

February 21, 2008

Mr. Tom Keady
Vice President, Office of Governmental and Community Affairs
Boston College
116 College Road
Chestnut Hill, MA 02467

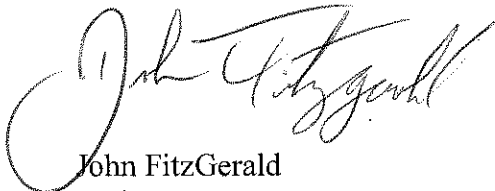
Re: **Scoping Determination for proposed 10-year Institutional Master Plan**

Dear Mr. Keady:

Please find enclosed the Scoping Determination for the proposed Boston College 10-year Institutional Master Plan. The Scoping Determination describes information required by the Boston Redevelopment Authority in response to the Institutional Master Plan Notification Form submitted under Article 80D of the Boston Zoning Code on December 5, 2008. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4267.

Sincerely,



John FitzGerald
Project Manager

CC: Jim Tierney, BRA
Jansi Chandler, BRA
Gerald Autler, BRA
Paul Holloway, Mayor's Office of Neighborhood Services

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 sufficient detail the planning framework of the institution and the cumulative impacts of the projects included in the IMP to allow the BRA to make a determination about the merits of the proposed IMP. The proposed IMP shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.

Copies of the IMPNF were made available to residents of surrounding neighborhoods in both hard copy and electronic format. On January 8, 2008 a public meeting was held at which the proposed IMP, as outlined in the IMPNF, was presented, and on January 8, 2008 a scoping session was held with public agencies as well. The Boston College Task Force established by the BRA met on January 8, 16, 22, and 29, with the first meeting being devoted to a discussion of the scoping process and the athletic fields and the following meetings covering transportation, housing, and open space, respectively. Comments generated from these meetings are included in Appendix 1 (Comments from Elected Officials), Appendix 2 (Comments from Public Agencies), and Appendix 3 (Comments from the Public).

Based on review of the IMPNF and related comments, as well as the scoping session and public meeting, the BRA hereby issues its written Scoping Determination ("Scope") pursuant to Section 80D-5.3 of the Code. Boston College is requested to respond to the specific elements outlined in this Scope. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP or in another appropriate manner over the course of the review process. At other points during the public review of the IMP, the BRA and other City agencies may require additional information to assist in the review of the Proposed IMP.

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

- The City of Boston views its academic institutions as important economic and cultural assets and as valuable partners in a wide range of public policy priorities. However, while the benefits of Boston's academic institutions are felt across the city and even regionally, nationally, and globally, the negative impacts are generally limited to the immediate neighborhood. This dictates that both the BRA and academic institutions work to carefully balance the goals of vibrant institutions and healthy neighborhoods.
- The IMP mechanism is intended to help City agencies and residents assess the cumulative impacts of institutional expansion, and to facilitate a process by which those impacts can be addressed comprehensively. The BRA recognizes Boston College's efforts to support the goals of the IMP mechanism by projecting its long-term needs and proposing a multi-phase program for addressing those needs.
- It is the City's policy to encourage colleges and universities to expand their on-campus housing facilities for their students so that there is a decreasing use of private housing market resources in Boston neighborhoods by students. BC has responded to this policy with a proposal that has generated concern in the surrounding neighborhoods. The BRA looks forward to working with BC and its neighbors to identify strategies for accomplishing the goal of housing more students while alleviating the concerns of the surrounding residential neighborhoods.
- Boston College's campus expansion provides exciting opportunities for innovation and excellence in the area of sustainability, not only in individual buildings, but across the campus as a whole. The BRA applauds BC's commitment to sustainability as demonstrated in the IMPNF, and looks forward to working with BC in conjunction with the Boston Environment Department and other public agencies as BC formulates its final submission. Specific areas of interest are outlined in the Environmental Sustainability section below.
- The Boston College Task Force has provided extensive comments and questions based on neighborhood input. These comments and questions should be viewed as an integral part of the IMP review process. Many of the issues raised are reflected in the submission requirements outlined below; however, BC should respond appropriately in writing or through the Task Force process to all the issues raised by the Task Force, whether or not specifically included in the text of this Scoping Determination.

