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institutes, and building the facilities needed to meet the University's most pressing needs. After careful review, the Board of Trustees approved the proposal unanimously.

Institutional Master Plan Background

Throughout 2006 and 2007, the University participated in monthly meetings with the Boston College Allston-Brighton Community Task Force, neighbors and elected officials to provide information on its plans.

After two years of community meetings, during which one BRA official praised BC's efforts as a model Master Plan process, Boston College submitted its Institutional Master Plan Notification Form (IMP NF) to the Task Force and the City of Boston on December 5, 2007. Following the BRA Scoping Determination issued in February 2008 and an additional six months of public process, Boston College submitted the Institutional Master Plan (IMP) to the Task Force and BRA in June 2008.

Following additional Task Force and BRA public meetings, the BRA Board approved the plan, as modified by the Boston College Institutional Master Plan Supplement, on January 29, 2009, while taking under advisement for future deliberation by the Authority the proposed 150-bed residence hall for the north side of Commonwealth Avenue on the Brighton Campus. This 150-bed project is not under consideration by the Zoning Commission at this time.

The 10-year Institutional Master Plan as approved by the BRA Board contains the following major elements on property in the City of Boston:

- y A 200,000 sf Recreation Center replacing the outdated Flynn Recreation Complex, with fitness equipment, pool, jogging track, basketball courts and multi-purpose rooms on St. Thomas More Road on Lower Campus at the present site of Edmonds Hall.
- y A 285,000 sf University Center on Lower Campus to accommodate BC's 230 student organizations, provide dining and conference space for students and faculty, allow for the expansion of theater space and provide key support for the University's student formation goals.
- y A net total of 790 new beds¹ of undergraduate student housing that would increase the total of BC students living on campus to 94 percent of demand. The construction of 550 beds on Shea Field, 470 beds on the current More Hall site and the addition of 560 beds at 2000 Commonwealth Avenue would enable the replacement of the 36-year old

¹ If the BRA Board takes a future vote to approve a future vote to

- y Construct four new academic buildings on the Middle Campus in Chestnut Hill, including: Stokes Commons, an 85,000 square foot (sf) facility to be used as an interim student center and dining hall; a 125,000 sf facility for the humanities; a 75,000 sf facility for the Graduate School of Social Work and the Connell School of Nursing; and a 100,000 sf Institute for Integrated Sciences building, to support BC's scientific research and teaching initiatives and to enhance collaboration among physics, chemistry and biology faculty.

The Boston College IMP includes several mitigation commitments in addition to the projects described above. These actions include:

- y No-Build Zone

The University agrees to maintain a buffer zone of 50 feet in depth along Lake Street from Commonwealth Avenue to the St. John's Hall driveway for a period of 25 years from the date of approval of the IMP.

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- Ø Investigate car-sharing opportunities on the Brighton Campus and offer spaces to Zipcar or a similar service as needed
 - Ø Provide bicycle storage at the new residence halls and parking garage on the Brighton Campus
 - Ø Regularly review the shuttle services offered by BC
 - Ø Purchase or lease alternative fuel vehicles
- y Brighton Campus Parking

The University agrees that the construction of its proposed 500-space parking garage on the Brighton Campus will commence after the completion of the first phase of University housing as approved by the Authority and the Zoning Commission. The Article 80 Large Project Review of this project will include a comprehensive review of the University's overall transportation demand management programs and a detailed study of alternative parking strategies for the Brighton Campus. The scope of this study will include, at the minimum, updating the parking demand analysis, programs to improve alternate modes of transportation to reduce parking demand, additional site analyses which may result in distributing the parking spaces in multiple sites or an adjustment of the size and location of the garage.

Conclusion

After years of comprehensive strategic, campus and institutional planning, Boston College is submitting an Institutional Master Plan that it believes is in the best interest of the University and the local community it has served for the past 95 years. The 10-year plan, which calls for approximately 2.4 million square feet of new construction and approximately 600,000 square feet of demolition for a net gain of approximately 1.8 million square feet, reflects professional urban design principles, a commitment to sustainability and the latest research findings regarding residential housing and its effect on student formation.

In addition, as Chapter 12 will describe in greater detail, the \$1 billion in planned construction and renovation from the IMP will create an estimated 12,243 jobs and \$737 million in labor income for local residents and provide a total 10-year economic impact of \$1.57 billion. This economic impact will be in addition to the \$1.3 billion annual economic impact of Boston College on the region as a whole.

The Institutional Master Plan

The following 13 chapters of the IMP contain the specific details outlined in this Executive Summary and respond directly to the various technical or programmatic information requested in the BRA's Scoping Determination.

- y Chapter 1 describes the University's mission and objectives.

