



EMMANUEL COLLEGE

BCDC Design Review

OCTOBER 27, 2015

PROJECT DESCRIPTION

Project Site

The Project site is located on Brookline Avenue on the Emmanuel College campus, and is bounded by Brookline Avenue to the Northwest, Beth Israel Deaconess Medical Center (BIDMC) to the Southwest, and the Emmanuel College campus to the northeast and southeast. The site is occupied by the existing Julie Hall, which contains 220 beds. There is currently no parking on the site.

Area Context

The Project site is located on the Emmanuel College campus, which is in the heart of the Longwood Medical and Academic Area. Emmanuel is situated on a contiguous 17-acre campus in Boston’s Fenway neighborhood. The campus is bounded by Brookline Avenue on the northwest, The Fenway on the northeast, Avenue Louis Pasteur on the east, and property belonging to other institutions (including BIDMC and Harvard University) on the south.

Project Background and Proposed Changes since the IMP

The New Residence Hall as currently proposed is similar in size to the one proposed in the 2012 IMP. As shown in the Table below, the overall gross square footage of the currently proposed Project will be approximately 7,550 sf smaller than the IMP project, with 41 less beds. A dining hall is no longer being proposed as part of the Project. While the revised Project is taller in height, it will occupy a smaller footprint.

CATEGORY	2012 IMP	REVISED PROJECT
HEIGHT	185 FEET	205 FEET
STORIES	16 STORIES	19 STORIES
DINING HALL	500 SEATS	NONE
BEDS	720	679
PARKING SPACES	200 SPACES	35 SPACES
BUILDING FOOTPRINT	36,000 SF	27,900
FLOOR AREA	275,000 SF	267,450 SF

Proposed Project

The New Residence Hall, as shown in the Table below, is an approximately 267,500 sf student residence building that will include approximately 679 beds, 220 of which will be replacement beds from the existing Julie Hall. A majority of the rooms will be two bedroom apartments (approximately 164 apartments) with double occupancy in each bedroom, emphasizing appeal to junior and senior-year students. The remaining 23 suites will be one-bedroom suites for Residence Assistants or special needs students. A portion of the building will be rented to a third party institutional tenant. Below grade, the building will accommodate parking for up to 16 vehicles.

Project Program

PROJECT ELEMENT	APPROXIMATE DIMENSION
RESIDENTIAL ACCOMMODATIONS	679 BEDS (459 NET NEW)
AMENITY SPACE	25,600 SF
TOTAL	267,500 SF
PARKING	35 SPACES ¹

1- The layout of the below-grade parking allows for the installation of stackers at a later date, which could increase the number of spaces to approximately 70 spaces.

The Project will be six stories along Brookline Avenue, and nineteen stories on the eastern portion of the site adjacent to Marian Hall. The ground floor will include space for a variety of additional student life and academic uses. Anticipated uses include meeting space for student organizations, lounges for students, and student study rooms. Also on the ground floor will be a convenience store to provide residents with access to groceries and quick meals which will support the apartment style living that is integral to the desire to house upper class students on campus. This convenience store will be accessible to the public. There will also be two function rooms on the top floor of the building.

The Project will improve the character and quality of Brookline Avenue by introducing interior spaces that display activity through a significant amount of transparent façade area and improved landscaping between the façade and the sidewalk. This activity, visibility and landscape will not only promote the appeal and safety of walking along Brookline Avenue by adding “eyes on the street,” lighting, visual interest and aesthetic appeal, but will also help convey Emmanuel’s culture of scholarship as an important theme enhancing the image of the LMA and Boston.

Consistency with the LMA Interim Guidelines

In 2002, the BRA and the Office of Jobs and Community Services (OJCS), in conjunction with the Boston Transportation Department (BTD), initiated a master planning process for the LMA. In 2003, the BRA adopted a set of LMA Interim Guidelines to inform the BRA's considerations while reviewing proposed projects pursuant to Article 80 of the Boston Zoning Code.

The Interim Guidelines are designed to accomplish the following:

- Require institutions and developers contemplating development in the LMA to comply with certain fundamental principles of good planning in the areas of transportation, urban design and workforce development as described herein;
- Accomodate near-term institutional growth while addressing residents’ concerns for quality of life and employment opportunities by overlaying specific development guidelines regarding transportation, urban design and workforce development;

- Control growth in the LMA to create a better physical environment and an improved quality of life through improvements in the public realm and an enhanced transportation infrastructure;
- Set a new standard in how development will improve Boston residents’ opportunities for jobs, housing, education and business development;
- Provide the immediate context within which a long-term master plan for the LMA will be developed through an approximately 18-month public process; and
- Protect the viability of the LMA for the future by managing growth in the near-term, while encouraging institutional growth and opportunities in other locations suitable to accommodate and benefit from these industries.



PROJECT DESCRIPTION [con't]

Emmanuel College has adhered to the Interim Guidelines in its planning efforts since they were adopted in 2003. The Project will be consistent with the Guidelines in the following ways:

Assets:

The taller portion of the proposed New Residence Hall features a slender profile facing The Fenway and faceting that reduces its profile when viewed from Brookline Avenue from the west. The building has been located toward existing taller buildings—Merck Research Laboratories-Boston and BIDMC East Campus in particular—and away from The Fenway in accordance with the LMA Interim Guidelines to achieve a stepped transition in height up to the LMA’s taller structures. The New Residence Hall has also been placed at a sufficient interval from the Merck Research Laboratories to maintain significant direct sun and sky plane views from Emmanuel’s Main Quadrangle. The massing has been designed to avoid impacting the Emerald Necklace with new shadows on the vernal equinox. The location and height of the New Residence Hall causes its shadow to largely fall within the existing shadow cast by Emmanuel’s Administration Building.

Dimensional Guidelines:

As indicated in the LMA Interim Guidelines, a portion of the New Residence Hall site is allowed a height of 150’ with a potential maximum of 205 feet with the provision of exceptional benefits. With a portion of the Project having a maximum height of 205 feet, Emmanuel will provide exceptional public benefits including the provision of student housing, thus reducing the total number of students that seek off campus housing and, therefore, increasing the housing supply in the area. In addition, in accordance with the LMA Guidelines, the maximum building height along Brookline Avenue will be 75 feet.

City of Boston Zoning:

The Project will be undertaken pursuant to and consistent with the Emmanuel Institutional Master Plan (IMP). The Emmanuel ten year IMP was approved by the Boston Redevelopment Authority (BRA) on May 15, 2012 and by the Boston Zoning Commission on June 27, 2012 with an effective date of June 27, 2012.

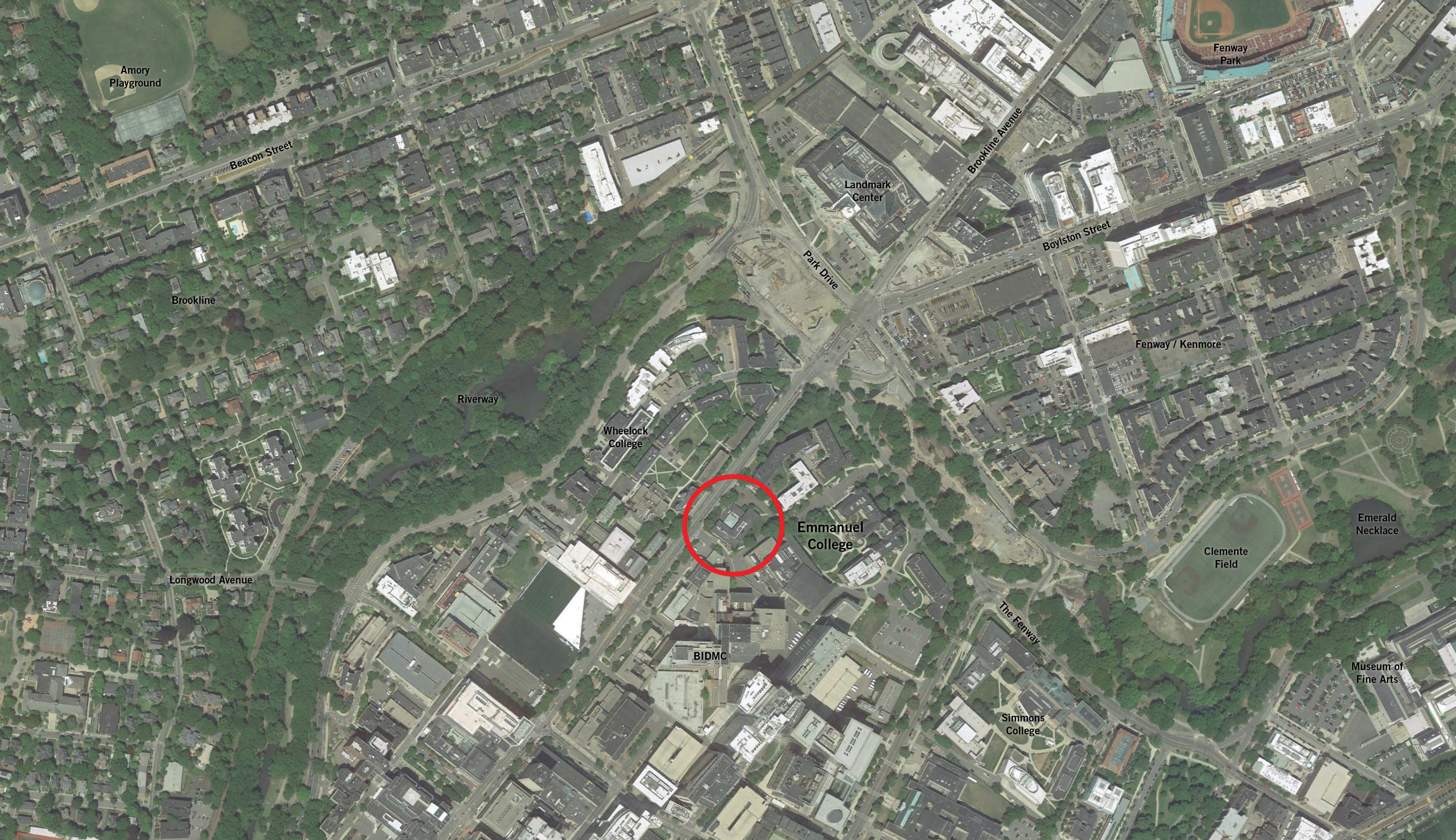
The IMP included two Proposed Institutional Projects which are intended to be undertaken by Emmanuel during the term (2012-2022) of the new IMP. The two Proposed Institutional Projects, subject to further Article 80D and Article 80B review, are:

