



Boston Civic Design Commission

BOSTON COLLEGE, ATHLETICS FIELD HOUSE

January 3, 2016



Fact Sheet

Project Overview

Proposed Project Overview and Purpose - Boston College is proposing to construct an indoor playing space, or Field House (the “Project”), for student athletes with a new weight room and accessory/support space. The location of the Proposed Project is within the context of the Lower Campus, which sits south of Commonwealth Avenue (the “Project Site”). The Project Site is located at the intersection of Beacon Street and Chestnut Hill Driveway. To the west of the Project Site sits the Beacon Street Parking Garage and Alumni Stadium. An internal access road abuts the Project Site to the north. Pine Tree Preserve is located on the other side of the access road. Chestnut Hill Driveway and the Chestnut Hill Reservoir are located to the east, and Beacon Street abuts the Project Site to the south. A residential area of Newton is located on the south side of Beacon Street across from the Project Site.

The Proposed Project will fulfill a critical need to accommodate indoor playing space for football, other varsity sports, club and intramural sports, and recreational activities for all student. The Project is being designated to target LEED Silver certification.

Consistency with the IMP - While a new Proposed Institutional Project, the Proposed Project is not a significant change to the IMP because it proposes to retain practice fields on a portion of Shea Field and still allows for future construction of student housing. As stated in the IMP, the University plans for 550 beds of apartment-style housing on

Shea Field. However, this housing would need to be reconfigured into two buildings, compared to the three buildings presented in the conceptual layout for the IMP. Therefore, an IMPNF for Amendment is being submitted by the Proponent to update the current 10-year IMP, to add the Proposed Project, and modify it with the new future student housing layout, as well as elimination of the 350-space addition to the Beacon Street Parking Garage.

The Shea Field location is the best site for the Field House because of its proximity to Alumni Stadium and the Yawkey Athletics Center. Although siting the Field House in this location will eliminate the previously planned expansion of the Beacon Street Parking Garage, the University continues to address future parking needs through a recent property acquisition at 300 Hammond Pond Parkway, 1.2 miles from the Chestnut Hill Campus, providing parking for approximately 350 vehicles with the potential for more.

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Project Description

Site - The Proposed Project has a number of associated landscape improvements on each side of the proposed structure. The north side of the building facing the campus is proposed to be the primary entry with a generous 20-foot wide walkway and a paved terrace with a seating area just outside the front doors. The proposed walkway will be framed by hedges, perennial, and annual plantings, and a row of deciduous trees. Access to the storage area under the adjacent parking garage ramp is maintained through several openings in the hedge. The remaining area to the north is a large open lawn with a linear stormwater garden and a paved area to accommodate occasional vehicular access, as well as provide access to the underground pipe that lies within the MWRA easement. Columnar trees will be planted in front of the building framing the central sliding doors to the Field House.

The outdoor practice field and plantings to the east will be visible from the weight room interior. A paved walkway along the eastern edge of the building will provide access for maintenance and emergency response. On the southern edge of the Project Site along Beacon Street, new trees will be planted to match the existing plantings. To the west, a paved concrete access way will be provided between the Field House and Beacon Street Parking Garage to accommodate building users and small service/maintenance vehicles.

Stormwater - As part of the Project, Boston College is proposing to store up to 2.8 million gallons of stormwater in underground concrete storage tanks beneath a portion of the Field House. During normal storm events the tanks will capture of runoff from the Project Site. During significant storm events, particularly when a ¼-inch of rain falls in less than 30 minutes, pipes will direct stormwater that currently ponds at the surface at Alumni Stadium and the Beacon Street Parking Garage to the new underground tanks. The tanks are designed to handle flooding from a 25-Year storm event.

The underground storage tank system provides the following benefits to the University and surrounding community:

- › Protects both personal and campus property from excessive surface flooding in some locations.
- › Protects stormwater from surface contamination by liquids and particles, such as oils, greases, mulch, trash, and fecal matter.
- › Reduces peak flow from the campus by allowing stormwater to be held back and released into the system slower than the existing surface flooding condition. Due to a high ground water elevation the system is unable to infiltrate the stored runoff into the groundwater table.
- › Lowers the head pressure from the campus by approximately four (4) feet by moving the surface flooding to underground tanks reducing pressure on the overall Boston Water and Sewer Commission (BWSC) system, which may help alleviate downstream flooding.

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Exterior - The exterior design is under review, but will aim to fit in with the surrounding context of Alumni Stadium and the Yawkey Athletics Center with the use of brick, stone, and precast concrete. The exterior design may incorporate a combination of punched windows and curtainwall. The main Field House mass proposes a curved metal roof form approximately 75 feet above grade at its highest point. The weight room component will have a flat roof with a total height of approximately 25 feet.