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:

- Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.
- Land and building uses.
- Building gross square footage and, when appropriate, number of dormitory beds or parking spaces.
- Building height in stories and, approximately, in feet, including mechanical penthouses.
- Tenure (owned or leased by Boston College).

3. CAMPUS DEMOGRAPHICS AND EMPLOYMENT

- **Student Population.** The IMP should provide a thorough explanation of past trends and future projections of the size and other characteristics of Boston College's student body. These data should be referenced as appropriate in other sections, e.g. the Student Housing Plan should make clear the relationship between student population and student housing goals, including targets for percentage of students housed. The IMP should include, at a minimum, an explanation of past growth trends and an explanation of Boston College's target student enrollments for five years and 10 years in the future.
- **Student Residence Locations.** Present data on the residence locations of students living in Boston College-owned dormitories as well as in other Boston-based housing, with a breakdown by level (undergraduate class, graduate students), and Boston neighborhood. To the degree possible, this information may be integrated with the Student Housing Plan, described below.
- **Employment.** Provide information Boston College's current employee population, disaggregated by faculty/staff, full-time/part-time, contract employees, Boston residents/non-residents, as well as projected employment over the term of the IMP.
- **Employment and Workforce Development.** Describe existing and proposed programs to train and hire Boston residents for Boston College jobs, with particular emphasis on proposed programs with Boston schools and other programs to train and employ students from Boston, and particularly from neighborhoods in the vicinity of the Boston College, at the requisite skill levels, or to otherwise enhance educational opportunities for Boston residents and prepare Boston residents and students for employment.

4. PROPOSED FUTURE PROJECTS

- **Article 80D Requirements.** Pursuant to Article 80D, the IMP should provide the following information for each Proposed Project:
 - Site location and approximate building footprint.
 - Uses (specifying the principal subuses of each land area, building, or structure, such as classroom, laboratory, parking facility).
 - Square feet of gross floor area.
 - Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
 - Floor area ratio.
 - Building height in stories and feet, including mechanical penthouses.
 - Parking areas or facilities to be provided in connection with Proposed Projects;
 - Any applicable urban renewal plans, land disposition agreements, or the like.

- 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.
- **Rationale for Proposed Projects.** Discuss the rationale for the program, scale, and location of each Proposed Project in light of earlier discussions on mission, facilities needs, and campus planning objectives.

5. PLANNING FRAMEWORK

This section should discuss, at a minimum, the following:

- **Existing Context.** Describe Boston College's place in the broader context of adjacent land uses, and the surrounding neighborhoods. Reference any City or state policies or plans that shape the planning context for the area and for Boston College, including recent work by the Department of Conservation and Recreation regarding the Chestnut Hill Reservoir.
- **Campus Vision and Identity.** Describe Boston College's vision of its desired physical identity and, in general terms, strategies for achieving that identity.
- **Urban Design Guidelines and Objectives.** A statement of urban design guidelines and objectives for new and renovated buildings to assure their compatibility with supporting neighborhoods and districts and to minimize potential adverse impacts on historic structures.
- **Open Space System and Public Realm.** Discuss existing public realm conditions (i.e. parks, pedestrian routes, streetscapes, cemeteries, the Chestnut Hill Reservoir) in the vicinity of Boston College facilities, regardless of ownership. Discuss key urban design and public realm goals and objectives proposed by Boston College for the campus, with a focus on creating a high-quality network of green spaces and an effective interface between the campus and the surrounding neighborhoods, sensitive abutting areas, major thoroughfares, and transit stations.
- **Preserving Character of Brighton Campus Consistent with CPS and Article 29 Zoning.** Although the BRA recognizes that BC is requesting a rezoning of the area via an approved Institutional Master Plan, BC's proposed development should preserve key elements of the character of the former Archdiocese land consistent with the goals of the underlying Conservation Protection Subdistrict ("CPS") zoning, including preserving key areas of green space on the Brighton Campus. In addition, the provisions of Article 29 of the Boston Zoning Code relating to the Greenbelt Protection Overlay District along Commonwealth Avenue must be taken into account. BC will be expected to work closely with BRA zoning and urban design staff, as well as with other public agencies, to ensure that development is compatible with key goals of the existing zoning.
- **Buffer Zones and Preservation Areas.** Identify possible areas where land could be used as "buffer zones" for the community, such as the outer edges of the Brighton Campus along Lake Street and between the proposed dorms on Shea Field and the Reservoir, and/or areas that could be preserved in an undeveloped state in order to mitigate the impact of new development on the existing character of the Brighton Campus.