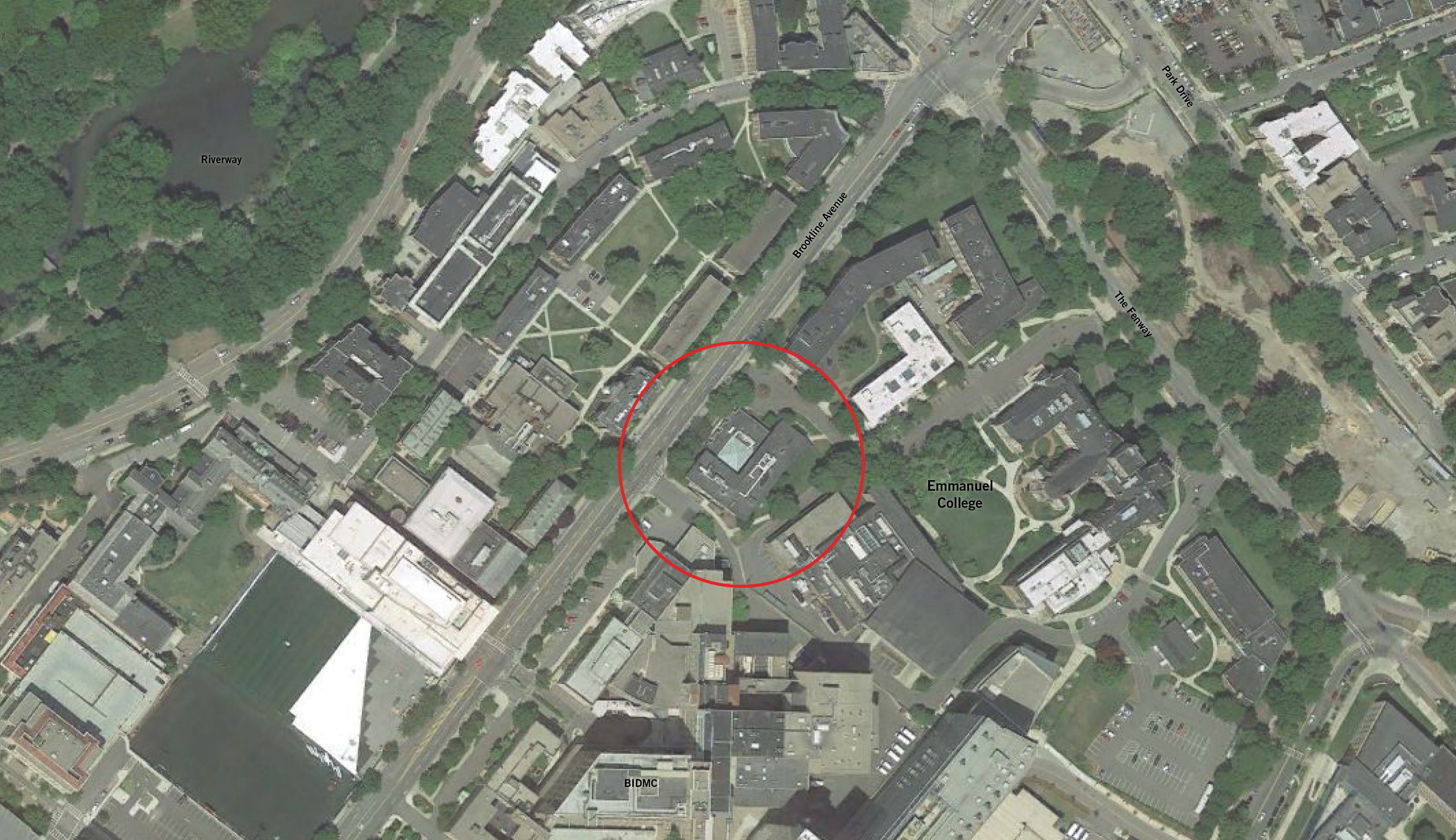
- New Residence Hall
- Cardinal Cushing Library

The New Residenc Hall Building is to be constructed on the site of Julie Hall, which is adjacent to the existing dormitory buildings on Brookline Avenue.

The New Residence Hall was included in the IMP, and was reviewed only under Section 80D of the Code. The minor changes in project size meet the criteria for Notice of Project Change (NPC) review under Section 80A-6 of the Code, as well as the criteria for Waiver of Further Review under Section 80D-5.2(e) of the Code. This proposal does not constitute a new institutional project, nor does it require changes in the IMP, which would constitute a change in use, dimensional, parking or loading elements, other than de-minimus changes which, in this case, are a reduction in the building size and modification of height elements. There are no significantly greater impacts that would result from the continued implementation of the approved IMP than were originally projected. The applicability of Section 80D-5.2(e) of the Code to the Project is appropriate and results in an “amendment” of an IMP under Section 80D-9 of the Code. The Project’s compliance with the NPC standards supports a finding of “de minimus” change or minor modification of the IMP.









View towards the northwest showing service access road with Julie Hall to the left.

Image 1



Western view across the quad towards Julie Hall with Marian Hall to the left.

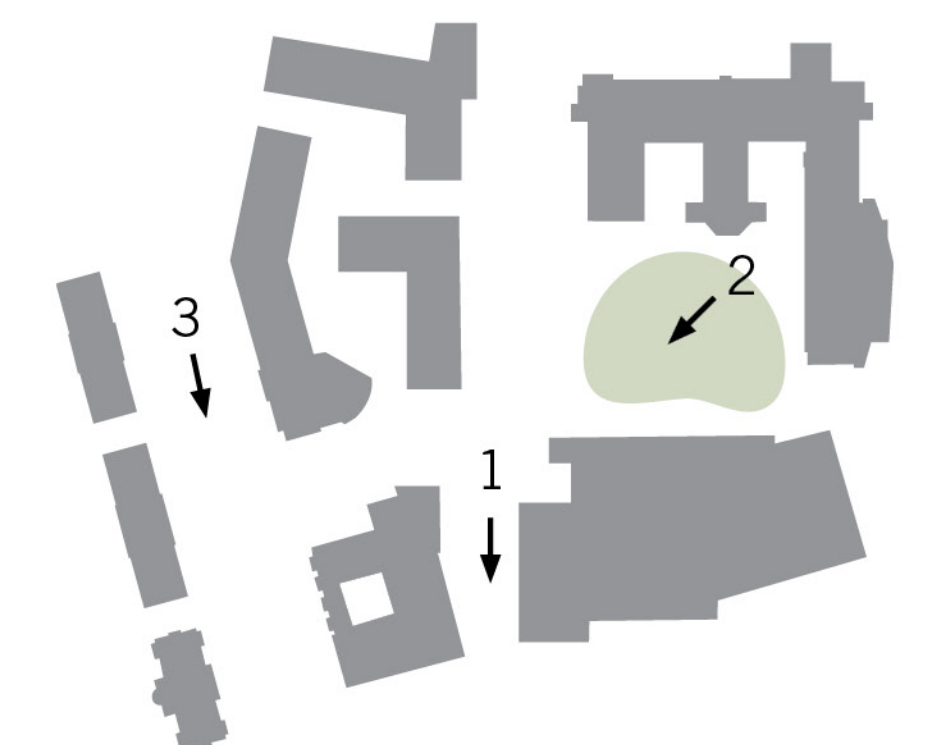
Image 2



Western view down Brookline Avenue with St. Joseph Hall to the left.

