





residential life. The University also has determined that undergraduates should live on campus if they are to fully realize the formative educational experience Boston College has to offer. To this end, the University added more than 800 beds to its on-campus undergraduate housing supply in its 2000 Master Plan.

Newly designed and recently renovated residence halls provide students with a sense of small individual communities within the larger building supported by resident ministers (RMs) and resident assistants (RAs). Freshman area buildings range in size from 300 to 500 residents; upper class buildings house an average of 500 students. The majority of residence halls provide small lounges on each floor for students to gather for academic and social events. In addition, the first-year area on Newton Campus provides residents with outside recreation space for relaxation as well as casual meeting space around the buildings.

All residence halls are staffed with professional and student personnel seven days a week during the academic year. The student staffers, known as RAs, are central to the creation of a positive community on each floor. To support the RAs and provide adult resources for residents, each hall is staffed with a resident director (RD), assistant resident directors, peer ministers and resident ministers. In addition, the Office of Residential Life and the Office of the Provost are collaborating to increase the presence of faculty in the halls. Currently, faculty conduct seminar classes in the lounges and assist professional and student staff with educational and social programs. There also has been increased student demand for specialized housing areas devoted to specific areas such as academic honors, healthy living, multicultural leadership or language immersion, among others.

A sense of unity among students in each class year is encouraged by the location of buildings and by room assignment policies. Currently, residence halls are clustered by class year and housing policies require all first year students to live in designated areas of the Upper and Newton campuses. Similarly, policies restrict existing sophomores, juniors and seniors to specific areas of the Lower Campus.

These housing policies have contributed to the development of a student residential culture now







## Graduate Housing

Boston College does not house any graduate students in University-owned properties. To compete effectively with other universities for the most qualified students and faculty, and to





students living on the upper floors of the same building. This research supports Boston College's commitment to create low-rise living environments that promote the development of student communities.

Prior to announcing their research, Educational Psychologist Martin Heilweil reported that the “number of floors, the location of stairwells, and elevators, the design of inner spaces, and the use of amenities, all play an important role in the quality of their [college students'] lives.”

This would indicate that the lower density and low-rise buildings promote greater community development and an increased level of individual development and satisfaction.

This finding is supported by researchers Andrew Baum and Stephen Valins in their book *Architecture and Social Behavior: Psychology Studies of Social Density*; and by Paul Bell, Thomas Greene, Jeffrey Fisher and Andrew Baum in their 1996 book *Environmental Psychology*, who indicated that “high density buildings lead to behaviors less likely to foster inclusion or to build community,” and that high density in residence halls “is associated with less positive attitudes toward people and places” and “leads to social withdrawal, interrupts social networks, reduces a sense of neighborliness, and encourages more aggressive behaviors.”

In 1994, Patrick Terenzini and Ernest Pascarella, two of the nation's foremost scholars in higher education, stated in their book *How College Affects Students*, “that residence halls must become purposeful and intentional educational environments,” noting that current literature dictates that “halls with the strongest impacts on cognitive development and persistence are typically the result of purposeful, programmatic efforts to integrate students' intellectual and social lives.” This finding is supported by Alexander Astin, a leading scholar of student involvement and development, who reported that “learning communities are small groups of students... characterized by a common sense of purpose... that can be used to build a sense of group identity, cohesiveness, and uniqueness that encourage continuity and the integration of diverse curricular and co-curricular experiences.”

In addition, the view within higher education is that students must be engaged and involved to develop not only as individuals but as civic-minded citizens. Astin's 1984 theory of involvement posits that students “learn more the more they are involved in both the academic and social aspects of the collegiate experience. Students who are involved devote significant energy to academics, spend time on campus, participate actively in student organizations and activities, and interact often with faculty.”

On a national and regional level, a number of universities and colleges have moved into large-scale construction and campus development, with multi-year master plans that have at their core living environments that attempt to align the opportunities provided by residence halls with the greater mission of the institution. An informal survey of architectural plans from the East Coast shows that over the past five years there has been a clear directional shift



communities is limited by the architecture of the existing halls. New residence halls hold potential for BC to create additional intentional learning communities.

In addition, as part of the Master Planning process, Residential Life will collaborate with the Provost's Office and other departments to create halls that will foster faculty interactions with students, and enhance the overall academic and social life of the residential community.

### Demand for Additional On-campus Housing

Boston College's on-campus housing currently provides beds for approximately 7,330 students, 85 percent of the 8,600 full-time undergraduates enrolled in on-campus programs. (An average of 350 of BC's 9,000 undergraduates study abroad each semester, and approximately 50 commute from their homes in the Greater Boston area). The University regularly admits students with only three years of guaranteed on-campus housing because it lacks sufficient housing for students to live on campus for four years. This reality places the University at a competitive disadvantage with peer institutions.

