

Boston College

Boston Civic Design Commission Review

June 7, 2016



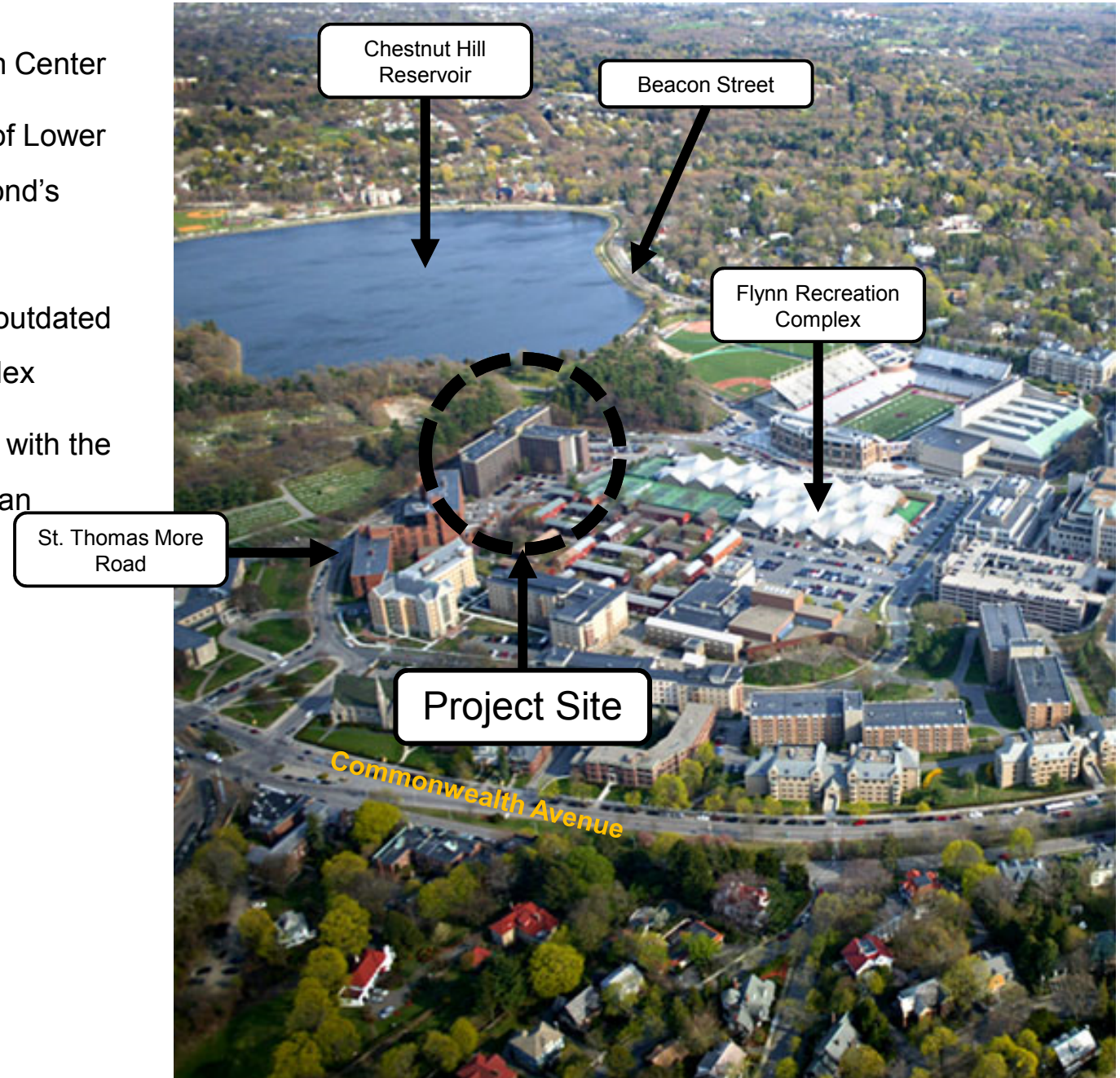
Recreation Center

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Project Location

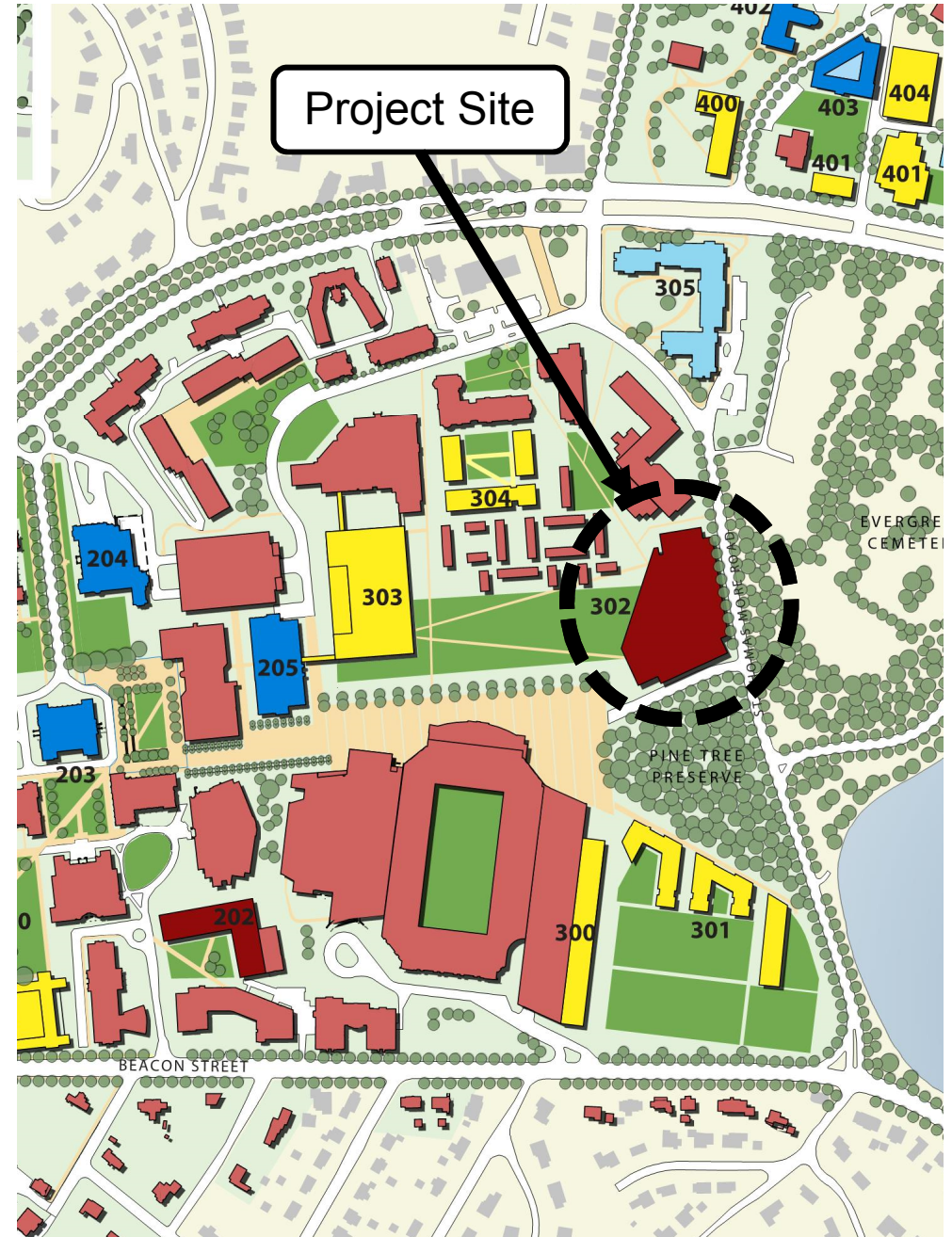
- New 240,000 GSF Recreation Center
- Project location on east side of Lower Campus (current site of Edmond's Residence Hall)
- New building will replace the outdated 1972 Flynn Recreation Complex
- Building location is consistent with the original Institutional Master Plan



Institutional Master Plan

Guiding Principles:

- Create One Campus
- Develop Mixed Campus Uses
- Emulate the Character of Middle Campus
- Provide Appropriate Campus Density
- Promote Student Formation
- Achieve Sustainability



Historic Context

- Chestnut Hill Reservation and Bradley basin was backdrop for the middle campus.
- Bradley basin filled to make way for lower campus which has led to a very high water table.



Current Context

- Lower campus currently mix of Athletic fields, stadium, recreation, housing, theater.
- Topography approx. 30'-40' lower than middle campus, strong visual connections to middle campus, especially Gasson Hall tower.
- Strong visual presence of Pine Tree Preserve, Evergreen cemetery landscape at north along St. Thomas More Road and Reservoir.
- Lower campus heavily activated during home games.



Site Considerations

- Limited available footprint
- Height limitations
- High water table
- Site topography
- Functional/operational needs



Site Analysis

- Heavy pedestrian desired line/connection from the Brighton campus to middle campus through the Recreation Center site.
- Large volume of pedestrian circulation anticipated from 2150 Residence Hall
- Strong visual connections to middle campus and existing naturalized areas of lower campus.



