

BOSTON COLLEGE

INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR RENEWAL



SUBMITTED TO

Boston Planning & Development Agency
Boston, Massachusetts

SUBMITTED BY

Boston College
140 Commonwealth Avenue
Chestnut Hill, Massachusetts

October 10, 2025

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1. COVER LETTER

Kairos Shen
Chief of Planning
City of Boston Planning Department
One City Hall Square
Boston, Massachusetts 02210

RE: Boston College- Request for Renewal and Extension of the Institutional Master Plan

Dear Chief Shen:

Boston College (the "University") respectfully submits this Institutional Master Plan Notification Form (IMPNF) to the Boston Planning and Development Agency (BPDA) for the renewal and extension of our approved Institutional Master Plan, as amended (the IMP), pursuant to Sections 80D-8 and 80D-5.2(e) of the Boston Zoning Code. This request is for a four-year extension without change.

The University's current IMP was approved in 2009 and has been subsequently amended and renewed, as outlined in the attached IMPNF. Its current term is set to expire on November 17, 2025. This request for an extension is being made to allow for a thorough renewal and refinement of the University's planning efforts in light of the changing environment for higher education generally. Boston College is well positioned to continue on its upward trajectory, dedicated to its distinct mission and committed to the strategic goals informing the current IMP. Accordingly, the University does not currently anticipate filing any further IMPNFs for amendment to add any new Proposed Institutional Projects to the current IMP (unless required for the renovation and reuse of existing facilities under Section 51-29 of the Boston Zoning Code) and intends to file an IMPNF for a new Institutional Master Plan on or before the expiration of this requested renewal and extension.

We respectfully request that the BPDA, upon review of this IMPNF and subject to the BPDA making the determinations specified in Section 80D-5.2(e), waive further review of this IMPNF and approve the renewal and extension requested therein.

Sincerely,

Thomas J. Keady, Jr.
Vice President

cc: Nick Carter, Boston Planning Department
Nupoor Monani, Boston Planning Department

2. SUMMARY

Boston College (the “University”) submits this Institutional Master Plan Notification Form (IMPNTF) to renew and extend without change its Institutional Master Plan (IMP) under Section 80D-5.2(e) of the Boston Zoning Code (“Waiver of Further Review of Unchanged Plans”) for an additional four-year period, ending on or about December 11, 2029. This request for an extension is being made to allow for a thorough renewal and refinement of the University’s planning efforts in response to a changing environment for higher education generally. Boston College is well positioned to continue on its upward trajectory, dedicated to its distinct mission and committed to the strategic goals informing the current IMP. Accordingly, the University does not currently anticipate filing any further IMPNTFs for amendment to add any new Proposed Institutional Projects to the current IMP during the term of this requested extension (unless required for the renovation and reuse of existing facilities under Section 51-29 of the Boston Zoning Code), and intends to file an IMPNTF for a new Institutional Master Plan on or before the expiration of this requested Renewal and Extension.

3. OVERVIEW

3.1. Proposed Extension Term

Boston College respectfully requests, pursuant to Sections 80D-8 and 80D-5.2(e) of the Boston Zoning Code (“Waiver of Further Review of Unchanged Plans”), a four-year renewal and extension of its IMP with no changes to the current plan.

3.2. Term of the Approved IMP

The IMP was approved by the BRA on June 10, 2009. As outlined further below, it was renewed and extended in 2013 for an additional four-year term; in 2017 for another four-year term; in 2021 for a two-year period; and in 2023 for a period ending on November 17, 2025.

3.3. Boundary of the Approved IMP

The boundary of the approved Boston College IMP overlay district is shown on **Figure 1** (2009 Institutional Master Plan).

3.4. Inventory and Summary of Approved Amendments to the IMP

Since the approval of the Boston College IMP in 2009, there have been five amendments to the IMP, as follows:

- A First Amendment, approved in October 2013, incorporated *de minimis* dimensional changes to the Thomas More Apartments project, located at 2150 Commonwealth Avenue, and renewed and extended the IMP for an additional four-year term;

- A Second Amendment, approved in May 2014, incorporated added changes to the proposed renovation and expansion of 2101 Commonwealth Avenue (the former residence of the Cardinal Archbishop of Boston) for use as a conference center and the home of the McMullen Museum of Art;
- A Third Amendment, approved in July 2016, incorporated *de minimis* dimensional changes to the Margot Connell Recreation Center project located at 200 St. Thomas More Road;
- A Fourth Amendment, approved in March 2017, added the Fish Field House, located at 12 Chestnut Hill Driveway, to the IMP and renewed and extended the IMP for an additional four-year term, ending June 20, 2021;
- A Fifth Amendment, approved in September 2024, incorporated changes to the Library Storage project (Catholic Religious Archives) located on the Brighton Campus.