To address this demand, Boston College plans a net increase of 1,280 undergraduate student beds over the next ten years. This represents a significant increase over the planned addition of 610 beds outlined in the IMPNF. The larger number of beds included in the IMP is the result of the following changes in the plan:

- y The acquisition of 2000 Commonwealth Avenue, which will accommodate 560 undergraduate student beds
- y An increase of 50 beds on the More Hall site
- y An increase of 60 beds on the Shea Field site

The last two changes double the number of new beds on the Lower Campus from 110 to 220. In total, these changes will produce an additional 670 undergraduate beds in University housing for a total increase of 1,280 undergraduate beds. Table 6-2 outlines the planned growth of undergraduate housing during the IMP, including the sequence of proposed projects.

The creation of 1,280 new undergraduate beds would bring the total number of beds on campus to approximately 8,600. Based on an on-campus enrollment of 8,600 undergraduate students, these new beds will increase the supply of University housing from 85 percent to 100 percent of the undergraduate population.



The Lower Campus area will house 120 beds per acre; the Brighton Campus will house 7 beds per acre.

By any measurement, the Lower Campus of Boston College is extremely dense. As a result, the University has created a housing plan that avoids building high-rise, high-density dorms on the Lower Campus, and that more evenly distributes students throughout the Chestnut Hill, Newton and Brighton Campuses. This plan is consistent with the student formation principles that govern Boston College as a Jesuit, Catholic University.

## Options for Undergraduate Housing

At the request of the BRA, Boston College analyzed two options for adding housing to the Lower Campus. Both options eliminate the 500 beds proposed for the Brighton Campus in the IMPNF and instead provide additional beds on the Lower Campus.

### 1. 1

The first option for providing increased housing on the Lower Campus (to replace the 500 beds proposed for the Brighton Campus) includes the following increases in the number of beds:

- y An additional 50 beds on the More Hall site, bringing the total to 470 beds. The IMPNF had previously added 70 beds to this site from the original proposal of 350 beds. The result is a total increase of 120 beds from the University's original plans for the site.
- y An additional 125 beds on the Shea Field site, bringing the total to 615 beds.
- y An additional 65 beds on the Phase 1 Mods site replacement, bringing the total to 240 beds (replacing 185 existing beds on the site).
- y A new housing site with 160 beds on the hillside in front of Rubenstein Hall and Ignacio Hall.
- y New townhouse units on the Shea Field site with 100 beds.

The total number of beds added to the Lower Campus would be 610 or an increase of 500 over the 110 new beds proposed in the IMPNF. To accommodate this increase in beds, the height of several residence halls would need to be increased from the 4.5 stories provided in the IMPNF. These include 6.5 stories on two Shea Field buildings, 5.5 stories on the rear building on the More Hall site, 5.5 stories on the Mods site and 5.5 stories on the hillside in front of Rubenstein Hall and Ignacio Hall.

These increases would also require building townhouses on Shea Field along Beacon Street. A previous proposal for townhouses on this site had been opposed by the neighbors. To address those concerns, the University placed the Shea Field housing on the north side of the field away from the roadway and closer to the rest of the Lower Campus. Providing



Architects and Engineers (EYP) to review Edmonds Hall with regard to potential renovations to accommodate Boston College's current Residence Life program requirements and sustainable design initiatives. EYP reviewed existing conditions with regard to overall building condition, exterior envelope, and major building systems as well as with regard to current trends in residence life programming and unit configuration.

The conclusion of the review was that Edmonds Hall is in need of a full and comprehensive renovation in order to update units and common spaces to meet current Residence Life needs and replace major mechanical, electrical, plumbing and fire protection systems with modern, efficient systems to extend the building's life. In addition to the overhaul of building systems, the study indicated that obtaining the goal of LEED Silver suggests significant investment in new exterior enclosure systems and interior finish materials. These renovations would result in a loss of approximately 50 beds.

More detailed recommendations from EYP include:

y

University Center and the concentration of housing on the Lower and Middle campuses. Placing the Recreation Center on the More Hall site would eliminate 470 beds planned for that site. This combined with the loss of 50 beds in the renovation of Edmonds Hall would result in a net gain of only 250 beds.

The Edmonds Hall location is the best site for the Recreation Center because of its proximity to the center of campus, the University Center and Corcoran Commons. The More Hall site was tested as a location for the Recreation Center and was found to be too constrained for the necessary building floor plate. Further, location of the Recreation Center at the eastern gateway to the University is inconsistent with the University's vision for the campus.

### Impacts of Student Housing Demand on Off-campus Housing Supply

Over the past several decades Boston College has worked to lessen its impact on the local Allston-Brighton housing market through a number of intentional and carefully crafted strategies including the addition of undergraduate beds to the on-campus housing supply and, most importantly, through the establishment of a welcoming, residentially focused student culture on campus.