Image 3

Key Plan

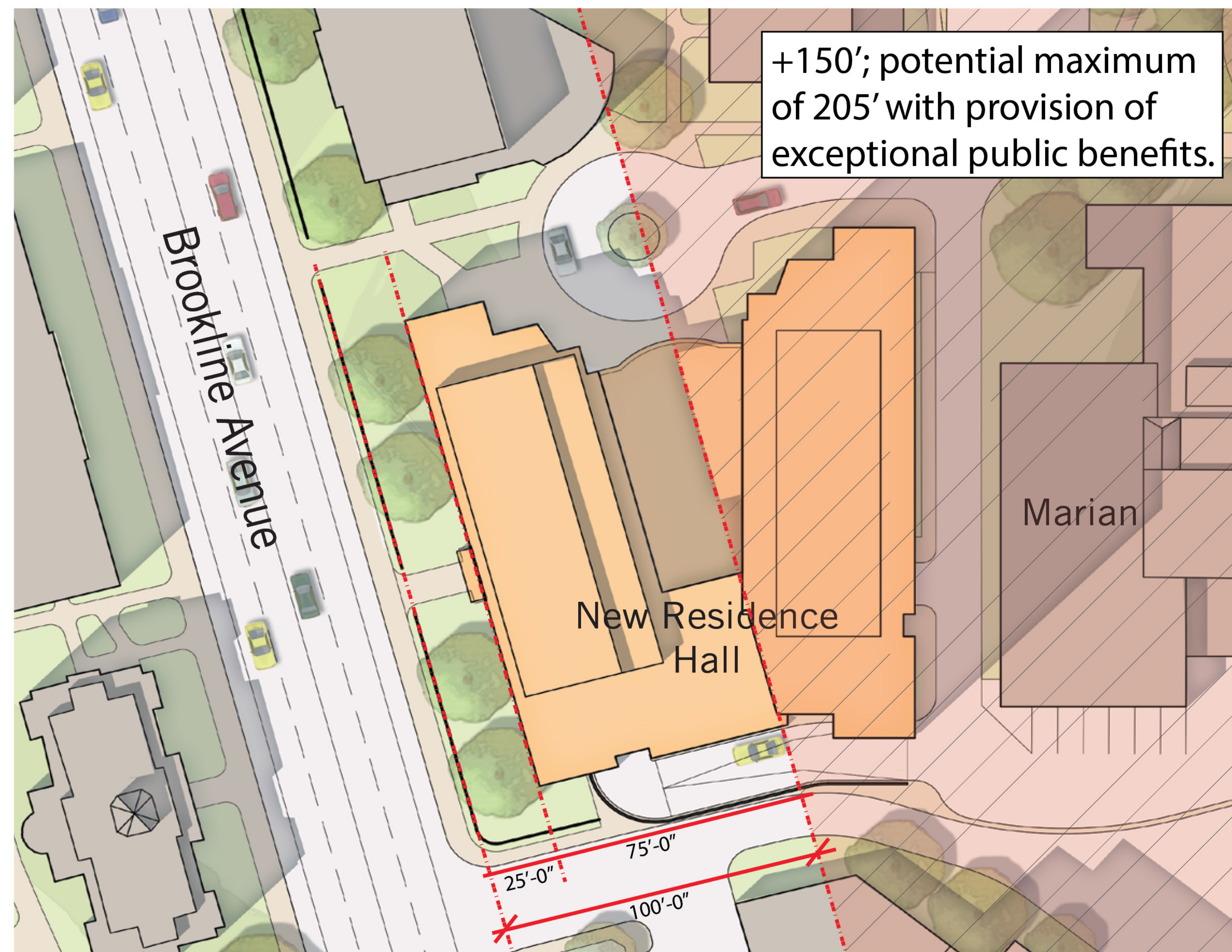
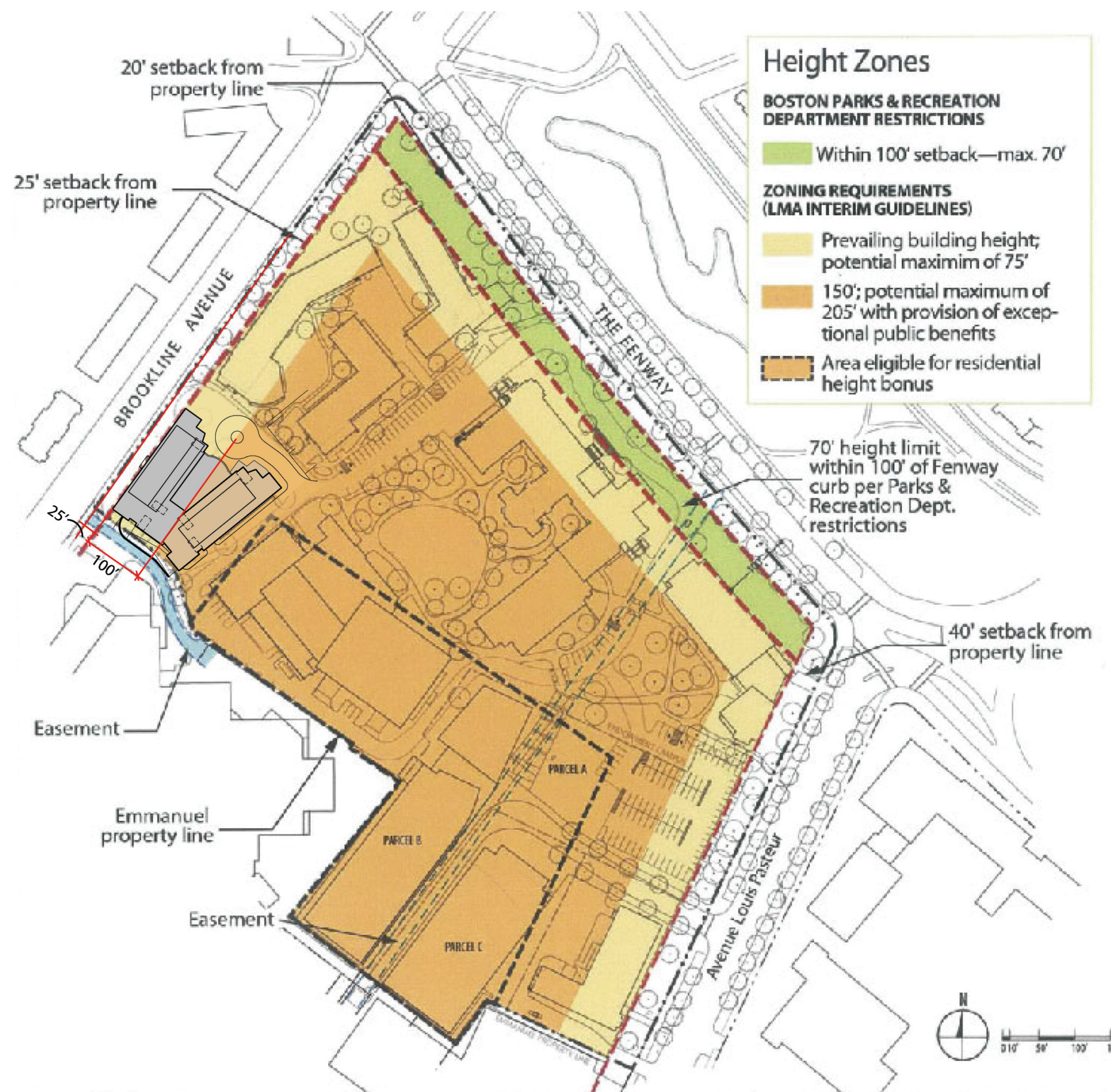




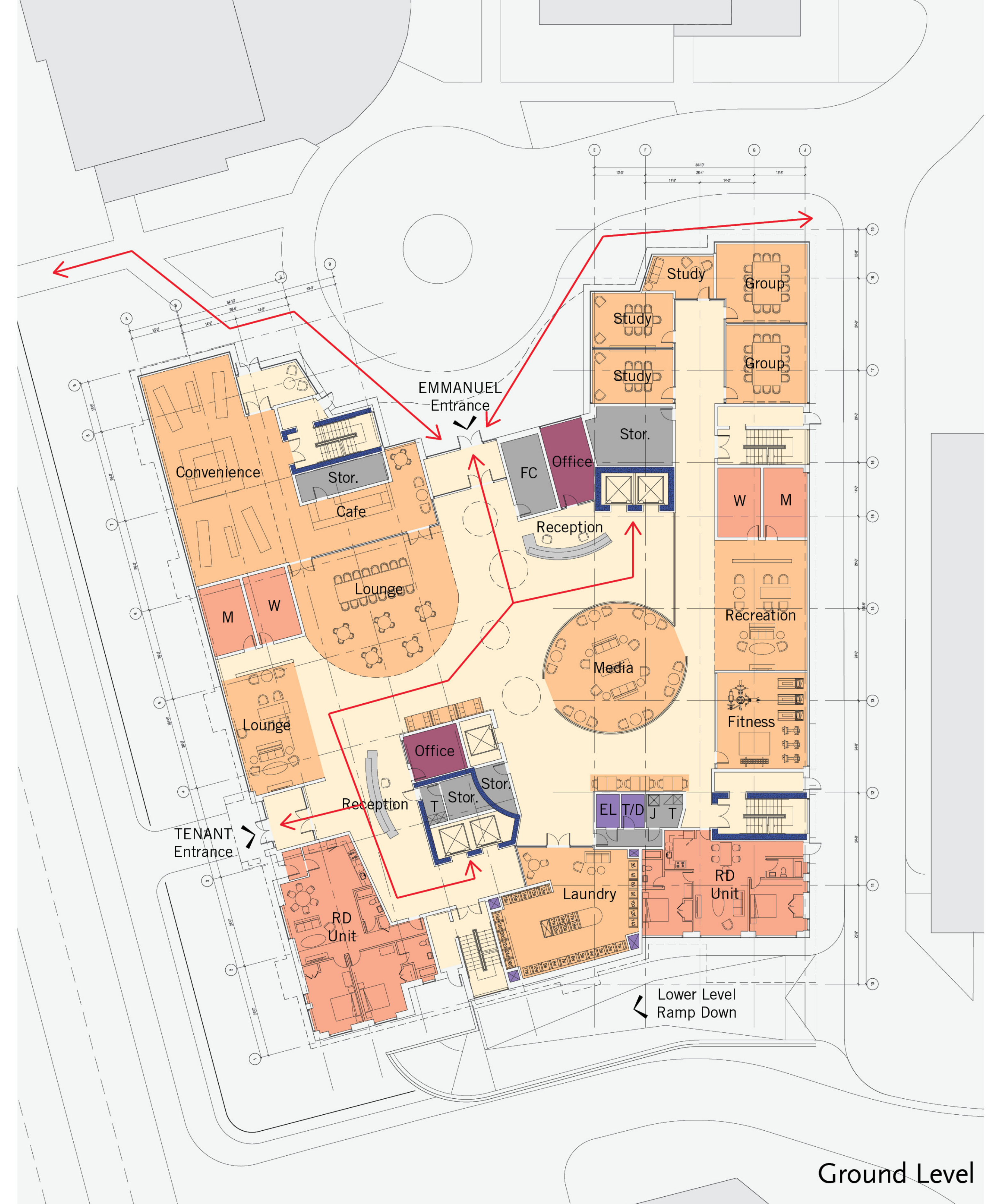
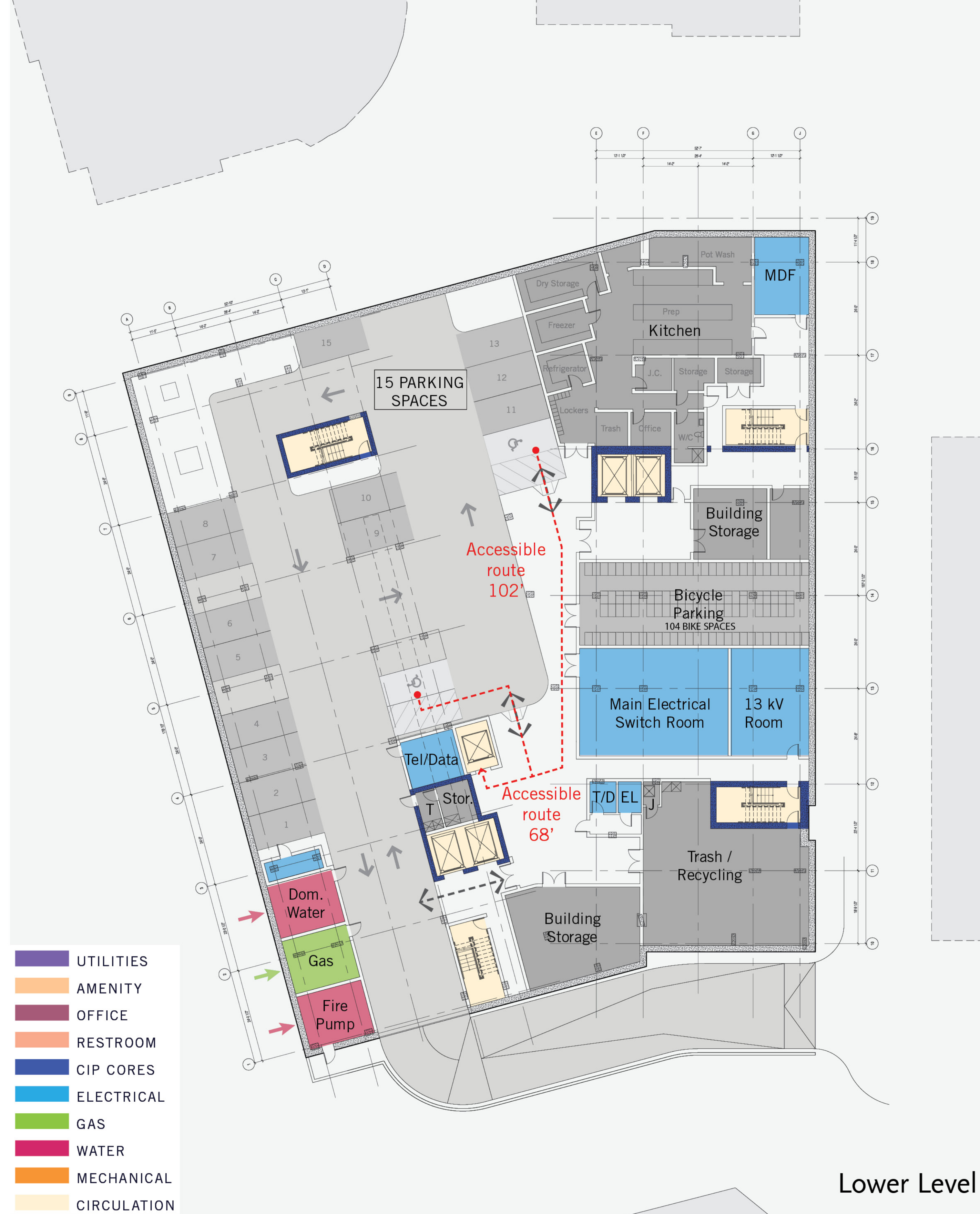
Existing Condition