Landscape Connections



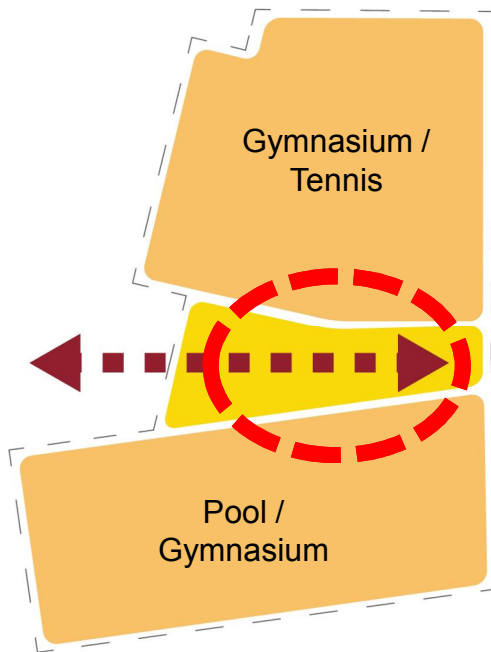
Landscape Design

- Strengthen campus connections: Rec Center entry on west side is vehicle free, addresses pedestrian connections from 2150 Residence Hall to Campanella Way.
- New grades and plaza on the west eliminates stairs to provide opportunities for seamless circulation and accessibility.
- West lawn spaces service as flexible social spaces for passive use, informal active use and events.
- Woodland planting along building offers intimate walking/seating experience and provides human scale to the landscape.
- Improve streetscape along St. Thomas More Rd., Woodland planting to soften the building façade and new trees consistent spacing



Central Gathering Concept

- Visual Links to Campus, Landscape and St. Thomas More Road
- Organizing Element
- Central Gathering / Social Space
- Program Visibility
- Views In / Out



Building Program

Recreation Center Key Program Components

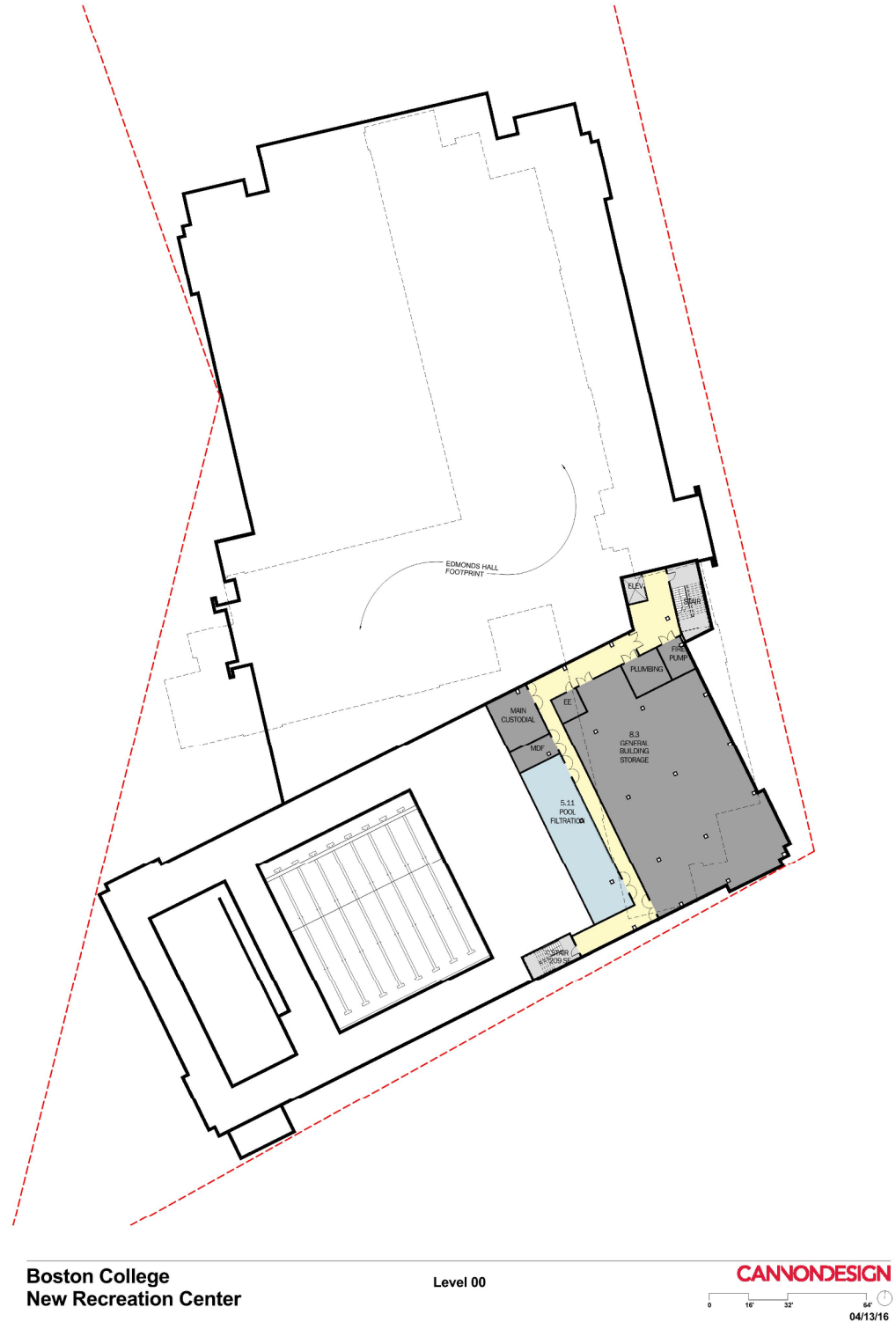
- 240,000 GSF
 - 4 levels, basement, penthouse
- Key Programmatic Components
 - Central gathering/lounge space
 - Multipurpose activity court
 - Natatorium w/ 2 pools
 - 4-court gymnasium and jogging track
 - 3 tennis courts
 - Weights + fitness space
 - Multipurpose rooms
 - Support space



