

Berklee
college of
music

Berklee College of Music Framework Master Plan

Presentation to the City Task Force #5

Massachusetts Avenue

Avenue
of Music

Fenway Cultural District



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Agenda

- Update of strategies
 - Goals and program
 - Potential directions for accommodating needs
- Location of Berklee students
- Traffic, parking and transportation
- Future meetings

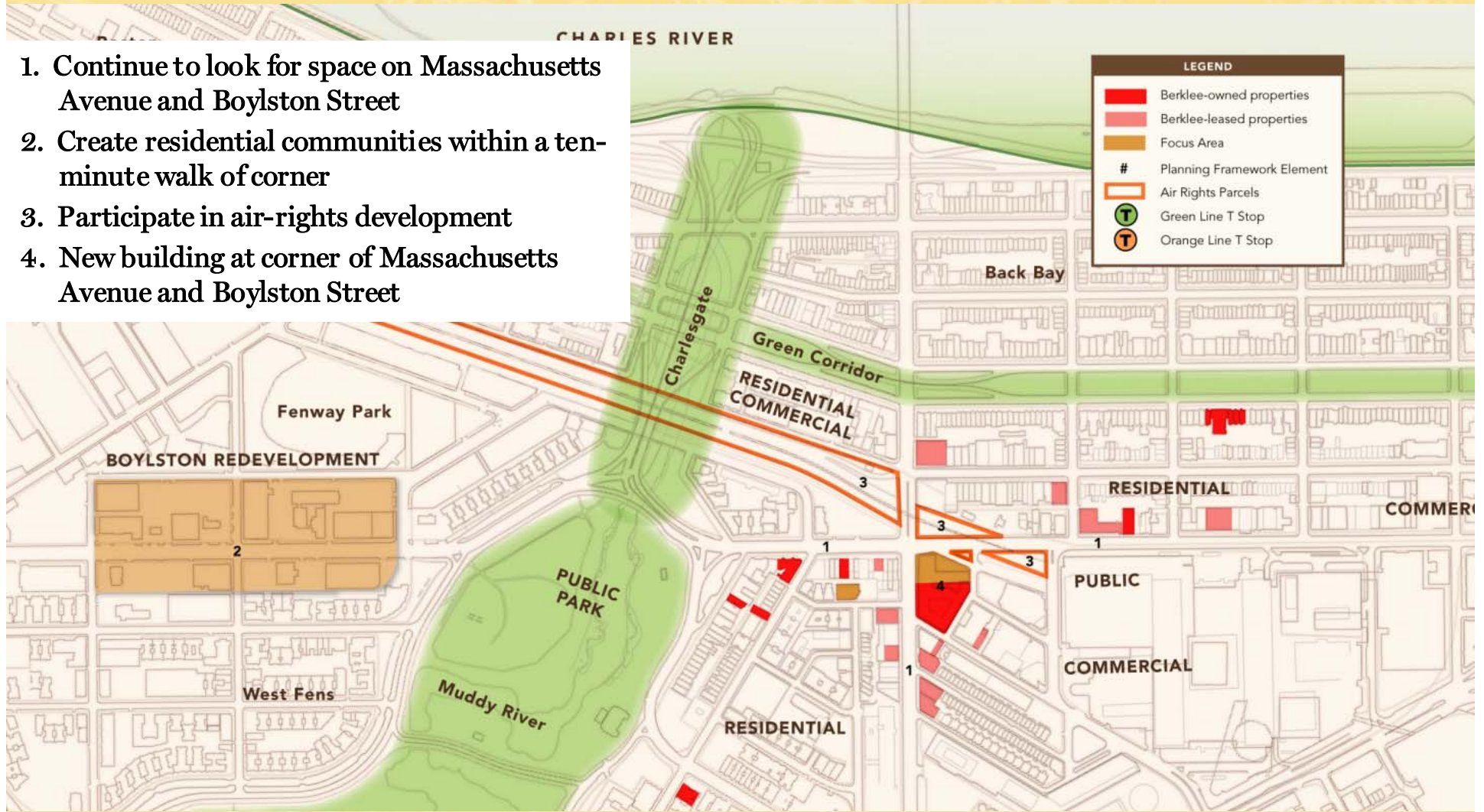
Berklee's Goals

- House 50% of students (2,000 beds)
- Create the world's best place to hear, perform, and study jazz and contemporary music
 - >State-of-the-art performance venue
 - >State-of-the-art teaching facilities
 - >Contemporary music museum and archive
- Be a good neighbor
 - >Maintain a safe and active streetscape around college
 - >Create coffee house and retail spaces
 - >Maintain ongoing dialogue with neighbors and area businesses