Proposed Condition

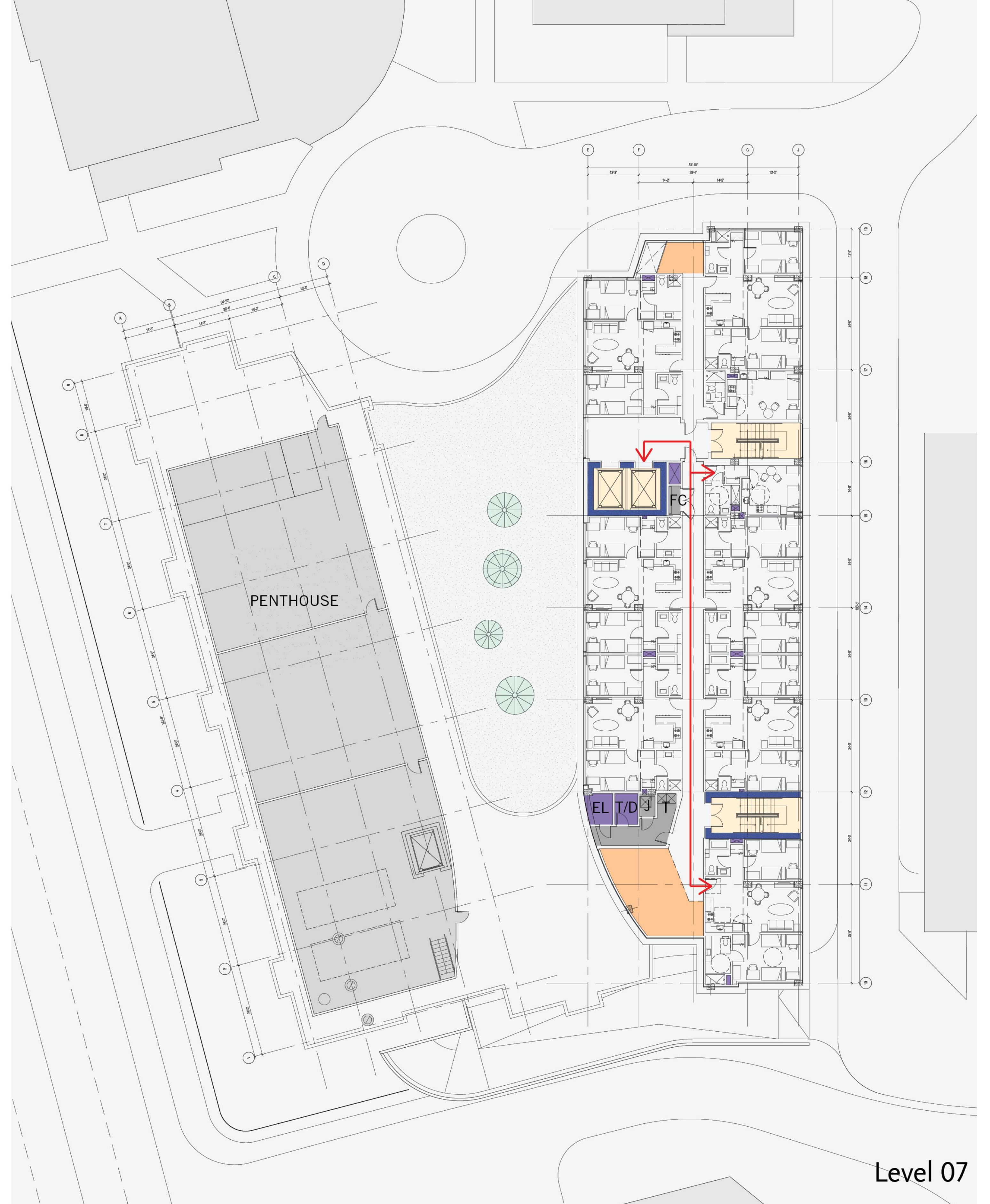




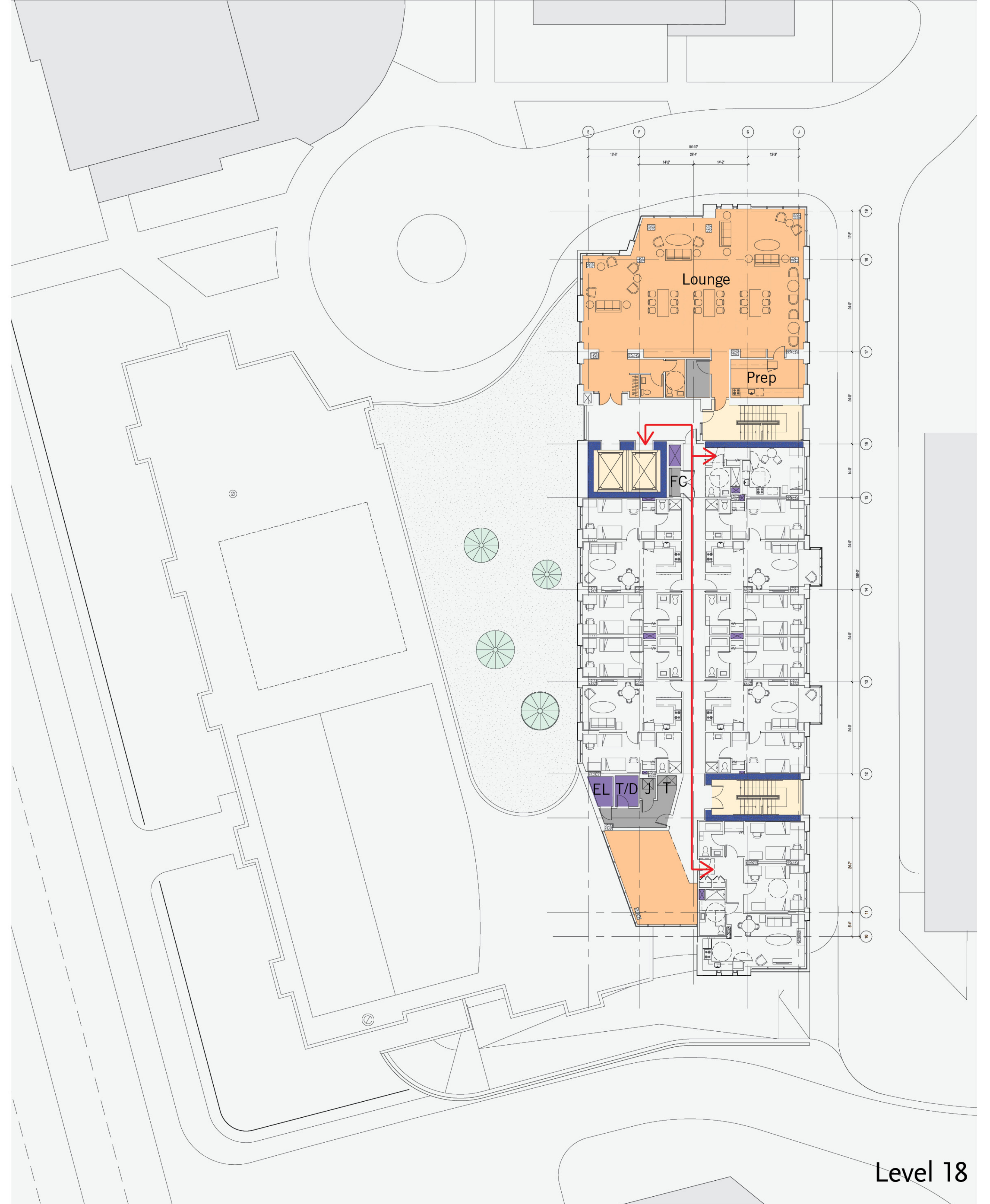
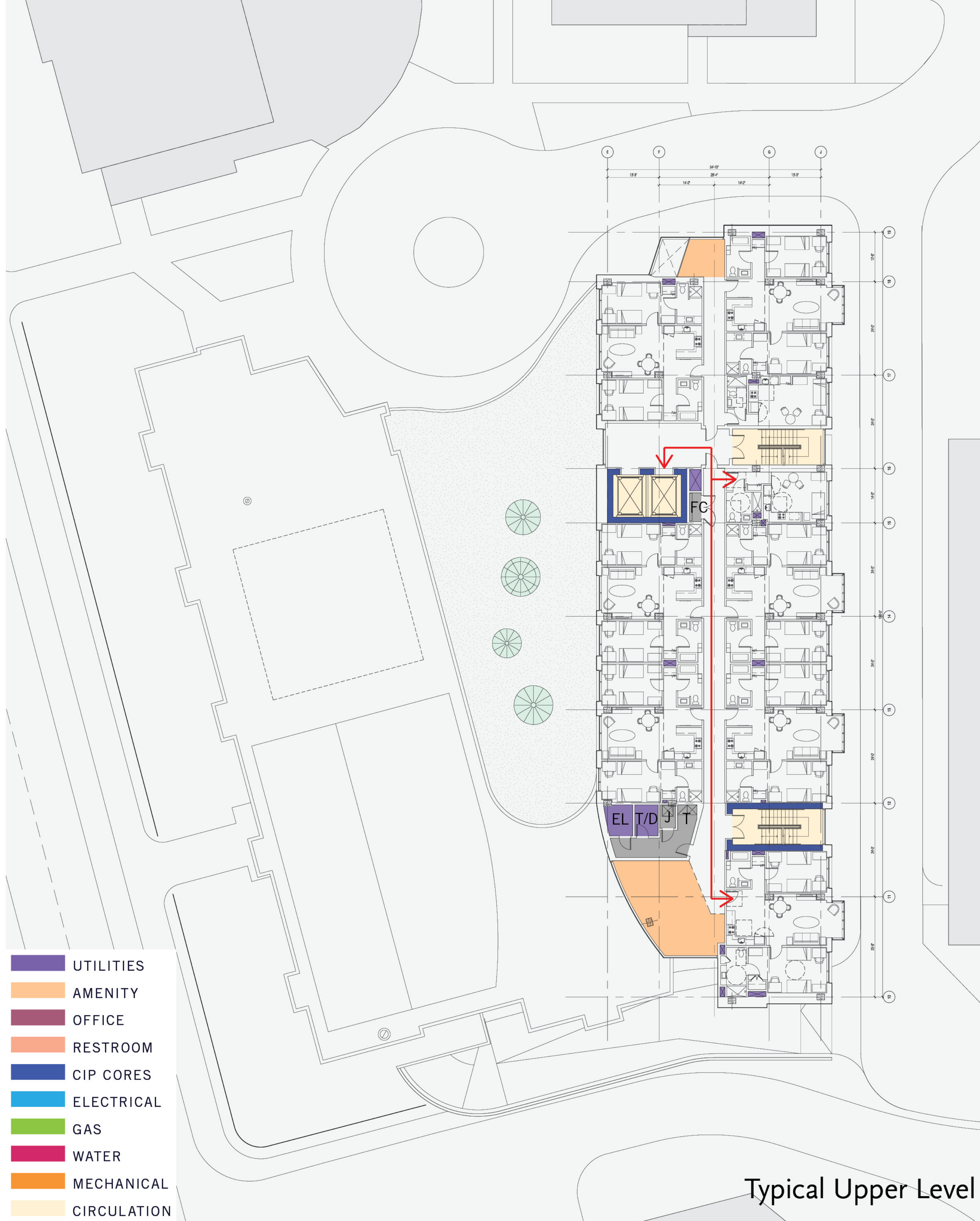


