SMALL PROJECT REVIEW APPLICATION

SUBMITTED TO

BOSTON REDEVELOPMENT AUTHORITY

PURSUANT TO

ARTICLE 80E OF THE BOSTON ZONING CODE

CADIGAN HALL PROJECT
BOSTON COLLEGE HIGH SCHOOL

Submitted by:
Boston College High School
Brian P. Maher, Executive Director
of Planning and Technology
150 Morrissey Boulevard
Boston, MA 02125

July 13, 2012

1.0 PROJECT TEAM

PROPONENT:	Boston College High School 150 Morrissey Boulevard Boston, MA 02125 Attn: Brian P. Maher, Executive Director of Planning and Technology Tel: 617-474-5016 Fax: 617-474-5075
OWNER:	Boston College High School 150 Morrissey Boulevard Boston, MA 02125
CONSTRUCTION MANAGER:	Collaborative Partners 330 Congress Street, 6th Floor Boston, MA 02210 Attn: Joseph Naughton Paul Kalous Tel: 617-778-0900 Fax: 617-778-0999
ARCHITECT:	Ai3 Architects 526 Boston Post Road Wayland, MA 01778 Attn: Troy Randall Adam Bonosky Tel: 508-358-0790 Fax: 508-358-0791
ATTORNEY:	Rubin and Rudman LLP 50 Rowes Wharf Boston, MA 02110 Attn: James H. Greene, Esquire Tel: 617-330-7000 Fax: 617-330-7550

CODE CONSULTANT:	Cosentini Associates, Inc. Building 200, 2nd Floor One Kendall Square, Suite B2204 Cambridge, MA 02139-1571 Attn: Rockwood J. Edwards, PE, Vice President Tel: 617-494-9090 Fax: 617-494-9292
LAND SURVEYOR:	Harry R. Feldman, Inc. 112 Shawmut Avenue Boston, MA 02116 Attn: P. Foley, PLS. Tel: 617-357-0740 Fax: 617-357-1829
CIVIL ENGINEER:	PARE Corporation 10 Lincoln Road, Suite 103 Foxboro, MA 02035 Tel: 508-543-1755 Fax: 508-543-1881
GEOTECHNICAL ENGINEERING:	McPhail Associates 2269 Massachusetts Avenue Cambridge, MA 02118 Tel: 617-868-1420 Fax: 617-868-1423

2.0 PROPONENT

In 1863, the Massachusetts House and Senate passed an Act to incorporate a new school rooted in the sixteenth century teachings of St. Ignatius and fashioned on the European model – a seven-year program combining college and secondary school. Twenty-two pioneering students ranging in age from 11 to 16 years of age enrolled that first year in a curriculum of rudiments (Latin and Greek) and humanities (philosophy and theology) in what was called "Boston College."

Made possible by the determination and vision of Rev. John McElroy, SJ, the school was founded to educate a burgeoning population of Irish Immigrants during a period of bitter racial and religious hatred in the City of Boston. Rev. John Bapst, SJ, was selected as the

first president of the school and its first home was on Harrison Avenue and James Street in Boston's South End.

For the first fifty years, the college and the preparatory school occupied the same quarters, twice enlarged, and their histories became inseparable. By 1913 there were more than one thousand students enrolled in what was called, by this time, the "High School" and some three hundred enrolled in the "College." That year the college relocated to its present site in Chestnut Hill. Boston College High School ("BCHS") remained in the South End at the original site. For the next fourteen years the two schools continued to share the same administration, but by 1927 the division into two legally separated institutions was effected.

In 1948, Rev. Robert A. Hewitt, SJ, purchased 70 acres on Columbia Point for $240,000. This site would be the new home of BCHS and would realize Father Hewitt's vision of "a modern high school with a full range of scholastic facilities, including science laboratories, and a library; the necessary ecclesiastical facilities, including a Jesuit faculty residence and a church; a wide range of athletic facilities, including a gymnasium, field house, and outdoor areas for a variety of sports, both interscholastic and intramural, and areas for general recreation, faculty walks, parking and campus landscaping."