Directions for the Future

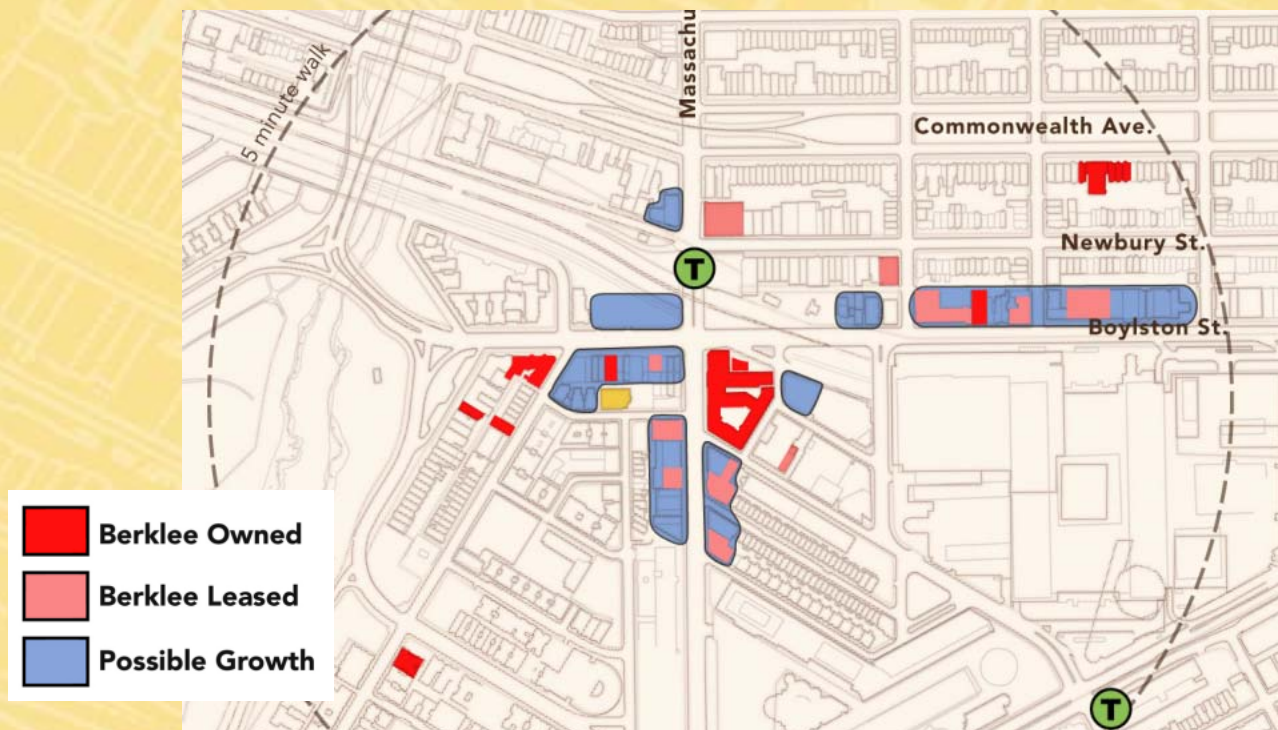
1. Continue to look for space on Massachusetts Avenue and Boylston Street
2. Create residential communities within a ten-minute walk of corner
3. Participate in air-rights development
4. New building at corner of Massachusetts Avenue and Boylston Street



Direction 1 Update

Continue to look for space on Massachusetts Avenue and Boylston Street

- Discussion with churches
- 939 Boylston Street – zoning hearing scheduled February 13, 2007
- 1108 Boylston Street - acquisition