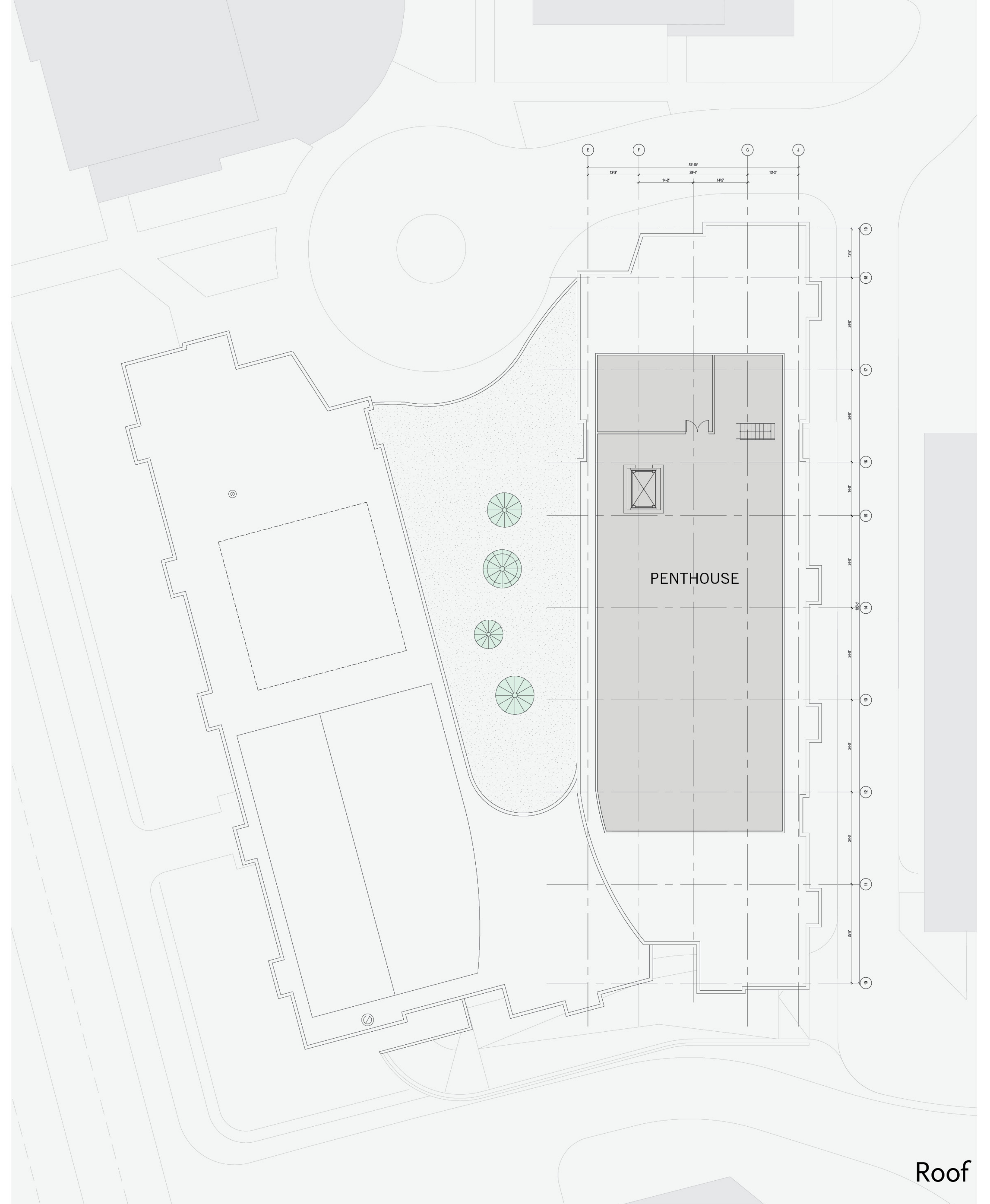
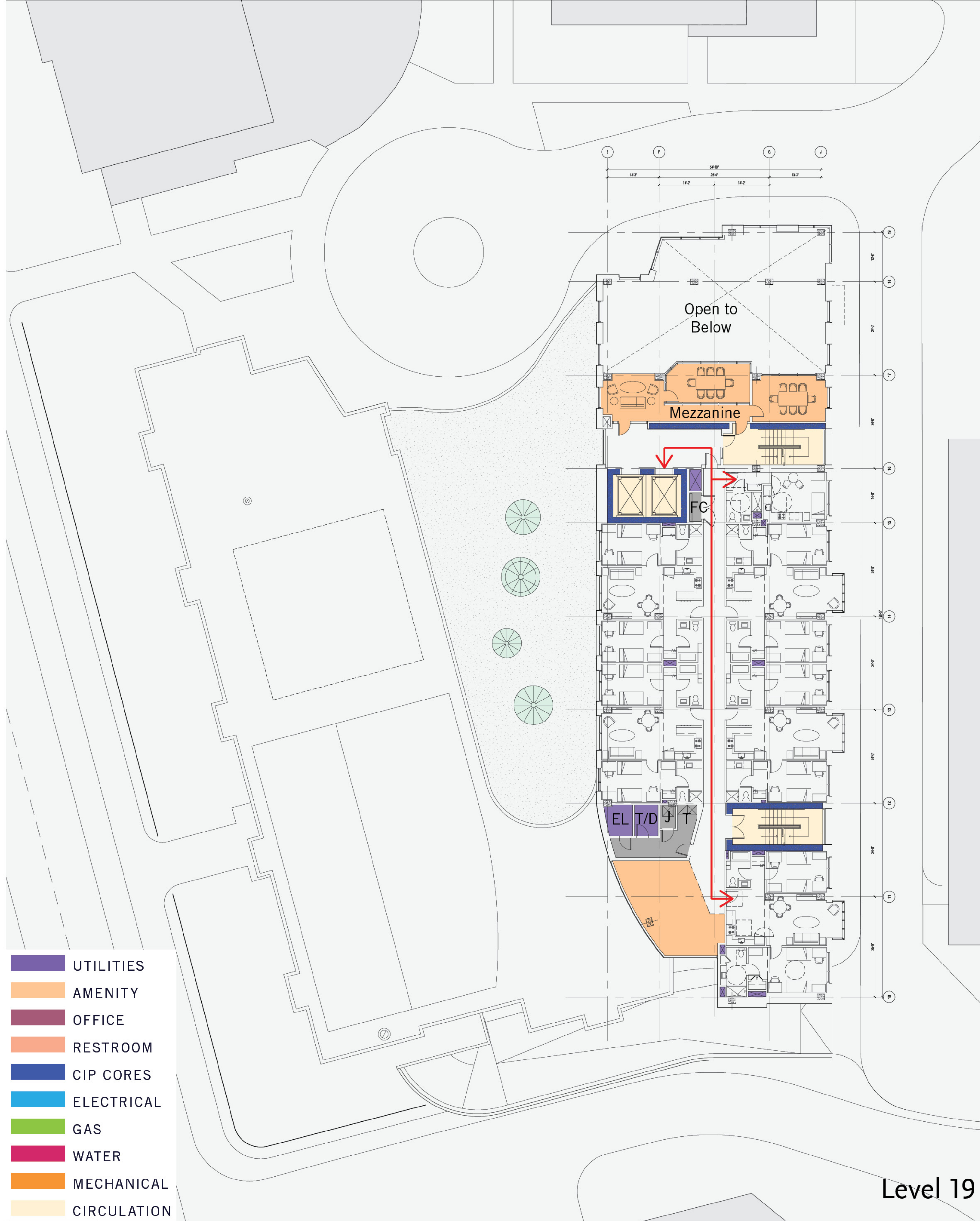