Building Plans

Basement

- ✓ Loading on north side
- ✓ Service on Level 1
- ✓ Alternates
 - ✓ Tunnel connection to pool mechanical
 - ✓ Increased storage



Level 1

- ✓ Natatorium
 - ✓ Spectator seating 200p
 - ✓ Deck seating 240p
 - ✓ Pool lane alternate
- ✓ Multipurpose Court
 - ✓ Special events
 - ✓ Storage
- ✓ Locker Rooms
 - ✓ Open lockers for teams
 - ✓ Combination full/half-height
- ✓ Loading / Delivery in design



Building Plans

Level 2

- ✓ Pool spectator seating 200p on mezzanine
- ✓ (3) Fitness neighborhoods
- ✓ (2) Multipurpose rooms (spin studio and general purpose) w/ moveable partition
- ✓ Administrative office layouts in progress
- ✓ Substation layout in design



Boston College
New Recreation Center

Level 02

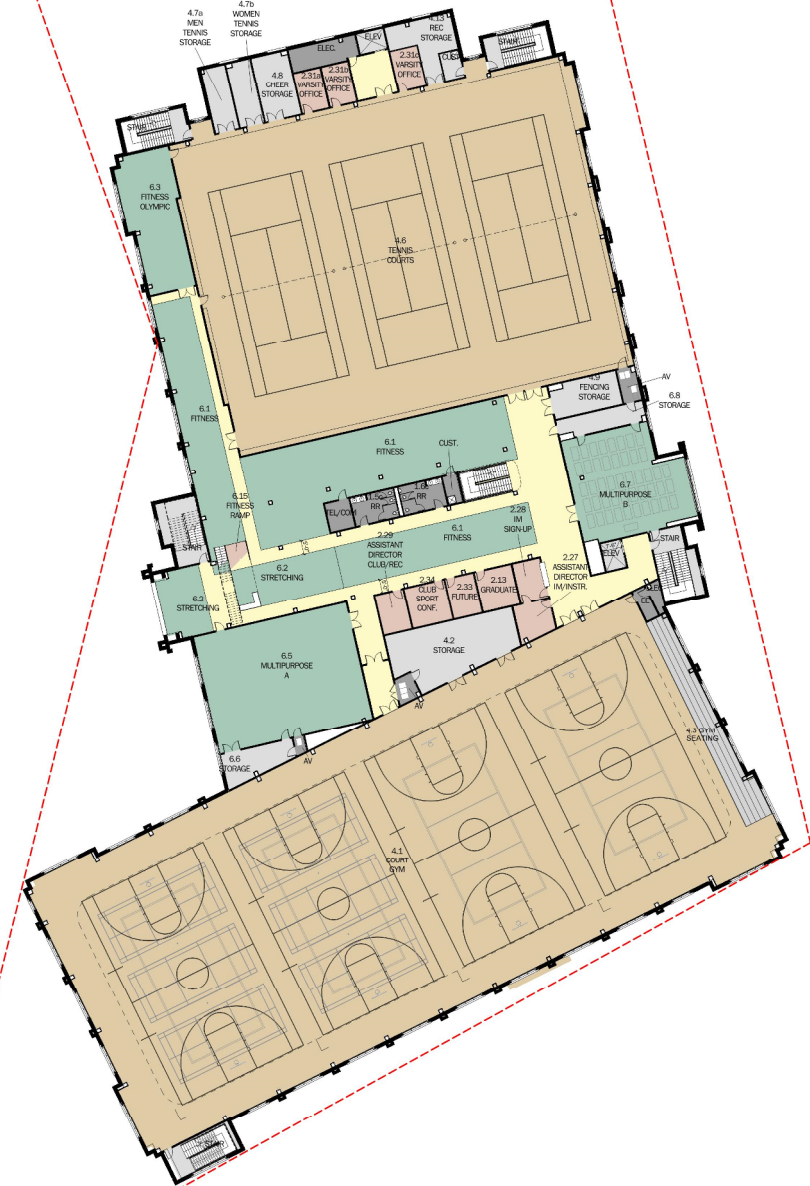
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0 16' 32' 64'

