Allston Brighton Task Force Meeting	Presentation by Sasaki on Long-Range Campus Master Plan and Discussion
October 5, 2006	City of Newton Briefing Session to Newton Mayor Cohen, Director of Planning Michael Kruse & Staff	Sasaki Presentation Long-Range Campus Master Plan
July 17, 2006	Allston Brighton Task Force Meeting	Update on Campus Master Plan and Vote on Amendment
June 19, 2006	Allston Brighton Task Force Meeting	Update on Campus Master Plan and Discussion of Amendment
June 19, 2006	Meeting with BRA (Director Mark Maloney & Staff) and Mayor's Office of Neighborhood Services (MONS)	Presentation on Long-Range Campus Master Plan by Sasaki
June 7, 2006	BRA/MONS Briefing Session	Long-Range Campus Master Plan
June 1, 2006	Brighton Allston Improvement Association (BAIA) Meeting	Update on Campus Master Plan and Discussion of Amendment
May 5, 2006	BRA	Master Plan Amendment Scoping Session
April 6, 2006	Chestnut Hill Association Meeting	
March 23, 2006	Brighton-Allston Jewish Coalition	



<b>Date</b>	<b>Event/Activity</b>	<b>Subject</b>
	Meeting	
February 25, 2006	Community Master Plan Workshop for Boston and Newton Communities	
February 21, 2006	Allston Brighton Task Force Meeting	
February 8 & 9, 2006	Public Meeting	Update on Campus Master Plan & Discussion of Master Plan Amendment
January 24, 2006	Allston Brighton Task Force Meeting	Update on Long-Range Master Plan & Discussion of Master Plan Amendment
<b>2005</b>		
November 15, 2005	Allston Brighton Task Force Meeting	
October 18, 2005	Allston Brighton Task Force Meeting	Presentation by Executive Vice President Pat Keating on Strategic Plan and discussion
September 20, 2005	Allston Brighton Task Force Meeting	Introduction of Sasaki Team and Discussion of Scope and Process for Long-Range Campus Master Plan
August 2005	Individual Meetings with Councilor Jerry McDermott, Senator Stephen Tolman, Representative Kevin Honan, and Representative Michael Moran	Announced Selection of Sasaki and Discussion of Master Plan Process and Schedule
August 11, 2005	Meeting with Michael Kruse, Planning Director, City of Newton	Announced selection of Sasaki as Campus Master Planning Firm and Discussion of Process and Schedule
August 5, 2005	Meeting with BRA and Mayor's Office of Neighborhood Services	Overview of Strategic Plan, Discuss Scope of Campus Plan and Tour Campus, Boston College, Yawkey Center
July 2005	Sasaki begins work on long-range campus plan; holds meetings with various BC constituency groups	
June 30, 2005	Meeting with Boston Redevelopment Authority	Discuss Selection of Sasaki and Proposed Schedule for Long-Range Campus Plan
June 21, 2005	Allston Brighton Task Force Meeting	Announced Selection of Sasaki as Campus Master Planning firm
April 19, 2005	Allston Brighton Task Force Meeting	
February 15, 2005	Allston Brighton Task Force Only Meeting	
<b>2004</b>		
November 16, 2004	Allston Brighton Task Force Meeting	
October 19, 2004	Allston Brighton Task Force Meeting	

Date	Event/Activity	Subject
September 21, 2004	Allston Brighton Task Force Meeting	
August 17, 2004	Allston Brighton Task Force Only Meeting	Worked on position letter to Boston College
July 20, 2004	Allston Brighton Task Force Only Meeting	Worked on position letter to Boston College
June 8, 2004	Meeting with Boston College Employees who are Allston Brighton Residents	
June 5, 2004	Allston Brighton Task Force Meeting	Worked on position letter to Boston College
May 18, 2004	Allston Brighton Task Force Meeting	
May 12, 2004	Neighborhood/Abutter Meetings Following Brighton Campus Purchase	
May 10, 2004	Neighborhood/Abutter Meetings Following Brighton Campus Purchase	
May 6, 2004	Neighborhood/Abutter Meetings Following Brighton Campus Purchase	
May 5, 2004	Neighborhood/Abutter Meetings Following Brighton Campus Purchase	
April 20, 2004	Allston Brighton Task Force Meeting	





Legend  
 Existing Boston College Building

Source: Building Footprints - Boston Redevelopment Authority (BRA), Parcels - FY 2002 Parcels from the City of Boston Assessor's maps

**Vanasse Hangen Brustlin, Inc.**

Figure 2-1  
 Boston College Properties  
 Boston College  
 Institutional Master Plan Notification Form



## Ten-Year Plan - Boston

Great universities need great facilities to help achieve their ambitions.

As reported, Boston College's Strategic Plan offers a vision for the University's future by identifying its academic, co-curricular and residential priorities for the coming decade. The ten-year Institutional Master Plan proposes the facilities necessary to fulfill this strategic vision.

With the addition of the new science center, for example, the scientific research currently being conducted on campus to find a cure for Tay-Sachs disease, to combat dementia in AIDS patients, and to find a way to desalinate water for developing countries through nanotechnology will be augmented in fulfillment of the University's strategic goal to commit targeted resources to establish Boston College as a national leader in the sciences.

In addition, research on aging, standardized testing, social security and retirement, and the balance between work and family will be enhanced through the construction of new academic buildings, in fulfillment of the University's strategic commitment to address urgent societal problems.

The culture of volunteerism that inspires 375,000 hours of volunteer community service performed by Boston College students annually will be fostered by a new University Center that will supply desperately needed space for Boston College's 230 student organizations. New residence halls, athletics fields and a recreation center - which contribute to the development of the mind, body and soul - will help the University to fulfill its commitment to become a contemporary model of student formation among American colleges and universities.

The new School of Theology and Ministry (STM) in Brighton, which will re-affiliate the Weston Jesuit School of Theology with Boston College, will assist the University in its effort to help revitalize the Catholic Church, and contribute to its strategic goal of becoming the world's leading Catholic university and theological center.

In each case, new facilities are needed to realize the strategic goals and continue the momentum that has established Boston College as one of the nation's best universities. The Institutional Master Plan provides the facilities needed over the

next ten years to meet the University's goals. The specific elements of the Institutional Master Plan are outlined in this chapter.

---

## Proposed Institutional Projects - Boston

While Boston College's plans for the next ten years include projects on all three campuses, the sections in this chapter describe the specific projects on properties located in the City of Boston, which include the properties located on the Brighton Campus. The next chapter of this document describes future projects proposed for properties located in the City of Newton on the Chestnut Hill and Newton campuses. The Newton projects are not a formal part of the IMP submittal to the City of Boston, but they are an integral part of the ten-year plan for the development of the three Boston College campuses.

The projects proposed for properties located in the City of Boston are shown on Figure 3-1 and listed in Table 3-1. These projects include undergraduate residence halls on five sites, Jesuit faculty and graduate student housing, athletic fields and field house, a recreation center, a university center, a fine arts district, a library storage building, and additional parking in a new garage and in an expansion of an existing garage.

It should be noted that phasing of projects must be responsive to priorities, funding and other logistical and operational considerations.

---

### Residential Life

The mission of the Office of Residential Life is to foster an inclusive residential community that complements the academic mission of the University. In support of this goal, Boston College intends to increase and enhance the supply of undergraduate student housing to provide as many students as possible with a quality on-campus residential experience. The IMP includes plans to construct approximately 1,585 undergraduate student beds, including approximately 610 new beds and approximately 975 beds to replace beds in existing outmoded facilities. Since Boston College is committed to maintaining its undergraduate enrollment at around 9,000 students, adding 610 new beds of on-campus housing will decrease the approximately 1,200 Boston College students living off-campus by 50 percent, thereby reducing the impact of students on the rental housing market in the Allston and Brighton neighborhoods.

Approximately 75 beds of housing for Jesuit faculty and graduate students at the Weston Jesuit School of Theology will also be provided. The School will be moving to Boston College from Cambridge in 2008.

---

## More Hall Site

The More Hall site, at the intersection of St. Thomas More Road and Commonwealth Avenue, provides an accessible parcel for a mix of uses, including undergraduate housing and retail. The current More Hall facility is outdated and its administrative tenants will be relocated to existing buildings on the Brighton Campus.

The More Hall site will provide 420 beds of undergraduate apartment-style housing and possibly ground floor retail space along Commonwealth Avenue. The retail space could contain businesses that primarily serve Boston College students, faculty, and staff, and local residents. The plan calls for two interconnected buildings that will be four-to-five stories in height. The buildings will function both as a gateway to the Lower Campus and as a node along the continuous pedestrian route that extends from Upper Campus to the Brighton Campus.

The topography of this site falls off the equivalent of one floor level from Commonwealth Avenue toward St. Thomas More Road on the south side of the site. This could allow for one level of underground parking along Commonwealth Avenue containing up to 100 parking spaces. This parking would be accessed from St. Thomas More Road at street level and would be enclosed on all other sides by building and open space.

---

## Brighton Campus

Undergraduate housing is planned for two locations on the Brighton Campus: along Commonwealth Avenue and on the interior of the Brighton Campus.

### Commonwealth Avenue

The Commonwealth Avenue site will accommodate approximately 200 apartment-style beds for juniors and seniors in one building with two wings. One wing would be located along Commonwealth Avenue and the other would be located along the Brighton Campus spine road. The building would be 4 to 5 stories in height. The ground floor of the Commonwealth Avenue wing could be programmed with space for residential support use.

### Interior of Brighton Campus

The interior Brighton Campus site will accommodate approximately 300 apartment-style beds for juniors and seniors. Two buildings would be built west of the proposed spine road and would be set back approximately 200 feet from Lake Street and buffered by the existing western wooded slope.

This proposed housing would frame a one-acre quadrangle with the northern edge formed by the School of Theology and Ministry Library. A plaza area at the southern

edge of this open space would provide a transition for the 10 to 15 feet of grade change between the housing and spine road.

---

## Shea Field

Commander Shea Field, at the corner of St. Thomas More Road and Beacon Street, sits adjacent to the Chestnut Hill Reservoir, Pine Tree Preserve, and Alumni Stadium. Boston College plans to build housing for up to 490 students in three four- to five-story buildings. The buildings will be designed to allow for the retention of two-and-a-half practice fields and preserve a view corridor between Middle Campus and the Chestnut Hill Reservoir. As with the Brighton Campus residence halls, the new housing on Shea Field will be sized to best meet the University's goals of encouraging community building, intellectual engagement and responsible behavior among students.

---

## Modular Housing Site

When the modular apartments were constructed on Lower Campus in 1970, they were intended to temporarily serve Boston College's housing needs. As their popularity grew and the University's need for housing increased, the structures became a campus fixture. The University's long range plan calls for eliminating the modular buildings and replacing them with new residence halls would be built around a new quadrangle. This will be accomplished in two phases. The first phase, which is included in the ten-year plan, will replace the northernmost cluster of modular buildings with a residence hall with three wings of four to five stories in height. The building will provide housing for 175 students and include student activity space on the building's first floor. The planned University Center and Recreation Center as well as the existing Corcoran Commons dining facility will be adjacent to the site. The second phase will replace the remaining modular houses with a new quadrangle and second residence hall with an additional 75 beds. A total of 250 beds are planned for the long term.

---

## Jesuit Faculty and Graduate Student Housing

Housing for Jesuit faculty and graduate students of the Weston Jesuit School of Theology, which is relocating to Boston College campus, will be provided on the east side of Foster Street opposite St. Clement's Hall on the Brighton Campus. Up to 75 beds will be provided in several two- to three-story buildings clustered around a central green. It is anticipated the residences will total about 40,000 to 50,000 sf and would be about 20 to 25 feet in height. A buffer of trees and a rock outcropping on the south side of the site will be preserved. About 40 on-site parking spaces will be provided to serve the residents.



---

## Academic

A Fine Arts District is planned on Commonwealth Avenue between the former Cardinal's Residence and former Creagh Library. It would contain the following:

- An approximately 30,000 sf Fine Arts/academic building. The total building would be 4-5 stories with a height of 60 to 70 feet
- An approximately 21,000 sf 3-story museum building that could be linked to the Fine Arts building.
- An approximately 25,000 sf auditorium with 1,200 seats primarily for internal campus use.

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.



---

## Student Life

The following major projects are planned to upgrade facilities to enhance opportunities for student life on campus: Brighton Athletics Center, the Recreation Center, and the University Center.

---

### Brighton Athletics Center

The Brighton Athletics Center will provide Boston College with an opportunity it has sought for more than a decade -- to improve its baseball, softball, and tennis facilities for intercollegiate sports. Boston College's membership in the Atlantic Coast Conference has increased its need for larger and more sophisticated athletic facilities. The program for the Athletics Center, which is located at the north end of the Brighton Campus includes:

- Baseball field with 1,500 spectator seats. This field would be located east of Bishop Peterson Hall, would have a synthetic surface and would be lighted.
- Softball field with 500 seats. This field would be located northeast of Bishop Peterson Hall, would have a synthetic surface and would be lighted.
- Multipurpose field 1. This field would be located north of Bishop Peterson Hall, would have a natural grass surface large enough to accommodate soccer, would be lighted, and would have no permanent spectator seating.
- Field house. This facility would be located between Bishop Peterson Hall and the baseball field. Because the site has a vertical change of 25 to-30 feet, the approximately 100,000 sf building would be flush with grade at its southwestern edge (allowing entry to the playfield on the top of the building), and predominantly masked by baseball seating on its eastern edge. A regulation



track and six tennis courts would be accommodated. The building also would contain support facilities for baseball, softball, tennis, and track, including locker rooms, rest rooms, modest concession space, and training space.

- ▶ Multipurpose field 2. This field would be located on top of the field house structure, with field entry at grade near the southern edge of Bishop Peterson Hall. The field would have a synthetic surface and be lighted.

---

## Recreation Center

A new 200,000 sf Recreation Center will be constructed to replace the outmoded 35-year old Flynn Recreational Complex. The Recreation Center will include fitness equipment, indoor jogging track, swimming pool, multipurpose courts, and locker rooms. As with the Flynn Center, it will offer summer hours for local residents. It will be constructed on the site of Edmonds Hall, an existing nine-story, 790-bed dormitory, which is outdated and in need of extensive repairs. The existing site is bordered by St. Thomas More Road on the east, Campanella Drive on the south, Walsh Hall on the north, and tennis courts to the west.

---

## University Center

Boston College plans to construct a new 285,000 sf University Center to provide space for its student organizations, conference rooms, the bookstore, dining, student services and an addition to Robsham Theatre. The University Center will be located on a site near the new Recreation Center and expanded campus housing that currently contains the Flynn Recreational Complex and surface parking. It is bounded by Campanella Way on the west, Robsham Theater on the north, modular housing on the east and parking areas on the south. This facility will replace the outdated and inadequate McElroy Commons, which has served as the student center for the last 47 years.



---

## Support Facilities

Planned support facilities include a library storage building and new parking facilities to replace spaces lost to other projects.

---

## Library Storage Building

The Boston College Libraries have long sought additional storage space. The University plans to construct an approximately 40-foot high, 14,000 sf building adjacent to the existing School of Theology and Ministry Library on the Brighton Campus to provide a robotic library storage facility connected to the STM Library. The small building, which will be located east of Lake Street, will be screened from residences on Lake Street by an existing wooded area that will be maintained.

---

## Beacon Street Garage Expansion

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

---

## Parking Garage on the Brighton Campus

A new parking garage will be constructed on the Brighton Campus along the spine road near the entrance to the Brighton Athletics Center. It will contain approximately 500 spaces on five levels with one level expected to be below grade. It will serve Brighton Campus visitors, faculty and staff.



---

## Re-Use of Existing Brighton Campus Facilities

The first amendment to Boston College's existing Institutional Master Plan, effective October 18, 2006, added nine buildings and approximately 46.8 acres of land to the Boston College Campus. This property was purchased from the Roman Catholic Archdiocese of Boston in two phases, adding 43.3 acres in 2004 and 3.5 acres in 2006. It is located across Commonwealth Avenue from the Chestnut Hill Campus generally between Lake and Foster streets and is now referred to as the Brighton Campus.

In July 2007, Boston College purchased an additional 18.3 acres of land located within the Brighton Campus from the Archdiocese. The purchase included four buildings: the Chancery, the Creagh Library, the Seminary Library and Bishop Peterson Hall. It did not include St John's Hall, which remains under the ownership of the Archdiocese. Boston College requests that the 18.3 acres it acquired in July of this year to complete its acquisition of the Brighton Campus, be included in the Boston College Institutional Sub-district.

The Seminary Library, now called the School of Theology and Ministry (STM) Library, will be added to the current IMP through a second amendment that was filed with the BRA on October 12, 2007. The STM Library will include the current theological collections of the Archdiocese, as well as the collections of the Weston Jesuit School of Theology. Plans for the remaining buildings acquired in July 2007 are described in the following sections and shown in Table 3-1.

---

## Cardinal's Residence

The first amendment to Boston College's IMP included the re-use of the former Cardinal's Residence as a conference and meeting facility for faculty, staff and alumni, and anticipated only cosmetic improvements to the building. During the period of the ten-year plan, Boston College anticipates making further improvements and upgrades to this facility, including improvements to the kitchen and dining areas, to better support the planned use.

---

## Bishop Peterson Hall

Table 3-1 includes as a Proposed Institutional Project the renovation and re-use for Bishop Peterson Hall for general faculty and administrative offices. The IMPNF filed on October 12, 2007 for a second amendment to the current Boston College IMP requested approval for use of this facility as the home of the Boston College School of Theology and Ministry, in substitution for the Master Plan approval previously issued for the renovation of St. William's Hall for such use. Additional investigation and planning over the last month have revealed that this use is unfeasible on a permanent basis. Therefore, Boston College intends to withdraw the permanent use of Bishop Peterson for classrooms and offices of the STM as a proposed project from the October 12, 2007 IMPNF, thereby seeking approval in the amendment for only i) the renovation and re-use of the former Seminary Library and Bishop Peterson Hall Kitchen and Dining Room and ii) the temporary housing of the STM classrooms and offices in Bishop Peterson Hall, while the renovation of St. William's Hall for the permanent home of the STM is underway.

---

## Chancery and Creagh Library

The Chancery and Creagh Library, located on the southern end of the property near Commonwealth Avenue, contain 66,100 sf of space, previously used as offices and a library by the Archdiocese. Boston College plans to renovate these buildings for administrative office space.

---

## St. John's Hall

Boston College also leases 12,000 sf of space from the Roman Catholic Archdiocese of Boston in St. John's Hall (St. John's Seminary). The planned use of this space is administrative.

---

## Sequencing of Proposed Institutional Projects

Although the specific timing and phasing of individual projects included in this IMP have not been determined at this time, there is a critical path for several of the

proposed institutional projects that involve new facilities. Table 3-2 describes the critical sequencing required for construction of new IMP projects.

**Table 3-1  
Proposed Institutional Projects (Boston Properties)**

Proposed Institutional Project	Location	Map No. on Figure 3-1	Current Uses	Proposed Future Uses			Building Height	
				Primary Uses	Principal Sub-Uses	Proposed Gross Floor Area (sf)	Stories	Feet
<b>RESIDENTIAL LIFE</b>								
Undergraduate Housing	More Hall Site	12	Administrative Offices	Undergraduate Housing -- 420 beds Neighborhood Retail Parking—0 to 100 Spaces	Student Lounges	Housing -- 200,000 sf Retail -- 12,000 sf Parking – up to 35,000 sf	4-5	60
Undergraduate Housing	Commonwealth Avenue on Brighton Campus	8	Undeveloped	Undergraduate Housing – 200 beds	Student Lounges	Housing – 100,000 sf	4-5	60
Undergraduate Housing	Interior of Brighton Campus	7	Parking	Undergraduate Housing – 300 beds	Student Lounges	Housing – 150,000 sf	4-5	60
Undergraduate Housing	Commander Shea Field	14	Baseball Field	Undergraduate Housing -- 490 beds	Student Lounges	Housing – 159,000 sf	4-5	60
Undergraduate Housing	Existing Modular Housing Site on Lower Campus	16	Modular Housing	Undergraduate Housing –175 beds	Student Lounges; Student Center	Housing – 84,000 sf	4-5	60
Jesuit Housing	Foster Street, Brighton Campus	1	Parking and Three Vacant Single Family Homes	Jesuit Faculty and Graduate Student Housing –75 beds; Accessory Surface Parking – 40 spaces		Housing – 40,000 to 50,000 sf	2	20-25

Proposed Institutional Project	Location	Map No. on Figure 3-1	Current Uses	Proposed Future Uses			Building Height	
				Primary Uses	Principal Sub-Uses	Proposed Gross Floor Area (sf)	Stories	Feet
<b>ACADEMIC</b>								
Fine Arts District	Commonwealth Avenue Between the Former Cardinal's Residence and the Former Creagh Library on the Brighton Campus	10	Undeveloped	Museum, Auditorium, Fine Arts/Academic		Museum -- 21,000 sf Auditorium -- 25,000 sf Fine Arts/Academic -- 30,000+ sf	4-5	60-70
<b>STUDENT LIFE</b>								
Brighton Athletics Center	North End of the Brighton Campus	2	Recreation Fields and Maintenance Garage	1,500-Seat Baseball Facility, 500-Seat Softball Facility, 2 Multipurpose Fields, Field House With Indoor Tennis, Indoor Track, And Support Facilities	Batting Cages, Locker Rooms, Rest Rooms, Offices, Conference Rooms; Concession Area,	Field House -- 100,000 sf	2-3	Up to 40
Recreation Center	Edmonds Hall Site	13	Undergraduate Housing – 790 Beds	Recreation Center	Pool, Multipurpose Courts, Jogging Track, Locker Rooms, Offices, Fitness Center, Multipurpose Rooms	Recreation Center -- 200,000 sf	Up to 3	Up to 70

Proposed Institutional Project	Location	Map No. on Figure 3-1	Current Uses	Proposed Future Uses		Proposed Gross Floor Area (sf)	Building Height	
				Primary Uses	Principal Sub-Uses		Stories	Feet
University Center	Lower Campus	17	Parking, Flynn Recreation Complex (part)	Dining, Student Organizations, Offices, Conference Center, Theatre		University Center -- 285,000 sf	Up to 4	Up to 60
<b>SUPPORT</b>								
Library Storage	Next to Existing Former Seminary Library Building on Brighton Campus	6	Undeveloped	Library Storage	Library Office	Library Storage -- 14,000 sf	N/A	Up to 40
Parking Garage	Interior of Brighton Campus Near Athletics Fields	5	Undeveloped	Parking – 500 Spaces		Garage – 175,000 sf	5	Up to 40
Beacon Street Garage Addition	Beacon Street Garage	15	Playing Fields (portion)	Additional Parking Bay – 350 spaces		Garage -- 122,500 sf	4	40
Bishop Peterson Hall	127 Lake Street	3	Academic and Administrative	Academic and Administrative		Academic and Administrative – 69,880 sf	5	
Chancery and Creagh Library	North of Commonwealth Avenue	9	Chancery Offices and Library	Administrative		Administrative -- 66,100 sf	2-3	
St. John's Hall (part)	127 Lake Street Adjacent to Bishop Peterson Hall	4	Administrative	Administrative		Administrative – 12,000 sf	N/A	N/A
Cardinal's Residence	2101 Commonwealth Avenue	11	Conference and Meeting Facility	Conference and Meeting Facility		Conference and Meeting Facility – 23,000 sf	2	

**Table 3-2  
Anticipated IMP Project Sequencing**

Proposed Institutional Project	Pre-requisite Projects	Projects Dependent on This Project	Comments
Brighton Athletics Center	None	Student Residence Halls on Shea Field	Needed to provide improved intercollegiate facilities and meet demand for additional intramural playing fields.
Parking Garage on Brighton Campus	None	None	Needed to provide replacement parking on the Brighton Campus.
Jesuit Faculty and Graduate Student Housing on Foster Street	None	None	Needed for Jesuit faculty and graduate students of the Weston Jesuit School of Theology. Requires demolition of three unoccupied houses owned by Boston College.
Undergraduate Housing on More Hall Site	None	The Recreation Center which will go on Edmonds Hall site. Needed to provide replacement beds for Edmonds Hall.	Requires demolition of More Hall and relocation of its current occupants to the Brighton Campus.
Undergraduate Housing on Brighton Campus	None	The Recreation Center which will go on Edmonds Hall site. Needed to provide replacement beds for Edmonds Hall.	
Recreation Center	Undergraduate housing on More Hall site and Brighton Campus	The University Center which requires demolition of Flynn Recreational Complex.	Requires demolition of Edmonds Hall (790 beds).
Beacon Street Garage Addition	Brighton Athletics Center to replace existing baseball field which is on the site of planned garage expansion	The University Center which will eliminate surface parking.	
University Center	The Recreation Center and Beacon Street Garage Addition	Stokes Commons (described in Chapter 4, Ten-Year Plan for Newton Properties)	Requires demolition of Flynn Recreation Complex and adjacent parking.