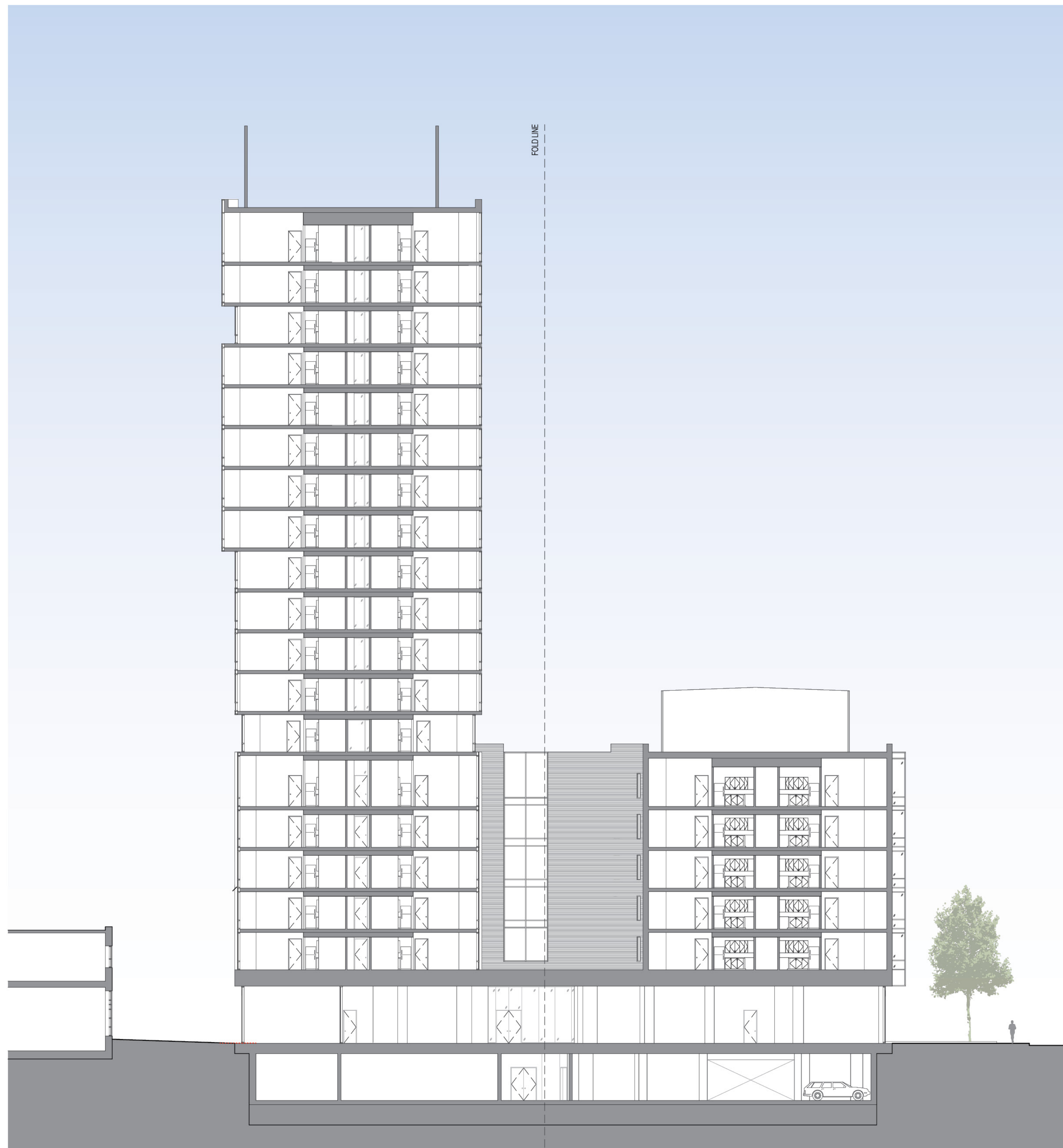
Typical Lower-Upper Level



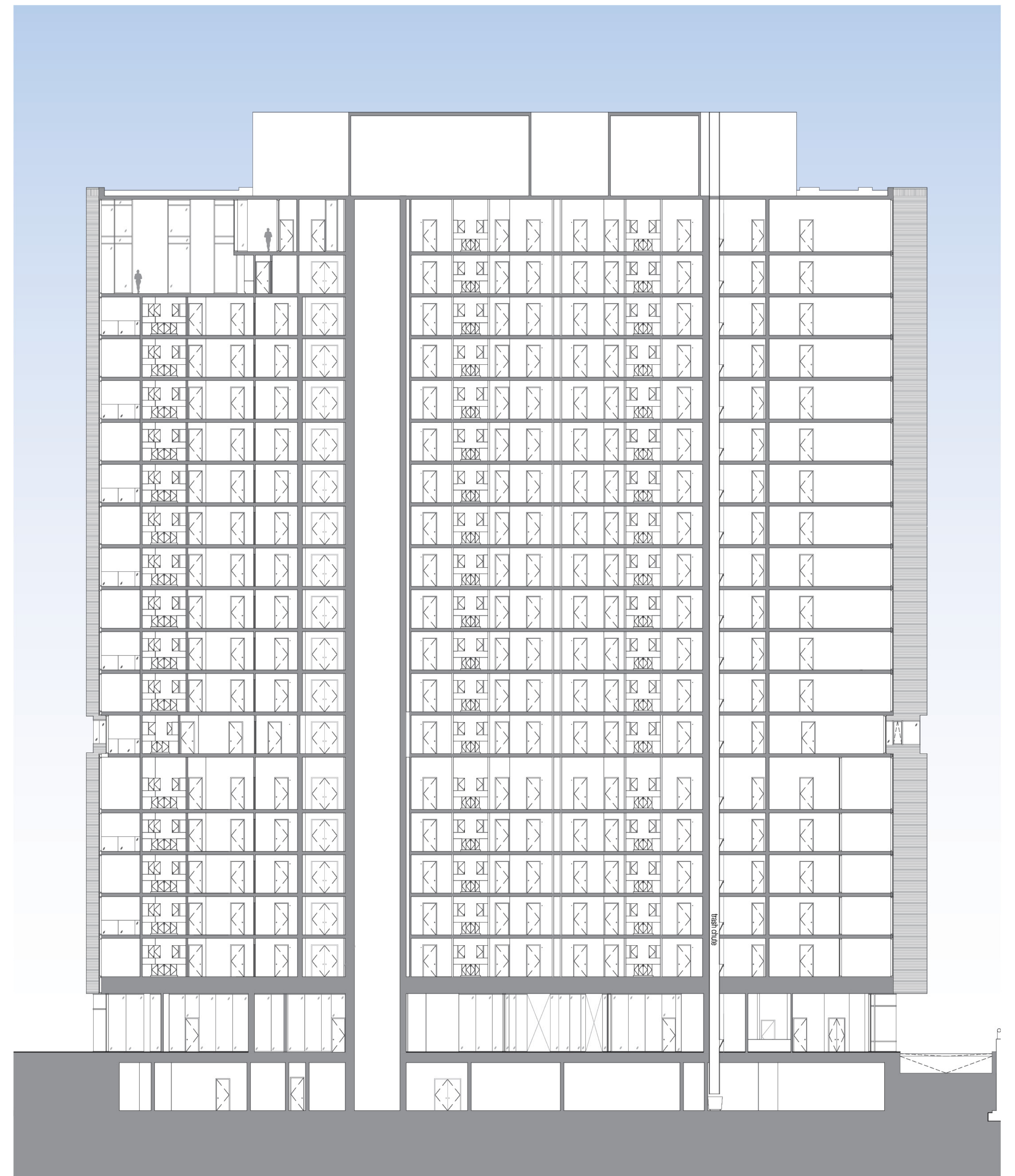
Level 07







Building Section Looking South



Building Section Looking East



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NEW RESIDENCE HALL -
SCHEMATIC DESIGN
Boston, Massachusetts

Perspective Rendering
Viewed Looking South from Residential Quad
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NEW RESIDENCE HALL -
SCHEMATIC DESIGN
Boston, Massachusetts

Perspective Rendering
Viewed Looking North on Brookline Ave.
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NEW RESIDENCE HALL -
SCHEMATIC DESIGN
Boston, Massachusetts

Perspective Rendering
Viewed from Campus Quad
OCTOBER 27, 2015



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NEW RESIDENCE HALL -
SCHEMATIC DESIGN
Boston, Massachusetts

Perspective Rendering
OCTOBER 27, 2015



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NEW RESIDENCE HALL -
SCHEMATIC DESIGN
Boston, Massachusetts

Model Photographs
OCTOBER 27, 2015



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NEW RESIDENCE HALL -
SCHEMATIC DESIGN
Boston, Massachusetts

Interior Perspective
OCTOBER 27, 2015



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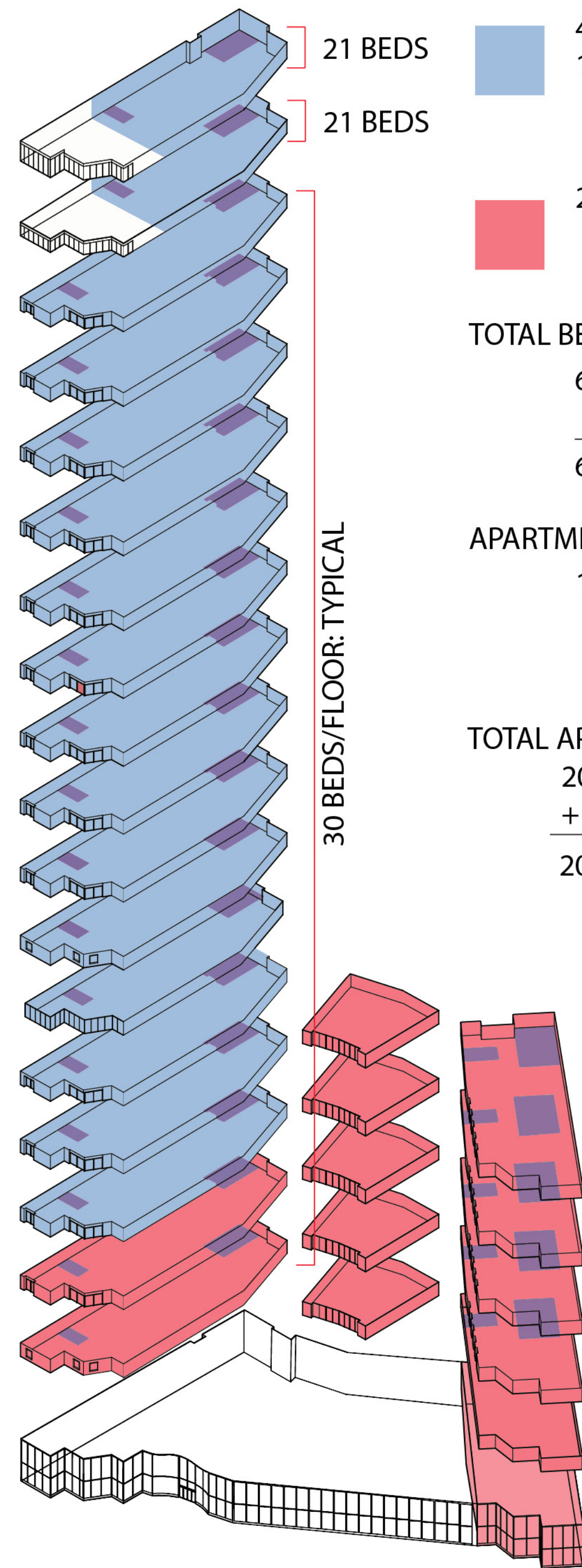
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0 25 50 100





