

# BOSTON COLLEGE

## FIELD HOUSE

### INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR AMENDMENT



#### SUBMITTED TO

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Boston Redevelopment Authority d/b/a  
Boston Planning & Development Agency  
1 City Hall Square  
Boston, Massachusetts

#### SUBMITTED BY

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Boston College  
140 Commonwealth Avenue  
Chestnut Hill, Massachusetts

NOVEMBER 2016

# Boston College Field House

Brighton, Massachusetts

SUBMITTED TO **Boston Planning & Development Agency**

One City Hall Square  
Boston, MA 02201

PROPONENT **Trustees of Boston College**

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# Boston College Institutional Master Plan Amendment

The purpose of this document is to initiate an amendment to the existing Institutional Master Plan approved in 2009 (the "IMP") to add a Proposed Institutional Project and to outline other related modifications.

## 1.1 Boston College Institutional Master Plan Overview

In the spring of 2004, Boston College ("the University") embarked on a comprehensive strategic planning initiative to assess its academic program and to set institutional goals for the next decade and beyond. After several years of planning, a strategic plan was adopted by the Board of Trustees in February of 2006. After working almost two years with the surrounding neighborhood, Boston College submitted an Institutional Master Plan Notification Form ("IMPNF") outlining the institutional needs of the University in December of 2007. Based on the Scoping Determination on the IMPNF issued by the Boston Redevelopment Authority ("BRA"), Boston College submitted an IMP in June of 2008. In subsequent IMP filings with the BRA and the Boston Zoning Commission in January and March of 2009 respectively, Boston College changed the IMP in response to community concerns. The IMP was ultimately approved by the BRA on June 10, 2009 and renewed in 2013 for a four-year period until June 10, 2017, in accordance with section 80D-8(1) of the Code. In May 2016, the University submitted an IMPNF for Amendment and Renewal for the Recreation Center, which further renewed the IMP until June 2021.

### 1.1.1 Boston College's Mission and Objectives

Strengthened by more than a century-and-a-half of dedication to academic excellence and furthering its Jesuit Catholic mission, 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 Jesuit 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 educational heritage.

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

1. 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.
2. By producing nationally and internationally significant research that advances insight and understanding, thereby both enriching culture and addressing important societal needs.
3. By committing itself to advance the dialogue between religious belief and other formative elements of culture through the intellectual inquiry, teaching, learning and community life that form the heart of the University.

### **1.1.2 Major Programs and Initiatives**

#### **The Strategic Plan**

Since 1975, Boston College periodically engages in a comprehensive, long-range strategic planning process to guide its institutional vision and assess its academic programs. 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, staff, and students (the "Strategic Plan"). The Strategic Plan outlined the following seven strategic directions in support of its mission for the future of Boston College:

1. Commit Boston College to becoming the leader in liberal arts education among American universities.
2. Develop and implement a student formation program that will be a contemporary model for colleges and universities committed to student formation.
3. Identify and support selected research commitments that will achieve excellence and distinction in addressing urgent societal problems.
4. Commit targeted resources to selected natural sciences emphases that will establish Boston College as a national leader in these areas.
5. Build on the strengths and reputations of Boston College's professional schools to establish leadership in critical professional areas.

6. Become a significant intellectual and cultural crossroads by leveraging Boston College's international resources and partnerships, and its Jesuit and Catholic networks.
7. Become the world's leading Catholic university and theological center.

### **The Campus Master Plan**

Upon the completion of the Strategic Plan, Boston College developed a long-range Campus Master Plan that would provide the University with an opportunity to achieve excellence by using the strength and distinctiveness of its campus to reinforce its mission and strategic objectives. During this process, the University established the following six guiding principles essential to fulfilling its institutional objectives:

