

# BOARD APPROVED

MEMORANDUM

APRIL 11, 2019

**TO:** BOSTON REDEVELOPMENT AUTHORITY  
 D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\*  
 AND BRIAN GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
 GERALD AUTLER, SENIOR PROJECT MANAGER/PLANNER  
 EDWARD CARMODY, PROJECT ASSISTANT

**SUBJECT:** BOSTON COLLEGE HARRINGTON ATHLETICS VILLAGE SUPPORT BUILDING

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Certification of Approval for Article 80 Small Project Review for the Boston College Harrington Athletics Village Support Building ("Proposed Institutional Project") pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"); (2) issue a Certification of Consistency in connection with the Proposed Institutional Project, pursuant to Section 80D-10 of the Code; and (3) take any and all actions and execute any and all documents deemed necessary and appropriate relative to the Proposed Institutional Project.

## INTRODUCTION, PROJECT SITE, AND DEVELOPMENT TEAM

Boston College's Institutional Master Plan ("IMP") was first approved by the Boston Redevelopment Authority ("BRA") d/b/a the Boston Planning & Development Agency ("BPDA") and the Boston Zoning Commission in 2009 and last renewed in June 2016 with a current expiration date of June 2021.

\* Effective October 20, 2016, the BRA commenced doing business as the BPDA.

On February 15, 2019, the Trustees of Boston College ("Proponent") filed a Small Project Review Application for the Boston College Harrington Athletics Village Support Building ("Proposed Institutional Project"), which is consistent with the Proponent's IMP. The Proposed Institutional Project sits within a 14-acre athletics area on the northern portion of the Brighton Campus of Boston College, generally bounded by Lake Street and St. John's Seminary/129 Lake Street to the west, Glenmont Road and the Thomas A. Edison K-8 School to the north, St. Clement's Hall to the east, and the Lane Park residential area to the south. The Proposed Institutional Project will be constructed on an existing 50-spot surface parking lot (66,933 sf) located to the south and west of the existing softball and baseball fields. The Proposed Institutional Project is also bordered by Saint John's Seminary and an administrative building to the west and a 50-space parking lot to the south.

### **DESCRIPTION AND PROGRAM**

The Proposed Institutional Project consists of a 31,140 square foot building located within the Harrington Athletics Village of which the first phase, athletics fields, were completed in 2018. The Proposed Institutional Project will provide team locker rooms, coaches' locker rooms, team support areas (small strength room, sports medicine, and equipment/laundry), officials' lockers, seven practice hitting tunnels, and a meeting space in a two-story building located adjacent to the softball and baseball fields. Locker rooms and various support spaces will be located on the lower level, while the upper level will house the practice hitting tunnels and meeting space.

### **ARTICLE 80 REVIEW PROCESS**

On February 15, 2019, the Proponent filed a Small Project Review Application for the Proposed Institutional Project. The Proponent is seeking issuance of Certification of Approval by the BPDA pursuant to Section 80E-6 of the Code.

The Proposed Institutional Project has been presented and discussed at two public meetings of the Boston College Task Force on November 8, 2018 and March 14, 2019.

## **ZONING**

The Proposed Institutional Project was approved in the 2009 Boston College Institutional Master Plan, which was approved by the BRA on January 29, 2009 and by the Boston Zoning Commission on June 10, 2009.

## **PUBLIC BENEFITS**

All public benefits associated with projects included in the IMP, including the Proposed Institutional Project, are set forth in the Cooperation Agreement signed between Boston College and the BRA on August 7, 2014. Therefore, no additional public benefits will be associated with the Proposed Institutional Project as a result of this approval.

## **RECOMMENDATION**

This Memorandum requests that the BPDA authorize the Director to: (1) issue a Certification of Approval for Article 80 Small Project Review for the Boston College Harrington Athletics Village Support Building ("Proposed Institutional Project") pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"); (2) issue a Certification of Consistency in connection with the Proposed Institutional Project pursuant to Section 80D-10 of the Code; and (3) take any and all actions and execute any and all documents deemed necessary and appropriate relative to the Proposed Institutional Project.

Appropriate votes follow:

**VOTED:** That pursuant to Section 80E-6 of the Code, the Director be, and hereby is, authorized to issue a Certification of Approval for the Boston College Harrington Athletics Village Support Building ("Proposed Institutional Project"), located at 149R Lake Street in the Brighton neighborhood, as described in the Small Project Review Application submitted to the BPDA on February 15, 2019, and as approved in the Boston College Institutional Master Plan, which was approved by the BRA on January 29, 2009 and by the Boston Zoning Commission on June 10, 2009 ("IMP") under the Article 80E Small Project Review requirements of the Code; 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 Proposed Institutional Project set forth in the IMP when the Director finds that: (a) the Proposed Institutional Project is adequately described in the IMP; (b) the Proposed Institutional Project is consistent with the IMP; and (c) the IMP has been approved by the BRA in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; 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 Proposed Institutional Project.

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Gerald Autler &lt;gerald.autler@boston.gov&gt;

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**BOSTON COLLEGE, Harrington Athletic Village Support Building**

1 message

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**Bela** <bela@mail.com>  
To: gerald.autler@boston.gov  
Cc: jeanne.levesque@bc.edu

Thu, Apr 11, 2019 at 5:39 PM

April 10, 2019

Gerald Autler, AICP  
Senior Project Manager/Planner  
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One City Hall Square | Boston, MA 02201

RE: BOSTON COLLEGE, Harrington Athletic Village Support Building

Dear Mr. Autler,

The Boston College Task Force held a meeting on March 14, 2019 to review the Harrington Athletic Village Support Building. At the March 14, 2019 meeting the Task Force voted to support the Small Project Review application of Boston College submitted to the Boston Redevelopment Authority to construct the Harrington Athletic Village Support Building.

Thank you for your consideration.

Sincerely,  
Anabela Gomes  
Co-Chair  
Boston College Task Force