Proposed Institutional Project	Pre-requisite Projects	Projects Dependent on This Project	Comments
Undergraduate Housing on Commander Shea Field	Brighton Athletics Center to replace existing baseball field which is on the site of planned undergraduate housing	Modular housing replacement	
Undergraduate Housing on Modular Housing Site	Undergraduate Housing on Commander Shea Field	None	Requires demolition of a portion of the existing modular housing.
Fine Arts District	None	None	Provides expanded space for McMullen Museum and an auditorium to provide additional space needed to accommodate various on-campus events.
Library Storage	None	None	Provides needed automated library storage space.





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

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

Source: Building Footprints - Boston Redevelopment Authority (BRA),  
Parcels - FY 2002 Parcels from the City of Boston Assessor's maps

**Vanasse Hangen Brustlin, Inc.**

Figure 3-1  
Proposed Institutional Projects  
Ten-Year Plan  
Boston College  
Institutional Master Plan Notification Form



# 4

## Ten-Year Plan - Newton

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

---

### Chestnut Hill Campus

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

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

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

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

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

---

## Newton Campus

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

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

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

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

# 5

## Residential Life

In accordance with Boston College's role as a Jesuit, Catholic university, the Office of Residential Life at Boston College seeks to foster an inclusive residential community that complements the academic mission of the University by:

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

Through its ten-year IMP, Boston College will support the mission of the Office of Residential Life by increasing student housing to provide as many students as possible with the quality residential life experience of living on campus during their years at Boston College. Because Boston College is committed to maintaining its undergraduate enrollment at a steady level of about 9,000 students, additional on-campus housing will increase the proportion of undergraduates living on-campus. This new housing will decrease the number of students living off-campus by 50 percent, thereby reducing the impact of Boston College students on the rental housing stock in the Brighton and Allston neighborhoods.

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

housing in the City at 85 percent<sup>1</sup>. Providing additional on-campus housing for Boston College students is a high priority for both the University and the neighborhood.

Boston College also is committed to maintaining the highest standards regarding student behavior both on and off campus. The University regards uncivil or disrespectful behavior to anyone, whether in the University community or in the neighboring communities, as unacceptable. Boston College has established extensive programs and measures to monitor student behavior.

This chapter documents existing on-campus student housing, presents the general goals and principles related to providing student housing on campus, and describes how the University will provide a net increase in the supply of student housing. Chapter 3, *Ten-Year Plan - Boston*, describes the specific residence hall projects planned over the next ten years to meet the University's goals.

---

## Student Housing

Until the mid-1950's, Boston College was a commuter school. From the 1960's-1990's there was continuous housing growth that helped solidify Boston College as a national university with students from all 50 states. This trend was reinforced when Boston College committed to adding 800 beds to its on-campus undergraduate housing supply in the 2000 Master Plan. Over the past five years, the University exceeded that commitment by adding approximately 860 undergraduate student beds.

---

## Existing Residential Program

The Office of Residential Life, which manages on-campus residence halls, is committed to the Jesuit ideal of educating the whole person through creating a living environment that will foster personal development and leadership. Through interaction with other students and residence hall staff, students will build relationships with others from a variety of backgrounds and interests. These friendships and experiences will create memories and relationships for students that can last a lifetime.

Residential living at Boston College is viewed as an integral part of the holistic development of students. Residence hall communities are nurturing environments rooted in the Jesuit, Catholic tradition that emphasize spiritual, moral, personal, and intellectual growth and development. By living on campus, students have a

---

<sup>1</sup> There are 7,330 students housed on campus. This represents 85 percent of the number of undergraduate students enrolled in on-campus programs. In the 2005-2006 academic year, an average of more than 400 students per semester was studying abroad.



tremendous opportunity to participate in campus life, thereby fostering growth and personal development outside of the classroom.

Accordingly, Boston College has embraced “best practices” and current research regarding university residential life, which suggest that student formation is best achieved in smaller residential villages, where the focus on community building, residential learning and responsible behavior are paramount. This prevailing viewpoint has guided the University’s decisions regarding residential life construction for the ten-year Institutional Master Plan.

---

## Undergraduate Housing

There are 29 undergraduate residence halls housing 7,330 students located on the Chestnut Hill and Newton campuses. Table 5-1 lists the existing residence halls. Boston College residence halls provide a variety of residential units that include:

➤ Traditional Residence Halls

Traditional residence halls are composed of single, double, and triple rooms with common bathrooms on each floor. This type of student housing is found primarily on the Upper Campus and on the Newton Campus.

➤ Suite-Style Living

Suites have two or three people per bedroom, with either four, six, seven, eight or nine people per suite. They contain private bathrooms and common areas within each suite. The residential facilities containing suites include Walsh, Vanderslice, and 90 and 110 St. Thomas More halls.

➤ Apartments

Apartments have two people per bedroom, with either four or six people per apartment. They contain a private bathroom, living room, dining area, and full kitchen. The residential facilities containing apartments include the Modular Apartments, and Rubenstein, Ignacio, Voute, Gabelli, and Edmond's Halls.

---

## Graduate Housing

Boston College currently does not house any graduate students in University-owned properties. To compete effectively with other universities for the most qualified student and teachers, and to meet the current housing needs of its graduate and professional students and junior faculty, the University, with the cooperation of the Inspectional Services Department (ISD) and the Boston Redevelopment Authority (BRA) reached an understanding with the City of Boston under the terms of which Boston College has been able to master lease a limited number of apartments for

graduate and faculty housing. The arrangement provides that the University may lease the properties listed below for graduate and professional student housing, as well as for junior faculty, for a period of six years as long as the University proceeds with a graduate student housing project in its IMP. Prior to entering into the Agreement, the University discussed this matter with officials at the Boston Redevelopment Authority (BRA) and the Inspectional Services Department (ISD).

The University currently has master leases on several apartment buildings within approximately one mile of the campus to allow graduate students to walk, bike, or take the MBTA or BC shuttle bus to campus. The apartment buildings contain approximately 186 leased units and are located in Brighton at:

- 1848 and 1850 Commonwealth Avenue
- 42 Strathmore Road / 6, 8, 12 Orkney Road
- 11 Embassy Road

The 186 units of graduate housing consist of 63 studio apartments, 106 one-bedroom apartments, and 17 two-bedroom apartments.



---

## Campus Planning for Housing

Boston College's long-term plan for development of its campus includes several new residence halls within the next 10 years. Throughout the University's campus planning efforts, a number of principles guided the planning and design of future student housing:

- The University aims to create a unified and contiguous residential and academic core campus, particularly in the Upper and Lower campuses
- The housing plan should help develop cohesive residential villages by class
- Campus housing should reinforce the University's mission by bringing together academic, social and spiritual pursuits
- The design of new housing should create a better pedestrian environment by separating peripheral vehicular circulation and parking
- The residential sectors/villages should incorporate the same landscape quality found on the historic Middle Campus
- The housing plan should respect the character of the surrounding neighborhoods by concentrating density closest to the core of the campus

In addition to the campus wide housing principles described above, the University sought to study the design of residential units themselves in order to make them

more attractive than off-campus housing. The design of future residence halls must be competitive with other institutions and private owners in the community. Additionally, the design of these residence halls must support and enhance student's academic and social development. To facilitate student development, the University proposes building programs that include personal space as well as large multi-functional community space.

The Office of Residential Life seeks to develop buildings that foster the personal growth of students and encourage a strong sense of community. This sense of community contributes to more responsible behavior in the residence hall. On-campus living also provides a greater opportunity to control off-campus student behavior.



---

## Demand for Additional On-Campus Housing

Boston College currently provides on-campus housing for approximately 7,330 students. This represents approximately 85 percent of the undergraduates enrolled in on-campus programs (an average of about 440 students studies abroad each semester). The University regularly admits students with only three years of on-campus housing guaranteed because there is not enough housing for all students to live on campus for four years. This reality can place the University at a competitive disadvantage with peer institutions. Not including the approximately 440 students studying abroad each semester and the students who opt to commute or live off-campus, a substantial demand for more on-campus undergraduate housing remains.

To address this demand for housing, Boston College plans a net increase of approximately 610 undergraduate student beds over the next ten years. Table 5-2 outlines the planned growth of undergraduate housing during the IMP.

The creation of 610 new undergraduate beds would bring the total number of beds on campus to approximately 7,940. Based on an enrollment of approximately 9,000 undergraduate students, this would increase the College's on-campus undergraduate population from 85 percent to more than 90 percent of on-campus enrollment. Because Boston College's enrollment will remain steady, the increased number of beds will mean 610 fewer students living in neighborhood housing. Much of that reduction will come from the Brighton and Allston neighborhoods.

---

## Student Behavior Plan

Boston College is concerned about the behavior of all students and regards uncivil or disrespectful behavior toward anyone in the community as unacceptable. The following sections describe the measures and programs that have been implemented

in a multi-faceted Student Behavior Plan to insure that Boston College students understand that they are held to the highest standards.

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

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

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

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



---

## Office of Governmental and Community Affairs

This office serves as a liaison between Boston College and the external community and coordinates Boston College's response to community concerns about student misconduct. The Director of Community Affairs works with the Office of the Dean for Student Development to respond to complaints from neighbors and conducts an annual student behavior meeting with Boston College administrators, local police departments, and Brighton district Court officials. The Director also works with landlords, property managers, and ISD to resolve student behavior issues, housing problems and sanitary code violations. In addition, the Director testifies at license hearings, brings alcohol-related violations by licensed establishments to the attention of local authorities, attends community meetings, meets with students in their apartments concerning behavioral issues, supervises the Community Assistance

Program (described below) and serves as the liaison between Boston Police and the University.

---

## Community Assistance Program (CAP)

One of the most effective preventative steps that Boston College has taken to assist the community and the Boston Police Department is the Community Assistance Program (CAP). Under the direction of the Office of Governmental & Community Affairs, a Boston College administrator patrols and responds to disturbance calls from the Boston College police, BPD, and neighbors on weekends. CAP is on duty from 9:00 PM to 3:00 AM every night of the week for the first three weeks of the semester, and on weekends (including Thursdays which were recently added) and holidays thereafter. Patrolling in Boston College vans, CAP is directed to problem locations by the Boston College Police and the Boston Police. CAP's function is to prevent problems from occurring, as well as to address disturbances. In many instances, these proactive visits to student residences quell problems and eliminate the need for future BPD response. During interaction with students, the administrator informs them that their behavior may result in arrest if BPD is called to the address following his visit. The administrator also takes down names of all Boston College students for a report that is filed with the Office of the Dean for Student Development for disciplinary action. The CAP administrator has developed an excellent working relationship and open lines of communication with officers from BPD District 14 and his presence in the neighborhood allows BPD to use their resources to respond to higher priority calls.

---

## Boston Police Detail

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



---

## The Boston College Police Department

The Boston College Police Department (BCPD) includes 53 sworn police officers providing 24-hour coverage every day. Their primary objective is to assure the safety and security of all students, faculty, staff, and visitors and they are directly involved in both crime prevention and in extensive response and enforcement. The Boston College Police have the same authority and powers as local or state police in or upon the lands and structures owned, used, or occupied by the University. They

also have deputy sheriff powers for use in off-campus situations and support the Boston and Newton Police. The BCPD participates in team policing and walking patrols with the Boston Police and CAP.



---

## Vice President of Student Affairs

The Vice President of Student Affairs is responsible for the Campus Task Force on the Reduction of Alcohol-Related Problems and the Office of Residential Life. The Campus Task Force oversees:

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

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



---

## Office of Dean for Student Development

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

- August Off-Campus Student Behavior Letter – The letter is emailed to off-campus students and a separate letter is sent to the parents of off-campus students via regular mail. It explains and reinforces expectations of behavior for students living off-campus.

- Mid-September Meetings with Off-Campus Students – Meetings are held after students arrive on-campus to reinforce expectations of student behavior.
- Meetings with Student Organizations
- Boston College Safe Program – Mandatory program for first-year students to discuss safety and wellness issues.
- Student Code of Conduct – The Office enforces the Student Code of Conduct.
- Parental Notification of Disciplinary and Judicial Matters – Boston College notifies parents of disciplinary actions for all alcohol violations, when sanctions may affect the students' housing status or continued enrollment, when the incident occurs off-campus, or when the student's health or welfare is jeopardized.
- Disciplinary Sanctions – Sanctions imposed on students include:
  - Attendance in alcohol education programs
  - Participation in community service -- The Office identifies suitable neighborhood projects or agency placements and supervises the completion of each student's assignment.
  - Community restitution
  - Probation, suspension or dismissal from the University
- Off-Campus Student Living Guide – The Guide is distributed door-to-door to off-campus students. It explains off-campus students' rights and responsibilities and details disciplinary actions for potential misconduct.
- Nights on the Heights – Provides fun on-campus alternatives to off-campus parties. All Events are held on Friday or Saturday nights between 9:00 PM and 2:00 AM and are free of charge and substance free. Free snacks are provided.

---

## **Boston College Campus Community Partnership Initiative (BC CCPI)**

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

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



---

## Boston Police Department

In addition to the Boston College departments that have active responsibility for student behavior, the Boston Police Department (BPD) also participates in fostering appropriate student behavior off campus. Over the years, Boston College and the Boston Police Department District 14 have developed a strong working partnership and continue to collaborate on a number of initiatives and programs to address student behavior and underage drinking both on and off campus.

- The District 14 Captain and community service officers participate in the annual Student Behavior Planning Meeting with BC administrators
- Community Service Officers address students at the BC Safe Student Meetings that are held in September to discuss expectations regarding behavior and student safety
- Increased BPD presence and enforcement of zero tolerance policy for fall move-in and for special celebratory events such as Super Bowl, World Series or national collegiate championships
- Team Policing (new for 2007) -- Implementing a new walking patrol comprised of Boston Police, Boston College Police and BC Student Community Liaison in targeted areas: Gerald Road, Foster Street, Lane Park, Radnor Road, Lake Street, Kirkwood, Greycliff Road and Cleveland Circle
- Cops in Shops Program -- In cooperation with local alcohol retailers, BPD places undercover officers in establishments to monitor and arrest underage students who present false identification when purchasing alcohol. The program requires that employees of the stores be vigilant about checking identification and acts as a deterrent to underage students in purchasing alcohol.
- In addition to vehicular and walking patrols, BPD officers also patrol off-campus neighborhoods on bicycles. Two new patrol bikes were recently purchased for District 14 by Boston College.



**Table 5-1  
Boston College Undergraduate Residence Halls by Campus 2006**

<u>Facility</u>	<u>Address</u>	<u>Number on Figure 2-1</u>	<u>Students Housed<sup>1</sup></u>
<b>Chestnut Hill Lower Campus</b>			
90 St. Thomas More Road	90 St. Thomas More Rd., Boston	19	381
110 St. Thomas More Road	110 St. Thomas More Rd., Boston	17	306
Edmonds Hall	200 St. Thomas More Rd., Boston	15	771
Greycliff Hall	2051 Commonwealth Ave., Boston	12	33
Modular Apartments	100 St. Thomas More Rd., Boston	16	444
Vanderslice Hall	70 St. Thomas More Rd., Boston	18	423
Walsh Hall	150 St. Thomas More Rd., Boston	14	<u>789</u>
<b><i>Sub-total Lower Campus</i></b>			<b><i>3,147</i></b>
<b>Chestnut Hill Middle Campus</b>			
66 Commonwealth Avenue	66 Commonwealth Ave., Newton	31	233
Gabelli Hall	80 Commonwealth Ave., Newton	32	156
Ignacio	100 Commonwealth Ave., Newton	34	364
Rubenstein Hall	90 Commonwealth Ave., Newton	33	363
Voute Hall	110 Commonwealth Ave., Newton	35	<u>218</u>
<b><i>Sub-total Middle Campus</i></b>			<b><i>1,334</i></b>
<b>Chestnut Hill Upper Campus</b>			
Cheverus Hall	127 Hammond St, Newton	69	159
Claver Hall	40 Tudor Rd., Newton	76	93
Fenwick Hall	46 Tudor Rd., Newton	79	227
Fitzpatrick Hall	137 Hammond St, Newton	68	199
Gonzaga Hall	149 Hammond St, Newton	67	229
Kostka Hall	149 Hammond St., Newton	71	178
Loyola Hall	42 Tudor Rd., Newton	77	117
Medeiros Townhouses	60 Tudor Rd., Newton	75	103
Roncalli Hall	200 Hammond St., Newton	64	170
Shaw Hall	372 Beacon St., Newton	72	21
Welch Hall	182 Hammond St., Newton	65	196
Williams Hall	144 Hammond St., Newton	66	176
Xavier Hall	197444 Tudor Rd., Newton	78	<u>106</u>
<b><i>Subtotal Upper Campus</i></b>			<b><i>1,974</i></b>
<b>Newton Campus</b>			
Cushing House	885 Centre St., Newton	125	123
Duchense East	885 Centre St., Newton	122	130
Duchense West	885 Centre St., Newton	121	140
Hardey House	885 Centre St., Newton	126	196
Keyes North	885 Centre St., Newton	133	151
Keyes South	885 Centre St., Newton	132	<u>135</u>
<b><i>Subtotal Newton Campus</i></b>			<b><i><u>875</u></i></b>
<b>TOTAL ALL CAMPUSES</b>			<b><u>7,330</u></b>

<sup>1</sup> Assistant Directors, Resident Hall Directors, Peer Ministers, and Resident Ministers are not included.

**Table 5-2  
Undergraduate Housing Program**

<b>Change in Housing</b>	<b>Location</b>	<b>Number of Beds</b>	<b>Net Change in Number of Beds</b>
New	Interior of the Brighton Campus	+300	+300
New	Commonwealth Avenue, Brighton Campus	+200	+500
New	More Hall Site	+420	+920
Demolish	Edmonds Hall	-790	+130
New	Commander Shea Field	+490	+620
Demolish	Modular Apartments	-185	+435
New	Modular Apartments Site	+175	+610
<b>Total</b>		<b>+610</b>	

# Transportation

This chapter presents an overview of the existing Boston College transportation system and a summary of the traffic and parking impacts of the projects proposed by Boston College over the next ten years. These include the proposed future projects on the Boston portion of the Chestnut Hill Campus and on the Brighton Campus, as well as planned projects on the Newton portion of the Chestnut Hill Campus and Newton Campus.

The first section provides a brief overview of the existing transportation infrastructure at Boston College. This discussion includes public transportation, area roadways, parking, and Transportation Demand Management (TDM) actions. The second section provides a summary of the specific projects proposed within the term of the IMP, along with an assessment of the associated transportation changes. Finally, an overview of the planned approach to construction management is provided.

---

## Existing Transportation Conditions

This section provides an overview of existing transportation conditions at Boston College. The following items are included:

- A discussion of available public transportation options to Boston College;
- A description of existing vehicular access to the campus;
- An inventory of existing parking spaces and an overview of parking management on campus; and
- Current Transportation Demand Management (TDM) actions employed by Boston College.

---

## Public Transportation

The public transportation serving the area around Boston College is shown in Figure 6-1. Boston College is located at the terminus of the MBTA Green Line Boston College B Branch. The Boston College stop is located on the north side of Commonwealth Avenue, north of the Chestnut Hill Campus and west of the

Brighton Campus. Both the MBTA Green Line Cleveland Circle C Branch and the Riverside D Branch are within one mile east and south, respectively, of both campuses. Both these stops are served by the Boston College Shuttle Service. The three branches are described below:

- ▶ **Boston College B Branch** operates between Boston College and Government Center on 5-minute headways during rush hours and on 8-minute headways throughout the day on weekdays. The Boston College stop, located on Commonwealth Avenue, serves both the Chestnut Hill and Brighton campuses. Service is provided between 5:01 AM and 12:10 AM during the week, between 4:45 AM and 12:10 AM on Saturdays, and between 5:20 AM and 12:10 AM on Sundays.
- ▶ **Cleveland Circle C Branch** operates between Cleveland Circle and North Station on 6-minute headways during rush hours and throughout the day on weekdays. The Cleveland Circle stop is located within one mile of both the Chestnut Hill and Brighton campuses. Service is provided between 5:01 AM and 12:10 AM during the week, between 4:50 AM and 12:10 AM on Saturdays, and between 5:30 AM and 12:10 AM on Sundays.
- ▶ **Riverside D Branch** operates between Riverside and Government Center on 5-minute headways during rush hours and on 10-minute headways through the day on the weekdays. The Reservoir stop is located within a mile of both campuses while the Chestnut Hill stop is located one-half mile south of the Chestnut Hill Campus. Service is provided between 4:56 AM and 12:05 AM during the week, between 4:55 AM and 12:00 AM on Saturdays, and between 5:40 AM and 12:00 AM on Sundays.

The MBTA also operates several bus routes along Washington Street which is within a quarter mile of the northern edge of the Brighton Campus and along Chestnut Hill Avenue which is within a quarter mile of the eastern edge of the Brighton Campus (also shown on Figure 6-1). These lines are about one mile from the Chestnut Hill Campus.



---

## Boston College Shuttle Bus Services

Boston College provides shuttle bus services for students and employees of the Chestnut Hill, Brighton and Newton campuses. These services are shown on Figure 6-2 and described below:

- ▶ The **Boston/Commonwealth Avenue Shuttle** service provides a Boston Direct Route and an All Stops route which run every 15-20 minutes. The Boston Direct Route provides service Monday through Friday 7:00 AM – 12:00 PM while the All Stops route operates Monday through Friday 12:00 PM – 2:00 AM and Saturday through Sunday 8:00 AM – 2:00 AM. The Boston Direct Route stops at

Conte Forum, opposite Greycliff Hall, 2000 – 2012 Commonwealth Avenue, Reservoir Green Line MBTA Stop at Cleveland Circle, Bank of America on Chestnut Hill Avenue, Chiswick Road, Corner of Commonwealth Avenue and Chestnut Hill Avenue, South Street, Greycliff Hall, and Robsham Theater. The All Stops route makes all of these stops plus McElroy Commons on Beacon Street, Donaldson House on College Road, and the Main Gate at the Chestnut Hill Campus.

