

MEMORANDUM

SEPTEMBER 26, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LINDA KOWALCKY, DEPUTY DIRECTOR OF INSTITUTIONAL SECTOR
MANAGEMENT
GERALD AUTLER, SENIOR PROJECT MANAGER/PLANNER

SUBJECT: BOSTON COLLEGE IMP AMENDMENT AND 2150
COMMONWEALTH AVENUE RESIDENCE HALL PROJECT

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA” or “Authority”) authorize the Director to: (1) issue an Adequacy Determination approving the Boston College Institutional Master Plan Notification Form for Amendment and Renewal (“IMPNF”); (2) issue a Scoping Determination Waiving Further Review pursuant to Article 80B-5.3(d) of the Boston Zoning Code (“Code”) for the 2150 Commonwealth Avenue Residence Hall Project (“Proposed Project”); (3) issue a Certification of Compliance for Article 80 Large Project Review for the Proposed Project pursuant to Section 80B-6 of the Code; (4) issue a Certification of Consistency in connection with the Proposed Project pursuant to Section 80D-10 of the Code; and (5) take any and all actions and execute any and all documents deemed necessary and appropriate relative to the IMPNF and the Proposed Project, including, but not limited to, execution of a Boston Residents Construction Employment Plan and a Cooperation Agreement.

INTRODUCTION

On May 2, 2013, the Trustees of Boston College (“Proponent”) filed an Institutional Master Plan Notification Form for Amendment and Renewal (“IMPNF”) of the Boston College Institutional Master Plan, which was approved by the Boston Redevelopment Authority on January 29, 2009 and by the Boston Zoning Commission on June 10, 2009 (“Original IMP”). The purpose of the IMPNF is: (1) to amend the Original IMP to reflect de minimus dimensional changes to the 2150 Commonwealth Avenue Residence Hall Project (“Proposed Project”), which was approved in the Original IMP; and (2) to renew the Original IMP as required by Article 51, Allston-Brighton Neighborhood District zoning of the Boston Zoning Code (“Code”).

On May 2, 2013, the Proponent also filed a Project Notification Form (“PNF”) for the 2150 Commonwealth Avenue Residence Hall (“Proposed Project”), to be located at the northeast corner of the Boston College Chestnut Hill Campus, south of Commonwealth Avenue, east and north of St. Thomas More Road, and west of Evergreen Cemetery (“Project Site”).

The Proposed Project will include a proposed student residence building which will house up to 490 students in a mixture of 4-bed and 6-bed apartments and will be up to 80 feet in height. The program for the 245,000 gross square feet, 6-story building also includes 2 adult-in-residence apartments, common areas, outdoor spaces, and a new home for the Boston College Health Services Department. The Proposed Project includes demolition of the existing building on the site and the creation of 22 exterior parking spaces. The Proposed Project will be located on a parcel of land consisting of approximately 146,575 square feet of land area.

The Proposed Project was included in the Original IMP, so it is not a new Proposed Institutional Project. The IMPNF proposes de minimis dimensional changes to the Proposed Institutional Project that would increase the height from 30 feet to 55 feet, with the floor area remaining 20,000 square feet. The institutional uses and FAR approved in the Original IMP remain the same. No significantly greater impacts will result.

PUBLIC BENEFITS

Education

- *35 full-tuition, need-based scholarships* per year to Boston College for qualified Boston residents, with preference to residents of Allston-Brighton
- *5 scholarships to the Woods College of Advancing Studies* each year for Allston-Brighton residents
- Continued grant-funded programs and partnerships with Boston Public Schools
- Continued funding for programs and partnerships with St. Columbkille Partnership School

Neighborhood Improvements

- *Neighborhood Improvement “Flexible Fund”*
Available for open space, public realm, and transportation projects in Allston-Brighton
Examples: Hubway, parks, playgrounds, public safety improvements
\$2.564 million. Projects TBD in consultation with the community and jointly approved by the City of Boston and Boston College.
- *Relocated and expanded Boston College Community Center*
New location at 480 Washington Street in Brighton will provide enhanced space for new programming, community use, handicapped accessibility, and parking