1. **Create One Campus**—That the former Archdiocesan property become fully integrated with the Boston College campus, and that the 120-acre Chestnut Hill Campus, the 40-acre Newton Campus, and the 65-acre Brighton Campus each provide a notable setting that contributes to the learning environment and the life of the University.
2. **Develop Mixed Campus Uses**—That Boston College's campuses host a mix of academic, residential, and co-curricular facilities, and provide open space areas that foster a vibrant and engaged University community.
3. **Emulate the Character of the Middle Campus**—That the new facilities on the Lower Campus reflect the distinctive character of the Middle Campus with its combination of Gothic architecture, and linked quadrangles and walkways.
4. **Provide Appropriate Campus Density**—That campus development emulate the Middle Campus' proportion of open space to building space, reflecting the Middle Campus height (four to five stories) and open-space pattern, while respecting the character of the surrounding community.
5. **Promote Student Formation**—That the Lower and Brighton Campuses develop undergraduate student housing reflecting the University's commitment to student formation that supports intellectual development and responsible student behavior in smaller living communities.
6. **Achieve Sustainability**—That development on each campus achieve higher levels of energy efficiency and champion the natural environment, and that sustainability goals be carefully considered with each project.

## **1.2 Proposed Future Projects**

While Boston College's plans for future projects on all three of its campuses, specific proposed IMP projects in the City of Boston include additional undergraduate residence halls, a university center, a fine arts district, tennis courts, a library storage building and a new garage on the Brighton Campus.

### 1.3 Status of IMP Projects

As shown in Figure 1, the Boston College IMP approved in 2009 lists a total of 17 Proposed Institutional Projects in the City of Boston that the University plans to construct over a decade's time. The following is a list of renovation and new construction projects that have been completed or are currently ongoing in Boston and Newton since the approval of the IMP:

#### **Boston**

1. Renovation of 129 Lake Street (formerly known as Bishop Peterson Hall) for administrative office space, completed in 2011.
2. Development of the Cadigan Alumni Center at 2121 Commonwealth Avenue (formerly known as the Chancery) for administrative offices for University Advancement, completed in 2012.
3. Renovation of 2101 Commonwealth Avenue (formerly known as the Cardinal's Residence) for a University Conference Center and the McMullen Museum of Art, completed in January of 2016.
4. Construction of Thomas More Apartments at 2150 Commonwealth Avenue consisting of 490 student beds and the University Health Center, completed in August 2016.
5. Development of Reservoir Apartments (formerly known as 2000 Commonwealth Avenue) consisting of a 540-bed student residence hall, completed in August 2016.
6. Construction of the athletics fields on the Brighton Campus consisting of a baseball field with 1,000 seats, softball field with 300 seats, recreational field, and support building, to be completed in March 2018.
7. Construction of the a new approximately 240,000-gross square foot recreation center to replace the existing Flynn Recreation Complex built in 1972, to be completed in spring of 2019.

#### **Newton**

1. Construction of Stokes Hall, a 183,000-square foot humanities building with classrooms and faculty offices, completed in 2012.
2. Renovation of St. Mary's Hall for the Jesuit community residences and academic space for the Woods College of Advancing Studies, and the Communication and Computer Science departments, completed in 2015.

### 1.4 Additional Proposed Institutional Project

The Field House proposed in this Amendment is a new Proposed Institutional Project to be built on a portion of Shea Field located at the corner of Chestnut Hill Driveway and Beacon Street, adjacent to the Chestnut Hill Reservoir, Pine Tree Preserve and Alumni Stadium. The Field House, as shown in Figure 2, will replace one of the existing outdoor fields, and the

second outdoor field will be relocated within the Project Site. This Proposed Institutional Project consists of approximately 115,700 gross square feet dedicated to support indoor practice sessions for the football program, other varsity sports, club and intramural sports and recreational activities. The main Field House will house a synthetic turf surface large enough to support a full-size football field with a 20-foot run-off space on all sides. In addition to the practice field, the Field House will include a new approximately 11,000-square foot weight room, which will replace the existing undersized approximately 5,100-square foot weight room in the Yawkey Athletics Center allowing the football program to have a dedicated space similar to facilities at peer schools. Other spaces include various athletic support uses, such as strength and conditioning coaches' offices, a first aid room, a hydration space, restrooms, and a large storage room. A lobby that can serve as a Hall of Fame recognizing past sports successes will be located at the main entrance of the Field House. The existing baseball and softball fields will be relocated as part of the Brighton Fields project recently approved by the BRA Board d/b/a Boston Planning & Development Agency ("BPDA") Board.