In 1950, McElroy Hall opened its doors to 600 juniors and seniors. The entire student body moved to the new campus by 1954 but members of the Jesuit Community remained at the James Street Residence. In 1957, Loyola Hall, the Jesuit residence, was completed and in 1965 the Walsh Hall Science Center was dedicated. Ten years later, the Student Training, Athletic and Recreation Complex (S.T.A.R.) was dedicated and, following the completion of a successful $3,000,000 capital campaign, the school dedicated the 37,000 square foot multi-use McNeice Pavilion in 1988. In 1997, the Corcoran Library was opened, a fully automated and networked reading, study and research center occupying the first floor of Cushing Hall. In 2005, President William J. Kemeza – the school's first lay president – opened the school's newest building, the largest in the school's history, a 63,000 square foot addition, including a student commons, science center and cafeteria, calling it "a physical demonstration of our renaissance, a new birth, a new affirmation of our commitment to academic excellence." It was named McQuillan Hall at the end of the school's highly successful $51 million *Renaissance* campaign in 2008.

On September 7, 2007, BCHS's Arrupe Division for seventh and eighth graders opened its doors in the fully renovated Walsh Hall. Named after Rev. Pedro Arrupe, SJ, the former superior general of the Society of Jesus, the Arrupe Division extends the rigorous Jesuit educational experience offered at BCHS to a younger generation of students.

3.0 PROJECT DESCRIPTION

BCHS is proposing the construction of a new 28,000 square foot athletic and fine arts addition to its existing campus. The proposed addition, identified as "Cadigan Hall", connects to the existing campus buildings in two locations: parallel to the existing "breezeway" adjacent to McNeice Pavilion and at the east end of Cushing Hall

("Proposed Project"). The Proposed Project is shown on a set of plans, prepared by the project architect, Ai3, dated June 26, 2012 ("Project Plans").

The primary exterior façade of the new addition faces in the southerly direction toward the practice athletic fields and Savin Hill Cove (Boston Harbor) across Bianculli Boulevard. Cushing Hall is located to the west of the new addition, and Walsh Hall is located to the east of the new addition. Cadigan Hall is a $2^{1/2}$ story (one level) building with a roof line approximately 35'-2" above the finish grade.

Cadigan Hall will contain a gymnasium, a lecture hall with seating for approximately 125 people, student activities area, band classroom, two music practice rooms, choral room, three art classrooms, a fine arts departmental office, and a main lobby.

Gymnasium: The gymnasium will include 84'x50' basketball court, a competition volleyball court, wrestling mat hoists, mesh dividing curtains, and telescoping bleachers to accommodate 300 spectators.

Lecture Hall: The lecture hall will include movable seating to accommodate approximately 125 spectators. The space will include operable glass wall/doors of approximately 30' in length, allowing a function to expand into the student center (or vice a versa). The space will utilize absorptive and reflective materials to control the acoustics. Audio and video technologies will be infused within the space.

Student Activities Area: The student center provides a highly flexible space for student instruction, student gathering, lecture functions, fundraising events, art exhibits, etc. The space will also have direct connection to the exterior plaza with views to the harbor.

Band Classroom: The band classroom includes an instructional area and ensemble area. The space can accommodate an approximately 60 member band. Also accessible from the space are two music practice rooms and a music storage room

Choral Room: The choral room includes portable risers to accommodate approximately 100 members. The space will utilize absorptive and reflective materials to control the acoustics. The technology incorporated within the space allows for audio and video capabilities, including music recording and playback.

Art Classrooms: Three fully-equipped art classrooms have been designed into the proposed addition. Each classroom will comfortably accommodate 24 students. An art storage and separate kiln room will be accessible from the classrooms. Each space will include built-in storage, counter surface, stainless steel deep basin sinks, audio and video technology, and trackable surfaces for display of student work.