- *Boston College Community Fund* -- \$75,000 annually

Workforce Development

- *Two annual job fairs at Boston College* to publicize staff positions
- *Computer training classes* for potential Allston-Brighton job candidates (10 per year)
- *“Building Pathways” building trades pre-apprenticeship training program*
To assist employment of Allston-Brighton residents on Boston College construction projects (5 people per year)
- Continued contribution to the Mayor’s Summer Jobs program for Allston-Brighton teens

Housing

- *“Walk to Work” mortgage assistance for full-time Boston College employees*
For home purchases in Allston-Brighton (2 per year)
- *Matching down-payment grant for first-time homebuyers in Allston-Brighton*
Requires successful completion of First-Time Homebuyer program with ABCDC and matching savings (2 per year, \$ 5,000 each)

ARTICLE 80 REVIEW

Boston College is seeking approval of its IMPNF pursuant to Section 80D-5.2(e) of the Code (Waiver of Further Review of Unchanged Plans). The proposed de minimus dimensional changes to the 2150 Commonwealth Avenue project described below meets the requirements for a waiver of further review of unchanged plans pursuant to Section 80D-5.2(e) of the Code.

The Proponent is also seeking issuance of a Scoping Determination Waiving Further Review pursuant to Section 80B-5 of the Code. The BRA in the Scoping Determination for the PNF may waive further review pursuant to Section 80B-5.3(d), if, after reviewing public comments, the BRA finds that such PNF adequately describes the Proposed Project’s impacts.

The IMPNF and Proposed Project have been reviewed and discussed at community meetings and with the BRA-appointed Task Force.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority (“Authority” or “BRA”) hereby finds that the Institutional Master Plan Notification Form for Amendment and Renewal (“IMPNF”) of the Boston College Institutional Master Plan, which was approved by the Boston Redevelopment Authority on January 29, 2009 and by the Boston Zoning Commission on June 10, 2009

("Original IMP") meets the criteria to qualify for Waiver of Further Review of Unchanged Plans pursuant to Section 80D-5.2(e) of the Boston Zoning Code ("Code") because: (i) no new or Proposed Institutional Projects are planned; (ii) no changes in the Original IMP are proposed that would constitute a change in the use, dimensional, parking, or loading elements of the Original IMP other than a de minimus dimensional change with respect to height, and (iii) no significantly greater impacts would result from the continued implementation of the Original IMP, as amended by the IMPNF, than were originally projected; and

FURTHER

VOTED: That in connection with the IMPNF presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Authority on September 26, 2013, and after consideration of evidence presented at, and in connection with, the proposed IMPNF, the BRA finds that: (a) the IMPNF conforms to the provisions of Article 80D of the Code; (b) the IMPNF conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the IMPNF will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code, approving the IMPNF, which together with the Original IMP, will constitute the amended Boston College Institutional Master Plan ("Amended IMP"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving the requirement to file and review a Draft Project Impact Report and Final Project Impact Report for the 2150 Commonwealth Avenue Residence Hall Project ("Proposed Project") pursuant to Section 80B-5.3(d) of the Code, which Scoping Determination shall provide that the Project Notification Form (i) adequately describes the impacts of the Proposed Project, subject to further BRA design review, and (ii) include any conditions that the Director deems appropriate and necessary for the mitigation of such impacts; and

FURTHER

VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80D-10 of the Code, to issue a Certification(s) of Consistency with respect to the Institutional Master Plan Projects ("IMP Projects") set forth in the Amended IMP when the Director finds that: (a) the Proposed

Project is adequately described in the Amended IMP; (b) the Proposed Project is consistent with the Amended IMP; (c) the Amended IMP has been approved by the BRA in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (d) the Amended IMP is in compliance with the update requirements of Section 80D-7 and with the renewal requirements of Section 80D-8; and

FURTHER

VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project; and

FURTHER

VOTED: That the Director is authorized to take any and all actions and to execute all documents deemed necessary and appropriate by the Director in connection with the Amended IMP, including, without limitation, as necessary or appropriate, a separate Cooperation Agreement and Boston Residents Construction Employment Plan.