- The **Newton Shuttle** transports students and employees between the Newton Campus and the Chestnut Hill Campus via Commonwealth Avenue. Service is provided every 30 minutes during the morning and every 15-20 minutes during the daytime. Five distinct routes are provided:
  - The Weekday Eagle Direct – this route runs Monday through Friday 7:00 AM to 3:00 PM and stops at Stuart Hall, the Newton Campus Main Gate and the Chestnut Hill Campus Main Gate.
  - Weekday Limited Stops – this route runs Monday through Friday 3:00 PM to 6:00 PM and stops at Stuart Hall, the Newton Campus Main Gate, Chestnut Hill Campus Main Gate, McElroy Commons on Beacon Street, Donaldson House on College Road and Duchesne Hall on the Newton Campus.
  - The Weekday All Stops – this route stops at all of the previously mentioned locations and operates Monday through Friday 6:00 PM – 2:00 AM.
  - Weekend Limited Stops – this route makes stops at Stuart Hall on the Newton Campus and at Conte Forum every half hour Saturday through Sunday.
  - Weekend All Stops – this route makes stops at Stuart Hall, the Newton Campus Main Gate, the Chestnut Hill Campus Main Gate, the Robsham Theater, Conte Forum, McElroy Commons on Beacon Street, Donaldson House on College Road and Duchesne Hall on the Newton Campus.
- The **Employee Shuttle** provides service between the Brighton Campus and the Chestnut Hill Campus Monday through Friday from 8:45 AM – 6:40 PM. Service is provided every 30 minutes and does not operate on weekends or University holidays. This shuttle service is also suspended during the summer but Boston College is currently evaluating possible changes to this operation.



---

## Roadway Access

Figure 6-3 shows the roadways and driveways serving all three Boston College campuses. The Chestnut Hill Campus is bounded generally by Commonwealth Avenue to the north, Beacon Street to the south, St. Thomas More Road to the east, and Tudor Road and Mayflower Road to the west. The main vehicular access points to the campus include the main gate on the Middle Campus on Commonwealth Avenue, St. Thomas More Road, the Beacon Street Garage and the entrance between McElroy Commons and Carney Hall off Beacon Street. There are two additional

minor entrances to the Middle Campus on Beacon Street and an exit on St. Thomas More Road.

The Brighton Campus is located on the north side of Commonwealth Avenue across from the Chestnut Hill Campus. It is generally bounded by Commonwealth Avenue to the south, Lake Street to the west, by Glenmont Road and Edison Middle School to the north, and Foster Street and Greycliff Road to the east. Vehicular access to this campus is provided via curb cuts along Commonwealth Avenue, Lake Street and Foster Street.

The Newton Campus is located almost one-half mile north of Commonwealth Avenue along the west side of Center Street in Newton. The main entrance is on Center Street and secondary entrances are located on Mill Street and Colby Road which border the campus on the south and north sides respectively.



---

## Pedestrians and Bicycles

---

### Pedestrians

Boston College provides pedestrian paths throughout its Chestnut Hill Campus. Due to the topography in this area, stairs provide access between the Lower and Middle campuses. Handicap access between the Lower and Middle campuses is available via elevators in the Commonwealth Avenue Garage and 21 Campanella Way. Many students, faculty and staff use these elevators. There are also stairs between the Middle and Upper campuses. Since most undergraduate students live on-campus, walking to class is the dominant mode.

Boston College supports the Walking Escort Service to provide safe night-time pedestrian travel on the Chestnut Hill Campus to members of the Boston College community. The service provides added safety for pedestrians traveling from one on-campus location to another on-campus location, while encouraging increased usage of campus facilities at night. Five walking escorts are available between 7:00 PM and 2:00 AM. There are blue light emergency call facilities located throughout the campus

The Newton Campus has a series of accessible paths that connect the buildings to each other and to adjacent parking areas. On the Brighton Campus, there are a limited number of pedestrian pathways. Because of the low volume of traffic, most pedestrian travel between buildings or through the campus is on the campus roadways.

---

## Bicycles

Boston College offers many services to bicyclists to aid in their commute and in securing their equipment. Both campuses have several bike rack locations and locker areas with showers. There are 15 locations on the Chestnut Hill Campus and six locations on the Newton Campus for securing bikes. No bike racks have been placed on the Brighton Campus as of this time. Indoor bike storage facilities are provided in the Merkert Center and the Flynn Recreation Complex. Scooters are allowed in the Commonwealth Avenue Garage. An inventory of bike racks is presented in Table 6-1 and shown in Figure 6-4.



---

## Parking

The Transportation and Parking Office at Boston College manages and operates parking for employees, undergraduate students, graduate students, visitors, vendors, contractors, and special events. The University meets the parking needs of these different user groups through the provision of a total of approximately 4,480 parking spaces on the Chestnut Hill, Newton, and Brighton campuses. Table 6-2 provides a summary of the on-site parking for each campus.

The following sections describe the parking programs for each user group, including employees, students, visitors, and vendors and contractors. Special event parking is discussed separately later in this chapter.

---

## Employee Parking

Faculty and staff who drive to work are required to register their vehicles and obtain a parking permit to park on campus. Employees are restricted from parking in spaces designated for visitors, Boston College service vans, or carpools. Transponders are provided to faculty and staff who park in the garages on the Chestnut Hill Campus. The University has implemented an Eligibility and Parking Access System which defines criteria for employees to park on campus and provides the locations where they are permitted to park.

---

## Permit Qualifications for On-Campus Student Parking

As a general policy the University does not provide on-campus parking for its residential undergraduate students, because of the limited parking inventory and readily available public transportation. Boston College limits its issuance of parking permits to students by imposing strict eligibility requirements aimed at reducing the number of unnecessary vehicles on campus.

**Table 6-1  
Boston College Bicycle Parking Inventory**

<b>Location</b>	<b>Number of Spaces</b>
<b>Chestnut Hill Campus</b>	
90 St. Thomas More Road	24
Bapst Library	32
Carney Hall	10
Conte Forum	16
Cushing Hall	32
Devlin Hall	32
Flynn Recreation Complex	12
Lyons Hall - North	16
Lyons Hall - South	6
McElroy Commons	10
McGuinn Hall	16
Merkert Center	24
O'Neill Library	32
Commonwealth Avenue Garage	10
Vanderslice Hall	<u>26</u>
<b><i>Chestnut Hill Campus Subtotal-</i></b>	<b>298</b>
<b>Newton Campus</b>	
Duschesne Hall	8
Hardey Hall - Rear	10
Hardey/Cushing - Front	8
Trinity Chapel	8
Stuart House - Front	20
Stuart House -- Rear	<u>10</u>
<b><i>Newton Campus Subtotal</i></b>	<b>64</b>
<b><i>Total</i></b>	<b>362</b>

Source: Boston College



**Table 6-2  
Existing Parking Space Inventory (May 2007)**

<b>Campus/Parking Facility</b>	<b>Parking Spaces</b>
<b>Chestnut Hill Campus</b>	
Commonwealth Garage	958
Beacon Street Garage	825
Upper	91
Middle	284
Hammond Triangle	130
Lower	<u>723</u>
<b>Chestnut Hill Campus Total</b>	<b>3,011</b>
<b>Newton Campus</b>	<b>673</b>
<b>Brighton Campus</b>	<u><b>788</b></u>
<b>Total for Three Campuses</b>	<b>4,472</b>

Source: Boston College, Transportation & Parking Office.

The following are the types of permits issued and the qualifications needed to obtain a permit:

- *Graduate and Law Students* - Graduate student permits are available to full- or part-time students currently enrolled in any of Boston College's graduate programs or the Boston College Law School.
- *Evening Students* - Evening student permits are available to students currently enrolled in the Woods College of Advancing Studies or in any of Boston College's graduate programs.
- *Commuter Undergraduate Students* - Commuter undergraduate student permits are available to matriculated undergraduate students who, during the academic year, live off campus greater than one mile from public transportation lines. Students living in Allston, Brighton, the remainder of Boston, Chestnut Hill and Brookline do not meet this commuter distance requirement and will not qualify for a commuter parking permit. Students are expected to use their personal academic year address, not the address of a family or friend, when applying for a parking permit.
- *Resident Undergraduate Students* - Resident undergraduate student permits are available to matriculated Boston College undergraduate students who are:
  1. A junior or senior year student; and
  2. Enrolled in a Boston College sponsored field practicum or three-credit internship at a site not accessible by public transportation.

Both criteria must be met by resident undergraduate students in order to obtain a permit. Exceptions are made for handicapped students.

---

## Graduate/Off-Campus Parking

Boston College provides the opportunity for a small number of graduate students to rent off-campus parking spaces on Embassy Road and at Strathmore/Orkney Properties in Brighton east of the campus. The cost is \$150.00 per month. Graduate and Law School students have the option of utilizing a carpool permit if they have at minimum two passengers per vehicles and commute as a carpool at least three days per week.

---

## Visitor Parking

Boston College provides visitor parking in both the Beacon Street Garage and the Commonwealth Avenue Garage. Any visitors to the campus must pay between the hours of 2:00 AM and 5:00 PM Monday through Friday, but there is no fee for parking on weekends. Overnight parking is prohibited from the beginning of September through the end of May. Parking gates to the garages remain open throughout major events such as athletic events, orientation, and move-in day. Visitors are required to present a validated ticket upon exiting the garage. Tickets may be validated through payment at a pay station in the garage, a University Validated Guest Pass from an event, or through the Admission office in Devlin Hall for Admission visits. Visitor parking rates provide the first two hours free, and \$2.00 per hour thereafter with a maximum daily rate of \$10.00.

---

## Special Event Parking

To manage traffic impact on the surrounding community and the students living on campus, the University has developed an extensive transportation management plan for traffic operations on game days, including football, basketball, and hockey, and for other events. Traffic is directed by the Boston College Police Department and signs are posted to identify event parking areas.

### Athletic Event Parking

For evening basketball and hockey games, the Beacon Street Garage is closed to the general public between 3:00 PM and 15 minutes after the start of game when the garage is reopened to the general public. During this period parking in the garage is reserved for permit holders only. Starting at 3:00 PM, visitors are directed to the Commonwealth Avenue Garage via the St. Ignatius Gate. At 5:00 PM, the More Hall Lot is reserved for permit holders. Other campus parking lots are opened 1.5 hours

prior to the start of an event to the general public attending the event who are directed to enter the campus through the St. Ignatius Gate.

### **Game Day Parking**

During the football season home games, all resident permit vehicles must be moved off the Chestnut Hill Campus by 11:00 PM the evening prior to scheduled home football games. Resident students may park on the Newton Campus. Vehicles remaining on campus after midnight are towed as are vehicles parked in neighborhoods surrounding Boston College. Parking on the Boston College Campus is by special permit only. Off-site satellite parking is available in Brighton and Needham.

### **Commencement Day Parking**

On Commencement Day, guests of the graduates can use all parking areas on Lower Campus, except for the reserved parking area at the north end of Conte Forum and Alumni Stadium. This includes both garages and, weather permitting, Shea Field. In addition, satellite parking is provided at the Brighton Campus and the Mall at Chestnut Hill where attendees are provided shuttle service to the Chestnut Hill Campus.

---

### **Vendor and Contractor Parking**

Approximately 25 parking garage passes per semester are provided upon request to be used for special guests and visitors. Vendors that frequently visit the campus, including consultants such as engineers, architects, service/maintenance providers, and sales representatives, are issued a Vendor/Contractor permit. The permits cost \$50.00/month, \$250.00/six-month period, and \$500.00/year. Drop-off and delivery vehicles are accommodated via designated service/delivery areas.

---

### **On-Street Parking**

On-street parking is limited, and it is difficult to find available spaces at times. Although the City of Boston provides some nearby on-street parking, most areas require Boston Resident Permit stickers. In order to obtain Resident Permit parking stickers, students must register their vehicles in the City of Boston. Parking is provided adjacent to the campus on Commonwealth Avenue and Beacon Street in Newton. On-street parking is generally prohibited in nearby residential areas in Newton.

---

## Transportation Demand Management

Boston College's Chestnut Hill Campus location at the end of the MBTA Green Line B Branch and the provision of shuttle bus service to the C and D Branches of the Green line provide the University with transit access for commuters, students, and visitors. The University actively supports efforts to reduce automobile use by faculty, staff, students, and visitors traveling to the campus. Many actions to support this goal are actively employed by Boston College, including:

- **Transit.** Boston College is served by the MBTA Green Line B Branch and provides shuttle bus service to the Cleveland Circle and Reservoir MBTA stops on the C and D Branches of the Green Line. Students can purchase a Semester Pass through the University and receive an 11 percent discount on MBTA passes. The University is currently investigating a program to provide pre-tax sales of MBTA passes to employees.
- **Ride matching.** In conjunction with MassRides, Boston College assists in the creation of carpools and vanpools, providing employees with a cost-effective and ecologically friendly alternative to drive alone commutes. A 55 percent discount off regular parking permit rates for graduate and law students is provided for carpools. As of 2004, the University had almost 5 percent of its commuters in a ride share arrangement.
- **Shuttle Bus System.** Boston College operates and promotes a free 12-bus shuttle system to link the campus with the Green Line at the Cleveland Circle and Reservoir stops.
- **Guaranteed Ride Home.** Pre-registered employees who utilize alternative transportation can take advantage of a guaranteed ride home when a personal or family illness or unplanned overtime interrupts their regular commute.
- **Bicycling Incentives.** As described earlier, Boston College has numerous safe, clean, and conveniently placed bicycle racks throughout its campus. Approximately 300 bicycles spaces are available in 15 locations on the Chestnut Hill Campus and another approximately 65 spaces are provided on the Newton Campus. Additional racks will be supplied in conjunction with new construction projects.
- **Car Sharing.** Boston College partners with Zipcar, providing employees and students a significant discount on the membership rate and access to eight cars located on campus and in the adjacent Brighton neighborhood:
  - Lower Campus Mod Parking - 1 car
  - Lake Street - 2 cars
  - Commonwealth Avenue at Wade Street - 1 car
  - Commonwealth Avenue at Strathmore Road - 4 cars

Boston College will continue to improve and expand its TDM programs to provide additional travel options for employees and students to reduce the demand for parking and ease traffic impacts to the roadways and neighborhood streets in Brighton. In addition, the University's plans to house more undergraduate students on campus may also serve to reduce automobile travel to the campus by reducing the number of commuting students.

---

## Future Transportation Conditions

This section summarizes projected changes in trip generation from the proposed institutional projects, planned parking changes, and proposed and potential transportation infrastructure changes.

---

### Trip Generation

The proposed future projects within the ten-year horizon of the IMP will not significantly influence the demand for travel on a day-to-day basis. Rather, changes in trip generation will be driven largely by changes in student enrollment and the number of faculty and staff. In addition, an increase in the proportion of students housed on-campus will serve to reduce the number of commuter trips to campus. There could be some limited trip generation associated with the retail portions of the projects located on Commonwealth Avenue although this retail space will be focused on the Boston College community and local residents.

As shown in Table 6-3, over the ten-year period of the IMP, it is expected that undergraduate enrollment will remain steady at its current level, but that there will be an increase of approximately 342 graduate students. About 172 of the graduate students will relocate to the campus with the Weston Jesuit School of Theology.

To enhance academic excellence, to enable a reduction in class sizes and to accommodate additional graduate students, Boston College expects that an additional 100 faculty will be added over this period. About 16 faculty will be associated with the Weston School as will 12 staff. No increase in the number of other staff is anticipated.

To estimate the peak hour trip generation associated with these population changes, mode shares and vehicle occupancy rates for Boston College as determined in the 2006 Rideshare Program Base Report submitted to the Massachusetts Department of Environmental Protection were used. The current mode share and average vehicle occupancy rate for students, and faculty and staff are shown in Table 6-4. Eighty percent of faculty and staff drive to work while about one-quarter of students living off campus drive to the campus. The largest mode share for students is walking at 32

percent followed by transit at 26 percent. Only 6 and 4 percent, respectively, of faculty and staff use transit and walk.

**Table 6-3  
Projected Campus Population Changes**

Population	Expected Change Over Ten-Year Period
Undergraduate Students	No Change
Graduate Students	+342
Faculty	+100
Staff	+12

**Table 6-4  
Mode Share and Vehicle Occupancy Rate for Faculty, Staff and Students**

Mode	Faculty/Staff	Students	Weighted Average <sup>1</sup>
Drive	80%	26%	37%
Transit	6%	26%	22%
Walk	4%	32%	26%
Bicycle/Other	10%	16%	15%
Vehicle Occupancy Rate	1.05	1.25	1.21

<sup>1</sup> The individual mode shares for students and faculty/staff were multiplied by the current population of each group. The results were summed and divided by the total population of both groups to establish a single mode share for both groups taken together.

Daily and peak hour ITE trip generation rates<sup>1</sup> were used to project additional vehicular travel demand associated with the projected increase in graduate students and faculty/staff. ITE has two sets of rates for colleges and universities. One uses the number of faculty/staff as the independent variable while the other uses the number of students. The rates using faculty/staff were chosen because the rates based on number of students yielded unrealistically low numbers of new trips. These rates were applied to the projected increase in the number of faculty/staff to project the increase in all trips generated to and from Boston College.

ITE rates generate number of vehicular trips. These vehicle trips were converted to person trips by applying an assumed vehicle occupancy rate of 1.2 persons per vehicle. No adjustment was made for transit because most ITE data are collected in suburban areas with little or no transit availability.



<sup>1</sup> Institute of Transportation Engineers, Trip Generation, Third Edition, Washington DC, 2004.

The total projected person trips were assigned to each mode using the weighted mode shares for Boston College shown in Table 6-4. A weighted mode share was used because ITE does not provide separate projections for student trips and for faculty/staff trips. The person trips calculated to travel by vehicle were converted into vehicle trips (number of vehicles) by dividing the vehicular person trips by the weighted VOR for Boston College, which is also presented in Table 6-4.

The projected numbers of entering and exiting vehicle trips for the morning peak hour (AM Peak), evening peak hour (PM Peak) and daily conditions are presented in Table 3-5. The expected increase in vehicle trips with the projected student and faculty/staff increases is approximately 60 and 97 trips, respectively, in the morning and evening peak hours. These totals include both entering and exiting trips. Approximately 608 new vehicle trips are projected on a daily basis.

**Table 6-5  
Projected Vehicle Trip Increases for Ten-Year Plan**

Time Period	Vehicular Trips		
	Entering	Existing	Total
AM Peak Hour	49	11	60
PM Peak Hour	28	68	96
Daily	303	303	606

Finally, it should be noted that, in addition to the new trips associated with the IMP program, a significant number of existing trips will be diverted because of the reallocation of parking facilities and the integration of the Brighton Campus. The IMP will fully evaluate the impacts of these traffic shifts on operating conditions in the surrounding area.




---

## Parking

Some of the proposed future projects will be built on existing campus parking areas. At the same time, the University proposes to provide for expanded parking in key locations and with some of the new projects. These changes are summarized in Table 6-6. Over the term of the IMP, the University parking supply will increase by less than 50 parking spaces.

**Table 6-6  
Ten-Year Plan Parking Changes**

	Chestnut Hill Campus	Brighton Campus	Newton Campus	Total
Existing Parking Spaces	3,011	788	673	4,472
Displaced Spaces	-729	-425	0	-1,154
New Parking Spaces	+540	+500	+150	+1,190
Net Change in Parking	- 189	75	150	36
Total Future Parking	2,822	863	823	4,508

The major parking changes proposed during the term of the IMP include:

- The displacement of about 1,150 existing parking spaces to accommodate new projects on all three campuses. About 730 spaces will be displaced on the Chestnut Hill Campus and about 425 spaces will be displaced on the Brighton Campus.
- Construction of new parking spaces on the Chestnut Hill, Brighton and Newton campuses to replace existing spaces lost to proposed institutional projects:
  - A 500-space parking garage on the Brighton Campus near the Athletic Complex. This garage will serve the entire Brighton Campus and the Chestnut Hill Campus through future shuttle service.
  - A 350-space addition to the Beacon Street garage in a new bay on the eastern side of the existing 830-space garage.
  - A 90-space parking facility underneath the proposed academic building on Beacon Street in the Middle Campus.
  - The addition of 150 surface spaces on the Newton Campus.




---

## Proposed and Potential Transportation Infrastructure Changes

In addition to the new buildings described in Chapter 3, there are several transportation infrastructure changes that are proposed or under consideration. These include improving traffic access, relocating and upgrading the Boston College Green Line station, and enhancing and expanding the pedestrian network.

Boston College’s planning for the future also includes consideration of three major infrastructure changes: Relocation of St. Thomas More Road, upgrading of the



MBTA Boston College Green Line station, and improvement and expansion of pedestrian ways and open space.

---

## St. Thomas More Road Relocation

To improve traffic flow at Lake Street and Commonwealth Avenue, Boston College proposes a relocation of St. Thomas More Road to the east side of the St. Thomas More Hall site. The new relocated roadway would run along the eastern boundary of the Boston College Campus adjacent to the Evergreen Cemetery on land that Boston College would dedicate to accommodate the roadway. The relocated roadway would intersect Commonwealth Avenue at the northeast corner of the More Hall site. It would align with a new spine road on the Brighton Campus that will also intersect with Commonwealth Avenue. A break in the median on Commonwealth Avenue would allow for the creation of a four-legged, signalized intersection.

The new intersection and the relocated St. Thomas More Road would allow full access to the Brighton Campus in all directions, including a direct connection to and from the south along the relocated St. Thomas More Road. Traffic is expected to enter and exit the Brighton Campus directly from Commonwealth Avenue avoiding the daily need of using Lake Street or Foster Street for primary campus access. This would be particularly true of traffic approaching the campus from the west on Commonwealth Avenue which would need to use Lake Street with the existing access to the Brighton Campus. Similarly, traffic exiting to the east could turn directly onto Commonwealth Avenue and avoid traveling on Lake Street to circulate back to the east.

The IMP will analyze several alternatives for improving vehicular access within the area and to the Brighton Campus:

- Maintain a right-turn-in/right-turn-out only driveway on Commonwealth Avenue and driveways on Lake Street and Foster Street.
- Provide a break in the Green Line median to provide a new driveway on Commonwealth Avenue with full access to and from all directions.
- Provide a new roadway between Thomas More Hall and the Evergreen Cemetery and a break in the Green Line median to provide a four-way intersection on Commonwealth Avenue with full access to the Brighton Campus. Three options for this alternative will be analyzed:
  - Close the existing Thomas More Road between More and Walsh halls
  - Keep the existing Thomas More Road open and make one-way northbound between More and Walsh Halls
  - Keep the existing Thomas More Road open to two-way traffic

Any changes in the existing alignment of St. Thomas More Road will require the approval of the Department of Conservation and Recreation (DCR) and the Boston Transportation Department (BTD). The IMP will include a full evaluation of the transportation impacts of both the proposed future projects and the associated transportation and parking infrastructure changes.