4.0 DESIGN

Exterior Building Envelope

The exterior building envelope will be constructed of masonry, metal panel, and a structural glass curtain wall system, as follows:

Unit Masonry. Exterior envelope consists of standard brick ($2^{1/4}$" x $7^{5/8}$" x $3^{3/8}$"), split face block and ground face block, and pre-cast modular unit masonry at the building base and accents. The exterior brick is intended to match the surrounding existing exterior brick in size, color and texture.

Exterior wall composition will include $3^{5/8}$" exterior masonry veneer, $1^{7/8}$" air space 3" rigid insulation, self-adhesive air/vapor membrane, ½" exterior gypsum sheathing, and steel stud back-up varies in size from 6" to 10". The inside face of the wall will be finished with ½" plaster base board and 1/8" veneer plaster.

The masonry subcontractor will be responsible for supplying and installing the 3" rigid insulation with ship lap edge, copper fabric flashing, self-adhesive membrane flashings at all window openings, control joints and bond beams, etc.

Exterior Trim. Exterior columns, pilaster, mouldings, and decorative trim will be made of pre-engineered molded Glass-Fiber-Reinforced Plastic (GFRP) resin materials.

Roofing. PVC Roofing will be utilized in all roof areas. Installation will include 9/16" recovery board and an average of 4" of rigid insulation. Specifications/drawings will include provisions for walkway pads to all roof drains and roof top equipment. Pads will also be included in areas which receive photovoltaic panels.

Sheet Metal Flashing and Trim – Sheet metal will be provided at through-wall flashings and cap flashings.

Roof Specialties – Perimeter fascias to be prefinished aluminum will custom color matching the existing building fascia. Fascia will vary in size and will be designed to coordinate with gypsum reinforced fiberglass accent pieces.

Windows and Glazing.

Structural Glazed Curtain Wall System: The primary façade will incorporate a segmented curved structural glazed curtain wall system and entry canopy. The curtain wall system's stainless steel vertical fins and "spider" connections become expressed on the inside and the semi-reflective glazing reflects the activity

occurring in the Harbor and adjacent playfields. Horizontal sun shades will be incorporated within the curtain wall system at the optimum locations to reduce direct glare sunlight and solar heat gain.

Extruded Aluminum Windows – Punched Openings: All windows shall be Heavy Duty commercial grade windows constructed of extruded aluminum 6063-T5 or T6 alloy and temper, or comparable for strength, corrosion resistance, and extended-life finish, but not less than 22,000 psi ultimate tensile strength. Glass will be nominal 1-inch thick insulated "Low-E" glass units. Windows will be single-hung, operable style windows to allow for natural ventilation. All glass will be ¼" heat-strengthened, fully tempered, or laminated safety glass. Horizontal sun shades will be incorporated within the window system to reduce direct glare sunlight within the classrooms.

5.0 ZONING:

Site Location. The BCHS campus consists of approximately 1,690,611 square feet of land area (38.811 acres) located at 150 William T. Morrissey Boulevard ("Site"), as shown on a plan entitled: "Plot Plan of Land", prepared by Harry R. Feldman, Inc., Professional Land Surveyors, scale 1" = 80', dated April 26, 2012, revised 07/02/2012 ("Plot Plan of Land").

Zoning Area. The Site is located within the Dorchester Neighborhood District, Article 65 of the Boston Zoning Code ("Code") and is shown on Map 5A/5B of the Dorchester Neighborhood District as being located within the Community Facilities subdistrict ("CF"). The Site is subject to the provisions of Sections 65-24, 65-25 and 65-26 of the Code. The Site is also located within a potion of the Greenbelt Protection Overlay District ("GPOD") of Morrissey Boulevard and subject to the provisions of Section 65-34 and Article 29 of the Code with respect to GPOD Permits granted by the Zoning Board of Appeal ("ZBA").