3.5. Updated Needs of the Institution

Employee Population (Actual) over the Last 10-Year Period

Table 1 summarizes Boston College's employee population by faculty and staff status and by full-time and part-time status over the last ten years.

Table 1: Employee Population (Actual) over the Last 10-Year Period

Year	Faculty			Staff			Total Employees
	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total	
2015	805	593	1,398	2,322	141	2,463	3,861
2016	821	525	1,346	2,341	143	2,484	3,830
2017	833	603	1,436	2,370	132	2,502	3,938
2018	860	586	1,446	2,362	127	2,489	3,935
2019	878	482	1,360	2,393	122	2,515	3,875
2020	882	497	1,379	2,385	113	2,498	3,877
2021	880	595	1,475	2,376	110	2,486	3,961
2022	888	687	1,575	2,398	96	2,494	4,069
2023	890	671	1,561	2,555	96	2,651	4,212
2024	923	695	1,618	2,609	98	2,707	4,325

Source: Boston College Fact Books

Projected Employee Growth over the Proposed IMP Extension Term

Due to the changing environment for higher education generally, a projection of employee growth is not available. The University anticipates stable employee levels over the proposed IMP extension term.

Student Population over the Last 10-Year Period

Table 2 summarizes Boston College's undergraduate and graduate student enrollment over the last ten years.

Table 2: Student Enrollment (Last 10 Years) – By Student Status

Year	Undergraduate Enrollment	Graduate Enrollment	Total Enrollment
2015	9,192	4,513	13,705
2016	9,309	4,542	13,851
2017	9,358	4,638	13,996
2018	9,377	4,730	14,107
2019	9,370	4,801	14,171
2020	9,445	5,125	14,570
2021	9,532	5,574	15,106
2022	9,484	5,250	14,734
2023	9,575	5,119	14,694
2024	9,770	5,072	14,842

Source: Boston College's University Accountability Report

Projected [Student/Bed] Growth over the Proposed IMP Extension Term

Student population is expected to remain stable over the proposed IMP extension term, which the University has the capacity to accommodate.

4. EXISTING PROPERTY AND USES

4.1. Overview

Figure 1 (2009 Institutional Master Plan) shows Boston College's ten-year campus plan as outlined in the 2009 IMP, encompassing the projects contemplated in Boston, as well as those projects planned for the Chestnut Hill Upper and Middle Campuses and the Newton Campus.

4.2. Updates on Acquisitions, Changes to Property Ownership

All properties remain in active institutional use consistent with the approved IMP. The following summarizes projects or updates on acquisitions since the last IMP renewal.

Newton Campus – Purchased 23-acre former Mt. Alvernia High School Campus located at 790 Centre Street, Newton in October 2023. Currently renovating the property to house the Boston College School of Social Work. Projected completion Summer 2027.

Brookline Campus – In 2023, Boston College integrated with Pine Manor College, located at 400 Heath Street, Brookline (50 acres). Opened in July 2024, the Brookline campus hosts Messina College, a new two-year fully residential associate's degree granting program for first generation students.

5. STATUS ON ALL PROPOSED PROJECTS IN ADOPTED IMP

5.1. Overview

Figure 2 (Master Plan Update) indicates which facilities have been completed since 2009 and those that remain for possible future development. Listed below are those projects—both entirely new construction and renovations to existing facilities—that have been completed or are in progress in Boston and Newton since the approval of the 2009 IMP.

5.2. Update on All IMP Projects and Public Realm Improvements

Boston

1. Renovation of 129 Lake Street (formerly known as Bishop Peterson Hall) for administrative office space, completed in October 2011.
2. Development of the Cadigan Alumni Center at 2121 Commonwealth Avenue (formerly known as the Chancery) for administrative offices for University Advancement, completed in February 2012.
3. Renovation of 2101 Commonwealth Avenue (formerly known as the Cardinal's Residence) for a University Conference Center and the McMullen Museum of Art, completed in February 2016.
4. Construction of Thomas More Apartments at 2150 Commonwealth Avenue consisting of 490 student beds and the University Health Center, completed in August 2016.
5. Renovation and conversion of Reservoir Apartments (formerly known as 2000 Commonwealth Avenue) to create a 540-bed student residence hall, completed in August 2016.
6. Construction of the Harrington Athletics Village consisting of a baseball field with 1,000 seats, softball field with 300 seats, and a grass recreational field, completed in March 2017.