---

## MBTA Boston College Green Line Station

The MBTA is currently developing plans to upgrade accessibility at the Boston College Green Line station as part of a system-wide program to make key stations fully accessible. This will include providing accessibility to the platforms and low-floor cars. In addition, the station will be improved to accommodate three car trains. Based on a preliminary feasibility analysis, it appears that making the station fully accessible cannot be accomplished at the existing station location on the north side of Commonwealth Avenue. As a result, the MBTA is proposing to relocate the station to the median of Commonwealth Avenue east of Lake Street.

Several alternatives for a station configuration in the median of Commonwealth Avenue have been considered. Boston College favors providing a center platform between the inbound and outbound tracks that would serve both boarding and arriving passengers. This will provide the best conditions for neighborhood residents and the Boston College community, including handling major events such as football games.

Boston College has committed to help the MBTA by paying some of the cost for design of the center platform alternative. Further, to facilitate the development of a center platform, Boston College has committed to providing additional right-of-way from its property along both sides of Commonwealth Avenue. Currently, the roadway right-of-way in this location is not wide enough to accommodate the existing traffic lanes and the widened median required for a center platform. The IMP will analyze the traffic impacts of this potential change in the Boston College Green Line stop in conjunction with potential roadway changes to provide improved access to the Brighton Campus.

---

## Campus Pedestrian, Roadway and Open Space Improvements

The proposed plan for the Chestnut Hill Campus will also include a number of changes in pedestrian accommodation, vehicular access and open space. Long-term planning for the campus includes a series of linked quadrangles that provide a continuous pedestrian corridor through the Chestnut Hill Campus that connects with the Brighton Campus. The result is a pedestrian environment that is largely free of vehicular conflicts. Another major feature of the pedestrian corridor is a number of

landscaped areas which provide places for members of the Boston College community for passive recreation and contemplation as well as providing the framework for an attractive pedestrian environment.

On the Brighton Campus, major natural features are maintained to provide a buffer between the campus and the neighboring residential areas. These include preservation of the orchard area on the east side next to Greycliff Road and Lane Park, and the heavily treed area on the west side adjacent to Lake Street.

The ten-year plan initiates development of the linked quadrangles and the pedestrian environment. In particular, parking and vehicular access will be eliminated from the center of Lower Campus and replaced with a broad pedestrian plaza in front of Conte Forum and the Yawkey Center. Open space that will form a portion of the major Lower Campus quadrangle will be provided between the proposed University Center and the Recreation Center. Improved pedestrian access to the Brighton Campus will be provided via the reconfiguration of the More Hall site, a reconstructed crossing at the Lake Street/Commonwealth Avenue intersection, and the new crossing of Commonwealth Avenue if St. Thomas More Road is relocated.

---

## Construction Management

Boston College will develop a detailed evaluation of potential short-term construction-related transportation impacts during the course of planning for each project. This will include consideration of construction vehicle traffic routing, construction worker parking, and pedestrian access around construction sites. A detailed Construction Management Plan will be developed and submitted to the Boston Transportation Department (BTD) for approval.

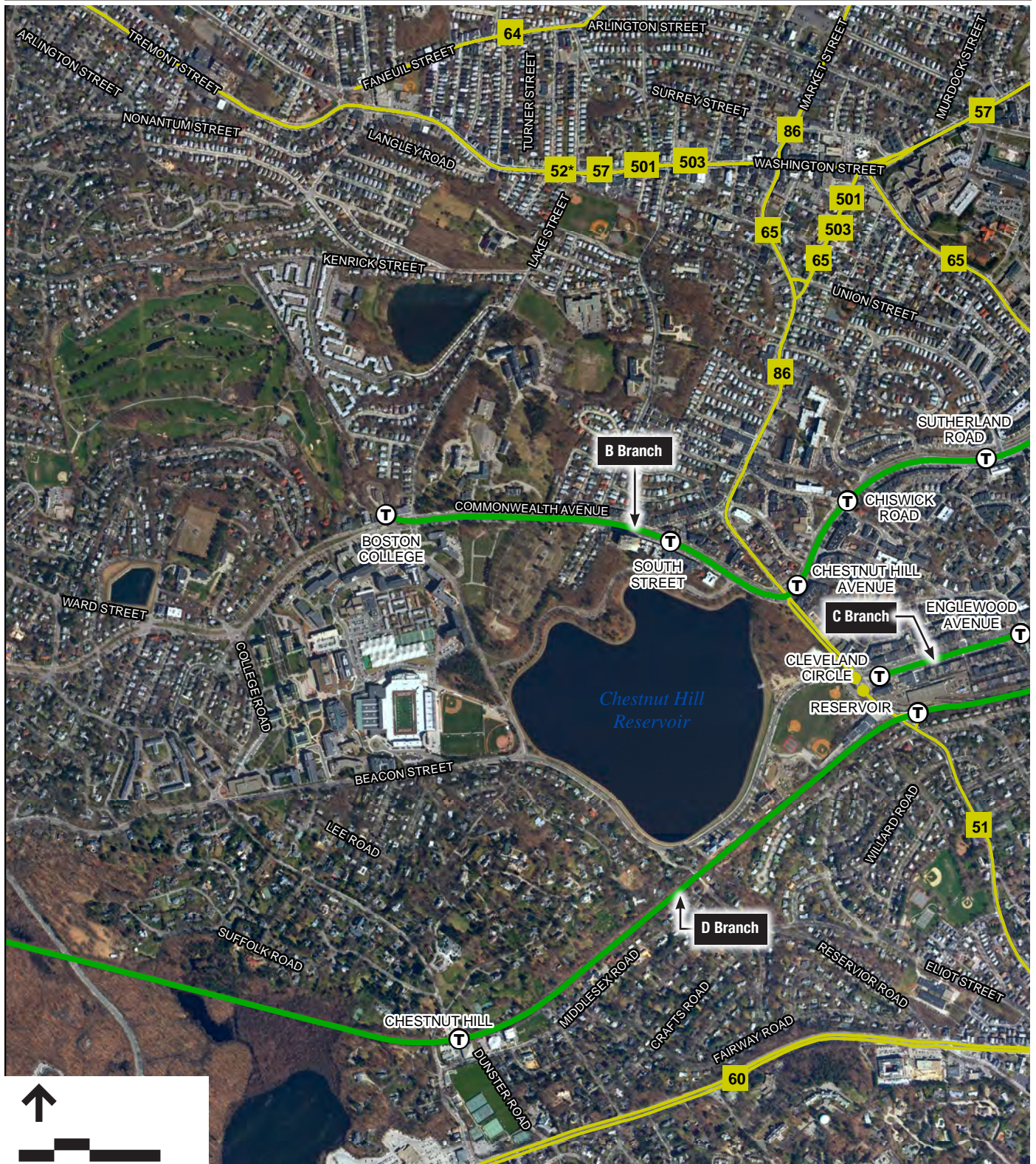
Construction vehicles will be necessary to move construction materials to and from the project site. Boston College recognizes that construction traffic is a concern to area residents, businesses, and to Boston College itself. Every effort will be made to reduce the noise, control fugitive dust, and minimize other disturbances associated with construction traffic. It is anticipated that Commonwealth Avenue will serve as the principal construction traffic routes to the Brighton Campus, and that trucks will be routed to avoid nearby residential areas. Truck staging and lay-down areas for the project will be carefully planned. The need for street occupancy along roadways adjacent to the project site is not known at this time.

Construction workers will be encouraged to use public transportation to access the project site because no new parking will be provided for them. Contractors also will be encouraged to devise access plans for their personnel that de-emphasize auto use (such as seeking off-site parking, providing transit subsidies, etc.) Boston College will work with BTD and the Boston Police Department to ensure that parking regulations in the area and in designated residential parking areas are enforced. It is expected, as

has been the case in past construction projects, that this will be a considerable disincentive.

As the project progresses, Boston College will work with representatives of the cities of Boston and Newton to develop and ensure the effectiveness of the program of measures to minimize short-term, construction-related transportation impacts.





Source: MassGIS 2005 digital aerial, Boston, Massachusetts

Vanasse Hangen Brustlin, Inc.

- Green Line
- Bus Route
- # Limited Service

Public Transportation  
 Boston College  
 Institutional Master Plan Notification Form

Figure 6-1






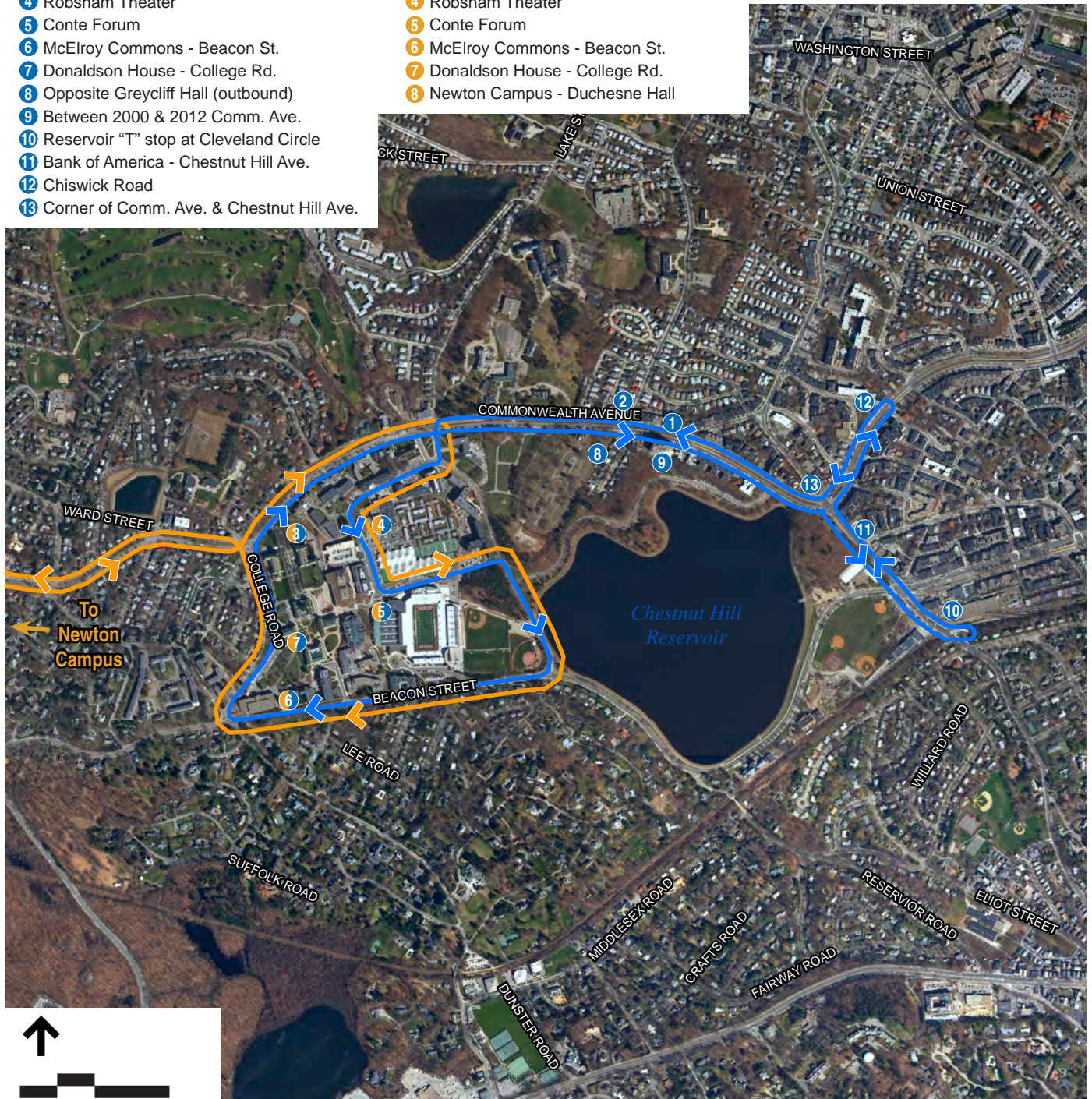
**Boston/Commonwealth Avenue Shuttle Stops**

- 1 South Street
- 2 Greycliff Hall (inbound)
- 3 Chestnut Hill Campus - Main Gate
- 4 Robsham Theater
- 5 Conte Forum
- 6 McElroy Commons - Beacon St.
- 7 Donaldson House - College Rd.
- 8 Opposite Greycliff Hall (outbound)
- 9 Between 2000 & 2012 Comm. Ave.
- 10 Reservoir "T" stop at Cleveland Circle
- 11 Bank of America - Chestnut Hill Ave.
- 12 Chiswick Road
- 13 Corner of Comm. Ave. & Chestnut Hill Ave.

**Newton Shuttle Stops**

- 1 Newton Campus - Stuart Hall
- 2 Newton Campus - Main Gate
- 3 Chestnut Hill Campus - Main Gate
- 4 Robsham Theater
- 5 Conte Forum
- 6 McElroy Commons - Beacon St.
- 7 Donaldson House - College Rd.
- 8 Newton Campus - Duchesne Hall

-  Boston/Commonwealth Avenue Shuttle Route
-  Newton Shuttle Route
-  Shuttle Stop



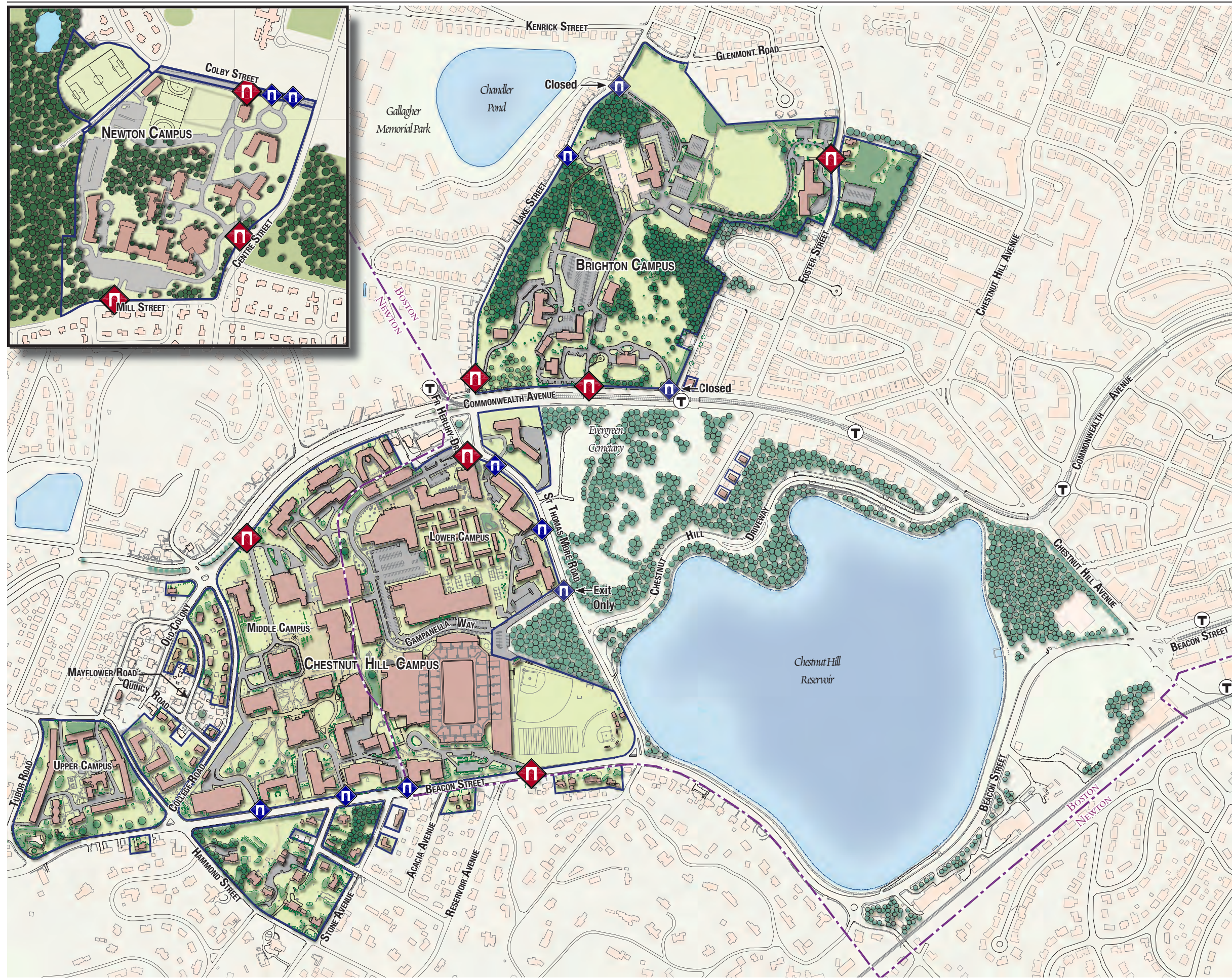
Source: MassGIS 2005 digital aerial, Boston, Massachusetts

**Vanasse Hangen Brustlin, Inc.**

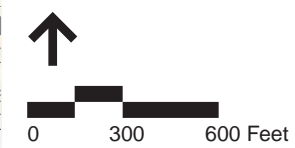
Shuttle Bus Services  
 Boston College  
 Institutional Master Plan Notification Form

Figure 6-2





- Legend
- Existing Boston College Building
  - Boundary of Boston College Properties
  - Major Campus Entrance
  - Minor Campus Entrance

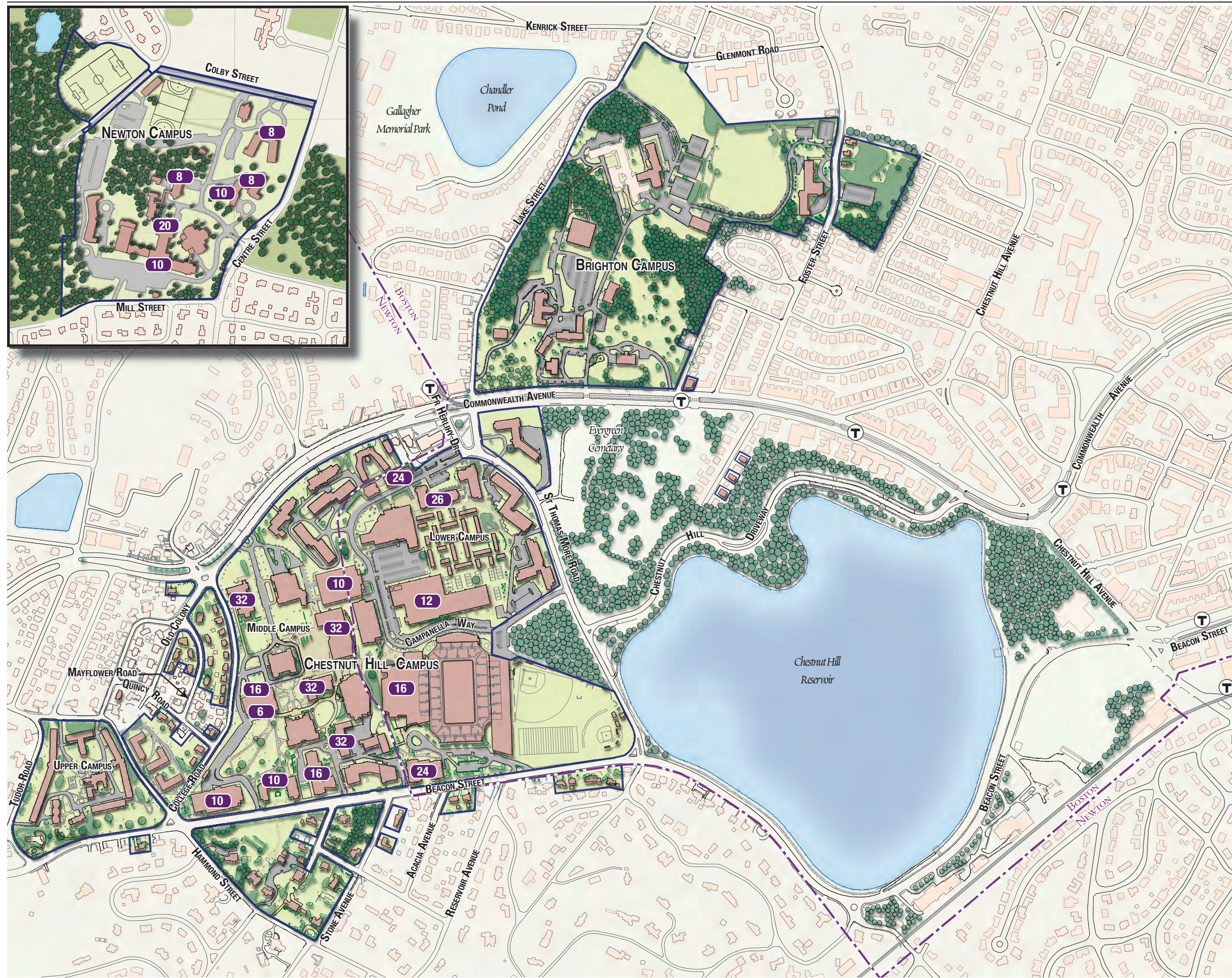


Source: Building Footprints - Boston Redevelopment Authority (BRA),  
Parcels - FY 2002 Parcels from the City of Boston Assessor's maps

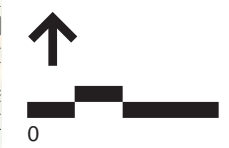
Vanasse Hangen Brustlin, Inc.

Figure 6-3  
Roadways and Campus Entrances





- Legend
- Existing Boston College Building
  - Boundary of Boston College Properties
  - # Number of Bicycle Spaces



Source: Building Footprints - Boston Redevelopment Authority (BRA),  
Parcels - FY 2002 Parcels from the City of Boston Assessor's maps

Vanasse Hangen Brustlin, Inc.

Figure 6-4  
Bicycle Rack Locations



# 7

## Campus Sustainability

This chapter presents an overview of the sustainable principles and design goals that have guided development of Boston College's long-term planning. It also reports on the University's current on-campus sustainable practices.

---

### Goals for Campus-Wide Sustainability

Several goals are central to Boston College's mission for a sustainable campus.



---

### Leadership and Implementation

To successfully implement new policies or processes, sustainability initiatives require a clear stakeholder structure and rigorous methodology. In large institutions, such as a university, it is strategically advantageous to engage stakeholders at different levels and from different campus functions. The University may hire or promote an individual to coordinate all of the University's sustainability efforts. This individual would work in conjunction with representatives from across campus, to ensure appropriate feedback, support, marketing, and outreach for sustainability efforts.

Boston College is a member of the Campus Consortium for Environmental Excellence which works on sustainability in higher education. It is also an integral member of Project XL, a group of three colleges and universities working on promoting sustainable design specific to laboratory facilities.



---

### Planning and Land Use

The University intends to pursue policies related to planning and land use that are compatible with the natural resources of the area, the fabric of surrounding neighborhoods, and the campus' historic character for both the buildings and open spaces. Siting of buildings and landscape features will take advantage of site

conditions and context within the parameters of the established organizational framework of the campus.



---

## Transportation

The University will continue to manage transportation demand, provide alternative transportation options, and will strive to encourage the use of alternative fuel vehicles while ensuring maximum campus access.



---

## Water

Boston College will investigate implementing a comprehensive approach to water management and planning to provide for phasing in alternative water management systems over time as new buildings are constructed and infrastructure demands increase. These long-term efforts would contribute to safeguarding the quality and quantity of water resources available to the larger community.