Program - The approximately 115,700-gross square foot Field House will house athletic functions as well as the support spaces that are necessary to support the indoor practice function for the football program, other varsity sports, club and intramural sports, and recreational activities. The Field House will house a synthetic turf surface large enough to support a full-size football field with a 20-foot run-off space on all sides. Additionally, the Field House will include a new approximately 11,000-square foot weight room. Other spaces include various athletic support uses, such as strength and conditioning coaches' offices, a first aid room, a hydration space, restrooms and a large storage room. A lobby will be located at the main entrance of the Field House. The existing baseball and softball fields will be relocated as part of the Brighton Fields project recently approved by the BRA Board, d/b/a Boston Planning & Development Agency ("BPDA") Board.

Public Reviews:

Table 2-1 in the PNF lists all anticipated project permits, approvals and actions necessary for construction of the Field House. Below is a list of meetings held to date and filings submitted for the Field House.

Allston Brighton Boston College Community Task Force

- October 25, 2016 Introductory Project Meeting
- November 29, 2016 Discussion of project post filing of PNF & IMPNF Amendment

BPDA Development Review & Urban Design Staff

- October 28, 2016 Introductory project meeting

BPDA-Article 80 Large Project Review Filings

- November 17, 2016 PNF and IMPNF Amendment filed with BPDA
- November 18, 2016 Public Notices appear in Boston Herald

BPDA & City Agency Scoping Meeting

- December 9, 2016

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Key Findings from the PNF

Urban Design – The key findings related to urban design include:

- › Preserves the architectural vernacular by providing an exterior materials palette in keeping with Lower Campus.
- › Improves aesthetics of Shea Field as the location of the new Field House will partially block the view of the Beacon Street Parking Garage.
- › Enhances pedestrian circulation along the northern edge of the Project Site.
- › Provides views and visual links to Chestnut Hill Reservoir; large overhead doors within the Field House will create new vantage points to the Reservoir and Pine Tree Preserve.
- › Enhances the Project's western edge adjacent to the existing parking garage by concealing the pedestrian ramp. New landscaping at the Field House entrance approach will enhance this edge as well.
- › Enhances the Beacon Street southern edge by replacing the existing trees with new trees as well as providing a new sidewalk in keeping with current campus-wide design standards.

Transportation – The key findings related to transportation include:

- › Results in no net new vehicle trips to Lower Campus since building users are the same as the existing fields and surrounding athletics facilities, including Alumni Stadium and the Yawkey Athletics Center, and are already travelling to and from the vicinity of the Project Site.
- › Strengthens and improves the internal pedestrian connections, circulation, and experiences, as well as those along the public ways of Chestnut Hill Driveway and Beacon Street.
- › Includes bicycle accommodations in accordance with the *City of Boston Bicycle Parking Guidelines*.
- › Utilizes an existing service driveway and gate access of Chestnut Hill Driveway for limited vehicle access (i.e., emergency and maintenance).
- › Benefits from the diverse range of Transportation Demand Management initiatives aimed at reducing single occupancy vehicle trips to the Chestnut Hill Campus.

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Environmental/Sustainability - The key findings and benefits related to sustainable design and climate change preparedness include:

- › Utilizes land efficiently through redevelopment of a previously developed site in close proximity to other athletic facilities and other complementary uses on the Lower Campus
- › Targets a LEEDv2009 Silver level, as demonstrated by the draft LEEDv2009 scorecard
- › Complies with Article 37 (Green Buildings) of the Code by demonstrating the project design would achieve a LEEDv4 Certified Level, as demonstrated by the draft LEEDv4 scorecard.
- › Based on preliminary building energy model, the estimated energy use savings of approximately 14.7 percent demonstrates that it is feasible for the Proposed Project to comply with both the LEED Pre-requisite and current Stretch Energy Code requirements.
- › Based on preliminary design parameters assumed in the Design Case, the Proposed Project would result in a GHG emissions reduction of 12.7 percent as compared to the Base Case.
- › Potential impacts associated with predicted increased frequency and intensity of precipitation events, and extreme heat events to the Proposed Project were considered during early stages of design.

NEAR TERM PLAN

September 2015

COMPLETED

- 200 - Stokes Hall
- 203 - Gasson Hall
- 204 - St. Mary's Hall
- 205 - Maloney Hall
- 402 - 9 Lake Street
- 403 - Cadigan Alumni Center
- 407 - 129 Lake Street
- 409 - Weston Jesuit Community

UNDER CONSTRUCTION

- 305 - Undergraduate Housing
- 410 - Undergraduate Housing
- 411 - Museum & Conference Center

PLANNED (NEAR TERM PHASE 1)

- 202 - Integrated Science Center
- 302 - Recreation Center
- 408 - Brighton Athletics Center

FUTURE (NEAR TERM PHASE 2)

