

BRA Scoping Determination

BOSTON REDEVELOPMENT AUTHORITY

SCOPING DETERMINATION

FOR

**BOSTON COLLEGE
INSTITUTIONAL MASTER PLAN**

PREAMBLE

On December 5, 2008, Boston College ("BC") submitted to the BRA an Institutional Master Plan Notification Form ("IMPNF") seeking approval of a 10-year Institutional Master Plan that includes the former Archdiocese property acquired in several stages by BC ("Brighton Campus")

The BRA will review the proposed IMP pursuant to Section 80D of the Boston Zoning Code ("Code"). As part of the BRA's Article 80 review, Boston College is required to prepare and submit to the BRA a proposed IMP pursuant to Section 80D. The document must set forth in

In addition to the specific submission requirements outlined in the sections below, the following general issues should be noted:

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SUBMISSION REQUIREMENTS

FOR THE

BOSTON COLLEGE IMP

The Scope requests information required by the BRA for its review of the proposed IMP in connection with the following:

1. Approval of the Boston College IMP pursuant to Article 80D and other applicable sections of the Code.
2. Recommendation to the Zoning Commission for approval of the Boston College IMP.

The Boston College IMP should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP at public meetings. Forty-five (45) hard copies of the full report should be submitted to the BRA, in addition to an electronic version in .pdf format. An additional thirty-five (35) hard copies of the document should be available for distribution to the Boston College Task Force, community groups, and other interested parties in support of the public review process. The IMP should include a copy of this Scoping Determination. The IMP should include the following elements.

1. MISSION AND OBJECTIVES

Organizational Mission and Objectives. Define Boston College's institutional mission and objectives, and describe how the development contemplated or proposed in the IMP advances the stated mission and objectives. In particular, the IMP should address Boston College's competitive context and an explanation of the relationship between, on the one hand, Boston College's competitive strategy and trajectory as an institution, and on the other hand its physical needs.

Major Programs and Initiatives. Describe any major academic programs or initiatives that will drive academic and physical planning in the future. Included in the description should be current and future trends that are impacting Boston College and shaping program objectives.

2. EXISTING PROPERTY AND USES

The IMP should present maps, tables, narratives, and site plans clearly providing the following information:

Owned and Leased Properties. Provide an inventory of land, buildings, and other structures in the City of Boston owned or leased by Boston College as of the date of submission of the IMP, with the following information for each property:

Current zoning of site.

Total project cost estimates.

Estimated development impact payments.

Approximate timetable for development of proposed institutional project, with the estimated month and year of construction start and construction completion for each.

6. STUDENT HOUSING PLAN

Article 80D mandates that institutions submit a Student Housing Plan as part of the IMP. The IMP should address both the requirements set forth in Article 80D, which are reproduced below, and the additional requirements set forth in this section.

Article 80 Student Housing Plan Requirements. Pursuant to Article 80D, the IMP should address the following:

The number of full-time undergraduate and graduate students living in housing facilities owned or operated by the Institution, including a breakdown by type of degree or program (undergraduate or graduate) and type of housing facility (dormitory, apartment, or cooperative housing facility).

The number of housing units owned or operated by the Institution, by type of housing facility (dormitory, apartment or cooperative housing facility).

Any housing requirements or restrictions the Institution places on its students (e.g. eligibility for on-campus housing, requirement to live on campus).

The process by which the Institution directs its students to housing facilities.

The Institution's short-term and long-term plans for housing its undergraduate and graduate students on-campus and off-campus.

Impacts of the Institution's student housing demand on housing supply and rental market rates in the surrounding neighborhoods, including those neighborhoods adjacent to the Institution's campus and other neighborhoods where the Institution's students are concentrated.

Alternative Scenarios for New Undergraduate Housing. Given widely stated concerns about the placement of undergraduate housing on the Brighton Campus, BC shall study and present alternative housing proposals, including proposals to restrict undergraduate housing to the existing campus areas in Boston and Newton while still increasing the number of undergraduates housed in BC-controlled housing. Scenarios to be studied should include at a minimum:

Increased housing density on the areas currently proposed for undergraduate housing on the existing campus areas (e.g. the "Mods" site).

Full build-out of the "Mods" site with new, denser housing during the course of the 10-year IMP.

Retention of housing on the Edmonds Hall site (in the existing structure or a replacement), with alternative siting of the proposed Recreation Center.

Alternatives on the Shea Field site, including non-residential uses, decreased housing density, and setbacks or buffer zones.

Graduate Housing. The Task Force has raised a number of questions and concerns regarding proposed graduate housing on Foster Road. BC shall work closely with the BRA, the Task Force, and the community at large to address these questions and concerns and to study any alternatives identified by the BRA through those discussions. In addition, the IMP should address BC's plans with respect to the rental units currently master-leased for graduate student housing and long-term plans for providing housing for graduate students.

7. ATHLETIC FACILITIES

The proposed introduction of new and upgraded athletic facilities into the Brighton Campus requires an examination of the impacts of the proposed uses on the surrounding residential areas. The IMP shall provide, at a minimum, the following:

Alternative Baseball Proposals. Present alternative sizes and seating configurations for the baseball facility at the proposed location, as well as a discussion of potential alternative locations for this facility, including the Shea Field site.

Use Plan. A detailed use plan for each of the proposed facilities, including:

Proposed frequency of use, types of users and frequency of use for each (e.g. intramural teams, intercollegiate competition, practice) major events, times of use, and lighting.

A discussion of the rationale for lighting and nighttime use of each of the proposed facilities.