---

## Energy

Energy distribution and conservation provide unique challenges and opportunities for university campuses. Boston College endeavors to successfully manage its energy consumption by focusing on ways to improve the efficiency of its existing buildings and by investigating the ways in which newly constructed buildings can be designed with highly integrated building systems that provide appropriate monitoring and sophisticated controls. The University is also committed to investigating feasible sources of on-site renewable energy and cogeneration using heat and power technology.



---

## Buildings

Sustainable building practices go beyond materials, energy, and water conservation to incorporate environmentally sensitive site planning, resource-efficient building materials, and superior environmental quality. The University understands that the orientation, massing, and envelope of a building can impact its energy consumption by as much as 30 percent and will consider multiple criteria when planning projects.

As required by Article 37 of the Boston Zoning Code, Boston College will demonstrate that all buildings subject to Large Project Review will be LEED Certifiable as defined in the Code. Boston College will seek to achieve higher LEED levels as appropriate and feasible for various projects.



---

## Metrics

It is impossible to judge success in environmental sustainability without evaluation or measurement. Metrics play two important roles. The first provides an understanding of targets that helps clarify expectations and communicates those expectations to others. The second role is to provide a way to measure and evaluate the value and impact of a particular effort or set of measures. Appropriate metrics provide a means for establishing intentionality, accountability, and monitoring. Boston College is committed to real-time measurement of its environmental impacts for improved education and student formation.



---

## Materials

Materials and products used in construction are contributors to global and regional toxicity, resource depletion, pollution, and solid waste production. The University will consider, when available and where feasible, the use of sustainable building materials that possess some of the following characteristics – made from natural, rapidly renewable resources, recyclable or recycled content, harvested or manufactured locally, or non-toxic in use or disposal.



---

## Indoor Environmental Quality

Boston College recognizes that indoor environmental quality has a great effect on the health and well being of its students, faculty and staff, and the community-at-large. The University will consider aspects of air quality, acoustics, thermal comfort, composition of building materials, and daylighting, among others, when designing and constructing new or renovated facilities.



---

## Waste Management

While campuses generate huge amounts of solid waste, they offer system-wide opportunities for improved management practices. Source reduction, recycling, and reuse represent different solutions for different waste streams. Recycling programs give everyone in the campus community a tangible way to get involved and connected, learn about the systems that support the campus, and understand the ways they can have minimize their impact on the environment. Recycling programs also provide an unparalleled forum for students and others to research and to learn about economics, energy, facilities management, communications, and organizing grassroots initiatives. Boston College sees the environmental, financial and operational benefits to improving waste management practices. Boston College has

established a recycling rate goal of 85 percent for all waste materials generated in construction and renovation projects.



---

## Public Awareness, Education, and Outreach

Education and outreach initiatives are only as successful as the awareness of them in the larger community. Students, staff, visitors, volunteers, and local residents are all good candidates for outreach activities related to sustainable development strategies. All parties could be engaged and made aware of sustainability and how their behavior affects it as they contribute and relate to local environments in different ways. Sustainability, education and student formation are all interrelated critical aspects of the mission of Boston College.



---

## Operations and Maintenance

Operations and maintenance costs are unnecessarily high and resource intensive in typical building design. Green design intentionally keeps a long-range view and designs building systems to be robust, energy or resource efficient, durable, and easier to maintain and control. Boston College will design new and renovated facilities to reduce life cycle costs.

---

## Existing Sustainable Practices

The following section provides a departmental summary of Boston College's current sustainability practices, with data listed by environmental indicators.



---

## Facilities Services

There are a number of features of facilities services that offer opportunities to promote sustainability. These include electrical consumption, fuel consumption, cooling, air quality, water use, and recycling.

---

## Electricity

Boston College has taken steps to improve energy efficiency. Annually, capital funds have been dedicated to advancement of energy efficient projects. These projects addressed lighting, variable drives, HVAC controls, metering and efficient HVAC equipment. Recently, the commitment has been enhanced with additional funds, the hiring of a Manager of Utilities, and partnership with the student population to establish an energy efficient campus.

Boston College's electrical portfolio included 27 percent renewable energy by January 2007. Prior year's portfolios were about 9 percent in 2006 and 8 percent in 2005.

Boston College engages in a number of practices to reduce its electrical consumption:

- Last year, BC spent about \$550,000, about 2.5% of the utility budget on energy conservation measures, including:
  - Programmed intelligent lighting systems in Higgins Hall (235,000 sf).
  - An ongoing project to install motion sensor lighting in restrooms, trash rooms, laundry rooms, conference rooms, lounges, and classrooms.
- Sub-metering, variable speed drives, and efficient air compressors were installed and lighting retrofits were made in two garages and two classroom buildings.
- The use of an energy management system has been expanded and will continue to provide energy savings.
- The University has engaged in a campus-wide energy savings campaign with student input that has resulted in significant savings over the past two years.

---

## Fuel

The following efforts are designed to reduce the impact of energy consumption on energy and natural resources:

- Boston College continues to replace steam traps and existing equipment with new, fuel-efficient equipment.
- All fuel used is either low-sulfur oil or natural gas, as required by operating permits.

---

## Air Quality

Boston College maintains good air quality on campus through the following:

- Calculation of CO<sub>2</sub> emissions, carbon footprint, green house gases and other pollutants by tracking fuel usage or by employing other methods used to measure success in meeting benchmarks, targets and goals.
- Boston College will consider implementing the following best practice measures to reduce emissions from diesel construction equipment and vehicles:
  - Install emissions control devices to reduce particulates and other tailpipe pollutants.
  - Burn only ultra-low sulfur diesel fuel.
  - Follow applicable anti-idling laws.
- Boston College utilizes a number of alternative fuelled (propane) vehicles with the intent of improving indoor air quality in key locations such as our warehouse and Conte Forum (fork lifts and Zambonie).

---

## Water

Several measures have been undertaken to reduce water consumption.

- The University has created a pilot project to sub-meter electricity in all residence halls.
- Savings have been realized from a utilities rebate program through installing low-flow plumbing fixtures in Edmonds and 66 Commonwealth Avenue,
- Retrofitted autoclaves were installed in Merkert Center, saving approximately 0.4 million gallons per year.
- Installation of waterless systems for Merkert Center's vacuum pumps and air compressors is in progress. Expected savings are approximately 1 million gallons per year.
- Water saving and energy efficient laundry equipment has been installed in 26 residence halls.

---

## Recycling and Reuse

Boston College has undertaken a number of measures to reduce waste through recycling and reuse:

- Boston College has increased the number of outdoor recycling containers across campus
- Battery and ink cartridge recycling bins are located in 25 locations in residence halls and at five central locations throughout the campus.
- Since 2003, the University added co-mingled can and glass containers in classrooms and administration buildings and has increased the number of dumpsters for cardboard, carpets, wood, metal and yard waste. Last year 55 percent of waste was recycled.
- Housekeeping has supplied 12 recycling bins to the Bureau of Conferences for use at events.
- Residence room recycling debuted in fall 2007 in all freshmen areas.
- Through the Save That Stuff recycling program, the University has saved the following from 2005 through 2007:
  - 308 tons cardboard
  - 8 tons wood
  - 6 tons metal
  - 163 tons yard waste
  - 146 tons mixed paper
  - 41 tons commingled
- Through the Institution Recycling Network (IRN), the University recycled the following amounts in Fiscal Years 2005 through 2007
  - 62.1 tons mixed electronics
  - 27.9 tons wood
  - 26.4 tons mixed metal

- 15.2 tons mixed metal appliances
- 85.6 tons surplus property
- 5.8 tons universal waste (batteries and fluorescent lamps)
- As part of the computer upgrade program, used office computers are taken back by Dell in a one-for-one exchange.
- As part of Clean Sweep, at the end of the school year volunteers collect reusable furnishings and goods left behind by students during move-out. These goods are donated to local charities.
- Several automotive parts are recycled including, car batteries (CarQuest); tires (Direct Tire), parts cleaning solution (approximately 1,800 pounds per year), and waste oil (approximately 1,600 pounds per year).



---

## Capital Projects

During construction of new facilities or renovation of existing facilities, there are opportunities to recycle materials. Boston College has established a recycling rate goal of 85 percent for construction and demolition (C&D) waste generated in construction and renovation projects. To date over 95 percent of C&D waste has been recycled. General Contractors oversee recycling operations and provide a report of recycled materials to project managers.

The design of new buildings incorporates ways to improve management of stormwater. For new construction, the most efficient mechanical equipment and utilities are selected. In the renovation of residence halls, fixtures, windows, and insulation meet standards for resource conservation.



---

## Environmental Health and Safety

The University employs several measures to safely manage and reduce hazardous wastes:

- The University recycles waste oil, batteries, and antifreeze.
- Thirty percent of lab solvents waste is re-used to fuel incinerators.
- There has been a major reduction in radioactive waste since 1998 through improvements in management of the approval process and how wastes are generated and stored. Radioactive waste is segregated from regular trash.
- All scintillation fluids currently used by the University are biodegradable, non-flammable and non-toxic.
- All initial waste training and most refresher training includes a segment on chemical purchase and waste minimization.

---

## Dining Services

Boston College Dining Services administration places a high priority on sustainability and has made great strides to integrate sustainable efforts of local vendors and manufacturers and sustainable products into the department and University systems. Dining Services fosters a culture in which the interwoven benefits of growing, cooking and sharing food become an integral part of the University's community experience. The University fosters working relationships with local growers, manufacturers and vendors who respect and promote ecologically sensitive agricultural practices, and with food distributors who can trace their products to responsible sources.

Department accomplishments and initiatives include:

- Purchase Certified Fair Trade and Fairly Traded coffee at all restaurants.
- Provide 100 percent rBST-hormone free milk.
- Developed seasonal menus and food procurement guidelines that give priority to seasonal foods and local and regional foods.
- Support student sustainable initiatives through open communication to raise awareness about food waste and advance the reduction of food and solid waste in dining halls.
- Provide recycling of glass, plastic, metal, cardboard and mixed paper, grease, ink and toner cartridges. Sorting is done by employees at each dining location to ensure that only recyclable items are placed in the correct bins.
- Incorporate sustainable criteria in RFBs for vendor analysis and selection.
- Research energy and water efficient technologies when replacing food service equipment and purchase Energy Star or equivalent equipment.
- Added hand can compactors to the three largest operations to increase the recycling of cans used in food production.
- Added two new cardboard compactors to buildings that did not have this option available.
- Instituted more efficient recycling of cooking grease with a switch from drum waste to an enclosed system.
- Reduced dining trash at one location during a trial run of a composting program during the summer of 2007. This program will be rolled out to more units as specific challenges are solved.
- Provide an à la carte meal plan which reduces food waste (people pay for what they eat instead of all-you-can-eat for a single price).
- Offer reusable dinnerware that is strategically placed to be the primary choice for users whenever possible.
- Offer refillable fountain beverage containers as well as hot to-go cups that offer a moderate price reduction for reuse.
- Cardboard packaging from Athletic Department concessions is recycled.





---

## Auxiliary Services

The following measures are used by Boston College to minimize the impact of transportation on resources:

- BC has attained compliance with Massachusetts Ride Share regulations by increasing the number of beds on campus, thus reducing the number of daily ride-alone trips by students to and from campus.
- BC operates a free shuttle bus between the Chestnut Hill Campus, Newton Campus, and into Brighton, where it serves two Green Line stops at Cleveland Circle on the C Branch and at the Reservoir stop on the D Branch. The Green Line B Branch ends at the northeast corner of the Chestnut Hill Campus and just west of the Brighton Campus.
- Boston College has purchased one alternative fueled vehicle.
- BC provides a parking space for Zipcar.



---

## Procurement Services

### Purchasing

- The department's most recent contract for lamps specifies lower mercury content.
- Certain vendors are required to take their waste, including pallets and packaging.
- Boston College's main office supply vendor offers "earth friendly" products which departments can purchase.
- Twenty-one tons of surplus equipment and furniture has been donated to third world agencies when new equipment and furniture have been purchased.
- Personal computer replacement contract includes removal of old computers by each vendor.



---

## Bookstore

The Bookstore reuses a large amount of material:

- An average of approximately 40,000 used text books are bought back to the Bookstore for resale by Boston College or through distributors.
- Cardboard boxes are retained and reused for returning unsold books.

# Historic and Archaeological Resources

This chapter presents an overview of the existing identified historic and archaeological resources on and in the vicinity of Boston College's three campuses: Brighton, Chestnut Hill and Newton. This chapter also includes a description of the impacts of the projects proposed by Boston College over the next ten years on the identified historic and archaeological resources.

The first section of this chapter outlines the methodology used to identify inventoried and designated properties within one-quarter mile of the University's three campuses. For each campus, an overview is presented of the historic and archaeological resources that have been inventoried and officially designated, followed by a more specific description of the resources that are expected to be affected by the proposed projects. Also included for each campus is a summary of the proposed projects and an assessment of their expected impacts to affected inventoried and designated resources.

---

## Methodology

VHB conducted the archaeological and architectural site files and records review to determine if any designated or inventoried historic and archaeological resources are located on or adjacent to the three Boston College campuses. This research was carried out at the Massachusetts Historical Commission (MHC), which holds all of the documentation on historic properties, including archaeological reports, National Register nominations, and inventory forms. Information about historic properties was also obtained from the Boston Landmarks Commission (BLC) and the Newton Historical Commission.

The literature review completed at the Massachusetts Historical Commission (MHC) identified properties listed in the Inventory of Historic and Archaeological Assets of the Commonwealth (inventoried properties) and the State Register of Historic Places (designated, or listed, properties). The site file search also identified previous cultural resource investigations, especially the archaeological investigations on both the Chestnut Hill and Newton campuses.

The Inventory of Historic and Archaeological Assets of the Commonwealth includes all buildings, structures, sites, and objects that have been recorded on inventory forms in the Commonwealth, not all of which have received an official designation or have been officially evaluated for their significance. The State Register of Historic Places was established in 1982 as a comprehensive listing of buildings, objects, structures, and sites that have received local, state or national designations based on their historical, architectural, or archaeological significance. All properties listed in the National Register of Historic Places are automatically entered in to the State Register of Historic Places.

---

## Brighton Campus

The Boston College Brighton Campus contains and is adjacent to a number of previously recorded historic districts, areas, and individual properties as shown in Figure 8-1 and listed below:

- Chancery-St. John's Seminary Complex (BOS.JW) - as noted below in more detail, the Seminary Complex was determined by the MHC (December 2003) to be eligible for listing in the National Register of Historic Places as a "potential historic district" that contains a number of contributing elements. The majority of the Brighton campus overlaps with the Chancery-St. John's Seminary Complex.
- Foster Street Area (BOS.LA) - no determination has been made regarding the National Register eligibility for the Foster Street Area and the Area Form does not indicate the number of properties that are considered contributing elements to the area. The eastern section of the Brighton Campus contains three residences on Foster Street, all of which are part of the Foster Street Area.
- Lake Street-Chandler's Pond Area (BOS.JV) - the Lake Street-Chandler's Pond Area was determined by the MHC (March 1996) to be eligible for the National Register; the area includes 17 properties that are considered contributing elements to the area.
- Pama Gardens (BOS.JZ) - this area consists of nine residential apartment buildings; no determination has been made regarding the National Register eligibility for the Pama Gardens Area.
- Upper Foster Street Area (BOS.JY) - no determination has been made regarding the National Register eligibility for the Upper Foster Street Area; the Area Form indicates that there are 17 properties that are considered contributing elements to the area.
- Upper Chestnut Hill-Evergreen Area (BOS.JX) - the Upper Chestnut Hill-Evergreen Area was determined by the MHC (November 2006) to be eligible for

listing in the National Register; the Area Form indicates that there are 26 properties that are considered contributing elements to the area. In addition, a portion of this area contains the Aberdeen Architectural Conservation District.

- There are several individually inventoried properties located within one-quarter mile of the Brighton Campus.



---

## Chancery - St. John's Complex

Boston College has acquired approximately 65 acres of land from the Roman Catholic Archdiocese of Boston (RCAB) that included St John's Seminary, Chancery Offices and the Cardinal's Residence. The Chancery-St. John's Seminary Complex was identified and evaluated in 2004 in MHC's *Survey of Historic Properties of the Roman Catholic Archdiocese in the City of Boston – Summary Report (Archdiocese Summary Report)* and was subsequently recorded on an Area Form in MHC's Inventory as a "potential historic district" (MHC #BOS.JW). The Chancery-St. John's Seminary Complex consists of older buildings, structures, and landscapes located north of Commonwealth Avenue generally between Lake Street and Foster Street in Brighton. Buildings and structures located within the Seminary Complex that are considered by the MHC as contributing elements to the Seminary Complex include:

- Theology House (MHC #BOS.8242)
- St. John's Seminary Chapel (MHC #BOS.8243)
- Peterson Hall (MHC #BOS.8529)
- Kitchen and Refectory (MHC #BOS.15237)
- St. William's Hall (MHC #BOS.8530)
- Keith Memorial Gymnasium (MHC #BOS.8531)
- Clergy Personnel Building (Tribunal Building) (MHC #BOS.8532)
- Archbishop's House (Cardinal's Residence) (MHC #BOS.8533)
- St. Clement's Hall (MHC #BOS.8534)
- Main Entrance Gate (MHC #BOS.9316)
- Shrine of the Immaculate Conception (MHC #BOS.9317)
- Service Building (Garage) (MHC #BOS.15234)
- Boston Roman Catholic Church Chancery (MHC #BOS.15235))
- Creagh Research Library (MHC #BOS.15236)
- Library (Seminary Library) (MHC #BOS.15238)

The Seminary Complex history at the Brighton Campus began in 1881 with the construction of the Theology House. Prior to the RCAB occupation, the site was occupied by a number of farmsteads or country estates. Review of historic period maps (1875-1925) indicates that a number of wood frame structures and outbuildings were located on what is now the Brighton Campus in 1875 along Lake Street, Foster Street, and South Street (now Commonwealth Avenue).

Boston College acquired 43 acres (of the total 65 acres) of the Seminary Complex in 2004 and filed an amendment to the previous Boston College IMP with the Boston Redevelopment Authority (BRA) in July 2006. The amendment included Boston College's plans for St. William's Hall, the Cardinal's Residence, the Tribunal Building, and the Gymnasium, including planned renovations to each building except the Gymnasium. The MHC commented on the proposed amendment on August 4, 2006 indicating that the three buildings proposed for renovation (St. William's Hall, the Cardinal's Residence, and the Tribunal Building) are historically and architecturally significant and appear to meet the Criteria of Eligibility (36 CFR Part 60) for listing in the National Register of Historic Places.

The Brighton Campus has not been subject to any archaeological investigations. Additionally, the Brighton Campus does not contain any previously recorded archaeological sites.



---

## Foster Street Area

The Foster Street Area consists of a number of residential structures along the northern section of Foster Street and is situated immediately east of the Boston College Brighton Campus. No recommendation or determination has been made regarding the National Register eligibility of the Foster Street Area.

Boston College proposes to demolish three residences located at 188, 192, and 196 Foster Street and replace them with 50,000 sf of Jesuit faculty and graduate student housing for the Weston Jesuit School of Theology. All three structures are in the Foster Street Area (MHC #BOS.LA)<sup>1</sup> and are individually recorded in MHC's Inventory. Both 188 and 192 Foster Street were formerly owned by the RCAB and served as housing for its administrative employees. Neither property is included in the Chancery-St. John's Seminary Complex Area Form (MHC #BOS.JW), nor are they contributing elements to the Seminary Complex. The building at 196 Foster Street was not owned by the RCAB. The *Archdiocese Summary Report* indicates that both 188 and 192 Foster Street have not yet been evaluated by the MHC to determine if they meet the Criteria of Eligibility (36 CFR Part 60) for listing in the National Register. There has been no evaluation for 196 Foster Street.

Review of historic maps of the Foster Street Area (1875-1925) indicates that all three structures were constructed between 1875 and 1885. The structure at 188 Foster Street (MHC #BOS.15217) is a modest example of Victorian eclectic architecture but the front porch appears to be a later addition. The building at 192 Foster Street (MHC #BOS.8149) retains no historic integrity. The building at 196 Foster St (MHC



<sup>1</sup>The property referenced as 196 Foster Street is recorded in the MHC inventory (MHC #BOS.8150) as being located at 194 Foster Street. The property is actually located at 196 Foster Street and it is referenced throughout the Boston College IMPNF as being located at that same address. For purposes of consistency during the discussion of this property in this chapter, the property will continue to be referenced as 196 Foster Street.

#BOS.8150) is a simple gable front Italianate house which has been altered through the infilling of two second story windows on the façade, leaving only a single window at that story.



---

## IMP Projects

This section describes the proposed projects on the Brighton Campus and their potential effect on the identified inventoried and designated resources on or near the campus. Only the potential impacts to inventoried and designated resources are described in this discussion. The section is divided into new construction projects, renovations, and demolitions.

---

### New Construction

Planned construction on the Brighton Campus includes the following (see Chapter 3, Ten-Year Plan for Boston Properties):

- ▶ A 75-bed graduate student and faculty housing complex for the Weston Jesuit School of Theology. The construction of the new graduate housing complex will involve the demolition of the three structures at 188, 192, and 196 Foster Street, which are included in the Foster Street Area (MHC #BOS.LA) as described earlier.
- ▶ The Brighton Athletics Center which includes intercollegiate baseball and softball facilities, two intramural playing fields, a field house with an indoor track, six indoor tennis courts, and supporting facilities. The existing site consists of playing fields and no structures will be impacted by the development of the complex.
- ▶ A new 500-space parking garage on a currently undeveloped site just south of Brighton Athletics Center project.
- ▶ A 14,000 sf. Library Storage building just north of the existing Seminary Library. Construction of Library Storage building may have a visual impact on the Seminary Library.
- ▶ One undergraduate residence hall containing 200 beds on the corner of Commonwealth Avenue and the Brighton Campus spine road.
- ▶ Three hundred beds of undergraduate housing in the center of the campus on an existing parking lot northeast of St. William's Hall. These residence halls could have a visual impact on St. William's Hall, the Gymnasium, and the Library.

- ▶ A Fine Arts District, consisting of a 1,200 seat auditorium, the Boston College McMullen Museum of Art, and a Fine Arts/Academic building would be located on Commonwealth Avenue between the former Cardinal's residence and the former Creagh Library.

No archaeological investigations have been conducted on the Brighton Campus. To date no archaeological resources have been identified that would be impacted by the proposed institutional projects.

---

## Renovation of Existing Buildings

Boston College plans to renovate five buildings on the Brighton Campus. One of those buildings is St. William's Hall, which was added to the existing Boston College IMP in an IMP Amendment approved in 2006. Renovations are also planned for the STM Library (former Seminary Library), Bishop Peterson Hall, the Chancery, and the Creagh Library. The proposed renovation of the STM Library is addressed in an IMPNF for an IMP Amendment and a PNF submitted by Boston College to the BRA on October 12, 2007. The renovation of Bishop Peterson Hall, the Chancery and the Creagh Library are addressed in this IMPNF in Chapter 3, *Ten-Year Plan – Boston*.