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Level 3

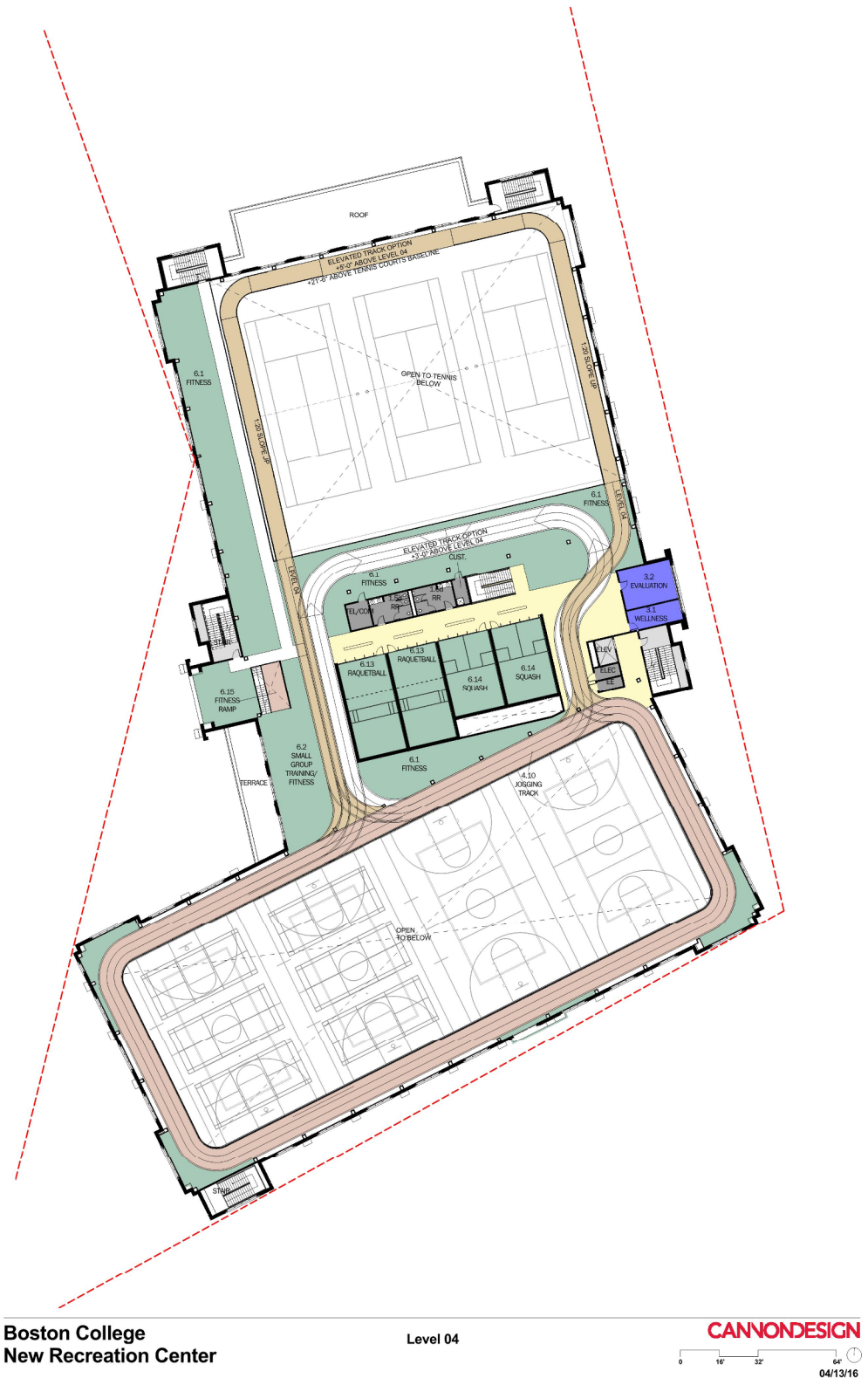
- ✓ Tennis courts
 - ✓ 20' at baseline /10' at sidelines
 - ✓ 10' between courts
 - ✓ 100p bench seating only
 - ✓ M/W tennis storage
 - ✓ (3) varsity offices
 - ✓ Fencing/Cheer/Rec Storage
- ✓ (4) fitness neighborhoods
- ✓ (2) Multipurpose rooms (general purpose ar mind/body studios)
- ✓ Gymnasium bench seating 200p