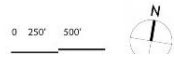
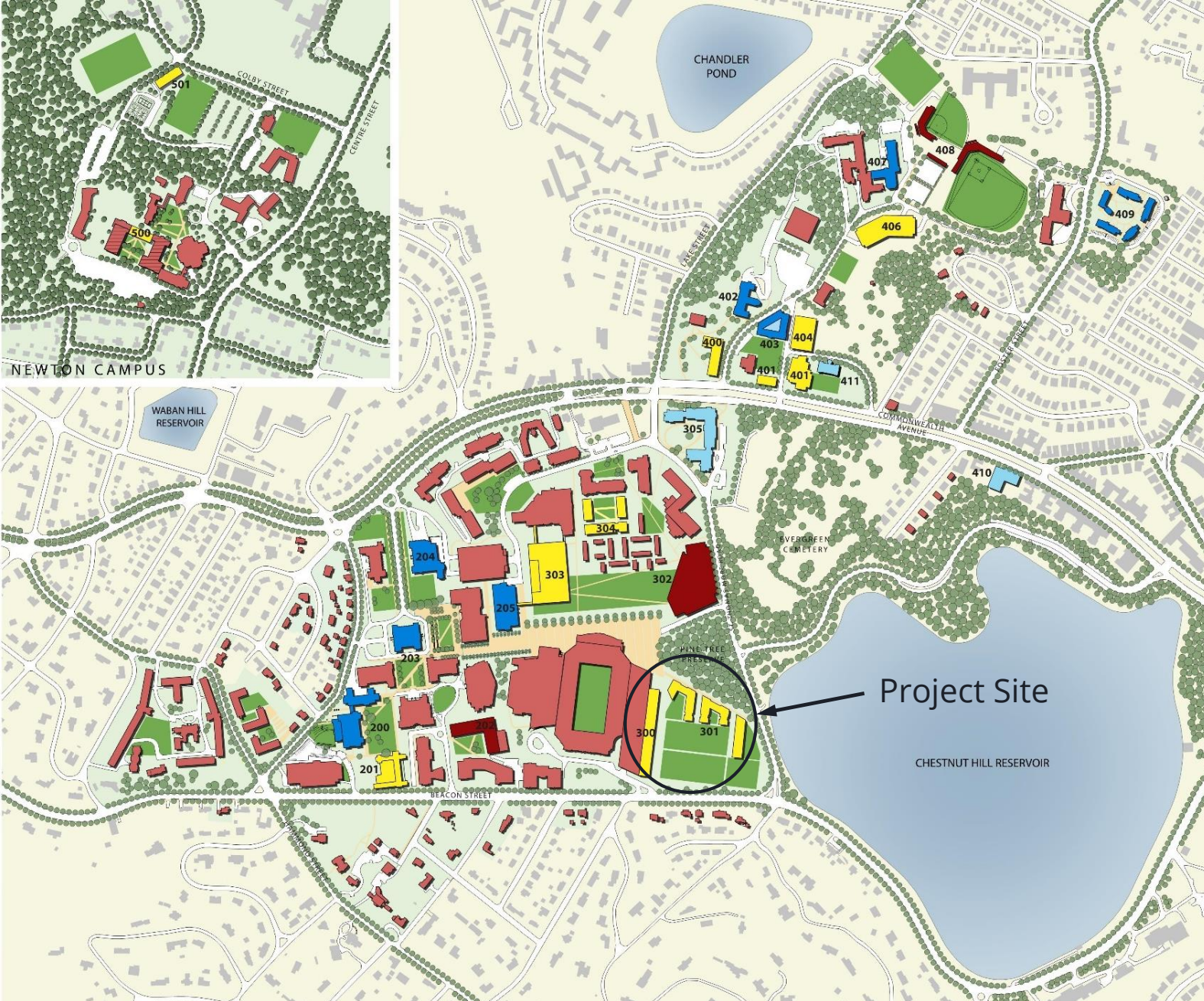
- 201 - Dining
- 300 - Beacon Street Garage Expansion
- 301 - Undergraduate Housing
- 303 - University Center
- 304 - Undergraduate Housing
- 400 - Undergraduate Housing
- 401 - Fine Arts
- 404 - Auditorium
- 406 - Parking Garage
- 500 - Smith Wing Replacement
- 501 - Recreation/Athletics Building