MHC commented on the renovation of St. William's Hall and requested the opportunity to review the proposed renovation plans in order to identify architecturally significant interior features that should be preserved prior to the implementation of the proposed renovation projects. Boston College will file all required Project Notification Forms to MHC on the proposed renovation of the STM Library, Bishop Peterson Hall, the Chancery, the Creagh Library and St. Williams Hall.

---

## Demolition

The only demolitions on the Brighton Campus currently anticipated in the next ten years are the St. John's Seminary Service Building (MHC #BOS.15234), which is a contributing element of the Chancery-St. John's Seminary Complex, and the demolition of the three residential structures at 188, 192, and 196 Foster Street, which are included in the Foster Street Area (MHC #BOS.LA).

### Service Building

Boston College plans to demolish the service building and create landscaped open space to replace open areas lost for new construction and to create a buffer between the planned garage and adjacent residential properties. The service building was constructed in the 1960s and serves as a garage and maintenance building. It was identified as a contributing element of the Chancery-St. John's Seminary Complex in the 2003-2004 survey. According to the Area Form, the service building has a low

profile that blends in with the Chancery-St. John's Seminary Complex landscape and does not detract from the prominence of the other buildings on campus.

### Foster Street Residences

The three residences at 188, 192, and 196 Foster Street are proposed to be removed and replaced by a 75-bed student residence to be used by Jesuit faculty and graduate students in Weston Jesuit School of Theology. As noted above, all three structures have been individually inventoried by the MHC and are contributing elements to the Foster Street Area. Demolition of the three structures is subject to the Boston Landmarks Commission (BLC) demolition delay ordinance. Their demolition may be delayed up to 90 days following BLC comment on their demolition if the BLC requests preservation of the properties or mitigation of demolition.

---

## Chestnut Hill Campus



---

### Cultural Resources

Similar to the Brighton Campus, the Chestnut Hill Campus contains individual properties as shown on Figure 8-1 and is adjacent to a number of previously recorded historic districts and areas. The Chestnut Hill Campus is recorded on an Area Form (MHC #NWT.DI) and contains five inventoried structures on the Middle Campus:

- Gasson Hall (NWT.5397)
- St. Mary's Hall (NWT.5398)
- Bapst/Burns Library (NWT.5399)
- Devlin Hall (NWT.5400)
- Fulton Hall (NWT.5401)

Review of MHC's inventory indicates that the following inventoried areas and historic districts are located immediately adjacent to the Chestnut Hill campus:

- Chestnut Hill Reservoir and Pumping Stations Complex (BOS.LX), which also includes the Cochituate and Sudbury Aqueduct Linear Districts (BOS.LY and BOS.SK). Both the Chestnut Hill Reservoir and the Pumping Stations (BOS.LW) are listed in the National Register of Historic Places as contributing elements to the Chestnut Hill Reservoir Historic District (CHRHD) (BOS.LX). The CHRHD is a Local Historic District (September 26, 1989), a National Register District (January 18, 1990), and is also included in the National Register Thematic Resource Area of the Metropolitan District Water Commission (September 18, 1990) (BOS.LV).



- ▶ Chestnut Hill Historic District (NWT.O, NWT.AJ, and NWT.EG) is listed in the National Register of Historic Places (September 4, 1986 and February 16, 1990) and is a local historic district regulated by the Chestnut Hill Historic District Commission. The Chestnut Hill Historic District contains approximately 168 properties and is located immediately south of the Boston College Chestnut Hill Campus. The Chestnut Hill Historic District also contains a number of buildings that are currently owned by the University, including the entire Hammond Triangle area.
- ▶ Upper Chestnut Hill -- Evergreen Area (BOS.JX) consists of 26 contributing elements to the historic district including a number of residential structures and the Evergreen Cemetery. The Upper Chestnut Hill -- Evergreen Area is contiguous to the northeastern portion of the Boston College Chestnut Hill campus as well as the southern portion of the Boston College Brighton Campus.
- ▶ Commonwealth Avenue Historic District (NWT.AB) is listed in the National Register of Historic Places as an historic district (February 16, 1990) and is included in the Newton NR MRA - 1908-1940 (February 16, 1990). The Commonwealth Avenue Historic District contains 321 properties and is located immediately north and west of the Boston College Chestnut Hill Campus and does not include any resources associated with the MBTA system.
- ▶ Monadnock Road Historic District (NWT.AE) is listed in the National Register of Historic Places as an historic district (February 16, 1990) and is included in the Newton NR MRA - 1908-1940 (February 16, 1990). It contains 89 properties and is located immediately west of the Boston College Chestnut Hill Campus.
- ▶ Quincy Road - Mayflower - Priscilla Road - Old Colony Road Area (NWT.BA) is an inventoried area immediately west of the Boston College Chestnut Hill Campus and includes a number of properties that are currently owned by the University. The Area Form does not indicate how many properties are included in the Area.
- ▶ There are also a number of individually inventoried properties (not located in areas or historic districts) that are located immediately north and west of the Chestnut Hill Campus.

Unlike the Brighton Campus, the Chestnut Hill Campus was subject to a reconnaissance archaeological and architectural survey in 1994 in conjunction with the previous Boston College IMP. The survey identified areas that were considered to be archaeologically sensitive and, as a result, the MHC requested that they be subject to additional archaeological survey. The western portion of the Middle Campus and the southern portion of the Upper Campus were determined to be moderately sensitive to contain archaeological resources, while the Hammond Triangle section of the Chestnut Hill Campus was determined to be highly sensitive to contain archaeological resources. Subsequent archaeological investigations identified archaeological sites in those locations, but none of the sites were determined eligible for listing in the National Register.

---

## New Construction

---

---

### Boston Portion of the Chestnut Hill Campus

Planned construction on the Boston portion of the Chestnut Hill Campus includes the following:

- An undergraduate residence hall (420 beds), first floor retail (12,000 sf), and underground parking (up to 100 spaces) on the existing site of More Hall which will be demolished. The demolition and construction associated with this IMP project has the potential to impact the Evergreen Cemetery which is located immediately adjacent to the project.
- A Recreation Center on the current site of Edmonds Hall which will be demolished. The demolition of Edmonds Hall and construction of the Recreation Center will not have any impact on significant cultural resources.
- Undergraduate residence halls (490 beds) on part of Commander Shea Field. The construction of this series of buildings involves the elimination of the existing baseball field which will be relocated to the Brighton Campus. The site is adjacent to the Chestnut Hill Reservoir, which is listed in the National Register of Historic Places and is a local Boston Landmark. Although this project will be located adjacent to the Chestnut Hill Reservoir and Pumping Station Complex, it does not appear that it will have any impact on significant cultural resources.
- A 350-space addition to the Beacon Street Garage. It does not appear that the construction of this project will have any impact on significant cultural resources.
- Undergraduate residence halls (175 beds) with student life or academic uses on part of the site of the current Modular Housing. The construction of this series of buildings will involve the demolition of a number of Modular Apartments. It does not appear this project will have any impact on significant cultural resources.
- University Center on an existing parking area and a portion of the Flynn Recreation Complex site. The construction of the University Center will involve the demolition of the Flynn Student Recreation Complex which will be replaced by a new Recreation Center on the site of Edmonds Hall. It does not appear that the construction of the new University Center will have any impact on significant cultural resources.

---

## Newton Portion of the Chestnut Hill Campus

Planned construction on the Newton portion of the Chestnut Hill Campus includes the following:

- The Science Center on the site of Cushing Hall and a portion of a service building. The proposed Science Center is located immediately southeast of Fulton Hall, which was determined to be eligible for listing in the National Register by the MHC. The new Science Center could have a visual impact on Fulton Hall.
- The construction of the 85,000 sf Stokes Commons involves the alteration of and addition to Lyons Hall. This area is in a portion of the Chestnut Hill campus that was indicated as archaeologically sensitive. Portions of this area were previously tested during a subsequent intensive survey and no archaeological sites were identified that were eligible for the National Register.
- Construction of an Academic Building for Nursing and Social Work (75,000 sf.) involves the demolition of the McElroy Switch House. It does not appear that the construction of this project will have any impact on significant cultural resources. This area is in a portion of the Chestnut Hill Campus that was indicated as archaeologically sensitive. Portions of this area were previously tested during a subsequent intensive survey and no archaeological sites were identified that were eligible for the National Register.
- Construction of an Academic Building for Humanities with possible underground parking up to 90 spaces (125,000 sf) with possible underground parking with up to 100 spaces involves the demolition of McElroy Commons. It does not appear that the construction of this IMP project will have any impact on significant cultural resources.



---

## Renovation of Existing Buildings

The Boston College IMP proposes renovation of one building (Carney Hall) on the Chestnut Hill Campus. The building is located on the Middle Campus in the vicinity of a number of significant existing architectural resources. According to the 1994 report submitted by Timelines, Inc., a number of buildings on the Boston College Middle Campus meet the Criteria of Eligibility (36 CFR Part 60) for listing in the National Register.



---

## Demolition

Several buildings on the Chestnut Hill Campus will be demolished to make room for the projects proposed in the IMP. The following sections describe those buildings and the likely impact of their demolition on cultural resources.

---

### More Hall and Relocation of St. Thomas More Road

More Hall and St. Thomas More Road are currently situated at the northeast corner of the Boston College Chestnut Hill Campus. Both More Hall and St. Thomas More Road are contiguous to the Evergreen Cemetery and the Upper Chestnut Hill-Evergreen area. Both the Evergreen Cemetery and the Upper Chestnut Hill-Evergreen area meet the Criteria of Eligibility (36 CFR Part 60) (opinions by BLC and MHC) for listing in the National Register of Historic Places (Evergreen Cemetery individually and Upper Chestnut Hill-Evergreen Area as a district).

St. Thomas More Road is owned and managed by the Department of Conservation and Recreation (DCR) as part of the Chestnut Hill Reservation, which occupies about 120 acres in Brighton, abutting Newton and Brookline. While the entire length of St. Thomas More Road is included as part of DCR's Chestnut Hill Reservation, no section of St. Thomas More Road is part of the Chestnut Hill Reservoir and Pumping Stations Complex (which is listed in the State and National Registers of Historic Places and is a Designated Boston Landmark). The Chestnut Hill Reservoir and Pumping Stations Complex is located immediately south and east of St. Thomas More Road and its boundaries differ slightly from DCR's Chestnut Hill Reservation.

The demolition of More Hall and the re-alignment of St. Thomas More Road may have an effect on the Evergreen Cemetery, which, as noted above, is eligible for listing in the National Register of Historic Places. Evergreen Cemetery was established in 1848 and appears to have been used continuously through the present day. The route of St. Thomas More Road is proposed to be re-aligned to connect with Commonwealth Avenue so that it is contiguous to the western edge of the Evergreen Cemetery.

---

### Other Buildings on the Chestnut Hill Campus

The demolition of the following structures does not appear to have any impacts on significant cultural resources:

- Edmonds Hall
- The Modular Apartments
- Flynn Student Recreation Complex
- Cushing Hall

- Service Building
- McElroy Commons. This area is in a portion of the Chestnut Hill Campus that was indicated in 1994 as archaeologically sensitive. Portions of this area were tested during a subsequent intensive survey and no archaeological sites were identified that were eligible for the National Register.
- McElroy Switch House. This area is in a portion of the Chestnut Hill campus that was indicated in 1994 as archaeologically sensitive. Portions of this area were tested during a subsequent intensive survey and no archaeological sites were identified that were eligible for the National Register.

---

## Newton Campus



---

### Cultural Resources

Similar to the Chestnut Hill and Brighton campuses, the Newton Campus contains, and is adjacent to, a number of previously recorded historic districts, areas, and individual properties (Figure 8-2). The Newton Campus is recorded on an Area Form (NWT.DL) and includes three inventoried structures.

- Harriman, Henry I. House (Alumni House) (NWT.5610)
- Schraft, George F. House (Barat House) (NWT.5396)
- Stuart, Janet Erskine House (NWT.5256)

A fourth inventoried structure is also located on the Newton campus, but was not included on the Newton Campus Area Form:

- Mill Street Cottage, 29 Mill Street (NWT.3148)

Review of MHC's inventory indicates that the following inventoried areas and historic districts are located immediately adjacent to the Newton Campus:

- Towle, Loren Estate - Newton Country Day School (NWT.5611)
- Towle Estate Area (NWT.BK)
- East Parish Burying Ground (NWT.801)
- Edmunds - Madden Estate (NWT.2826)

In addition there are several individually inventoried properties that are located within one-quarter mile of the Newton campus.

---

## Demolition

Two structures are proposed for demolition on the Newton Campus: the Quonset hut which is in the northwestern portion of the campus and the Smith Wing of Stuart Hall. The Quonset hut is proposed to be replaced by a new Recreation/Athletics Building. The Smith Wing of Stuart Hall will be replaced with a new wing that will be constructed on the opposite side of Stuart Hall. This will open the existing quadrangle on the south side and enclose it on the north.

---

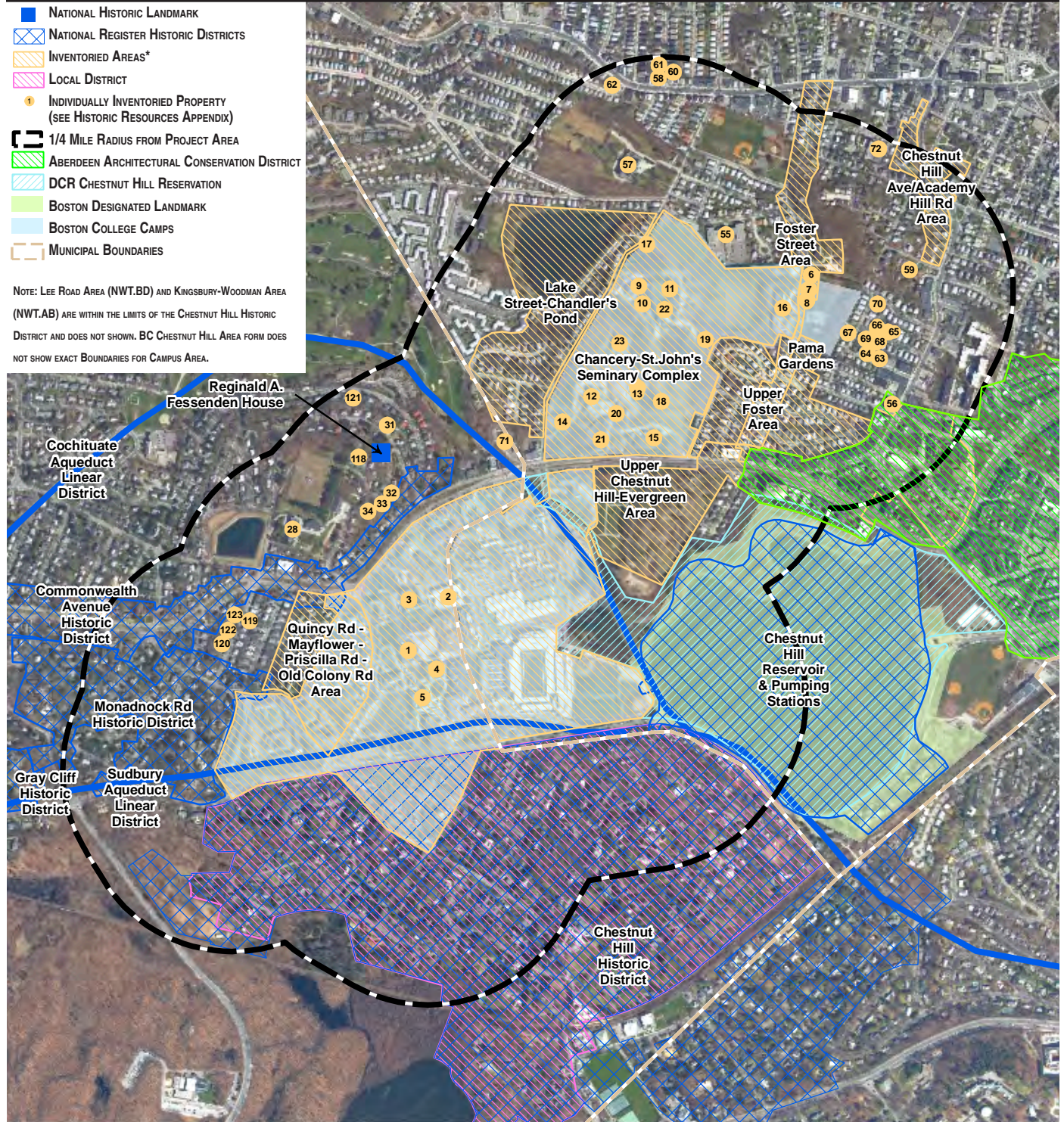
## New Construction

There are three new construction projects on the Newton Campus:

- The proposed 150-space surface parking lot is located in the vicinity of a previously recorded archaeological site that was identified during an intensive archaeological survey of the campus and reported in a 1995 archaeological report. The new construction may have an effect on previously recorded archaeological sites.
- The construction of an 8,500 sf. recreation/athletics building involves the demolition of the Quonset Hut as described above. The proposed building is also in the vicinity of several recorded archaeological sites that were identified during an intensive archaeological survey of the campus. The new construction may have an effect on previously recorded archaeological sites.
- The construction of the 42,000 sq. ft. Smith Wing replacement involves an addition to and alteration of both the Stuart House and the Kenny-Cottle Library. This construction has the potential to impact the Stuart House. Also, this project is located immediately south of the Barat House, which was determined eligible for listing in the National Register by the MHC.

The Newton Campus was subject to a reconnaissance archaeological and architectural survey in 1994 in conjunction with the previous Boston College IMP. The survey identified areas that were considered to be archaeologically sensitive, and were therefore requested by the MHC to be subject to additional archaeological survey. Subsequent archaeological investigations identified archaeological sites on the campus; some of the sites were determined to not be eligible for listing in the National Register while three others have not yet been evaluated to determine if they are eligible for the National Register.





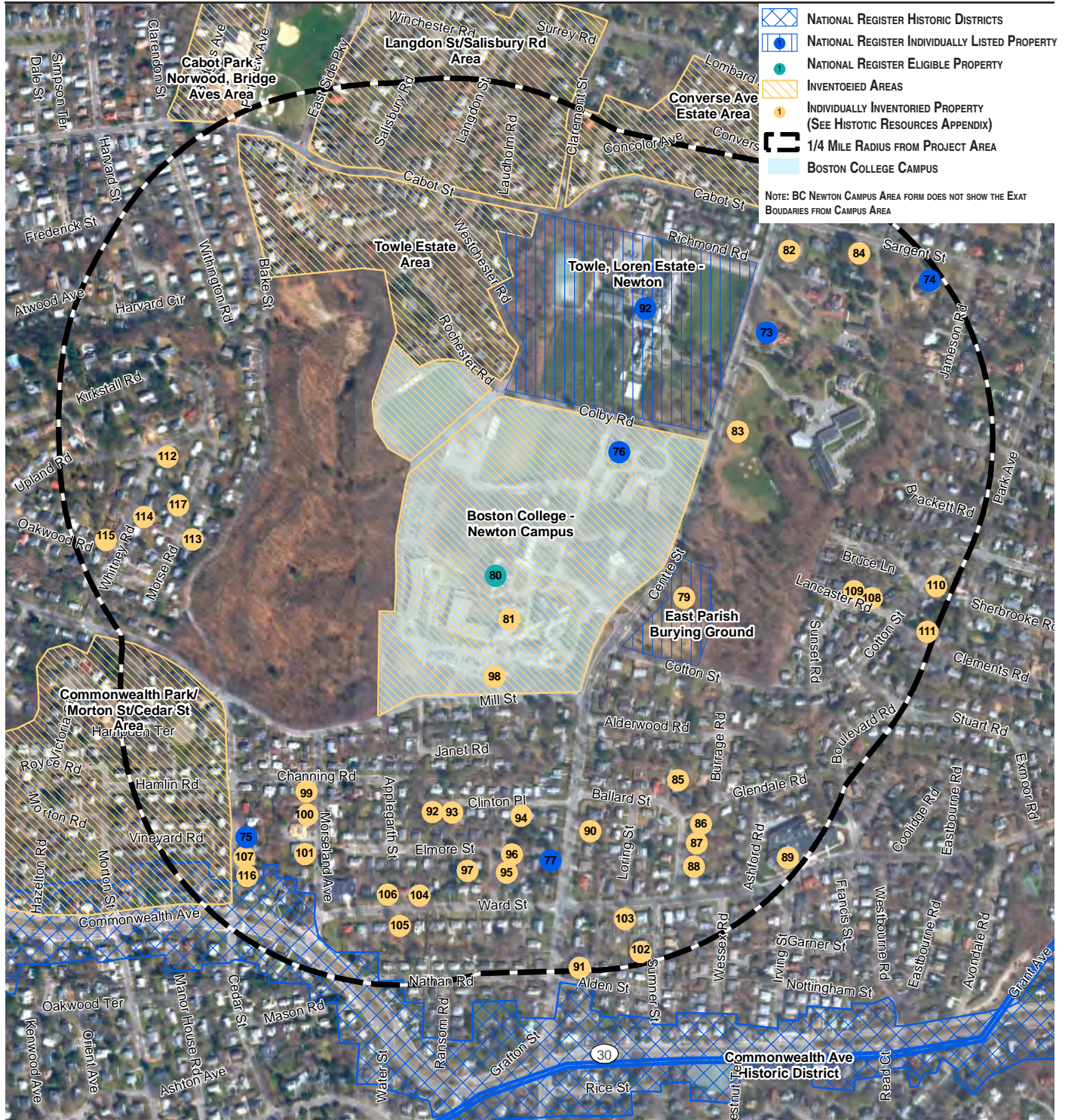
Source: MHC. Mass GIS

Vanasse Hangen Brustlin, Inc.

Listed and Inventoried Historic Properties within 1/4 Mile of the Chestnut Hill and Brighton Campuses  
Institutional Master Plan Notification Form

Figure 8-1





**Vanasse Hangen Brustlin, Inc.**

Listed and Inventoried Historic Properties within 1/4 Mile of the Newton Campus Institutional Master Plan Notification Form

Figure 8-2



# 9

## Economic Impact & Community Benefits

---

### Introduction

Located in Boston and Newton, Boston College enjoys a special relationship with its host communities, enriching the vibrancy of these cities through its academic and financial resources, cultural and recreational offerings, community partnerships and volunteer service programs. Boston College's contributions to both cities reflect its mission as an institution of higher learning and its Jesuit tradition of "being men and women in service to others."

As a leading research university with an annual budget of more than \$700 million, 14,500 students and 3,500 faculty and staff, the University's estimated regional economic impact is more than \$ 1.4 billion annually. The University's students, employees and more than 40,000 annual visitors are primary sources of purchasing power and generator of sales revenue to local businesses in both municipalities. With the submission of this IMPNF, Boston College proposes to spend \$700 million in construction projects and \$100 million in renovation projects over the next decade, creating both permanent and temporary jobs, and additional revenue and benefits for the cities of Boston and Newton and their residents.

As a good neighbor, Boston College is committed to making University resources available to residents of Allston-Brighton and Newton whether through the formal programs and partnerships described in this chapter, through the many campus activities and events open to local residents, or through the time, talents and energies of Boston College students, faculty and staff volunteers. Recent survey results indicate that Boston College students volunteer more than 375,000 hours of community service throughout the year, and that our employees volunteer on average 4.8 hours a week, exceeding both the national and state averages of 2.5 and 1.9 hours per week. .