## **1.5 Modifications to IMP Proposed Institutional Projects**

The IMP Proposed Institutional Projects for the Shea Field site have been modified to allow for construction of the Field House. Figure 3 illustrates the amended IMP for the Field House with future housing.

Table 1 provides details on the additional Proposed Institutional Project and proposed modifications to what was approved in the IMP.

**TABLE 1 PROPOSED CHANGES TO THE IMP**

Condition	IMP Proposed Institutional Projects		Additional Proposed Institutional Project (Field House)	Modifications to IMP Proposed Institutional Projects	
	Undergraduate Housing	Beacon Street Garage Addition		Undergraduate Housing	Beacon Street Garage Addition
Gross Square Feet	275,000 in three buildings	122,500	102,665 <sup>1</sup>	275,000 in two buildings	Eliminated from IMP
Building Stories	Up to 6 stories	Up to 4 stories	2 stories	Up to 6 stories	N/A
Height (feet)	Up to 60 feet	Up to 40 feet	Up to 60 feet <sup>2</sup>	Up to 70 feet	N/A
Use (Primary)	Undergraduate Housing (550 beds)	Parking (350 spaces)	Athletics Fields/Facilities <sup>3</sup>	Undergraduate Housing (550 beds) <sup>4</sup>	N/A
Use (Sub-uses)	Student Lounges	None	None	Student Lounges	N/A

N/A Not Applicable

1 Represents Gross Floor Area based on the Code definition, which does not include building space for mechanical, circulation, etc.

2 Based on the Massachusetts State Building Code, building height is calculated as the measurement from average grade plane to the average of the highest roof surface, and sloped roofs are measured to the mid-point of the roof.