BUILDINGS TO BE RENOVATED

EXISTING BUILDINGS

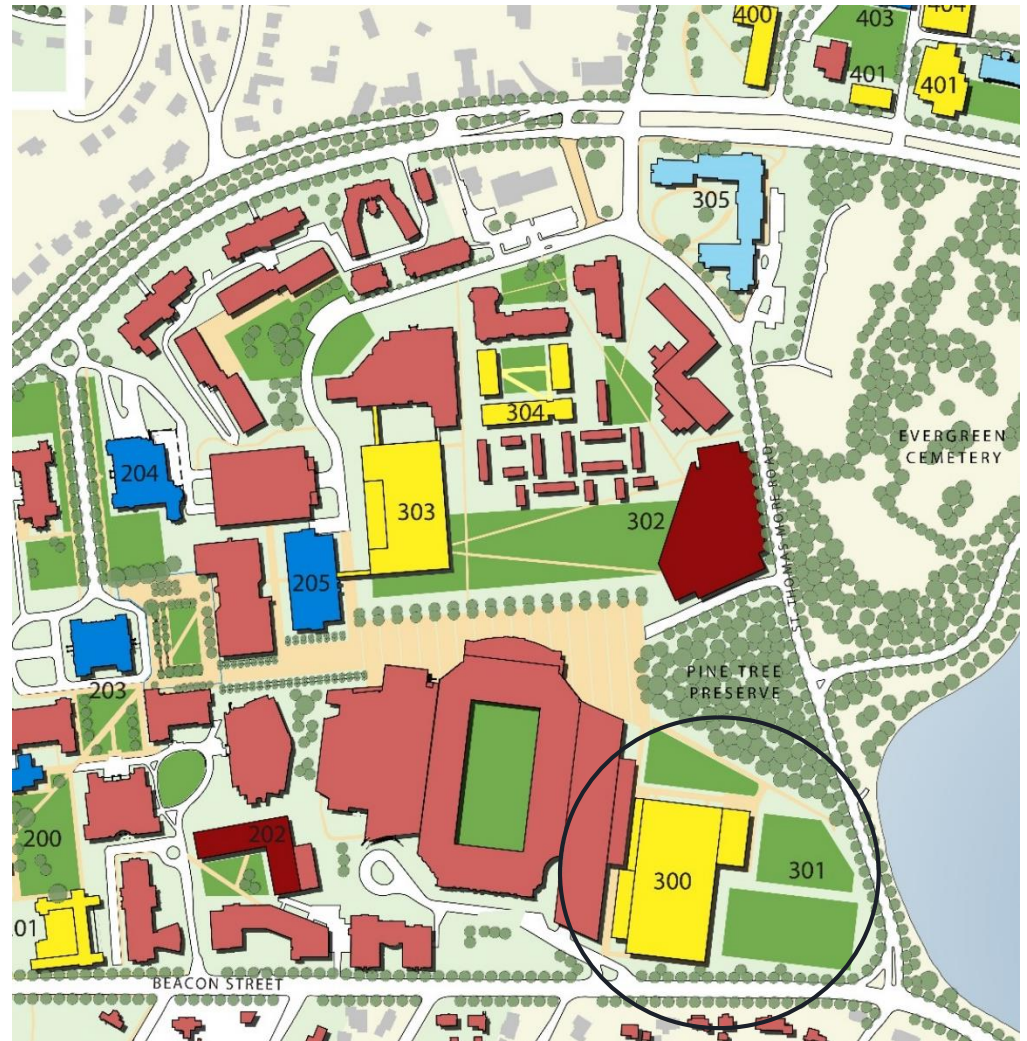
Campus Areas:

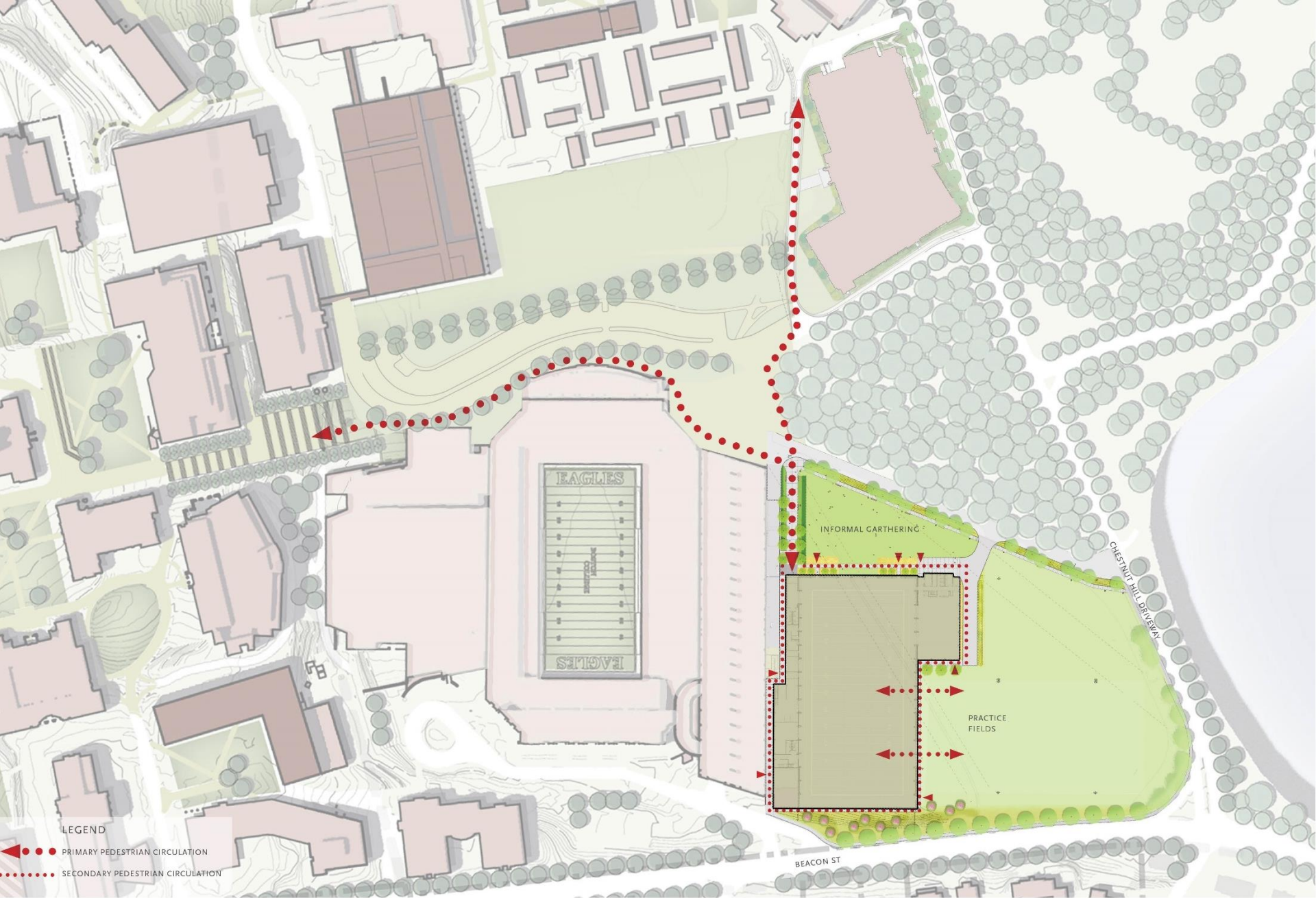
- Area 1: Upper Campus (100's)
- Area 2: Middle Campus (200's)
- Area 3: Lower Campus (300's)
- Area 4: Brighton Campus (400's)
- Area 5: Newton Campus (500's)
- Area 6: Hammond Triangle (600's)