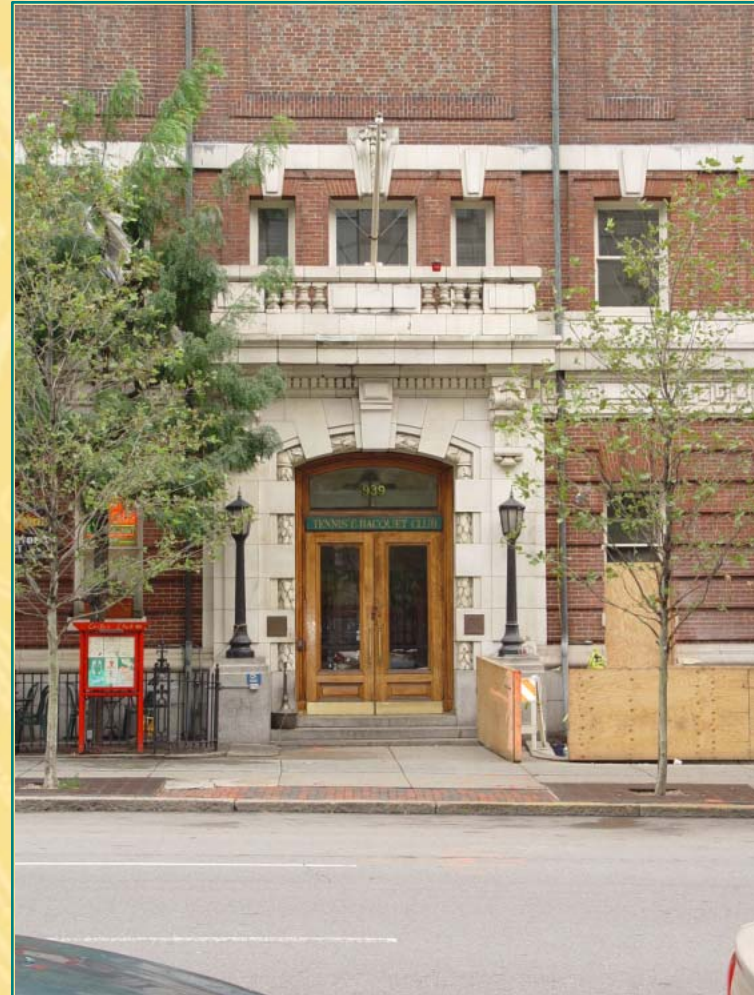


Direction 1 Update

Continue to look for space on Massachusetts Avenue and Boylston Street

939 Boylston Street

- Lease 14,000 SF
- Expected to open fall
- First floor coffee house and student performance venue (Café 939 at Berklee)
- Second floor office space



Direction 1 Update

Continue to look for space on Massachusetts Avenue and Boylston Street

1108 Boylston Street

- Acquisition of 1108 Boylston Street - February 1, 2007
- Current non-Berklee uses to continue
- Safety and sidewalk improvements planned



Direction 2 Update

Create residential communities within a ten-minute walk

- Outer Boylston Street
- Other sites within walking distance that do not displace existing housing or land in residential neighborhoods