7. Construction of the Fish Field House, an indoor practice facility housing a full-size football field, strength and conditioning space and offices serving the football program, as well as other campus recreation programs, completed in August 2018.
8. Construction of the Margot Connell Recreation Center with two pools, basketball courts, indoor track, fitness and weight areas, multi-purpose recreation courts, a climbing wall, and outdoor recreation center, completed in July 2019.
9. Construction of the Pete Frates Center, an indoor practice facility, batting cages, lockers rooms, strength and conditioning space and offices for the baseball and softball programs, completed in November 2020.
10. Construction of the Hoag Basketball Pavilion, a 10,000 GFA addition and 22,235 GFA renovation to Conte Forum for new men's and women's basketball team locker rooms, sport medicine suite, strength and conditioning room, nutrition suite, accessibility and landscape improvements, completed in August 2023.
11. Construction of 45,000 GFA Catholic Religious Archives building for archival storage of religious collections, artwork and cultural artifacts. Projected completion June 2026.

Newton

1. Construction of Stokes Hall humanities building with classrooms and faculty offices, completed in December 2012.
2. Renovation of St. Mary's Hall for the Jesuit Community residence and academic space for the University's Woods College of Advancing Studies, and the Communication and Computer Science departments, completed in December 2014.
3. Construction of 157,000 sf Integrated Science Building/aka 245 Beacon Street housing research labs, maker space, classrooms, office and the Schiller Institute for Integrated Science and Society focusing on climate, energy, and public health research, completed in December 2021.

5.3. Update on Institutional Transportation and Parking Management

Boston College has undertaken various transportation planning initiatives since the IMP was approved in 2009. Institutional transportation improvements include upgrades to the shuttle bus system, pedestrian and bicycle infrastructure, campus parking, Transportation Demand Management (TDM) programming, and roadway access. In addition, the University sponsored six BLUEBike stations serving the larger Allston-Brighton neighborhood.

Boston College has developed a framework for assessing and developing transportation planning initiatives for the University to provide safe and efficient transportation in support

of current facilities and future proposed institutional projects. This planning framework includes the following objectives:

- **Pedestrian-centric connectivity** within campuses, between campuses, and to the broader community to allow for walkable, accessible, and safe routes.
- **Complete Streets design philosophy** for City-owned roadway infrastructure that interfaces with the Brighton and Chestnut Hill campuses that mutually accommodate pedestrians, bicycles, public transportation, and vehicle travel modes.
- **Campus design elements** that offer transportation options at strategic locations within campuses.
- **Balanced parking infrastructure** that provides parking to support (a) the University's normal day-to-day campus operations and (b) event programming such as game-day operations and Commencement.
- **Reduce traffic impacts** on neighborhood streets by more efficiently accommodating primary vehicular "desire lines" within the campus network structure.

These objectives are consistent with and complement mobility goals identified within the City of Boston's Allston-Brighton Mobility Plan ("Mobility Plan").