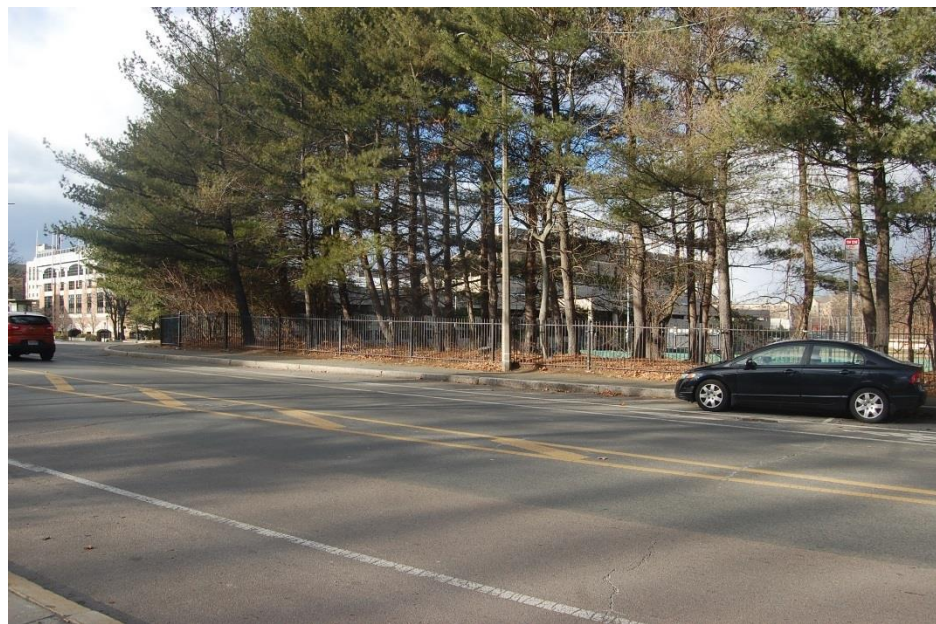
Guiding Principals:

- Create one campus
- Develop mixed campus uses
- Emulate the character of Middle Campus
- Provide appropriate campus density
- Promote student formation
- Achieve sustainability