While much has been done to offer students more on-campus housing options, a number of undergraduates remain in off-campus accommodations. Boston College retained Byrne McKinney & Associates, Inc. to update a study of the impacts of student housing demand on the off-campus housing supply that was included in the 2019 Student Housing Study. The study found that 49% of students live off-campus, a decrease from 54% in 2014. This is due to an increase in on-campus housing options and a decrease in off-campus housing supply. The study also found that 69% of students live in traditional dormitories, a decrease from 75% in 2014. This is due to an increase in traditional dormitory housing and a decrease in off-campus housing supply. The study also found that 19% of students live in apartment-style housing, an increase from 12% in 2014. This is due to an increase in apartment-style housing and a decrease in off-campus housing supply. The study also found that 2% of students live in other types of housing, a decrease from 1% in 2014. This is due to an increase in other types of housing and a decrease in off-campus housing supply.



prices in the owner-occupant sector overall, the investor advantage derived from student rents has all but disappeared in recent years.

The full 2008 Housing Impact Study is included in Appendix A.

### **Student Behavior Plan**

Boston College regards uncivil or disrespectful behavior by students toward anyone in the community as unacceptable. The following sections describe the measures and programs that have been implemented in a multi-faceted Student Behavior Plan to insure that Boston College students understand that they are held to the highest standards.

In 2004, Mayor Menino initiated awards to recognize partnerships between higher education



## The Boston College Police Department

The Boston College Police Department (BCPD) includes 53 sworn police officers providing 24-hour coverage every day. Their primary objective is to assure the safety and security of all students, faculty, staff and visitors. Officers are directly involved in both crime prevention and response/enforcement. The Boston College Police have the same authority and powers as local or state police in or upon the lands and structures owned, used or occupied by the University. They also have deputy sheriff powers for use in off-campus situations and support the Boston and Newton police. The BCPD participates in team policing and walking patrols with the Boston Police and CAP.

## Vice President of Student Affairs

Under the direction of the Vice President for Student Affairs, The Campus Task Force on the Reduction of Alcohol-Related Problems is responsible for:

- y Developing policies to provide consistent enforcement and decrease alcohol use on campus
- y Increasing alcohol-free late-night programming and creating safe traditions around athletic events and holidays
- y Coordinating educational efforts and increasing the effectiveness of intervention and treatment services

Boston College residence halls are supervised by a staff of 155 resident assistants (undergraduate and graduate students), 1 area coordinator, 12 resident directors, 2 graduate resident directors and 21 other live-in professional staff members. These individuals, who are under the direction of The Office of Residential Life, enforce University policies as well as state and local laws along with the Boston College Police. The Office of Residential Life trains Resident Directors and Resident Assistants. Education regarding illegal use and abuse of alcohol is an intrinsic component of this training, which includes policy enforcement as well as issues relating to prevention, intervention and treatment. Residence hall staff offer a comprehensive array of educational programs about alcohol in all undergraduate residence areas throughout the year. The Office of Residential Life also enforces the on-campus ban on alcohol delivery and assists with off-campus housing services, including the annual meeting with landlords, ISD and the BPD.



Mancini, Brighton District Court Judge David Donnelly, ISD Commissioner Bill Goode, and Captain William Evans, head of the Mayor's Special Task Force on Student Behavior.

Most colleges and universities in the Boston area were represented along with participants from other states in the region. Each institution was also asked to bring two to four students to discuss the student perspective. The conference was designed to bring together key stakeholders in creating and sustaining positive communities for students, community members, and colleges and universities. The conference was the result of a collaborative planning effort among Boston College, Boston University, Northeastern University, MIT, the Boston Police Department and Mayor Menino's Office. In addition to university administrators, conference attendees included community leaders, campus alcohol and drug educators, alcohol retailers, realtors and landlords.

### Boston College Campus Community Partnership Initiative (BC CCPI)

The Boston College Campus Community Partnership Initiative (BC CCPI) is a coalition of members of the Boston College community and the local community aimed at addressing alcohol-related student behavior in the neighborhoods surrounding Boston College. The coalition holds monthly meetings to discuss problems and strategize about possible solutions. Meeting participants include local residents, students, landlords and property managers, realtors, Boston Police officers, ISD, BCPD, student affairs administrators and staff of the Office of Governmental and Community Affairs.

Last year the BC CCPI worked on several initiatives, including coordinating the distribution of informational guides to students living off-campus, advocating for an informational meeting for off-campus students, and planning a Welcome to the Neighborhood BBQ for students. This year the BC CCPI began planning several initiatives, such as increasing enforcement of state laws at off-campus parties, decreasing the availability of alcohol off-campus, and increasing communication and educational efforts geared towards students and residents.

### Boston Police Department

Over the years, Boston College and the Boston Police Department District 14 have developed a strong working partnership and continue to collaborate on a number of initiatives and programs to address student behavior and underage drinking both on and off campus.

- y The District 14 Captain and community service officers participate in the annual Student Behavior Planning Meeting with BC administrators.
- y Community Service Officers address students at the BC Safe Student Meetings that are held in September to discuss expectations regarding behavior and student safety.