Building Plans

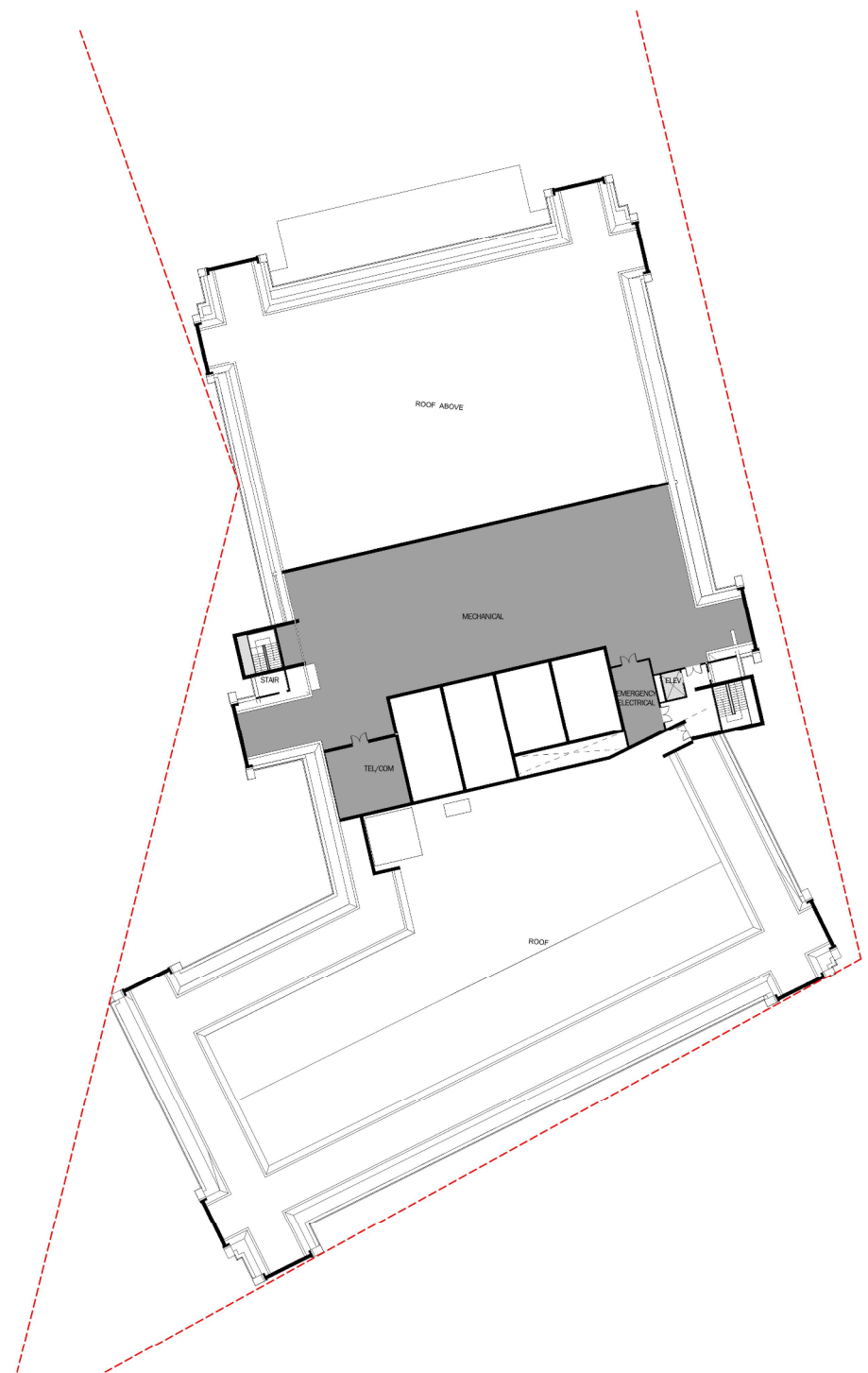
Level 4

- ✓ (2) Fitness neighborhoods
 - ✓ Small group personal training
- ✓ Jogging Track Alternate
 - ✓ “Heart Break Hill” in tennis