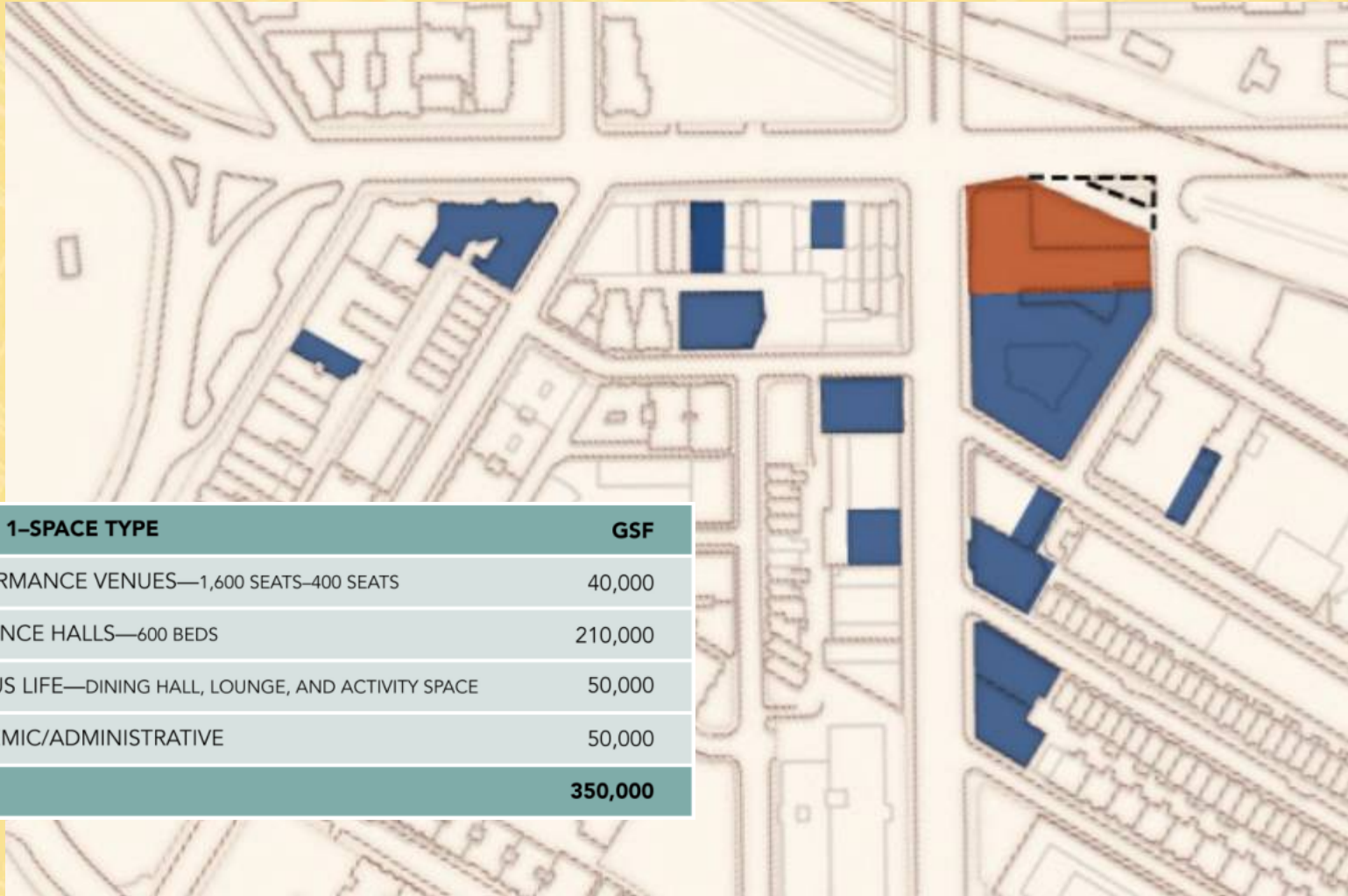
Direction 3 Update *Participate in air-rights development*