462 BEDS
108 QUADS
30 SINGLES

225 BEDS
54 QUADS
9 SINGLES

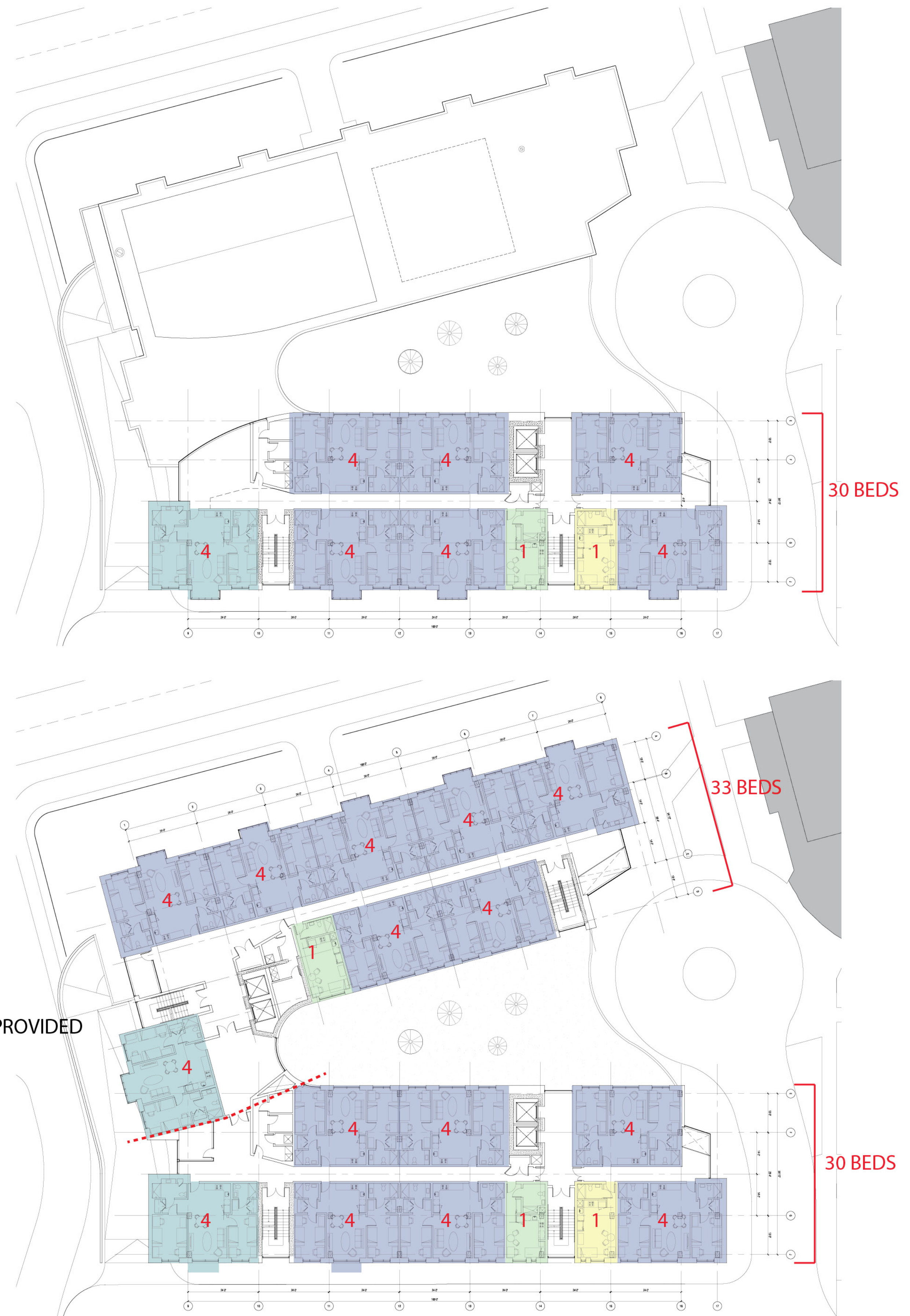
TOTAL BEDS:
687 BEDS
4 RESIDENT DIRECTOR BEDS
691 TOTAL BEDS

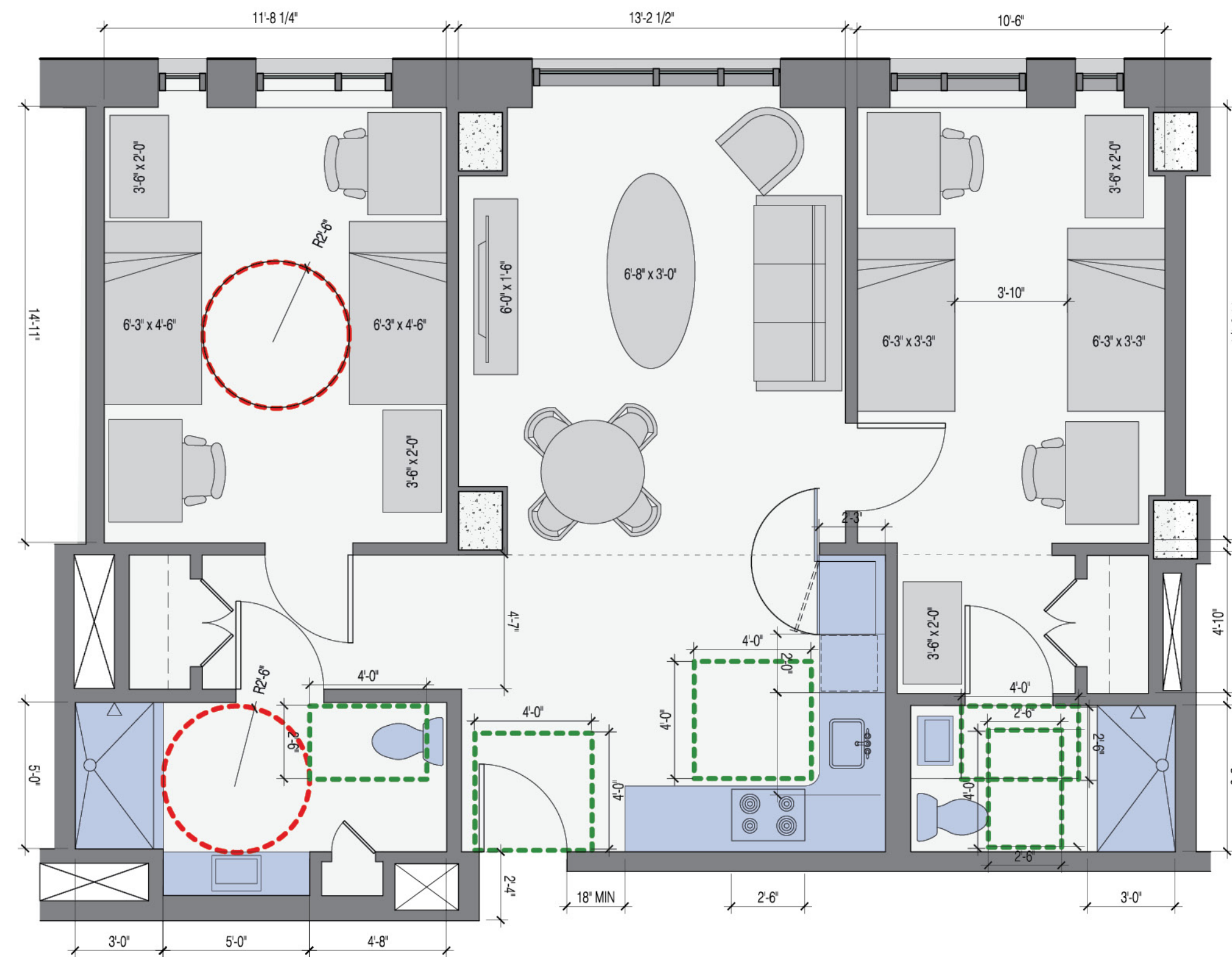
APARTMENT TYPES
162 QUADS
39 SINGLES
4 RESIDENT DIRECTOR APARTMENTS