Field House Purpose and Need

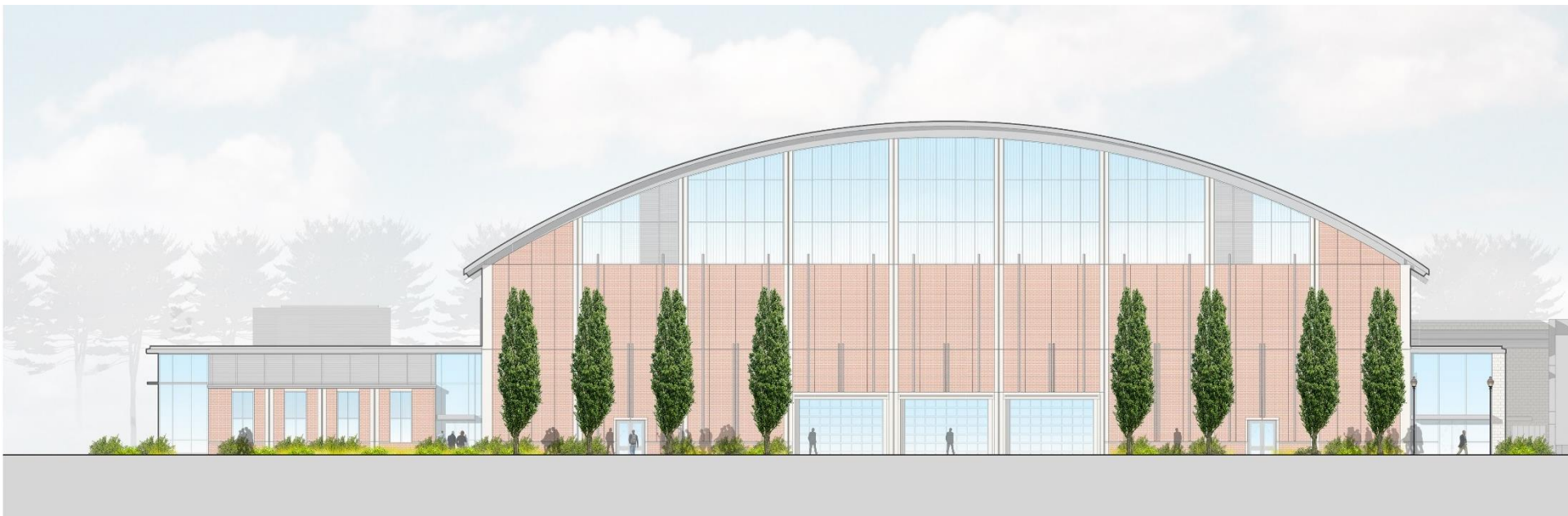
- Fulfills critical need for indoor practice space for:
 - Football
 - Other Varsity Sports
 - Intramural and Club Sports
 - Recreational Activities
- Provides ability to practice in inclement weather
- All colleges in ACC have indoor practice facilities or are constructing
- Allows practice with simulated game environment without impacting classes or neighborhood
- Provides appropriately-sized Weight Room facility for the Football Team