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 sustainability goals. In addition to BC's own campus infrastructure systems, there are important components of the region's water system in the vicinity of the BC campus, and BC should continue to work closely with the Massachusetts Water Resources Authority ("MWRA") on the issues outlined in the comment letter included in Appendix 2. The IMP should present the following information:

- **Existing Utility and Infrastructure Systems.** Relevant information on the existing infrastructure systems, the capacity of those systems to accommodate the development proposed in the IMPNF, and a description of the required investments along with phasing information. The IMP should make clear how the approach to the needs generated by the Proposed Projects will be coordinated with ongoing infrastructure and utilities investments.
- **System-Wide Planning.** The BRA recognizes the opportunities afforded by a system-wide planning approach to infrastructure and utilities that can yield efficiencies in construction and operation. The IMP should also describe Boston College's approach to planning the infrastructure and utilities systems for the entire development program. The approach should make clear the process for ensuring that infrastructure planning is coordinated with

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.
 - Document the parking supply in surrounding area, including paid parking and on-street, with information on parking restrictions in place.

- Describe the rationale for selecting the proposed locations for new parking facilities and, at the request of the BRA and BTM, examine alternative locations.
 - The BRA and BTM reserve the right to request additional analysis related to parking, including potential strategies for additional on-campus parking, should it be deemed necessary.
 - Describe net changes in parking supply during each phase of development.
 - Describe how parking will be distributed and managed during football games and other on-campus events of similar scale.
- **Proposed TDM Measures.** Describe additional TDM measures that are being considered for the IMP.
 - **Pedestrian Circulation Goals and Guidelines.** Provide a statement of goals and guidelines for pedestrian circulation both within and in the vicinity of Boston College's campus. It is understood that Boston College has neither the responsibility nor the ability to implement all the necessary improvements to the open space and pedestrian systems in the vicinity of its campus. However, Boston College should work with City and state agencies, as well as neighboring institutions and other actors, to effect improvements to those systems, including but not limited to enhanced pedestrian access to and from the nearby MBTA station. Such improvements are a critical element of any TDM measures on the part of Boston College and other area institutions. Proposals for specific improvements should be included in the IMP. Specific issues and suggestions are included in the comment letters.
 - **Integrated Transportation System.** Boston College's planning should yield options for a comprehensive transportation system that includes a pedestrian/open space system, a bicycle network, public transportation and shuttles, campus parking, and a hierarchy of roadways that considers both the existing regional road network and smaller neighborhood and campus streets. These elements should all fit together and support one another as part of an integrated system.
 - **Emphasis on Alternatives to the Automobile.** The transportation system should be designed to minimize the use of private automobiles and maximize the transportation alternatives for both Boston College affiliates and neighborhood residents. Improved shuttle service, enhanced public transportation, bicycle infrastructure, car-sharing, and other elements should all be considered. This goal should be supported by aggressive transportation demand management programs.
 - **Student Auto Ownership, Use, and Parking.** Describe Boston College's current policies with regard to student ownership and use of automobiles, including the eligibility of students living in dormitories to obtain resident parking permits and any measures to enforce existing regulations.
 - **Move-In/Move-Out Traffic Management Procedures.** Describe Boston College's current procedures for managing traffic and parking impact generated by students moving into and out of dormitories, and any proposed changes to those procedures.
 - **Bicycle Transportation.** The IMP should discuss the adequacy of Boston College's existing bicycle storage facilities and the facilities to be included in the future campus buildout.
 - **Shared Parking.** Explore the feasibility of a shared parking arrangement to allow neighbors to park in Boston College's parking lots during off-peak hours. The IMP should document current off-peak usage of Boston College's parking and project future off-peak usage throughout the buildout of the proposed IMP projects.