3 Consists of an indoor practice field, or the Field House, as shown in Figure 2.

4 Includes student housing in the form of two buildings, as shown in Figure 3.

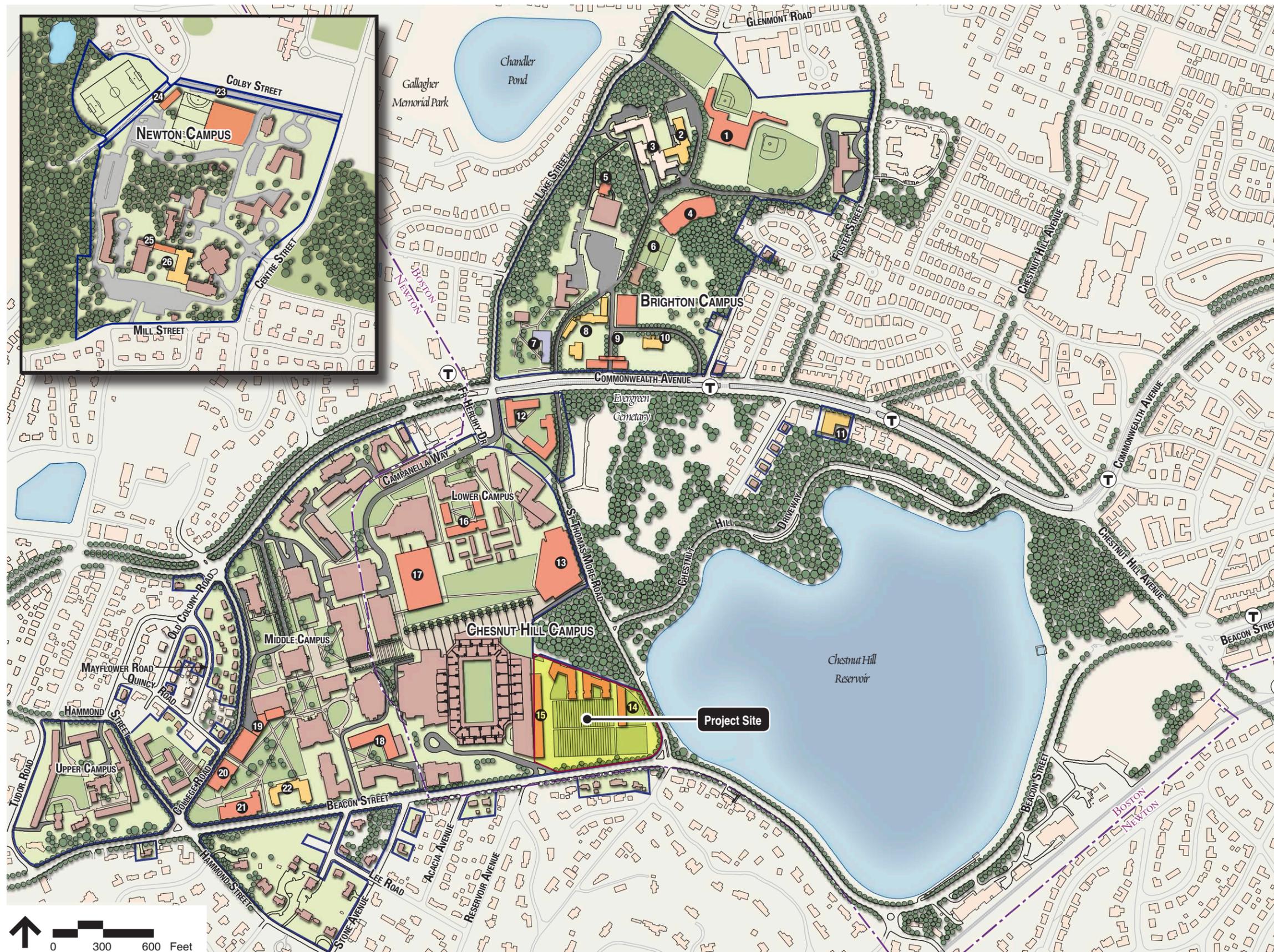
### 1.5.1 Future Student Housing

As set out in the IMP, Boston College planned to build housing for 550 students in three buildings of five to six stories on a portion of the existing playfield located on the Shea Field site. One building with 170 beds was proposed to be built in the first phase and the remaining two buildings with a total of 380 beds was proposed to be built during phase two of IMP construction.

As demonstrated by Table 1, the planned student housing for 550 beds of apartment-style housing will be reconfigured into two buildings arranged around courtyards to facilitate passive recreation compared to the three buildings contemplated in the IMP. These student housing buildings would be approximately five to six stories tall and would be setback from Chestnut Hill Driveway, as previously proposed.

### 1.5.2 Garage Parking

Due to the construction of the Field House, the previously approved 350-space expansion of the Beacon Street Parking Garage will be eliminated as a project in the IMP, as shown in Table 1. In June of 2016, the University acquired property at 300 Hammond Pond Parkway, 1.2 miles from the Chestnut Hill Campus, with parking for approximately 350 vehicles with the potential for more that will address future parking needs.



**PROPOSED INSTITUTIONAL PROJECTS**

**BOSTON PROPERTIES**

- 1 BRIGHTON ATHLETICS CENTER
- 2 BISHOP PETERSON HALL
- 3 ST. JOHN'S HALL
- 4 PARKING GARAGE
- 5 LIBRARY STORAGE
- 6 TENNIS COURTS
- 8 CHANCERY/CREAGH LIBRARY RENOVATION
- 9 FINE ARTS DISTRICT
- 10 CARDINAL'S RESIDENCE RENOVATION
- 11 UNDERGRADUATE HOUSING
- 12 UNDERGRADUATE HOUSING
- 13 RECREATION CENTER
- 14 UNDERGRADUATE HOUSING
- 15 BEACON STREET GARAGE ADDITION
- 16 UNDERGRADUATE HOUSING
- 17 UNIVERSITY CENTER

**PROJECT UNDER ADVISEMENT\***

**BOSTON PROPERTY**

- 7 UNDERGRADUATE HOUSING

**PROPOSED PROJECTS**

**NEWTON PROPERTIES**

- 18 INTEGRATED 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

\*PROJECT TAKEN UNDER ADVISEMENT BY BRA BOARD FOR FURTHER CONSIDERATION BY THE AUTHORITY. NOT UNDER CONSIDERATION BY THE ZONING COMMISSION AT THIS TIME.