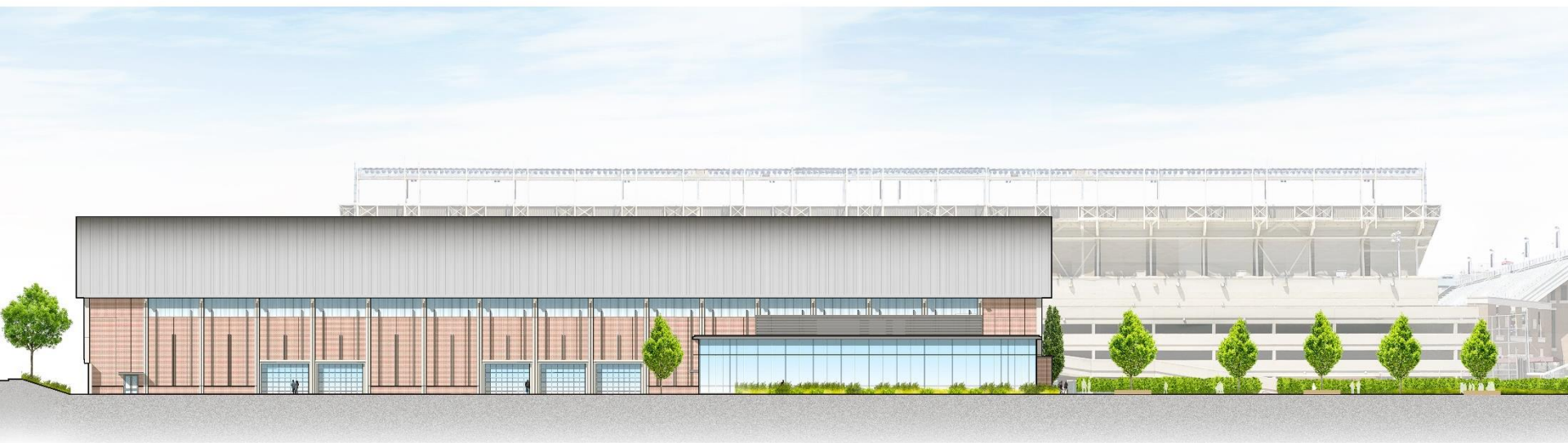
Field House Program

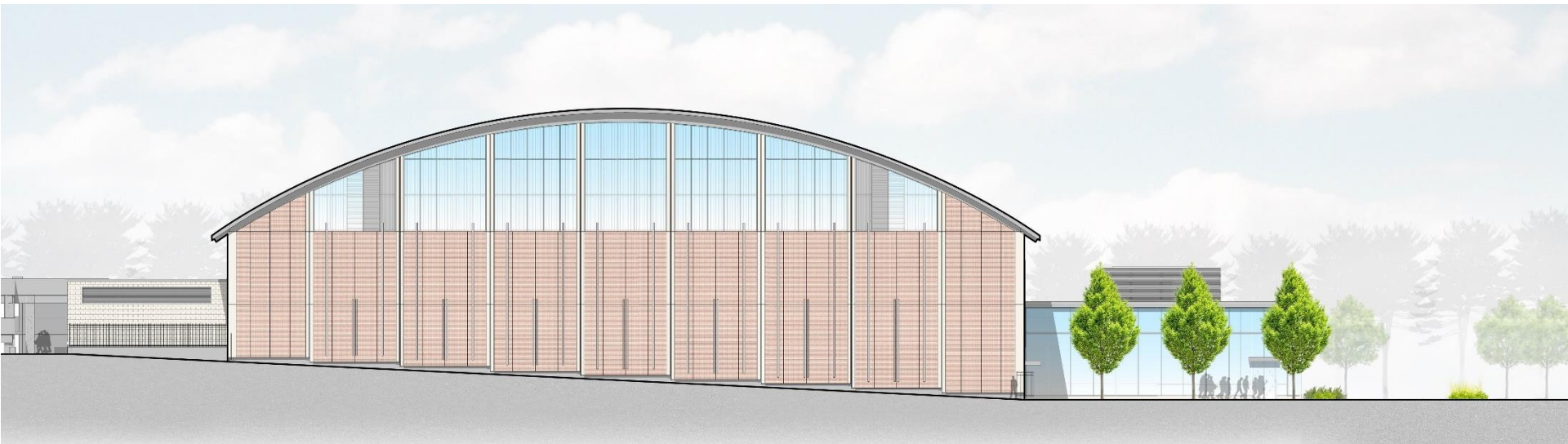
Program Space	Gross Square Footage	Notes
Playing Field	86,700	Full size Football Field w/20' Runoff
Weight Room	8,950	
Athletic Support	6,850	First Aid, Hydration, Nutrition
Building Support	9,165	Toilet Rms, Mechanical
Entry/Circulation	3,560	
Offices	475	4 Training Staff; Coach Office
Total GSF	115,700	