- **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 College's development should go beyond the minimum requirements related to stormwater runoff. In particular, the new developments proposed as part of this IMP should set a goal of reducing stormwater discharge from the sites into the storm sewers, not simply avoiding any additional runoff. This goal should be considered in conjunction with strategies for reuse of retained stormwater and strategies for groundwater recharge. Individual building design, site design, and street-level interventions should all maximize the opportunities for stormwater retention, treatment, and reuse, as well as groundwater recharge, through innovative approaches. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area. Particular attention should be paid to the

comments provided by the Boston Water and Sewer Commission, which are included in Appendix 2 and incorporated herein by reference and made a part hereof.

- **Solid Waste.** Campus master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings.
- **Landscape and Natural Features.** A well-considered program of landscape design can not only create a high-quality aesthetic realm but can also enhance regional biodiversity, help mitigate air pollution, reduce heating and air conditioning costs and associated energy consumption, reduce water consumption, and reduce stormwater runoff and water pollution. Sustainability should be a primary consideration in the design of the campus open space system as a whole as well as the design of individual spaces.
- **Performance Standards and Indicators.** Over the long term, Boston College should commit not only to broad sustainability principles, but also to specific performance standards and a system of indicators and metrics to track performance.

11. ECONOMIC DEVELOPMENT

- **Economic Development Goals and Strategies.** The City of Boston views its academic institutions as tremendous assets and as valuable partners in economic development. Boston College's ongoing evolution will provide additional opportunities for cooperation with the City on key economic development goals. The City looks forward to working with Boston College in the future to explore ways that Boston College's positive economic impacts can be increased.
- **Creative Economy.** Boston College's planned investments in arts and cultural facilities could yield a number of important benefits for Boston's creative economy. The IMP should explore ways that Boston College can collaborate with the City to leverage those investments to create employment in creative industries and ancillary businesses.
- **Purchasing and Small Business Development.** Boston College's role as a major purchaser of goods and services suggests that there are untapped opportunities for Boston-based businesses to benefit from current College spending, and that the College could play an active role in helping local businesses access opportunities and in marshalling its own academic resources for this purpose in a way that is consistent with the overall mission of the College. The IMP should explore opportunities to collaborate with the BRA and other City agencies to this end.

12. COMMUNITY BENEFITS PLAN

- **Process for Community Benefits Planning.** Beyond taking appropriate steps to mitigate the negative impacts of development, Boston College should work with the BRA, the Task Force, and the community at large to fashion an appropriate plan for community benefits to be implemented in conjunction with the IMP.

13. OTHER

- **Historic and Archaeological Resources.** Boston College shall work with the Boston Landmarks Commission, the Massachusetts Historical Commission, and other relevant public agencies to determine an appropriate approach to existing historic and archaeological resources impacted by the proposed development.

- **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.

APPENDIX 1
COMMENTS FROM ELECTED OFFICIALS

APPENDIX 2
COMMENTS FROM PUBLIC AGENCIES

APPENDIX 3
COMMENTS FROM THE PUBLIC

**APPENDIX 4
EXAMPLE OF IMP PUBLIC NOTICE**

PUBLIC NOTICE

The Boston Redevelopment Authority (“BRA”), pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that an Institutional Master Plan (“IMP”) was submitted by the NAME OF INSTITUTION, on MONTH, DAY, AND YEAR. The NAME OF INSTITUTION IMP describes currently proposed institutional projects on the NAME OF INSTITUTION campus. DESCRIPTION OF IMP. Approvals are required of the BRA pursuant Article 80 for the issuance of an Adequacy Determination by the Director of the BRA for the approval of the IMP.

The IMP may be reviewed at the Office of the Secretary of the BRA, Boston City Hall, Boston, Massachusetts 02210 between 9:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. Copies may also be reviewed at LIBRARIES.

Public comments on the IMP, including comments of public agencies, should be submitted to Mr. John FitzGerald, Project Manager, BRA, at the address stated above or by email at John.Fitzgerald.BRA@cityofboston.gov within sixty (60) days of this notice or by _____, 2008.

BOSTON REDEVELOPMENT AUTHORITY
Harry R. Collings, Secretary