Parking and Traffic. BC shall work with the Boston Transportation Department to ensure that questions about parking and traffic generated by the proposed athletic facilities are adequately addressed as part of the overall transportation impact analysis.

Impact Studies. BC shall work with the BRA and the City of Boston Environment Department to define appropriate methods for assessing the impacts of lighting and noise.

Proposed Mitigation Measures. BC should propose mitigation measures for any impacts, including agreements regarding hours of use, techniques for minimizing lighting impacts, etc.

Synthetic Surfaces. The IMP shall provide additional information about the proposed artificial surfaces to be used, and, at the request of the BRA, shall consult with relevant city agencies on the potential environmental and health impacts of these surfaces.

8. UTILITIES AND INFRASTRUCTURE

A well-planned infrastructure and utility network is essential to orderly campus development and to achieving a range of sustain

other elements of campus planning in a way that will reduce the need for new infrastructure investments and maximize the efficiencies and synergies resulting from those investments that do take place. For example, the open space plan can be designed in such a way that it contributes to stormwater goals; roadway construction and reconstruction can be coordinated with major utilities work; and the coordinated development of systems can yield opportunities for harnessing energy that would otherwise be wasted.

Distributed Energy System. With regard to the above, the development of an expanded campus offers an opportunity to provide for district energy needs in a comprehensive and sustainable manner. The IMP should provide any information and analysis available on the potential scope of such a system, location options for such a system, and the ways in which potential air quality and noise impacts can be addressed. The IMP should also describe the ways that energy issues, and sustainable energy and district energy planning in particular, are being integrated with other components of the planning framework.

Boston Water and Sewer Commission and Massachusetts Water Resources Authority Comments. The IMP should respond to the comments submitted by the Boston Water and Sewer Commission and the MWRA, which are contained in Appendix 2. The IMP should also articulate the ways in which the planning and design work related to water, sewer, and stormwater issues are being integrated with other infrastructure issues, the sustainability agenda, and any other relevant components of the planning framework.

9. TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN

In addition to the submissions detailed in this Scope, Boston College should continue to work closely with the Boston Transportation Department (“BTD”) to outline an appropriate scope for studying and mitigating any transportation impacts of the proposed IMP, and with the MBTA and other public agencies on other proposed transportation projects.

Existing Conditions. Provide a description of Boston College’s existing transportation and parking characteristics, including data on mode share for employees and students, parking spaces owned and operated by Boston College, and policies regarding student and employee parking, and existing transportation demand management (“TDM”) measures in place. Describe key pedestrian and bicycle safety problems in the vicinity of the campus that might reduce the number of Boston College employees and students willing to use alternatives to the automobile.

St. Thomas More Drive and Boston College MBTA Station. BC shall coordinate closely with BTD, the MBTA, and relevant state agencies on comprehensive studies and alternatives related to the proposed realignment of St. Thomas More Road and the proposed relocation of Boston College MBTA station.

Parking. The IMP should examine the following issues related to Boston College’s current and future parking policies:

Describe the anticipated impact of projected employment increases on parking demand and Boston College’s ability to meet that demand.

Document the number of employee and student parking permits that have been issued in recent years.

Other Comments. The IMP should respond to all other comments related to transportation included in the Appendixes.

10. ENVIRONMENTAL SUSTAINABILITY

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. Boston College will be expected to work with the BRA, the City of Boston Environment Department, and other entities as determined by the BRA to set and meet ambitious environmental sustainability goals in both the IMP and in the design of the Proposed Projects. In developing this section, particular attention should be given to the comments from the Boston Environment Department, included in Appendix 2.

Sustainability Meeting. Boston College will be expected to help organize one or more meetings on campus sustainability to discuss and shape its plans with the BRA and other key public agencies and organizations, with particular focus on the topics below.

Existing Sustainability Measures. Document and describe Boston College's existing sustainability measures at the building and campus-wide level, including but not limited to energy, stormwater, solid waste, transportation, and infrastructure and utilities. Explain the administrative structure for making decisions about and promoting innovation in the area of building a sustainable campus. Describe any formal goals or principles that Boston College has adopted in the area of sustainability.

Potential Future Sustainability Programs and Plans. Discuss additional sustainability initiatives that could be adopted in conjunction with this IMP or in the future.

Green Building. All projects will be required to conform to the requirements of Article 37 of the Boston Zoning Code, when applicable. New campus buildings should achieve a superior level of performance in the areas of materials and resources (recycled content, construction waste management, local/regional materials), energy (energy performance, renewable energy), water management (water efficiency, stormwater management, graywater and stormwater recycling, etc.), indoor environmental quality, and other standard performance areas of high-performance or "green" buildings. Whenever possible, buildings should achieve a high level of certification through LEED or another appropriate system.

Water Use. Future campus development should incorporate water use, conservation, and rainwater harvesting strategies at a campus level. New construction allows opportunities for storage systems to be installed for use by the new and adjacent buildings. Collected water can be used for flushing, HVAC make-up water, and irrigation.

Stormwater Retention/Treatment/Reuse and Groundwater Recharge. Boston

BC Affiliate Housing. Boston College should work with the BRA and other City agencies to explore possible strategies for BC to encourage higher rates of faculty and staff residency in the surrounding neighborhoods to help reduce traffic and parking impacts and as a tool for neighborhood stabilization.

Taxes and PILOTs. In the context of the master planning process, Boston College should meet with the City's Assessor.

14. PUBLIC NOTICE

Public Notice. Boston College will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the IMP to the BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP by the BRA. In accordance with Article 80, public comments on the IMP shall be transmitted to the BRA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 4. Following publication of the Public Notice, Boston College shall submit to the BRA a copy of the published Notice together with the date of publication.