Use Regulations. Section 65-25 of the Code and Table B of Article 65 sets forth the Use Regulations applicable in the CF subdistrict. The General Use category applicable to the uses of Cadigan Hall would be "Educational Uses, specifically, Elementary and Secondary school". These uses are classified as Allowed Uses within the subdistrict. Additionally, the existing accessory parking is an Allowed Use with the CF subdistrict.

Dimensional Regulations. Section 65-26 of the Code sets forth the dimensional regulations with respect to lot size, lot width, lot frontage, front yard, side yard, rear yard and useable open space for lots within the CF subdistrict. According to Table D, the only dimensional limitations are the maximum floor area ratio of 2.0, a maximum building height of 65 feet, a minimum useable open space per dwelling unit of 50 feet (not applicable) and a minimum rear yard of 20 feet. As shown on the Plot Pan of Land, the rear yard is the furthest point from Morrissey Boulevard and has sufficient depth to be in compliance with the Code. As shown on the Project Plans, Cadigan Hall will have a

building height of approximately 35 feet and thus will be in compliance with the Code. . With respect to maximum floor area ratio of 2.0, the Site contains approximately 1,690,000 square feet, which would allow up to 3.3 million square feet of building. The existing BCHS buildings contain approximately 282,000 square feet and the proposed Cadigan Hall will contain approximately 28,000 square feet for a total campus area of approximately 310,000 square feet, or an FAR of 0.18.

GPOD Permit. As noted above, the Site is impacted by a portion of the Morrissey Boulevard Greenbelt Protection Overlay District. As such, the Proposed Project may require the issuance of a GPOD Permit. Section 29-4 of the Code sets forth the applicability requirements which includes the construction of a building having an gross floor area in excess of 5,000 square feet, enlarge or extend the building of more than 5,000 square feet or substantially rehabilitate a building of more than 5,000 square feet. Although Cadigan Hall does not appear to be located within the GPOD, the campus as a whole abuts Morrissey Boulevard and requires ZBA review. On July 12, 2012, the Proponent filed an Appeal with the ZBA for the GPOD Permit. A copy of the Appeal is attached hereto as Exhibit D.

Article 80 Review. Article 80 BRA Large Project Review applies in the neighborhoods for projects greater than 50,000 square feet. Since Cadigan Hall will be approximately 28,000 square feet (max), Large Project Review would be inapplicable. However, Small Project Review, Article 80E of the Code, is applicable to a project of more than 20,000 square feet within a neighborhood district.

6.0 EXHIBITS

A. Land Plans

Plot Plan of Land, Boston College High School, Boston, MA, prepared by Harry R. Feldman, Inc., scale 1" = 80', dated 04/26/2012, revised 07/02/12

Partial Existing Conditions Plan, Boston College High School, Boston, MA, prepared by Harry R. Feldman, Inc., scale 1" = 20', dated 04/26/2012, revised 07/02/2012

B. Architectural Drawings

First Floor Plan, Drawing No. A1.11, prepared by Ai3 Architects, dated 06/26/2012.

Roof Plan, Drawing No. A1.21, prepared by Ai3 Architects, dated 06/26/2012.

Exterior Elevations, Drawing No. A3.01, prepared by Ai3 Architects, dated 06/26/2012.

Exterior Elevations, Drawing No. A3.02, prepared by Ai3 Architects, dated 06/26/2012

Enlarged Exterior Elevations, Drawing No. A3.11, prepared by Ai3 Architects, dated 06/26/2012.

Enlarged Exterior Elevations, Drawing No. A3.12, prepared by Ai3 Architects, dated 06/26/2012.

C. Renderings

Renderings of Cadigan Hall – interior and exterior.