This chapter provides an overview of Boston College’s economic impact and describes a number of the University’s community benefits programs offered in the following areas:

- Economic Impact and Financial Contributions
- Educational Partnerships and Scholarships
- Community Development Assistance
- Volunteer Service Programs
- Cultural Resources
- Athletic and Recreational Programs

---

## Economic Impact and Financial Contributions




---

### Employment

Boston College contributes to the economic stability of the region by creating jobs for 3,524 full-time and part-time faculty and staff. Table 9-1 shows employees, including graduate student employees, from the host communities of Boston and Newton.

**Table 9-1**  
**Employees living in Boston and Newton, Fall 2007<sup>1</sup>**

City	Employees
Allston-Brighton	703
Remainder of Boston	1,034
Newton	<u>811</u>
<b>TOTAL</b>	<b>2,548</b>

<sup>1</sup> Employee count includes graduate student employees.




---

### Payroll Taxes

In FY 2007, Boston College made annual payroll tax payments of \$10,560,000 to the Commonwealth of Massachusetts and \$31,960,000 to the Federal government.



---

## Sponsored Research

In 2007, Boston College generated \$52 million in sponsored research programs and enhanced its commitment to resolve urgent societal problems through its academic research efforts. Some of these efforts, recognized both nationally and internationally, include advancements in to treatments for brain cancer and epilepsy, applications for solar power and optical computing, and educational methods that promote children's math, science and reading literacy. Specialized academic institutes are engaged in research that explores the relationship between religion and society, aging and work, the balance between work and family, methods to ensure retirement security for lower-income Americans and methods to improve the delivery of medical and social services for the poor, disable and elderly in society.



---

## Payment in Lieu of Taxes (PILOT)

Boston College makes Payment in Lieu of Tax ( PILOT) payments, also referred to as municipal services payments, to its host cities of Boston and Newton.

The University has participated in the City of Boston's PILOT program since 1994, contributing approximately \$2.6 million in funding to date. In FY2007, Boston College's annual contribution to the City of Boston totaled \$261,396.

Since 1985, the University has made an annual \$100,000 payment to the City of Newton, in tandem with annual payments to seven community-based organizations to support their educational, cultural, historic, civic or recreational missions. The organizations include: The Foundation for Racial Ethnic and Religious Harmony, Jackson Homestead, Newton Boys and Girls Club, Newton Child Care Commission, Newton Schools Foundation, Newton Pride and the West Suburban YMCA. In FY2007, Boston College's annual contribution to the City of Newton and the organizations totaled \$118,508.



---

## Development Impact Project (DIP) Contributions

Since 2001 Boston College has provided Development Impact Project (DIP) contributions to the City of Boston for two campus projects. The DIP contributions for those two campus projects, 21 Campanella Way and the Yawkey Athletic Center, consist of jobs exaction and housing exaction payments. As shown in Table 9-2, Boston College has completed the two installments of jobs exaction payments for both projects but continues to contribute towards housing exaction commitments.

**Table 9-2  
Development Impact Project (DIP) Contributions**

<u>Campus Project</u>	<u>Date of Building Permit / Date of Certificate of Occupancy</u>	<u>Total Jobs Exaction Amount (Number of Annual Installments)</u>	<u>Total Housing Exaction Amount (Number of Annual Installments)</u>	<u>Total</u>
21 Campanella Way	March 2001 / November 2002	\$39,372 (2 installments)	\$196,860 (12 installments)	<b>\$236,232</b>
Yawkey Athletic Center	February 2004 / March 2005	\$63,517 (2 installments)	\$317,585 (12 installments)	<b>\$381,102</b>
<b>TOTAL</b>		<b>\$102,889</b>	<b>\$514,445</b>	<b>\$617,334</b>



### Business Development Assistance

Boston College plays an active role in supporting the local business communities in Boston and Newton by offering University research and technical assistance through the academic centers listed below. In addition, staff members from Boston College's Office of Governmental and Community Affairs and the Neighborhood Center serve as active board members of the following business organizations: The Allston and Brighton Main Streets Programs, the Allston and Brighton Boards of Trade and the Newton-Needham Chamber of Commerce.

- **Boston College's Small Business Development Center (SBDC).** Boston College SBDC is part of the Massachusetts Small Business Development Center Network providing counseling, training and other assistance to small businesses and start-up ventures in the Greater Boston area. Specific types of assistance provided over the years include: Business Plan Preparation, Loan Packaging, Strategic Planning, Financial Planning, and Marketing Development. The Center has successfully obtained over \$6.5 million in funding for clients, retained/created 152 jobs and counseled more than 1300 clients.
- **The Office of Corporate and Government Affairs.** As part of the Carroll School of Management, the Office promotes the concept of bridging the world of theory with the real world of practice through interaction with the corporate and political communities. It works in partnership with the Chief Executives' Club of Boston and coordinates the Boston College Citizen's Seminar, which was established in 1954 to bring together leaders from academia, business, government, labor and private non-profits for the purpose of discussing and debating some of the pressing issues facing the City of Boston and the region in which it is located.

- ▶ **The Center for Work and Family.** Since its founding in 1990, the Boston College Center for Work & Family (CWF) has been a national leader in helping organizations create effective workplaces that support and develop healthy and productive employees. The Center provides a bridge linking the academic community to leaders in employment settings who are committed to promoting workforce effectiveness.

---

## Educational Partnerships and Scholarship Aid

Through the dedicated efforts of the Lynch School of Education, Boston College is invested in a number of ongoing partnerships with the Boston Public schools and Catholic schools. These partnership programs address educational research, teacher induction and training, student teacher placements, curriculum development, professional development consultation and community and parental engagement. Over the years, hundreds of Boston College students have volunteered in public, private and parochial schools in Boston, Newton and throughout the greater Boston area.

This section provides an overview of a number of innovative programs offered by the Lynch School of Education and other departments at the University. Additionally, the section describes the financial aid commitment of Boston College to students from Boston and specifically from Allston-Brighton to assist them in attending the University.



---

## Scholarship Aid

Boston College is committed to providing funds to meet the full demonstrated institutional need of every student applying for financial aid. In support of this commitment, Boston College grants institutional scholarships that come from a variety of sources, including 500 named scholarships. Table 9-3 provides a breakdown of the institutional aid received by students from Allston-Brighton and Boston.

**Table 9-3  
Educational Aid to the Allston/Brighton Community and Boston**

<b>2006-2007</b>	<b>Allston-Brighton</b>	<b>Boston</b>
Number of undergraduates	122	356
Number receiving any aid	94	273
Dollar amount all aid	\$2,361,567	\$8,352,469
Average aid amount	\$25,123	\$30,595
Number receiving any grant	78	239
Dollar amount all grants	\$1,858,163	\$6,343,758
Average grant amount	\$23,823	\$26,543
Number receiving BC grant	74	232
Dollar amount all BC grants	\$1,654,847	\$5,303,907
Average BC grant amount	\$22,363	\$22,862



### **Allston /Brighton Scholarship Program**

The Allston/Brighton Boston College Scholarship Program provides 10 academically talented students from Allston/Brighton the financial support to attend Boston College. In order to be eligible for the award, the students must be a permanent residents of Allston/Brighton for a minimum of four years and be accepted for freshman admission. In the event that 10 Allston/Brighton students can not meet the requirements, the scholarships are awarded to students from other neighborhoods of Boston. Students must also complete the Boston College financial application process and have an institutionally determined need greater than \$10,000 to be considered.

For the academic year 2007-2008, seven scholarships were awarded to Allston/Brighton students and three to students in other Boston neighborhoods. Using 2006 tuition rates, the ten full tuition scholarships represent an annual commitment of approximately \$314,380 per year or a four year commitment of over \$1.2 million in scholarship assistance.

---

## Educational Partnerships

---

---

### Step Up Initiative

In conjunction with Boston University, Harvard University, Northeastern University and Tufts University, Boston College is collaborating on an exciting new partnership to bring a comprehensive set of learning support services to 10 Superintendent Schools in Boston. The Lynch School of Education is paired and working closely with the Winthrop Elementary School and the Russell Elementary School located in Dorchester. Major areas that have been identified by the Superintendent of Schools and where Boston College will be offering its resources include professional development and instructional support in English language learning, cultural competency, executive leadership coaching, training principals and teacher leaders on the use of data and its implications for evaluation and assessment.

---

### Boston Connects

Boston Connects is a unique school-community-university partnership linking fourteen Boston Public School Elementary schools in Cluster 5 and Cluster 2, the YMCA of Greater Boston and Boston College with other community partners to coordinate school and community support programs, serving more than 4500 students and their families. This partnership is committed to the principle that academic success in urban schools requires integrated and comprehensive student and family support to address the non-academic barriers to learning and promote healthy development. To this end, Boston Connects is working toward building systemic change within these elementary schools and surrounding neighborhoods by connecting individual students and families with effective in-school student support and well developed community agency resources. Through Boston Connects, students and their families are able to gain access to better health care and nutritional information programs, educational resources, after school care and other prevention programs.

---

### College Bound

Established by Boston College in 1987, College bound is a program for culturally and racially diverse students from the Boston Public Schools that focuses on increasing access to and retention in four year institutions of higher education. College Bound is currently affiliated with Brighton High School and the West Roxbury High School Complex. Students from both the Lynch School of Education and the College of Arts and Sciences work with high school youth to refine their academic skills and supplement their high school programs with Saturday enrichment classes both on the BC campus and in their communities. The program also fosters leadership skills

and parent engagement as well as provides career advisement, college application assistance and financial aid guidance.

---

### Options Through Education

The Options Through Education Transitional Summer Program (OTE) is a six-week pre-college enrichment program designed for educationally and financially disadvantaged students who are highly motivated, potential achievers. OTE gives these students a leg up on the sometimes daunting transition to college life. It familiarizes participants with Boston College's academic and administrative resources, strengthens their scholastic skills and acquaints them with the campus and surrounding community. The program has been recognized by the Education Testing Service as a national model and boasts a 91% retention rate for its students during their collegiate careers and a 94.5% graduation rate for its AHANA (African, Hispanic, Asian, and Native American) participants over the past four years.

---

### YMCA Black Achievers College Fair

For the past twelve years, Boston College has hosted the YMCA Black Achievers College Fair at the Flynn Recreation Complex. This event introduces 3,000 African-American high school seniors to the educational opportunities at area universities, including Boston College, historically black colleges and universities, and military academies. College admissions representatives, as well as representatives from organizations that assist students with college planning, test preparation and scholarship assistance are on hand to provide guidance and answer questions.

---

### Private Industry Council (PIC) Summer Jobs Program

This program provides students from 14 Boston Public High Schools with summer employment opportunities at various businesses, colleges and universities, and non-profit agencies in Boston with a goal of integrating education with future employment objectives. Boston College has participated in the PIC Summer Program since 1985, employing 25-30 students in various offices and departments across campus such as Athletics, Governmental and Community Affairs, Human Resources, the Lynch School of Education and the Bookstore. In addition to providing the students with valuable work experience, the program offers MCAS tutorial classes and college admission information.

---

### Let's Get Ready Program

Starting in fall of 2006, Boston College partnered with the Let's Get Ready program to offer both SAT and college preparatory services to 45 high school juniors and seniors from Allston-Brighton to enhance their abilities to successfully apply to



college and increase the number of qualified applicants for the Allston-Brighton Scholarship Program.. Due to the popularity of the program among students and parents and an average SAT score increase of 140 points, enrollment has increased to 58 students for the fall 2007 session. Participants meet two evenings a week at Another Course to College (ACC) in Brighton, where 18 to 20 Boston College students serve as verbal, math and writing coaches. With over 40 hours of free SAT tutoring and more than 15 hours of preparation for the college search process, success on the SAT's and college admittance became attainable goals. The Boston College program is viewed as a model for other Let's Get Ready sites in Massachusetts.

---

### **MACC- Massachusetts Campus Compact Tutoring Program**

The Boston College-Massachusetts Campus Compact Tutoring Program is a corps of 75 undergraduate students who volunteer at a Boston Public School, the West End House Boys & Girls Club, or a Catholic school in the Allston-Brighton area. Tutors assist the schools at least one day a week and participate in weekly training sessions on the BC campus.

---

### **Read Aloud Program**

The Read Aloud Program is a partnership among the faculty and staff of Boston College, the Boston Public Schools and Boston Partners in Education. The program's nearly 70 volunteers are assigned to read to students once a month at three local Brighton elementary schools: the Mary Lyon, the James Garfield and St. Columbkille School. The volunteers read from specially chosen books that are appropriate for the age level, interest and curriculum of the young students. Volunteers also lead book discussions, questions and answer sessions or general conversations with the students.

---

### **Donovan Urban Teaching Scholars Program**

The Donovan Urban Teaching Scholars program is an intensive one-year master's degree program in teacher preparation. Each year, the program recruits and supports a diverse cohort of up to 30 graduate students, and provides them with an academically challenging education specifically responsive to the concerns and needs of urban students, families, schools, and communities. Both pre-practicum and practicum placements for the Donovan Urban Teaching Scholars occur in the following Boston Public Schools: Jackson Mann, Boston International High School, Mary Lyon, Brighton High School and West Roxbury High School. A number of Donovan alumni are current teaching in BPS.

---

**Teachers for a New Era**

Boston College’s university-wide commitment to teacher education is strengthened by participation in the Carnegie Corporation’s Teachers for a New Era (TNE) initiative. As one of eleven TNE institutions preparing, assessing, and supporting the teachers of tomorrow, Boston College is working to improve teacher preparation and P-12 pupil learning through continued collaboration among Education and Arts & Sciences faculty and Boston-area school-based professionals. Boston College’s extensive liberal arts core curriculum and social justice vision enhance opportunities available to teacher candidates and practicing teachers ensuring that the future generation of teachers will be both broadly educated and professionally competent.

Demonstrating its commitment to the Boston Public Schools, a significant number of Lynch School of Education students are placed in Boston Public Schools (BPS) for both pre-practicum and practicum placements as reflected in Table 9-4. Based on the quality of this experience and job performance, many graduates are hired by BPS as indicated in Table 9-5.

**Table 9-4**  
**Boston College Lynch School of Education**  
**Students Placed in Boston Public Schools for Pre-Practicum and Practicum**

<u>Field</u>	<u>Date</u>	<u>Boston Public Schools</u>	<u>Non Boston Public Schools</u>	<u>Total</u>	<u>Percent in Boston Public Schools</u>
Teacher Education	2006-2007	93	210	303	31%
Education Administration	2006-2007	4	5	9	44%
School Counseling	2006-2007	1		1	100%

**Table 9-5**  
**Boston College Boston Public School Hire Report**

<u>Year</u>	<u>BC BPS New Hires</u>	<u>Total BPS New Hires</u>	<u>Percent BC BPS New Hires</u>
2006-2007	58	544	10.7%

---

## Center for Catholic Education

As the top-ranked school of education at a Catholic university, the Lynch School has a long tradition of concern for Catholic education at all levels. Uniquely poised to lead the charge of building new models of sustainability for Catholic schools across the country, Boston College's Center for Catholic Education brings under one banner various initiatives related to Catholic education. One such successful local initiative is the St. Columbkille School Partnership described below.

---

## St. Columbkille School

In 2006, Boston College, the Archdiocese of Boston and St. Columbkille Parish established a ground-breaking partnership to preserve and strengthen Catholic, parish-based education for the children and parents of Allston-Brighton. This unique collaboration, the first between a Catholic university and a parochial school in the United States, draws on the rich resources of the Lynch School of Education at Boston College, best practices in American elementary education and the guidance of Catholic educational, social, and religious principles. In its first year, the partnership implemented new early childhood curriculum, offered teacher training and professional development programs, completed much-needed renovations to the physical plant, and examined both the financial and management structure of the school. In total, Boston College has invested more than \$800,000 in St. Columbkille School.

---

## St. Columbkille Summer Camp

Since 2003, Boston College and St. Columbkille School have joined forces to offer a summer day camp for local children. Open to 120 campers from ages 3 to 14 residing in Allston-Brighton and beyond, the camp operates for nine, one-week sessions on the BC campus. In addition to classroom learning, activities include specialized on-campus informational tours of the BC bookstore, admissions, police department, museum and library, field trips to the science museum, the zoo and the aquarium, use of computer labs, the pool and other athletic facilities, a karate clinic, events with student athletes, and reading enrichment provided by the Storymobile.

---

## Urban Catholic Teacher Corps

The Urban Catholic Teachers Corps (UCTC) is a two-year service program for teachers who wish to gain experience teaching in urban Catholic schools in the Boston area and who want to live in a community with other teachers. Now in its tenth year, UCTC offers professional experience and spiritual development to young teachers interested in Catholic education, while providing the Archdiocese of Boston with a source of trained educators committed to urban Catholic schools.

Brighton elementary schools: the Mary Lyon, the James Garfield and St. Columbkille School. The volunteers read from specially chosen books that are appropriate for the age level, interest and curriculum of the young students. Volunteers also lead book discussions, questions and answer sessions or general conversations with the students.

---

## Community Development Assistance

Boston College participates in numerous community development activities and programs designed to strengthen the physical, social and economic conditions of its neighboring communities. The following community development initiatives illustrate the University's commitment to improving the quality of life beyond its campus borders.



---

### Allston-Brighton/Boston College Community Fund

Created in 1995 by Boston College and Mayor Thomas Menino, the mission of the Fund is to provide grant support to Allston-Brighton community groups or non-profit organizations for projects that enhance the community through civic engagement, beautification initiatives, youth enrichment or educational programs. The Fund Committee is composed of community residents, representatives from the City of Boston and Boston College. The Fund awards \$3,000 grants (recently increased from \$2500) in two cycles during the Fall and Spring of each year and one \$25,000 biennial beautification grant (see Tables 9-6 and 9-7).

This past year the Fund conducted a special grant cycle, awarding a total of \$175,000 in three categories: Civic Engagement, Community Beautification, and Youth Enrichment (see Table 9-8). With the addition of the three special grants, the Fund awarded more than \$225, 00 to Allston-Brighton initiatives this past year and will surpass the \$1 million mark in total grants since it inception.

**Table 9-6  
Spring 2007 \$3,000 Community Fund Awards**

<u>Organization</u>	<u>Grant Amount</u>
Addiction Treatment Center of New England	\$3,000
Boston Connects	\$3,000
Brighton High School	\$3,000
Caritas Good Samaritan Hospice	\$3,000
Children's Organic Garden Science Project with the Conservatory Lab Charter School,	\$900
The Fishing Academy, Inc.,	\$3,000
Holy Resurrection Orthodox Church, Open Door Ministry	\$3,000
Mt. Saint Joseph Academy	\$2,600
St. Columbkille School	\$3,000
The Winship Elementary School Parent Council	<u>\$1,860</u>
<b>TOTAL</b>	<b>\$26,360</b>

**Table 9-7  
Spring 2007 \$25,000 Biennial Award**

<u>Organization</u>	<u>Grant Amount</u>
West End House Boys and Girls Club of Allston-Brighton	\$25,000

**Table 9-8  
Special Grant Awards**

Organization	Grant Amount
<b>Beautification Project Grant:</b> Allston Village Main Streets, "Allston Village Beautification"	\$50,000
<b>Youth Enrichment Project Grant:</b> YMCA of Greater Boston (Oak Square), "Oak Square Community Teen Center"	\$50,000
<b>Civic Engagement Project Grant:</b> Brighton-Allston 200, Inc. "The Brighton-Allston Bicentennial"	\$75,000
<b>TOTAL</b>	<b>\$175,000</b>




---

## Boston College Neighborhood Center

The Boston College Neighborhood Center, located on Washington Street in the heart of Brighton Center, is now in its twelfth year of linking University resources and providing services to the Allston-Brighton community. A number of the Center's programs that benefit the community are listed below:

---

### Tutoring and Mentoring Programs

Boston College students volunteer to tutor more than 100 local children in a variety of programs and settings: one-on-one at the Neighborhood Center, on the Boston College campus, and in after-school programs. The one-one tutoring program matches BC students with Allston-Brighton students ranging from elementary school through high school. BC students participate in after-school tutoring programs at the Jackson Mann School, St. Columbkille School, and the Commonwealth Tenants Association After-School Program and the Read Boston Program, a children's literacy campaign, operating at the Hamilton and the Baldwin Elementary Schools. In addition, BC students are mentoring young girls in the third, fourth and fifth grades at the Hamilton and Winship Elementary Schools via the BC chapter of the Strong Women Strong Girls Program. The program's mission is to empower young girls, build positive self-esteem and skills for life-long success.

---

## English as a Second Language (ESL)

Boston College students volunteer to teach English to local residents at the Neighborhood Center and five other sites in Allston/Brighton: the Allston/Brighton Community Development Corporation, Insight, the Joseph Smith Community Health Center, Covenant House, and the Commonwealth Tenants Association.

---

## Food for Families

The Boston College Office of Governmental and Community Affairs, the Alumni Association, and the Neighborhood Center collaborate with the Commonwealth Tenants Association and the Boston Food Bank to feed needy families at the housing development. On the second Wednesday of each month, BC student athletes and other volunteers work in conjunction with the Commonwealth Tenants Association to bag and distribute groceries from the Food Bank. Through this effort, 225 bags per month are distributed to families and the elderly.

---

## HEAR-Helping Educate for Academic/ Athletic Responsibility

Boston College student athletes and their coaches visit every Allston-Brighton public and parochial elementary and middle school at least once throughout the year. During their interactions, student athletes speak to the class about the value of academics and the importance of teamwork in everyday life. In addition to visiting schools, the HEAR program also makes regular visits to patients at the Franciscan Children's Hospital and Boston Children's Hospital. The Assistant Director of the Neighborhood Center works with the schools to match their needs with BC resources and provides youth tickets to BC athletic events.

---

## Service Days

Service Days offer opportunities for students to give back to the surrounding communities of Allston and Brighton by volunteering their time to assist neighborhood organizations with various projects. Teams of students help with park beautification, painting projects at churches, schools and public housing developments, City-wide clean up efforts such as Boston Shines,, assisting elderly and disabled neighbors, flower planting, graffiti removal, nursing home visits and youth mentoring. In recent years, service projects were performed at the Oak Square YMCA, Irish Immigration Center, Brighton Main Streets, St. Columbkille School, all three local libraries, and at the Commonwealth and Faneuil Gardens Housing Developments.

---

## Veronica Smith Senior Center

Boston College partners with the Veronica Smith Senior Center to provide health screening for seniors and offers programming such as hosting the Center's Men's Club at BC events and lectures and organizing a dance for the seniors featuring the vocal and musical talent of BC students. A tour of the Boston College campus and lunch are offered to thirty seniors in the spring of each year.

---

## Volunteer Service Programs

Boston College emphasizes volunteerism as a vital part of a student's education and personal formation. The number of student volunteers in the Allston/Brighton community alone is estimated at over 1,000 per week and their impacts are significant. For example, a former Executive Director at the West End House Boys and Girls Club estimated that the community service work the organization received saved the Club between \$100,000 and \$125,000 each year. Two of Boston College's most notable volunteer service programs, PULSE and 4Boston, are mentioned below in addition to a sampling of other programs involving both students and employees.