6. COMMUNITY BENEFITS

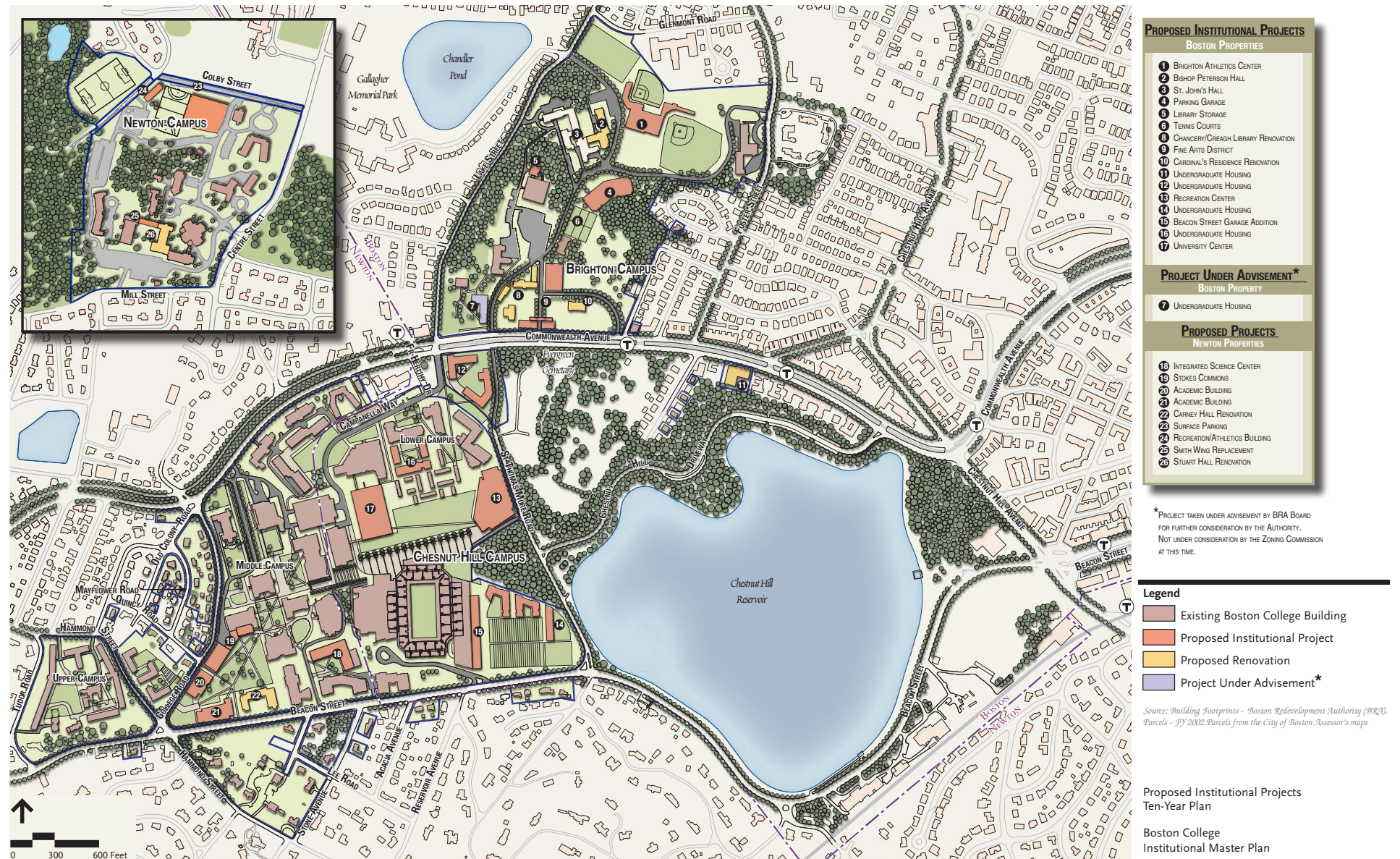
In August 2014, the University entered into a Cooperation Agreement with the City of Boston that included a commitment to public benefits to be implemented over the duration of the ten-year IMP approved in 2009. The University's ongoing progress in implementing a number of the community benefits listed in the Cooperation Agreement are outlined below.