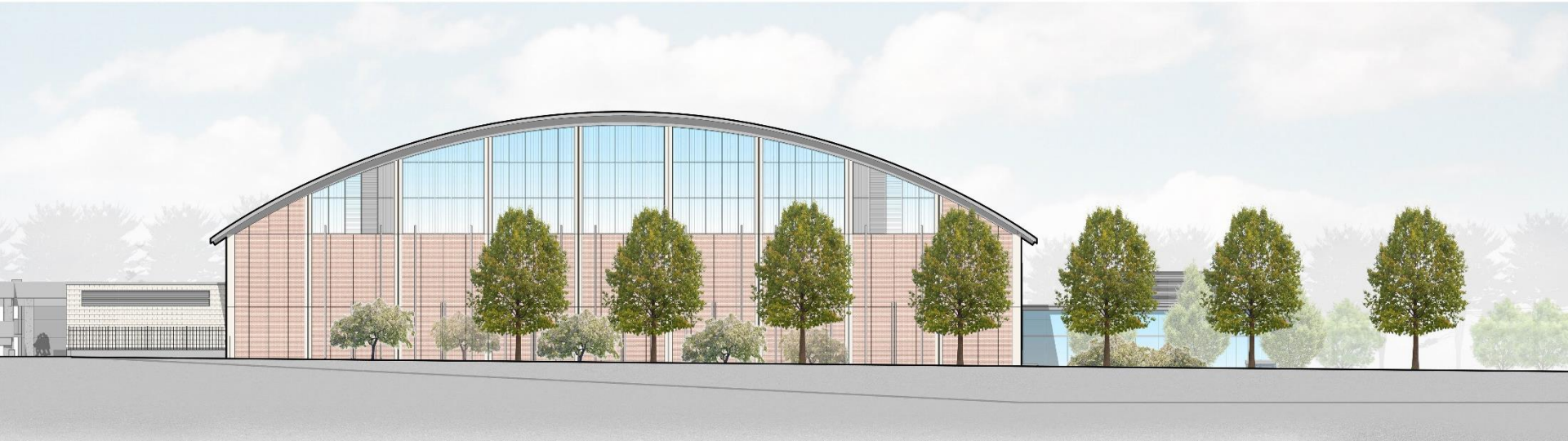




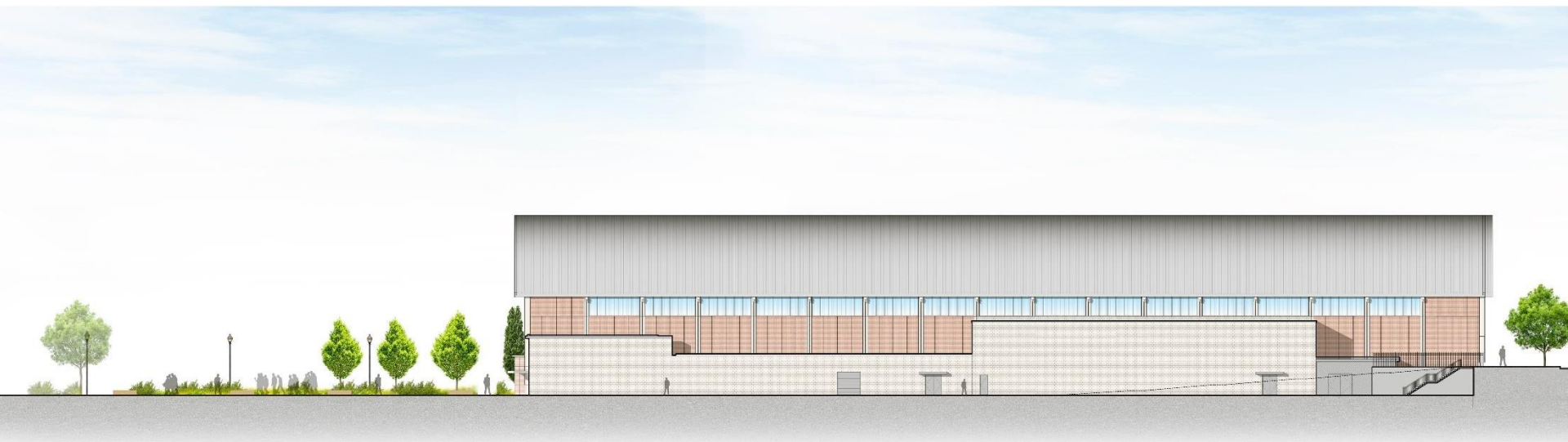








South Elevation from Beacon Street | 17









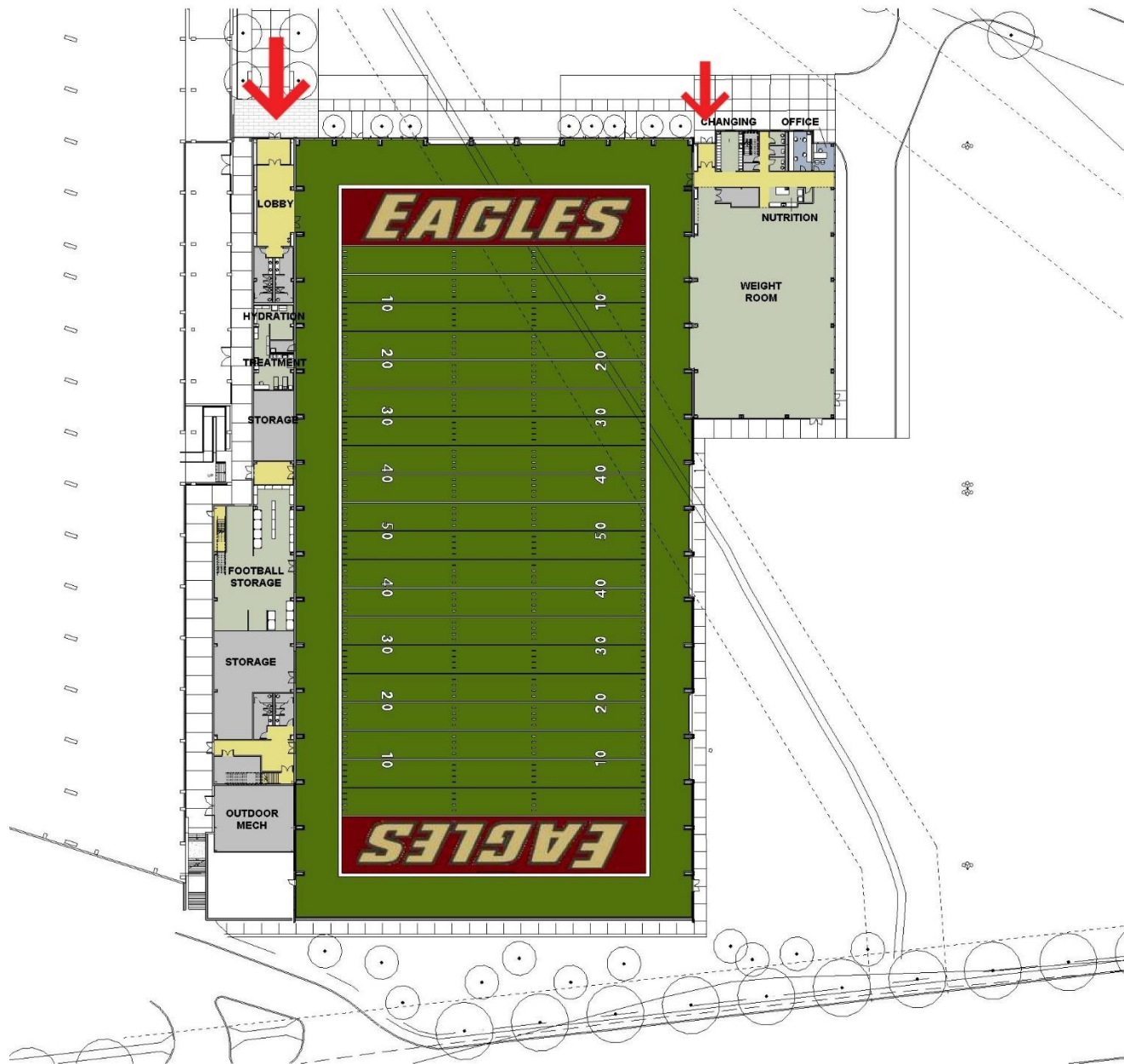






Interior view looking northeast | 24









Institutional Master Plan Amendment

- Construction of Field House
- Reconfiguration of 550 beds of Shea Field housing
- Elimination of 350-space parking addition at Beacon St Garage