Roof Plan

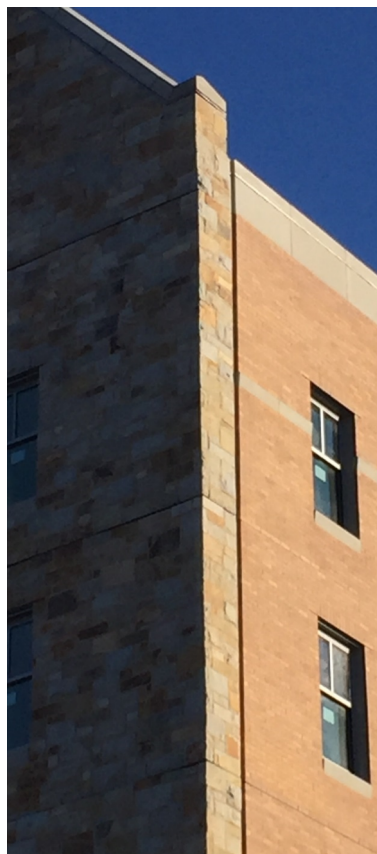
- ✓ Mechanical Penthouse



Campus Context

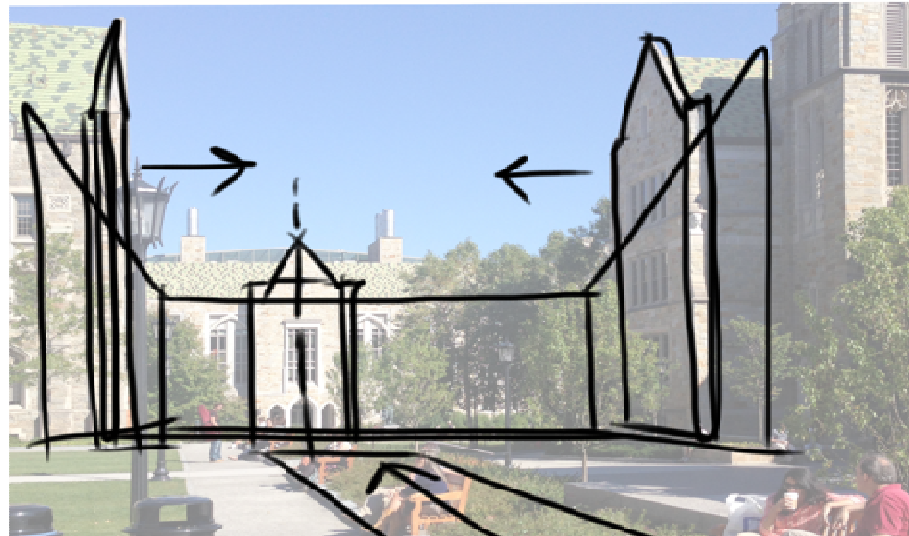
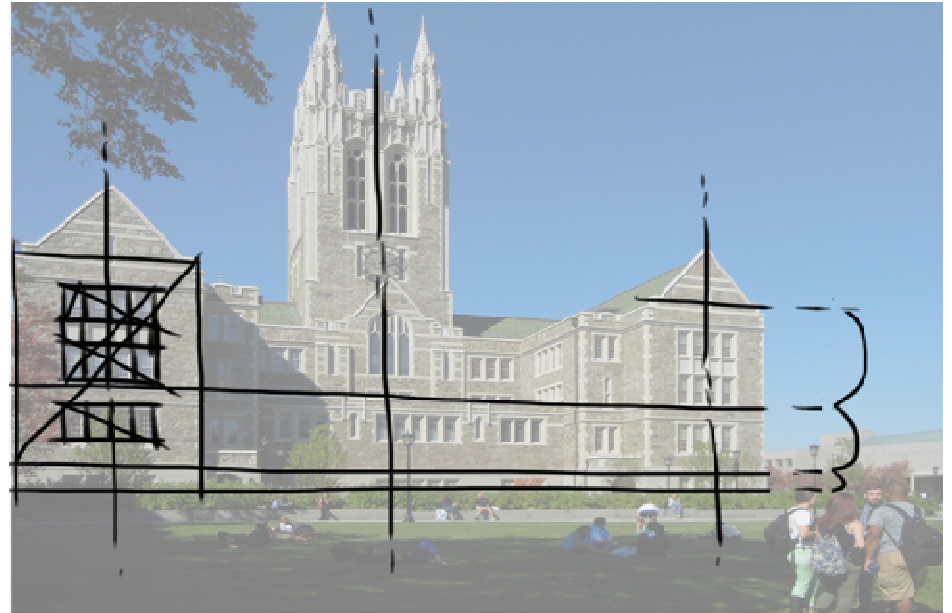
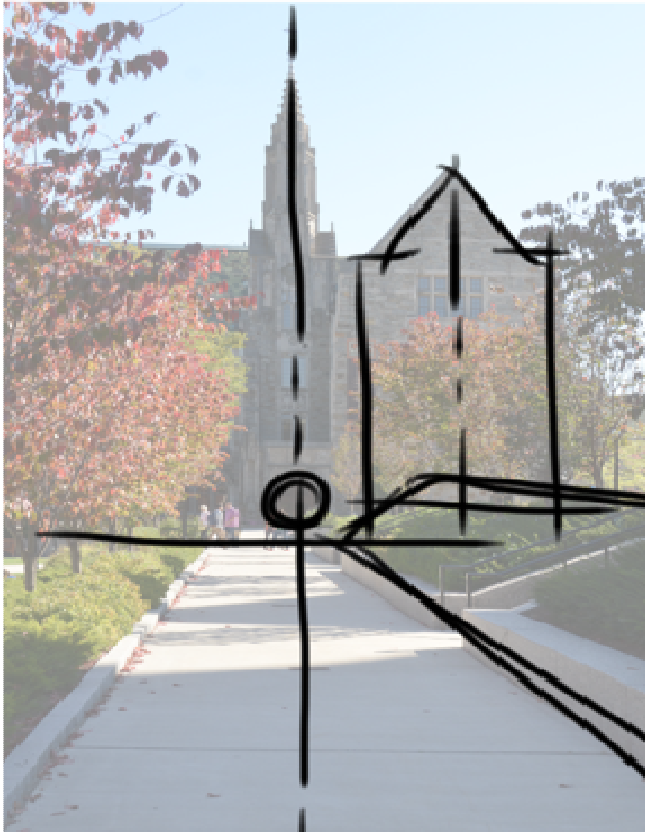