TOTAL APARTMENTS:
201 STUDENT APARTMENTS
+ 2 RESIDENT DIRECTOR APARTMENTS
203 TOTAL APARTMENTS

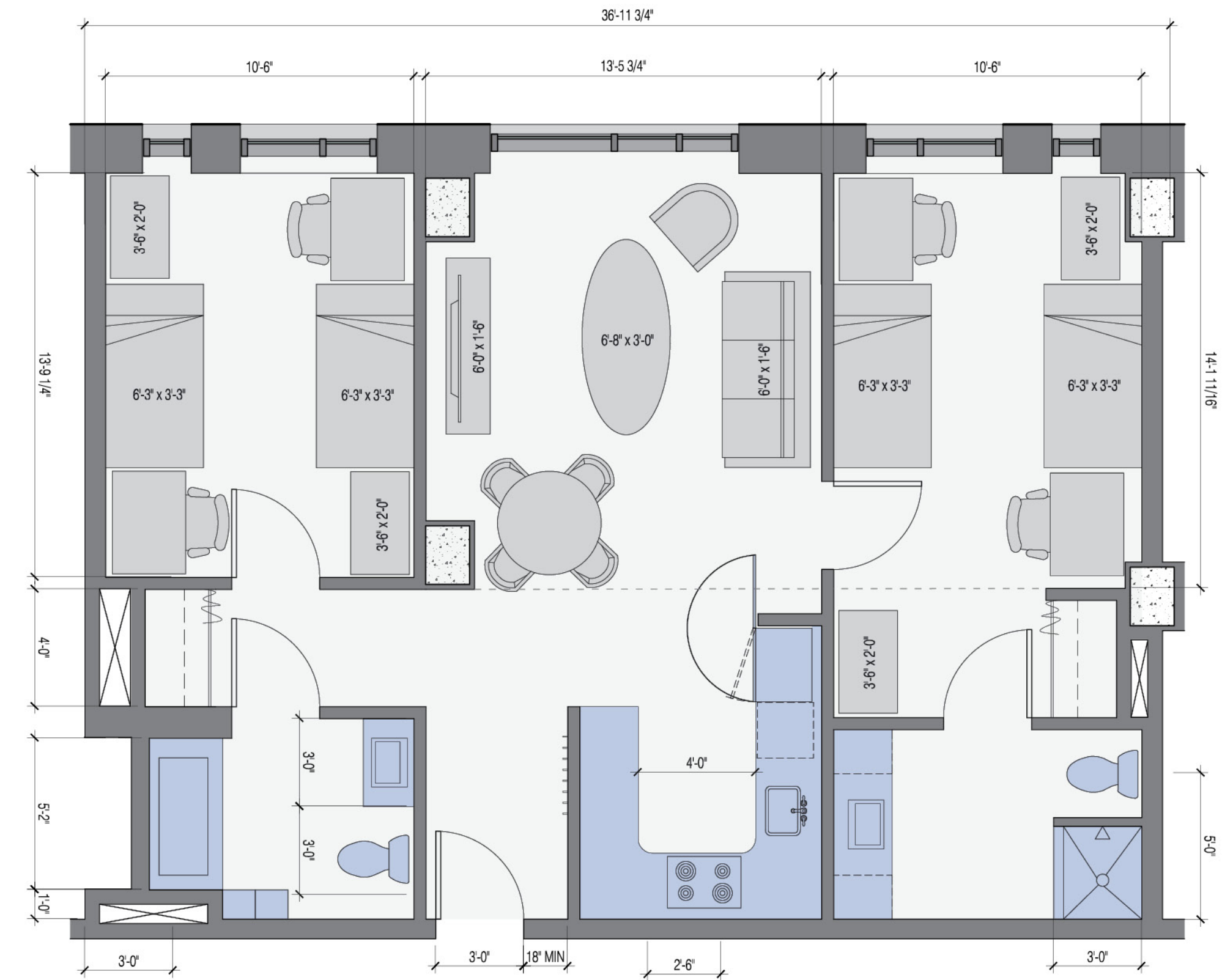
ADA SUMMARY
14 UNITS PROVIDED BY HEARING IMPAIRED
12 QUADS
2 SINGLES
ADA GROUP 2B
9 QUADS REQUIRED, 23 PROVIDED
1 SINGLE REQUIRED, 23 PROVIDED
6 W/TUBS REQUIRED, 12 W/TUBS PROVIDED
2 W/SHOWERS REQUIRED, 11 W/SHOWERS PROVIDED

TYPICAL QUAD
2B QUAD
TYPICAL SINGLE
2B SINGLE

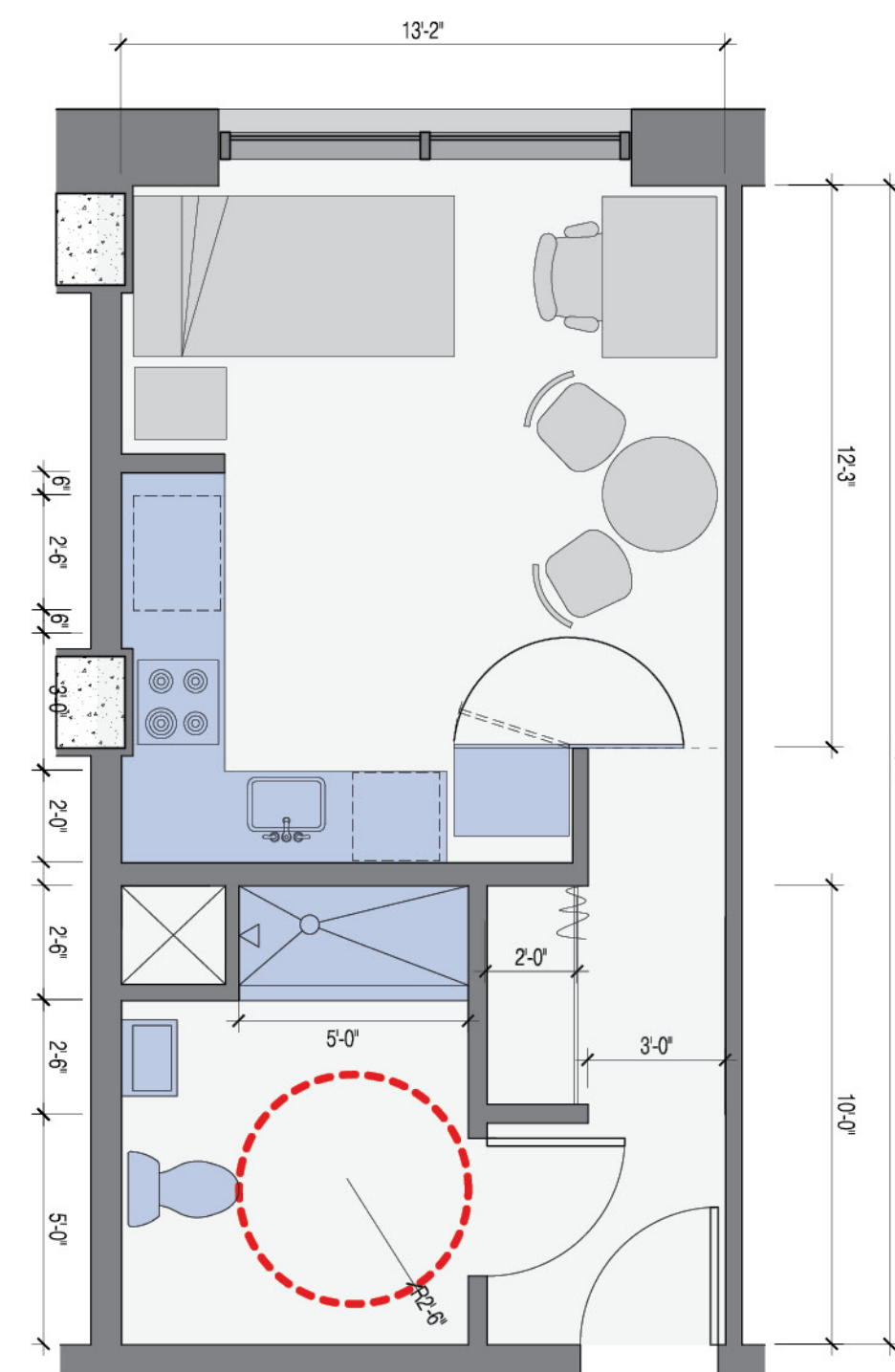




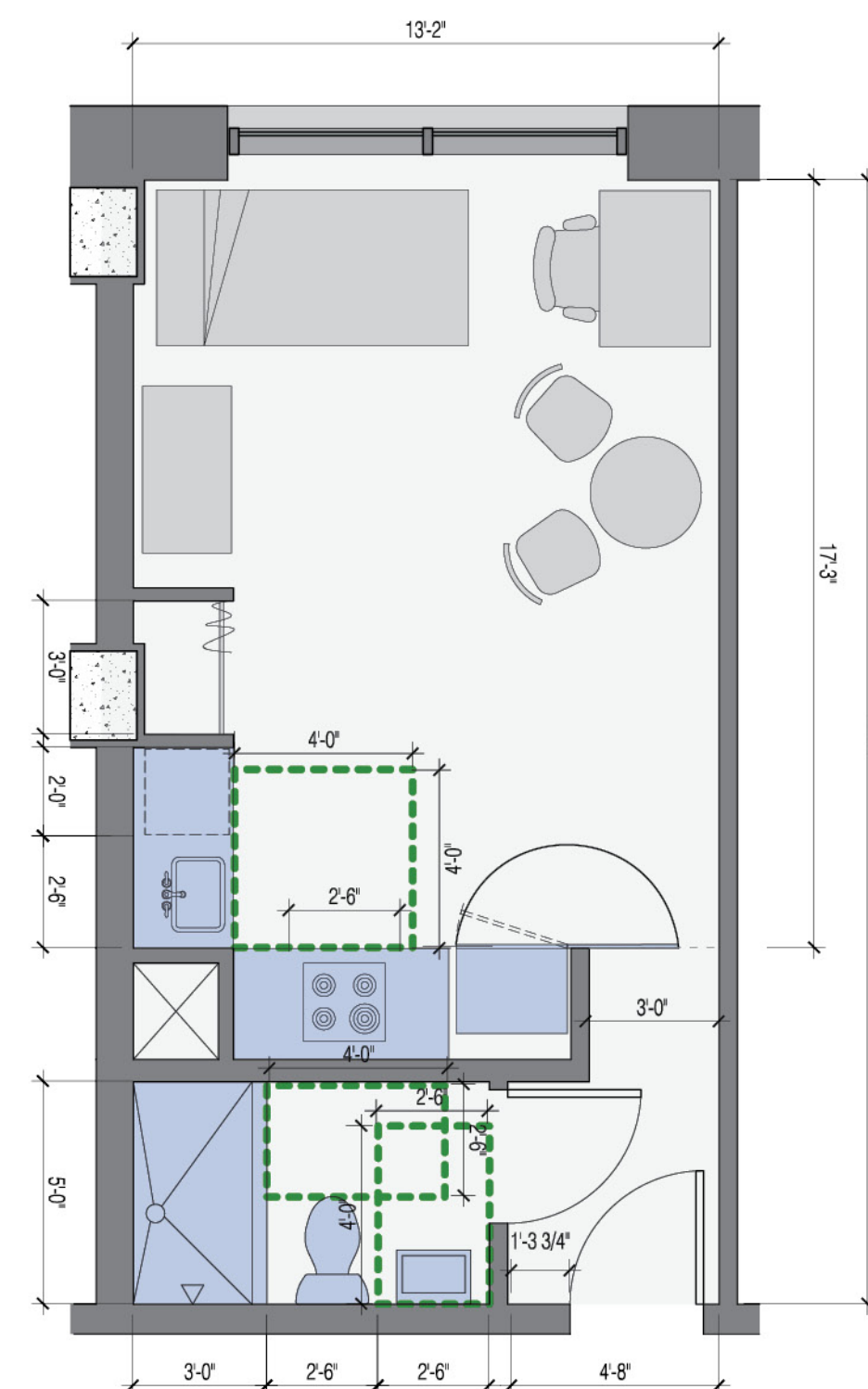
Accessible Quad [2B]



Typical Quad



Accessible Single [2B]



Typical Single