D. GPOD Appeal to ZBA

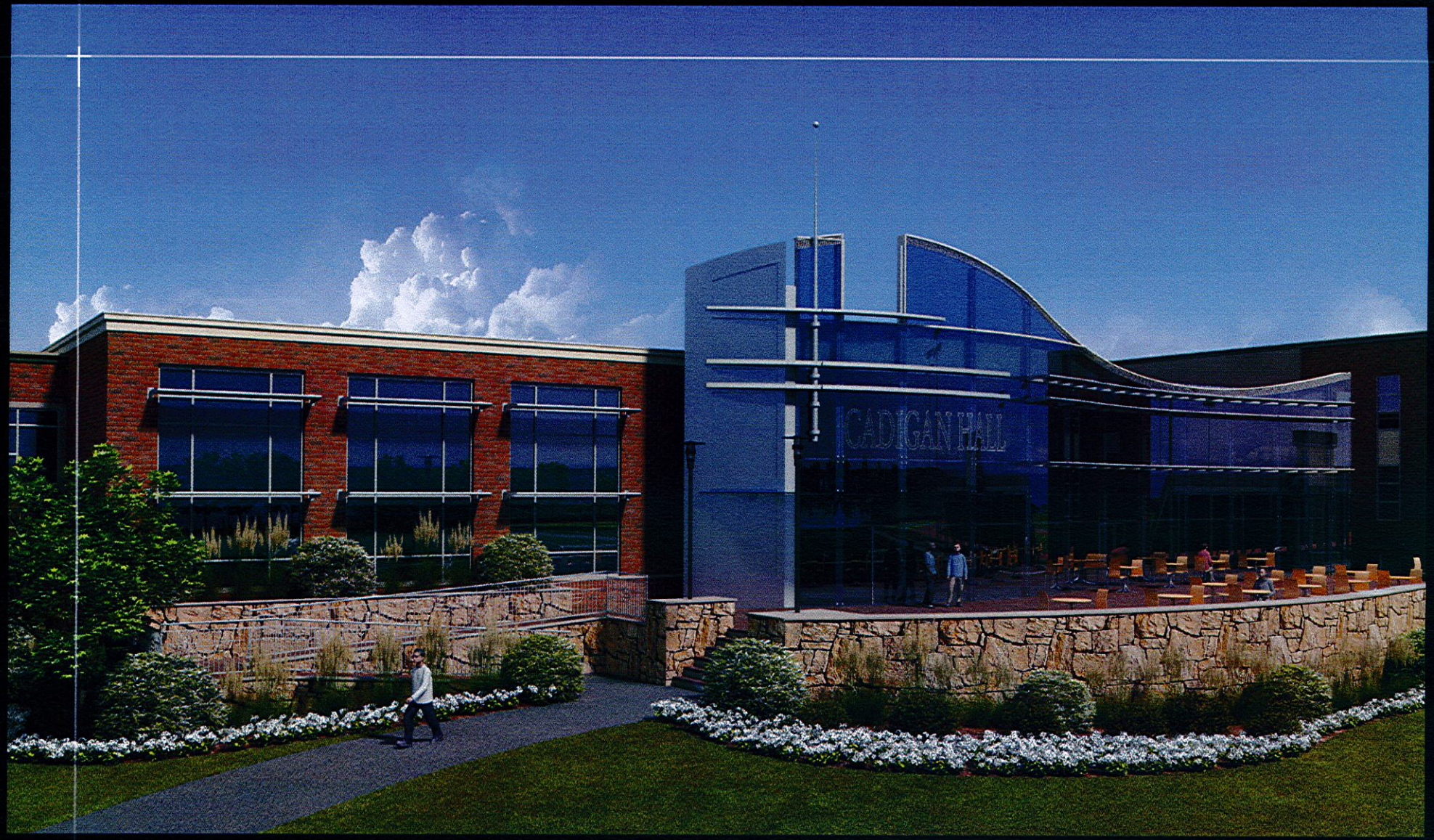
BC HIGH

The Jesuit High School of Boston

1863

AERIAL PERSPECTIVE

architects



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The Jesuit High School of Boston

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EXTERIOR ELEVATION

A13 architects

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CADIGAN HALL LOBBY

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STUDENT CENTER

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