Upper/Middle Campus

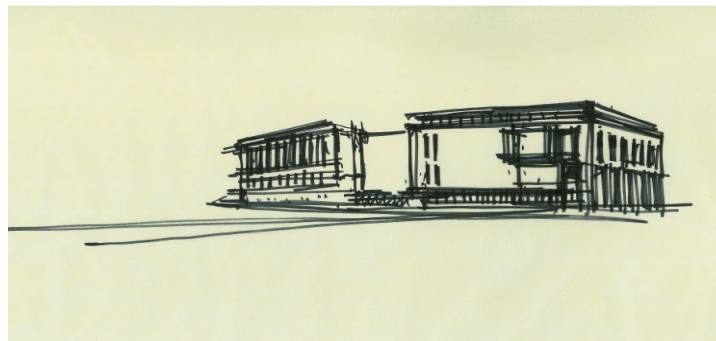
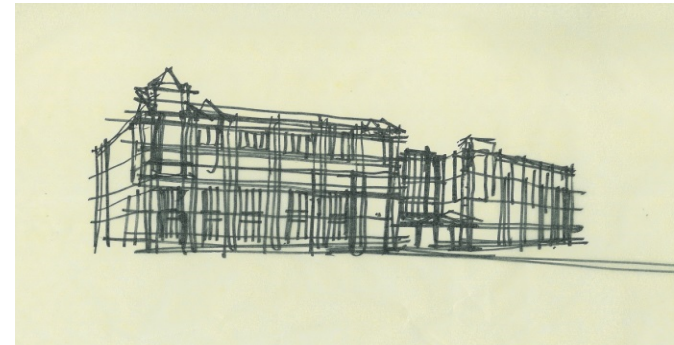


Lower Campus

Scale and Proportion



Initial Concepts



Exterior Design & Massing



View from West



View from Northwest



View from Southwest

Exterior Design & Massing



View from Southeast

VIEW AT SOUTHEAST CORNER

BOSTON COLLEGE RECREATION CENTER CHESTNUT HILL MA

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View from Southeast

Exterior Design & Massing



View from Northeast



ENTRY VIEW

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