



1.0 INTRODUCTION

In the spring of 2003, Boston College ("the University") embarked on a comprehensive strategic planning initiative to define the University's needs and establish institutional goals for the coming decade and beyond. After several years of planning, a Strategic Plan was adopted by the Board of Trustees in February 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 2007. Based on the Scoping Determination on the IMPNF issued by the Boston

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,

spiritual, and open space areas that foster a vibrant and engaged University community.

Emulate the Character of the Middle Campus—That the new facilities on the Lower and Brighton campuses reflect the distinctive character of the Middle Campus with its combination of Gothic architecture and collegiate open spaces, linked quadrangles, and walkways.

Provide Appropriate Campus Density—That campus development emulate the Middle Campus' proportion of open space to building space, reflecting the Middle Campus height (4-5 stories) and open-space pattern, while respecting the character of the surrounding community.

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.

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.

3.0 STATUS OF IMP PROJECTS AND NEED FOR AN IMP AMENDMENT

The Boston College IMP that was approved in 2009 lists a total of 17 Proposed Institutional Projects in the City of Boston that the University proposed to construct over a decade's time (see Table 5-2 of the IMP). Since the approval of the IMP, the University has constructed two of the projects. The University converted the 90,000 square foot Bishop Peterson Hall at 129 Lake Street into administrative offices for the University finances and human resources departments. The project was completed in October 2011 at a cost of \$20.4 million. The University also renovated and expanded 2121 Commonwealth Avenue (formerly known as the Chancery) for office space for the University Advancement program. This project was completed in February 2012 at a cost of \$21.1 million. A third project at 2150 Commonwealth Avenue was approved by the Boston Redevelopment Authority on October 8, 2013. This project will involve the demolition of St. Thomas More Hall and the construction of a new student residence and health center. Construction is anticipated to commence in Spring 2014 and be completed in Summer 2016.

The 2101 Commonwealth Avenue site was approved in the Boston College IMP for re-use as a conference and meeting facility for faculty, staff and alumni. The IMP allowed further improvements and upgrades to this facility, including

2101 Commonwealth Avenue is being used for a conference and meeting space consistent with the 2009 IMP. However, the second and third floors are not ideally suited for meeting and conference facility use and are not as heavily used as the first floor. Consequently, it is now proposed to relocate the McMullen Museum to the second and third floors of 2101 Commonwealth Avenue and to incorporate an approximately 7,100 gsf entrance and circulation for the museum. Therefore, an IMP Amendment under the provisions of Article 80 B-9.2, Expedited Review for Certain Small Projects, is being sought by the University as part of the Article 80 review process as described below.

4.0 EXISTING IMP

The first amendment to Boston College’s 2000 IMP included the re-use of 2101 Commonwealth Avenue as a conference and meeting facility for faculty, staff and alumni, and anticipated only cosmetic improvements to the building. In the 10-year Master Plan, approved in 2009, Boston College anticipated making further improvements and upgrades to this facility, including improvements to the kitchen and dining areas, to better support conference and meeting facility use. The IMP did not anticipate any additional parking to be constructed as part of this project.

5.0 AMENDED IMP PROPOSED INSTITUTIONAL PROJECT

The Proposed Institutional Project at 2101 Commonwealth Avenue will be amended to include a small building addition and a change of use. The new project will include an approximately 7,100 gsf addition to the existing 23,000 gsf building for a total of 30,100 gsf. The change of use will add museum use to the existing conference and meeting function use. The existing building is three stories and approximately 44.5 feet tall. The addition will also be three stories and approximately 43 feet tall (51 feet to the top of the elevator overrun) from the grade of the existing building entrance (per zoning ordinance definition). Additional parking demand is anticipated to be met with existing parking lots and no new parking spaces will be created as part of the Project. (See Table 1-1, Existing and Proposed Changes to the IMP.)

Table 1 -1, Existing and Proposed Changes to the IMP

Condition	Existing IMP	Proposed IMP
Project Name	2101 Commonwealth Avenue	McMullen Museum and University Conference Center
Gross Square Feet	Total 23,000 Conference and Meeting 23,000	Total 30,100 Conference and Meeting 11,900 Museum 18,200
Stories	3	3
Height (feet)	+/- 44.5	+/- 44.5
Use	Conference and Meeting Facility	Conference and Meeting Facility, Museum

6.0 EXPEDITED REVIEW FOR CERTAIN SMALL PROJECTS

The project meets all of the requirements for expedited review under Section 80D-9.2 of the Code, Expedited Review for Certain Small Projects. Specifically, it meets the standards set forth in Section 80D-9.2(a), which requires that an amendment “proposes no changes to the Institutional Master Plan other than the addition of one or more Proposed Projects.” The project described in this IMPNF proposes only the addition of the McMullen Museum to the uses currently allowed in the IMP (University Conference Center) for this site. The project also meets the standards set forth in Section 80D-9.2(b) of the Code, Projects Qualifying for Expedited Amendment Procedure. As the project is not an exempt project, pursuant to Section 80D-2, the project must demonstrate that it meets the following requirements solely for the purpose of being eligible for approval under the Expedited Amendment procedure:

- (1) the project is located within an Institutional Subdistrict or, if it is located outside an Institutional District or Subdistrict, the use category that most closely describes such project is designated in the underlying zoning as an allowed use; and
- (2) if the project is located outside an Institutional District or Subdistrict, its dimensions and parking and loading spaces meet all the requirements of the underlying zoning applicable