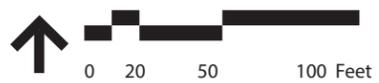
Figure 1  
Boston College Ten-Year Plan Institutional Projects, as approved in 2009 IMP

**Boston College Field House  
Brighton, Massachusetts**





Figure 2  
Amended IMP for Field House



**Boston College Field House**  
Brighton, Massachusetts

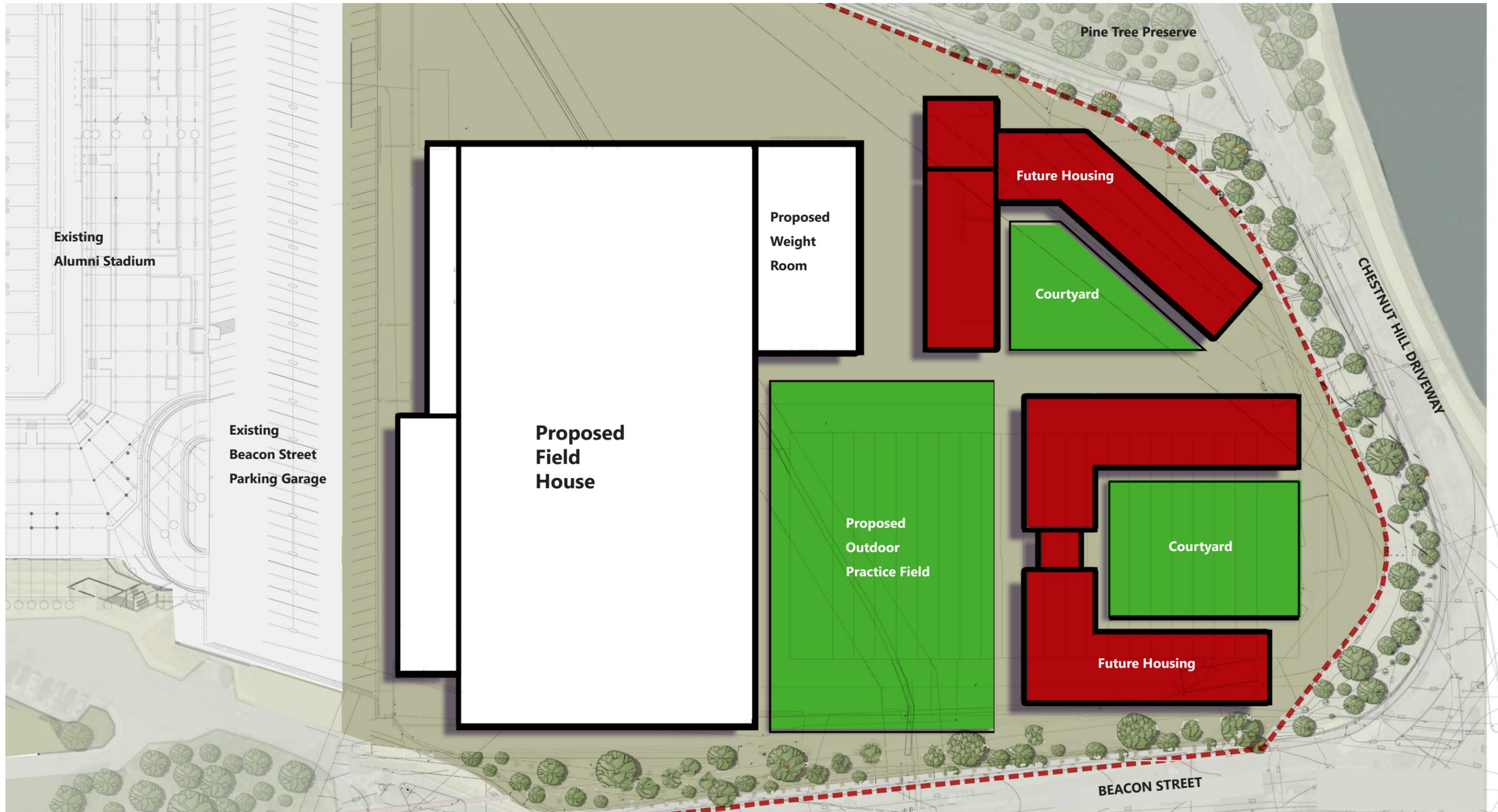


Figure 3  
Amended IMP for Field House  
with Modified Future Housing

**Boston College Field House  
Brighton, Massachusetts**