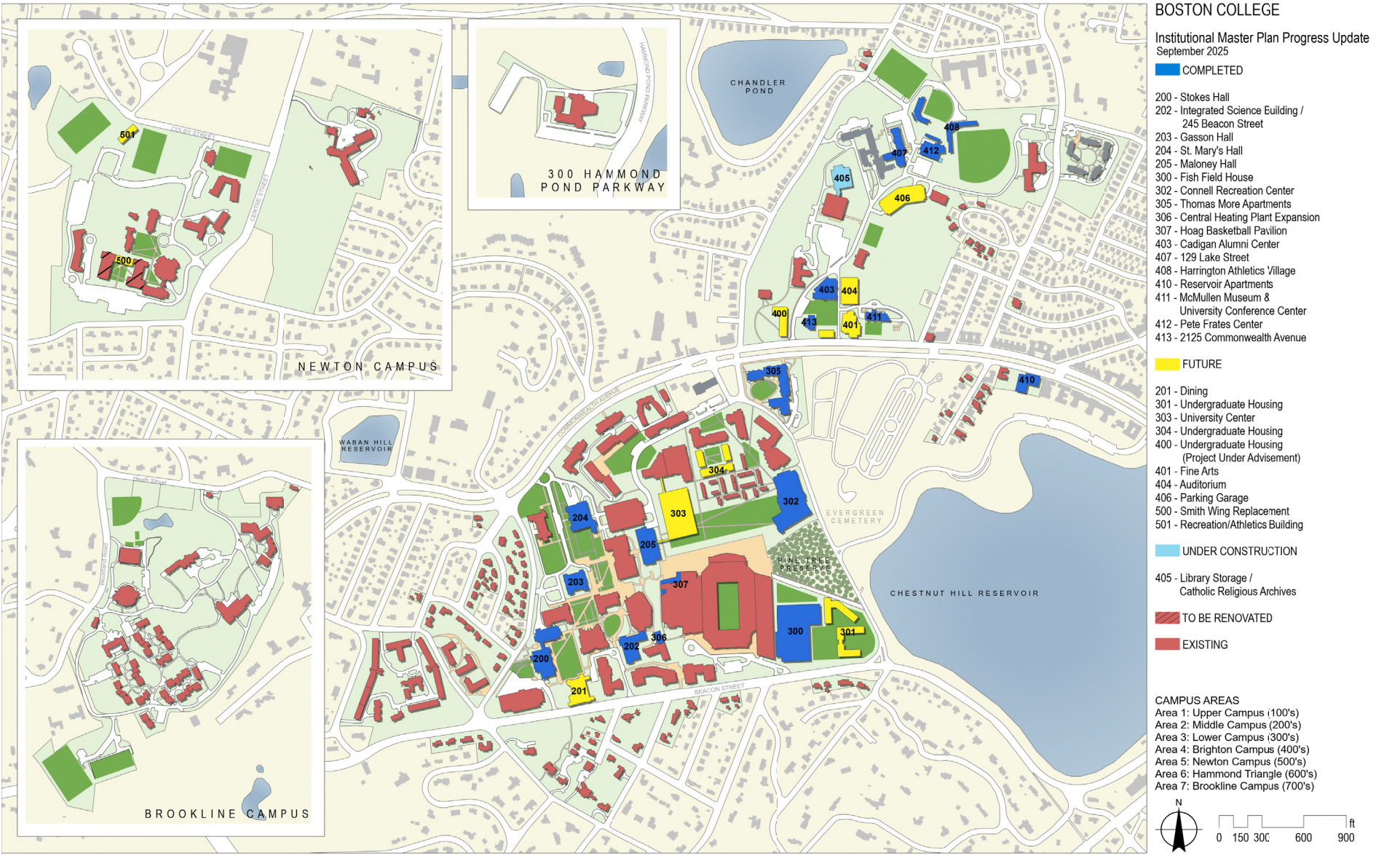
- **Undergraduate Scholarships:** The University annually awards 15 full-tuition scholarships to qualified Boston residents (with a priority to Allston-Brighton residents). \$3,985,326 was awarded during the 2024-2025 academic year and \$3,803,288 was awarded during the 2023-2024 academic year.
- **Woods College of Advancing Studies Boston Scholarship:** The Woods College of Advancing Studies awards up to a maximum of five tuition-only undergraduate scholarships per year to residents of Boston, with a priority to Allston-Brighton residents. \$35,280 was awarded during the 2024-2025 academic year and \$16,324 was awarded during the 2023-2024 academic year.
- **Neighborhood Improvement Fund:** To date, \$2,275,856 in funding has been disbursed to Allston-Brighton organizations and their public agency partners for

various public realm projects that enhance and benefit the Allston-Brighton community.

- **Boston College Community Fund:** To date, \$1,910,000 in funding has been provided to Allston-Brighton organizations since the fund's creation in 1995. Two grant cycles are offered in the fall and spring of each year and eligible organizations are invited to apply for \$3,000 program grants that will enhance the community through civic engagement, beautification initiatives, youth enrichment and educational programs.
- **Boston College Neighborhood Center:** Connects Boston College resources to community needs, through programs including a no-cost community academic tutoring program, free conversational ESOL classes, sponsorship of the BC Girls Inc. student mentoring chapter, coordination of the volunteer Literacy Partnership Program in local schools, and administration of the Community Fund Grants. In academic year 2024-2025, 150 students participating in these programs performed a total of 10,845 hours of volunteer service.
- **Construction Employment:** The University is committed to the Boston Resident Jobs Policy and the hiring of union residents, people of color and women on construction projects over 50,000 square feet. No University projects meeting the 50,000 square footage threshold for eligibility and reporting under the plan were constructed in Boston in 2024 or 2025.
- **Neighborhood Employment:** In the 2024-2025 academic year, the University employed 389 faculty and staff from the neighborhoods of Allston and Brighton and 882 faculty and staff from Boston.
- **Job Fairs-Community Hiring Events:** The University conducts community in-person or virtual community hiring events at least twice a year focused on employment opportunities in Dining Services, Custodial Services, Building Trades, Public Safety & Security and the Temp Pool.
- **St. Columbkille Partnership School:** Since creating the partnership in 2006, the University provides ongoing support in the areas of professional development, volunteer service by faculty, staff and students and the use of athletic facilities.
 - Free tuition for 6 teachers admitted to M.Ed. program in 2024-2025, value \$59,920
 - City Connects Coordinator-\$40,000 in coaching and program support
 - BC Read Aloud Program-40 staff read once a month to students
 - Emerging Leaders Program-50 undergraduate students volunteer weekly
 - Host BC Race To Educate- Helped raise \$165,000 to benefit school in 2025