---

### ■ PULSE

Boston College's PULSE program is a national model for service learning that integrates academics in the classroom with a service internship at one of 51 community service placements in the Greater Boston area. The 400 students involved in the program volunteer between eight and twelve hours each week during the academic year at a variety of non-profit organizations. On any given day, PULSE students are coordinating volunteers for Project Bread's Walk for Hunger, serving breakfast to homeless men at the Pine Street Inn, or providing tutoring and mentoring services at three Brighton organizations: Crittendon Hastings House, Commonwealth Tenants' Association, and the Parent's Center at Saltonstall House.

---

### ■ 4Boston

Boston College's 4Boston program, comprised of over 300 undergraduate students, is a major volunteer program that services 18 community agencies in the City of Boston. Named for the four hours each student commits on a weekly basis, the 10 week program operates during the fall and spring semester. Each placement is made up of a team of twenty students and over the course of one year alone 4Boston volunteers average over 80,000 service hours. Placements in Brighton include the Commonwealth Tenant's Association After-School Program, the Jackson/Mann Adult Education Program and The Franciscan Children's Hospital Residential Assessment Program.





---

### American Red Cross Club of Boston College

The American Red Cross of Boston College (ARCBC) is a student organization that works in conjunction with the American Red Cross of Massachusetts Bay Chapter. The ARCBC sponsors five blood drives each year, offers CPR and first aid training, assists with food distribution for the needy in Boston, and provides immediate disaster relief to the surrounding community.



---

### Campus School Volunteers

The Campus School Volunteers of Boston College (CSVBC) are a group of undergraduates established to work with and advocate for the students attending the Campus School. The group was established in 1996, and has become one of the largest student volunteer groups on campus. The Campus School Volunteers work both directly with the students in classroom settings, as well as outside the school organizing fund raisers and promoting awareness.



---

### Circle K Club of Boston College

Circle K is a service organization dedicated to community and campus involvement in and around the Boston College area. A majority of the service projects are aimed at improving the general well being of the residents and community of the Allston-Brighton neighborhoods Boston College students participate in activities ranging from a literacy project at the Hamilton and Baldwin Schools, to working in the soup kitchens at Brighton Congregational Church, to initiating a bicycle and helmet safety program at local elementary schools.



---

### Cleansweep

Now in its fifteenth year at BC, Cleansweep student and employee volunteers collect household items, clothing, food, and appliances donated by students at the close of each academic year. These items are then distributed for re-use to hundreds of non-profit organizations, community agencies, churches and schools in Boston and other local communities. Not only does this program embody BC's mission of service to others, but it helps the environment by reducing waste and promoting recycling.



---

### Dance Marathon

For one night each year, 500 Boston College students and local residents gather to dance the night away. The Dance Marathon raises funds for Brighton's Franciscan

Children's Hospital through donations from friends and family along with the sponsorships from local businesses. Last year's event set a fundraising record of \$165,000 and since 2003, the Dance Marathon has contribute more than \$300, 000 to the hospital.



---

## Grads Give Back Day

Each year the Law Student and Graduate Student Associations of Boston College plan a day of community service called Grads Give Back Day. This year, over 100 graduate students volunteered at placements on campus and throughout Boston. The service opportunities ranged from conducting on-campus food and clothing drives, hosting a social for children attending the Campus School, clean-up of the jogging and pedestrian pathways at the Chestnut Hill Reservoir, visiting residents at the Brighton House Rehabilitation and Nursing Center and assisting with a spring clean-up of the grounds and facilities at the Franklin Park Zoo.

---

## Cultural Resources



---

### Boston College's McMullen Museum of Art

Boston College's McMullen Museum of Art serves as a dynamic educational resource for all of New England, as well as the national and the international community. The Museum displays its notable permanent collection and mounts exhibitions of scholarly importance from all periods and cultures of the history of art. The Museum is free and open to the public. Private group tours are also available by request and the Museum's docents can tailor their presentations for the group's age level and interests. Museum personnel may also be able to provide additional texts or facilitate contact with a BC faculty member with expertise in a specific area of interest.



---

### Boston College Arts Festival

For the past nine years in April, Boston College has sponsored a celebration of the arts which is free and open to the public. More than 13,000 people attended the 2007 Festival that showcased the artistic achievements in the performing, visual and literary arts of 800 Boston College students. The festival features instrumental, vocal and dance performances, art exhibitions and demonstrations, film exhibitions, literary readings, an afternoon of art activities designed for children, and a Mass for the arts.



---

## Neighborhood Night at the Theater

In conjunction with the Arts Festival, the Office of Governmental and Community Affairs invites 100 neighborhood residents to attend opening night of the student Spring theatrical production at Robsham Theater. Prior to the production, the University hosts a reception where residents and members of the BC community can converse and enjoy light refreshments



---

## Irish Institute at Boston College

Since its founding in 1997, the Irish Institute at Boston College has hosted more than 100 programs and numerous special events open to the public. Working under the auspices of the Center for Irish Programs, the Irish Institute makes use of cross-campus and local resources to facilitate rewarding personal, corporate, and professional educational exchanges with the goal of promoting a lasting peace in Ireland. The Irish Institute often hosts officials and policymakers from Ireland and Northern Ireland and offers professional development programs in areas such as government, business, and education.



---

## “Pops on the Heights”

For the past 15 years, the Boston Pops Orchestra has performed at Boston College in a scholarship fundraising gala known as “Pops on the Heights.” As part of this event, the University extends an invitation to 100 neighbors to enjoy dinner and the performance. This year’s event featured renowned conductor John Williams and the event raised a record \$2 million in funds. Since the inception of the program, 522 scholarships have been awarded to needy students.

---

## Sports and Recreation Programs



---

### Boston College Athletic Tickets

In conjunction with the Athletic Department, the Office of Governmental and Community Affairs, reserves a total of fifty tickets per game for residents of Allston-Brighton to attend on-campus football, basketball and hockey games. Tickets are obtained on a first-come, first serve basis by contacting the Office. Table 9-9 indicates the value of the tickets distributed last year:

**Table 9-9  
Sports Tickets Provided to Allston/Brighton Residents**

<u>Sport</u>	<u>Number of tickets per home game</u>	<u>Cost to Boston College per home game</u>
Football	50 tickets at \$37 each for 7 games	\$12,950
Basketball	50 tickets at \$20 each for 14 games	\$14,000
Hockey	50 tickets at \$20 each for 19 games	\$19,000
<b>Annual Total</b>		<b>\$45,950</b>




---

### Flynn Recreation Complex Summer Program

Boston College opens the Flynn Recreation Complex to 30 residents of Allston - Brighton per day, weekdays during the summer. Residents register with the Office of Governmental and Community Affairs and contact the office to use the swimming pool and fitness equipment in the facility. This extremely popular program runs from early June through late August.




---

### Mayor's Cup Hockey Tournament

Each October, Boston College donates ice time to the City of Boston for the Mayor's Cup Hockey Tournament. This tournament provides youngsters of all ages from neighborhoods throughout Boston, the opportunity to compete at the squirt, peewee and bantam hockey levels.




---

### Allston-Brighton Youth Hockey

Boston College supports the Allston-Brighton Youth Hockey program by donating ice time in Conte Forum on an annual basis.



---

### Boston College Spring Football Game

Each spring, the University hosts an inter-squad football match at Alumni Stadium that is free and open to the community. In addition to the game, the university hosts a carnival in the Flynn Recreational Complex with games, activities, and refreshments for families to enjoy.



---

### Kids Karate Exhibition

For the last 16 years, BC has partnered with Kid's Karate, a premier youth karate program, to host an annual exhibition in the Power Gym at Conte Forum. Over 4,800 local children from Boston and Newton have benefited from the program which builds self-esteem, mental and physical confidence, and mutual respect between the children.



---

### Jimmy Fund Charity Events

Boston College opens the Flynn Recreation Complex to the Hoops for Hope, 3-on-3 basketball tournament, which raises money to support cancer research. This September, the Jimmy Fund utilized BC athletic and parking facilities to accommodate 400-600 walkers and served as the official start the Jimmy Fund 5-Mile Walk.

# 10

## Conclusion

Three years ago, Boston College embarked on a Strategic Plan, involving the input of more than two hundred faculty, students and staff, to outline its institutional priorities and its academic vision for the future. The goal of the Strategic Plan was simple: to set strategic directions that would guide the University in its pursuit of excellence.

Following the Strategic Plan, Boston College began working with the nationally recognized planning firm, Sasaki Associates, to develop an Institutional Master Plan for the academic, residential and athletic facilities needed to support the University's strategic objectives for the next ten years and into the future.

With the submittal of the IMPNF, Boston College begins the Article 80 review process with the Boston Redevelopment Authority. As Boston College moves through this process, the University looks forward to a continuing dialogue and future meetings on the IMP that will build on the work already accomplished with Mayor Menino, the BRA, the Allston Brighton Boston College Community Task Force, elected officials, and the community.

Boston College looks forward to the successful completion and approval of the Boston College Institutional Master Plan, and to the promise the plan holds for the future of Boston College and the local community of which it has been a part for the past 94 years.

# Historical Resources Appendix

**Individual Listed Properties within 1/4 mile of the Chestnut Hill and Brighton  
Campuses**

**Individual Listed Properties within 1/4 mile of the Newton Campus**

**Individual Listed Properties within 1/4 mile of the Chestnut Hill and Brighton Campuses**

<b>Map Number/ Property Name</b>	<b>Address</b>	<b>Inventory Number</b>	<b>Comments</b>
<i>Properties Listed in the Inventory of Historic and Archaeological Assets of the Commonwealth</i>			
118. Jones, Louis House	107 Waban Hill Road	NWT.2730	Listed in the National Register of Historic Places (9/4/1986) and included in Newton NR MRA (9/4/1986)
<i>Properties Listed in the National Register of Historic Places</i>			
1. Gasson Hall	Commonwealth Ave.	NWT.5397	Determined eligible for listing in the National Register by the MHC
2. St. Mary's Hall	Commonwealth Ave.	NWT.5398	Determined eligible for listing in the National Register by the MHC
3. Bapst / Burns Library	Commonwealth Ave.	NWT.5399	Determined eligible for listing in the National Register by the MHC
4. Devlin Hall	Commonwealth Ave.	NWT.5400	Determined eligible for listing in the National Register by the MHC
5. Fulton Hall	Commonwealth Ave.	NWT.5401	Meets the Criteria of Eligibility (36 CFR Part 60) for listing in the National Register
6. Mason, George E. - McManus, John D. House	188 Foster Street	BOS.15217	Contributing element to the Foster Street Area; Also recorded on a B form at the MHC
7. No property name available	192 Foster Street	BOS. 8149	Contributing element to the Foster Street Area; Also recorded on a B form at the MHC
8. No property name available	194 Foster Street	BOS. 8150	Contributing element to the Foster Street Area;
9. St. John's Seminary - Theology House	9 Lake Street	BOS.8242	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
10. St. John's Seminary Chapel	9 Lake Street	BOS.8243	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
11. St. John's Seminary - Peterson Hall	9 Lake Street	BOS.8529	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
12. St. John's Seminary - St. Williams Hall	9 Lake Street	BOS.8530	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
13. St. John's Seminary - Keith Memorial Gymnasium	9 Lake Street	BOS.8531	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
14. St. John's Seminary - Clergy Personnel Building	1 Lake Street	BOS.8532	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC



15.	St. John's Seminary – Archbishop's House	2101 Commonwealth Ave.	BOS.8533	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
16.	St. John's Seminary – St. Clement's Hall	210 Foster Street	BOS.8534	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
17.	St. John's Seminary Main Entrance Gate	9 Lake Street	BOS.9316	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
18.	Shrine of the Immaculate Conception	9 Lake Street	BOS.9317	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
19.	St. John's Seminary – Service Building	9 Lake Street	BOS.15234	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
20.	Boston Roman Catholic Church Chancery	2121 Commonwealth Ave.	BOS.15235	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
21.	St. John's Seminary – Creagh Research Library	2121 Commonwealth Ave.	BOS.15236	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
22.	St. John's Seminary – Kitchen and Refectory	9 Lake Street	BOS.15237	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC
23.	St. John's Seminary – Library	9 Lake Street	BOS.15238	Contributing element to the Chancery-St. John's Seminary Complex; Also recorded on a B form at the MHC

### *Individual Forms*

24.	Hinckley, Sylvester Estate Caretaker's Cottage	223 Beacon Street	NWT.2604	Recorded on a B form at the MHC
25.	Haskell, John A. House	367 Beacon Street	NWT.2608	Recorded on a B form at the MHC
26.	St. Ignatius of Loyola Church	24 Commonwealth Ave.	NWT.2610	Recorded on a B form at the MHC
27.	Baptist Home	56 Commonwealth Ave.	NWT.2611	Recorded on a B form at the MHC
28.	Convent of the Franciscan Sisters	20 Manet Road	NWT.2623	Recorded on a B form at the MHC
29.	Sharp, Ernest R. House	74 Commonwealth Ave.	NWT.2633	Recorded on a B form at the MHC
30.	Ramsbottom, John G. House	86 Commonwealth Ave.	NWT.2634	Recorded on a B form at the MHC
31.	Field, Charles House	57 Waban Hill Road North	NWT.2729	Recorded on a B form at the MHC
32.	Williams, Robert L. House	70 Waban Hill Road	NWT.2731	Recorded on a B form at the MHC

33.	Farlow, William S. House	80 Waban Hill Road	NWT.2732	Recorded on a B form at the MHC
34.	Farlow, William House	86 Waban Hill Road	NWT.2733	Recorded on a B form at the MHC
35.	No property name available	116 College Road	NWT.4810	Recorded on a B form at the MHC
36.	No property name available	90 College Road	NWT.4811	Recorded on a B form at the MHC
37.	No property name available	52 Mayflower Road	NWT.4812	Recorded on a B form at the MHC
38.	No property name available	66 College Road	NWT.4813	Recorded on a B form at the MHC
39.	No property name available	84 College Road	NWT.4814	Recorded on a B form at the MHC
40.	No property name available	72 College Road	NWT.4816	Recorded on a B form at the MHC
41.	No property name available	30 Priscilla Road	NWT.4817	Recorded on a B form at the MHC
42.	No property name available	49 Mayflower Road	NWT.4818	Recorded on a B form at the MHC
43.	No property name available	4 Quincy Road	NWT.4819	Recorded on a B form at the MHC
44.	No property name available	18 Quincy Road	NWT.4820	Recorded on a B form at the MHC
45.	No property name available	24 Quincy Road	NWT.4821	Recorded on a B form at the MHC
46.	No property name available	78 College Road	NWT.5413	Recorded on a B form at the MHC
47.	No property name available	18 Old Colony Road	NWT.5415	Recorded on a B form at the MHC
48.	No property name available	29 Old Colony Road	NWT.5416	Recorded on a B form at the MHC
49.	No property name available	30 Old Colony Road	NWT.5417	Recorded on a B form at the MHC
50.	No property name available	48 Old Colony Road	NWT.5418	Recorded on a B form at the MHC
51.	No property name available	54 Old Colony Road	NWT.5419	Recorded on a B form at the MHC
52.	No property name available	57 Old Colony Road	NWT.5420	Recorded on a B form at the MHC
53.	No property name available	70 Old Colony Road	NWT.5421	Recorded on a B form at the MHC
54.	No property name available	45 Old Colony Road	NWT.5423	Recorded on a B form at the MHC
55.	Edison, Thomas Alva Intermediate School	60 Glenmont Street	BOS.8070	Recorded on a B form at the MHC

56.	Brighton First Unitarian Church	189 Chestnut Hill Ave.	BOS.8130	Recorded on a B form at the MHC; Included in the Aberdeen Architectural Conservation District
57.	Boston Cenacle Convent	200 Lake Street	BOS.8244	Recorded on a B form at the MHC
58.	Oak Square Methodist Church	519 Washington Street	BOS.8331	Recorded on a B form at the MHC
59.	Glynn, Michael H. House	18 William Jackson Ave.	BOS.8349	Recorded on a B form at the MHC
60.	McCathy, Timothy Three Decker	11 Turner Street	BOS.8431	Recorded on a B form at the MHC
61.	Stewart, Edman C. Two Family House	14-16 Turner Street	BOS.8432	Recorded on a B form at the MHC
62.	McCausland, John H. House	544 Washington Street	BOS.8437	Recorded on a B form at the MHC
63.	Halperin, Joseph J. – Shufro, Charles House	23-25 Colwell Street	BOS.8581	Recorded on a B form at the MHC
64.	Nason, Louis H. House	31-33 Colwell Street	BOS.8583	Recorded on a B form at the MHC
65.	No property name available	31-33 Hatherly Road	BOS.8584	Recorded on a B form at the MHC
66.	No property name available	37-39 Hatherly Road	BOS.8585	Recorded on a B form at the MHC
67.	Minken, Max Two Family House	29-31 Portina Road	BOS.8586	Recorded on a B form at the MHC
68.	No property name available	34 Hatherly Road	BOS.8587	Recorded on a B form at the MHC
69.	No property name available	38 Hatherly Road	BOS.8588	Recorded on a B form at the MHC
70.	Levine, Louis House	2 Portina Road	BOS.8589	Recorded on a B form at the MHC
71.	Boston College Station	Commonwealth Ave.	BOS.9328	Recorded on a B form at the MHC
72.	Winship School	54 Dighton Street	BOS.13262	Contributing element to Brighton Center National Register Historic District (2/20/2001)
119.	Chemical B. Fire Station	80 Manet Road	NWT.2697	Recorded on a B form at the MHC
120.	Dakey, Eugene O. House	97 Manet Road	NWT.2699	Recorded on a B form at the MHC
121.	Estes, Dana House	106 Algonquin Road	NWT.2599	Recorded on a B form at the MHC
122.	Kanzler, William House	93 Manet Road	NWT.2698	Recorded on a B form at the MHC
123.	Rox Home for Children	79 Manet Road	NWT.2696	Recorded on a B form at the MHC

**Individual Listed Properties within 1/4 mile of the Newton Campus**

<b>Map Number/ Property Name</b>	<b>Address</b>	<b>Inventory Number</b>	<b>Comments</b>
<b><i>Properties Listed in the National Register of Historic Places</i></b>			
73. Prescott Estate	770 Centre Street	NWT.2802	Listed in the National Register of Historic Places (9/4/1986) and included in the Newton NR MRA (9/4/1986).
74. Nichols house	140 Sargent Street	NWT.2850	Listed in the National Register of Historic Places (9/4/1986) and included in the Newton NR MRA (9/4/1986).
75. Parsons, Edward F. House	56 Cedar Street	NWT.2937	Listed in the National Register of Historic Places (9/4/1986) and included in the Newton NR MRA (9/4/1986).
77. Gunderson, Joseph G. House	983 Centre Street	NWT.2940	Listed in the National Register of Historic Places (9/4/1986) and included in the Newton NR MRA (9/4/1986).
78. Towle, Loren Estate – Newton Country Day School	785 Centre Street	NWT.5611	Listed in the National Register of Historic Places (2/16/1990) and included in the Newton NR MRA (2/16/1990).
79. East Parish Burying Ground	Immediately east of the southeast corner of the Boston college Newton Campus at the corner of Centre and Cotton Streets	NWT.801	Listed in the National Register of Historic Places (1/23/1983)
<b><i>Properties Listed in the Inventory of Historic and Archaeological Assets of the Commonwealth</i></b>			
76. Harriman, Henry I. House (Alumni House)	825 Centre Street	NWT.5610	Individually listed in the National Register of Historic Places (2/16/1990) and included in the Newton NR MRA (2/16/1990).
80. Schraft, George F. House (Barat House)	825 Centre Street	NWT.5396	Determined eligible for listing in the National Register by the MHC (according to the 1994 reconnaissance survey report for the previous BC IMP [see archaeological section below])
81. Stuart, Janet Erskine House	885 Centre Street	NWT. 5256	Recorded on a B form at the MHC
<b><i>Individual Forms</i></b>			
82. Trowbridge, Almarin House	734 Centre Street	NWT.2823	Recorded on a B form at the MHC
83. Edmunds – Madden Estate	790 Centre Street	NWT.2826	Recorded on a B form at the MHC
84. Day, F.A. Jr. House	170 Sargent Street	NWT.2839	Recorded on a B form at the MHC
85. Jackson, George W. House	34 Ballard Street	NWT.2861	Recorded on a B form at the MHC
86. Hall, Winifred F. House	44 Ballard Street	NWT.2862	Recorded on a B form at the MHC
87. Walley House	48 Ballard Street	NWT.2863	Recorded on a B form at the MHC

88.	Ward, Annie H. House	54 Ballard Street	NWT.2864	Recorded on a B form at the MHC
89.	Temple Emanuel	385 Ward Street	NWT.2908	Recorded on a B form at the MHC
90.	Loring House	970 Centre Street	NWT.2939	Recorded on a B form at the MHC
91.	McLellon, Josephine M. House	1016 Centre Street	NWT.2941	Recorded on a B form at the MHC
92.	Cassidy, Edward House	45 Clinton Place	NWT.2971	Recorded on a B form at the MHC
93.	Moore, Thomas M. House	49-51 Clinton Place	NWT.2972	Recorded on a B form at the MHC
94.	No property name available	75 Clinton Place	NWT.2973	Recorded on a B form at the MHC
95.	No property name available	11 Elmore Street	NWT.3017	Recorded on a B form at the MHC
96.	Smith, Ernest House	19 Elmore Street	NWT.3018	Recorded on a B form at the MHC
97.	Morse, Warren M. House	30 Elmore Street	NWT.3019	Recorded on a B form at the MHC
98.	No property name available	29 Mill Street	NWT.3148	Recorded on a B form at the MHC; located in the southern portion of the BC Newton campus.
99.	Morse House	21 Morseland Ave.	NWT.3162	Recorded on a B form at the MHC
100.	First Parish Church Parsonage	29-31 Morseland Ave.	NWT.3163	Recorded on a B form at the MHC
101.	Holden House	45 Morseland Ave.	NWT.3164	Recorded on a B form at the MHC
102.	No property name available	15 Sumner Street	NWT.3255	Recorded on a B form at the MHC
103.	Mason, Edward Haven House	454 Ward Street	NWT.3292	Recorded on a B form at the MHC
104.	Fernald, Fred House	529 Ward Street	NWT.3297	Recorded on a B form at the MHC
105.	Rice, George House	538 Ward Street	NWT.3298	Recorded on a B form at the MHC
106.	Steeves, Sydney House	541 Ward Street	NWT.3299	Recorded on a B form at the MHC
107.	No property name available	60 Cedar Street	NWT.4894	Recorded on a B form at the MHC
108.	No property name available	11 Lancaster Road	NWT.4921	Recorded on a B form at the MHC
109.	No property name available	17 Lancaster Road	NWT.4922	Recorded on a B form at the MHC
110.	No property name available	84 Cotton Street	NWT.4924	Recorded on a B form at the MHC
111.	No property name available	85 Clements Road	NWT.4926	Recorded on a B form at the MHC
112.	No property name available	2 Whitney Road	NWT.5042	
113.	No property name available	31 Morse Road	NWT.5044	
114.	No property name available	26 Whitney Road	NWT.5045	

- |                                 |                 |          |                                 |
|---------------------------------|-----------------|----------|---------------------------------|
| 115. No property name available | 39 Whitney Road | NWT.5046 |                                 |
| 116. No property name available | 66 Cedar Street | NWT.5493 | Recorded on a B form at the MHC |
| 117. No property name available | 20 Morse Road   | NWT.5567 |                                 |