- Continuing to pursue long-term opportunities



Direction 4 Update

Concentrate at the corner of Massachusetts Avenue and Boylston Street



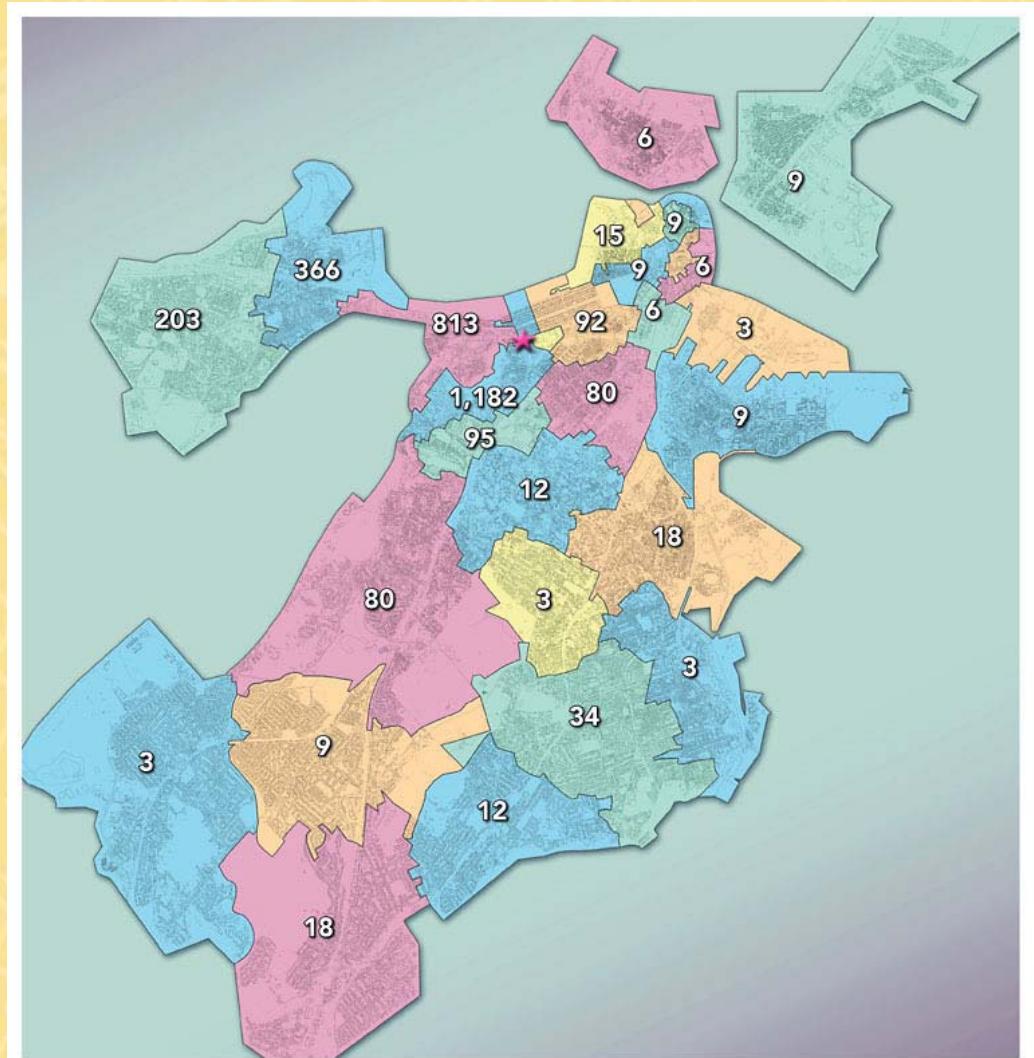
PHASE 1—SPACE TYPE	GSF
PERFORMANCE VENUES—1,600 SEATS—400 SEATS	40,000
RESIDENCE HALLS—600 BEDS	210,000
CAMPUS LIFE—DINING HALL, LOUNGE, AND ACTIVITY SPACE	50,000
ACADEMIC/ADMINISTRATIVE	50,000
TOTAL	350,000

Things we heard that you wanted to study

- Transportation and parking
- What is the big picture for institutional housing?
- Berklee off campus housing
- Historic preservation
- Acquisition of Cambria Street

Location of Berklee off campus students

- About 800 students live in Berklee housing
- 3,112 students live in Boston
- The zip codes with the most Berklee students are:
 - 02115 East Fens – 1,182
 - 02215 West Fens – 813
 - 02134 Allston – 366
 - 02135 Brighton – 203
 - 02116 Back Bay – 92



Master Plan Student Transportation Issues

- No parking provided – generally very low auto utilization
- High public transportation/pedestrian mode share
- Student enrollment expected to remain at or near current level
- Increased student housing means:
 - Fewer trips between campus and surrounding neighborhoods
 - Reduced “commuter” student population



Master Plan - Faculty/Staff Transportation Issues

- No additional staff parking is provided in plan
- 426 staff
- 46% used public transportation
- Only 5.3% drove alone the entire way

Corner Building – Specific Transportation Issues

- Performance center traffic conditions
- Performance center parking conditions
- General materials management/loading and service
- Student move-in/move-out action plan



Corner Building Key Transportation Study Components

- Traffic conditions
- Parking conditions
- Public transportation
- Pedestrian facilities/activities
- Bicycle use/storage options

Existing Transportation Conditions

Public Transportation

 MBTA – Green line Hynes Convention Center

 Bus Routes CT1, 55 and 1

Public Parking

-  Auditorium /Garage Pilgrim Parking
-  Back Bay Hilton
-  Newbury Street Garage
-  Prudential Center Garage
-  1085 Boylston Street
-  7 Haviland Street