- **Messina College:** Since its opening in July of 2024, the University's new two-year fully residential associate's degree program designed for first generation, low income students, enrolled 83 Boston students at no or minimal tuition cost. Messina College offers a rigorous educational program with associate's degrees in applied data science, applied psychology and human development, general business and health sciences, as well as internships with leading businesses and non-profit organizations in these fields of study. Students enjoy living and taking classes on the Brookline Campus while having access to all BC's world-class facilities and programs on the main campus.
- **Pine Manor Institute for Student Success-The Academy:** Established in 2020, the Pine Manor Institute for Student Success created The Academy, a residential cost-free summer enrichment program on BC's campus designed for first generation students in grades 8-12 from underserved communities. Students also receive tutoring and mentoring services during the school year. For the 2024-2025 academic year, The Academy supported 77 students in 30 Boston public, charter and Catholic schools.
- **City Connects:** An evidence-based intervention program that helps teachers in public, private and charter schools provide integrated support to address the needs of students in schools serving under-resourced families and neighborhoods. Working with over 150 Boston-based community organizations, City Connects served 995 students in three Boston Public Schools and 1,953 students attending six Catholic schools located in Boston. BC raises 50% of all funding for City Connects operational and training costs for coordinators.
- **Donovan Urban Teachers Scholars Program:** An intensive one-year master's degree program in teacher preparation that places up to 30 graduate pre and full practicum students annually in Boston Public Schools. In academic 2024-2025, 26 students were placed in 20 Boston Public Schools, including the Thomas Edison K-6, Gardner Pilot Academy and Winship Elementary in Brighton.
- **Community Assistance Program:** A full-time employee of the Office of Governmental and Community Affairs works with BC and District-14 police to respond to off-campus noise and student behavior complaints in the neighborhoods surrounding Boston College. The CAP program successfully responded to and resolved 14 reports in academic year 2024-2025.





Attachment A

LIST OF IMP FILINGS

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Date	Filing	Link
3/19/2009	10-year Institutional Master Plan submission to Zoning Commission	https://www.bc.edu/content/bc-web/sites/institutional-master-plan/documents--information/zoning-documents.html
5/6/2013	IMP Notification Form for Amendment and Renewal	https://www.bc.edu/content/dam/files/sites/imp/Separate%20IMPINF%20FINAL%205-3-13.pdf
4/11/2014	Institutional Master Plan Notification Form Amendment	https://www.bc.edu/content/dam/files/sites/imp/pdf/FINAL%202101%20Comm%20Ave%20IMPINF%20FOR%20POSTING.pdf
5/19/2016	BC IMP Notification Form for Amendment and Renewal	https://www.bc.edu/content/dam/files/sites/imp/pdf/BC IMPNF Amendment%20Renewal-05.19.16.pdf
1/9/2017	Field House-Institutional Master Plan Amendment/Draft Project Impact Report	https://www.bc.edu/content/dam/files/sites/imp/pdf/BC%20Field%20House IMPA-DPIR FINAL-010917.pdf
8/17/2021	Institutional Master Plan Notification Form for Renewal	https://www.bc.edu/content/dam/files/sites/imp/pdf/Boston%20College%20IMPINF%20for%20Renewal-August%2017,%202021.pdf
10/6/2023	Institutional Master Plan Notification Form for Renewal	https://www.bc.edu/content/dam/bc1/offices/govt-comm-aff/pdfs/2023-10-06%20BC%20IMPINF%20for%20Renewal.pdf
7/12/2024	IMPINF Catholic Religious Archives Amendment	https://www.bc.edu/content/dam/bc1/offices/govt-comm-aff/pdfs/BC%20IMPINF%20CRA%20Amendment%20-%202007-12-2024.pdf

