

Berklee
college of
music

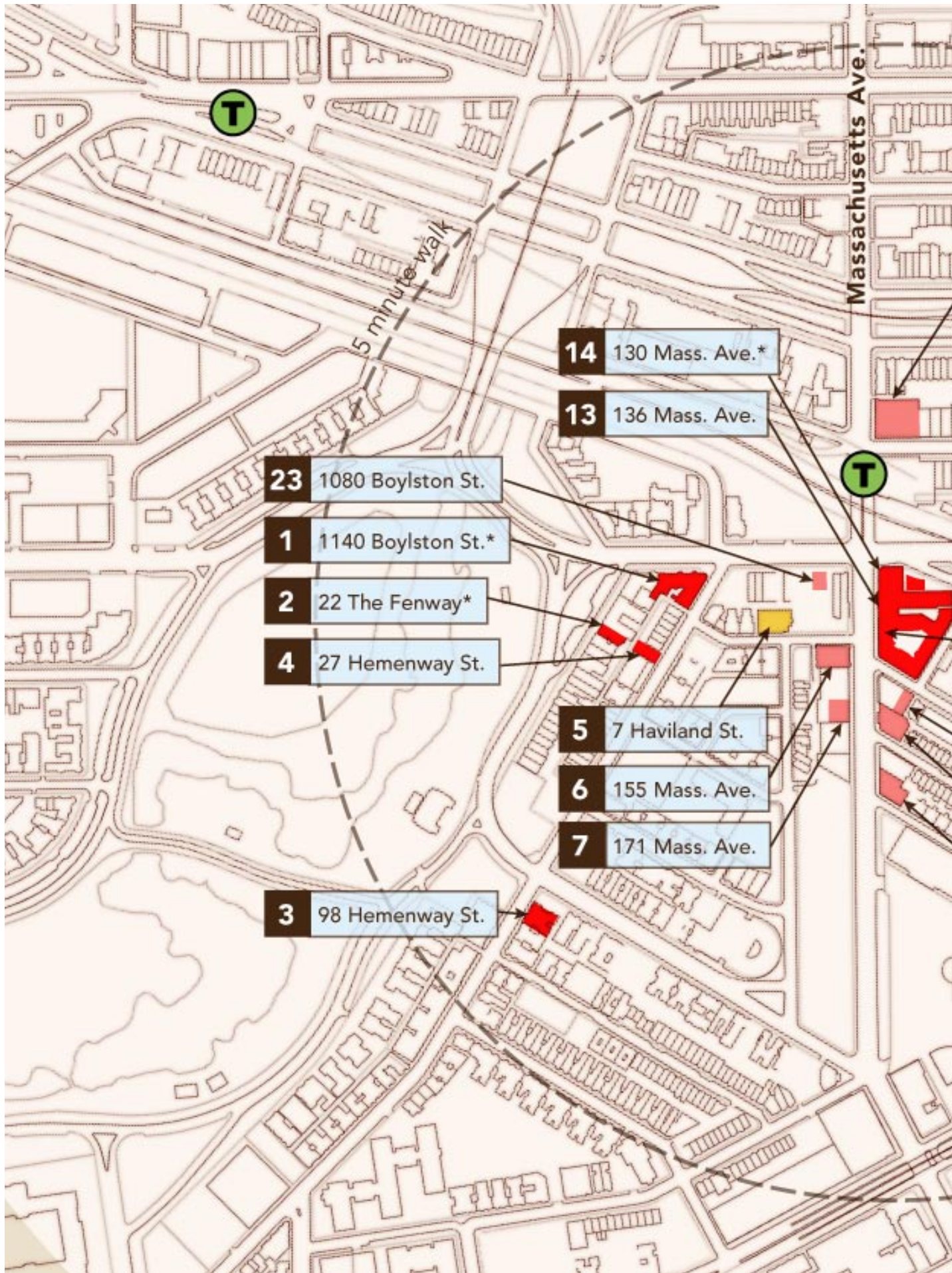
Campus Walking Tour

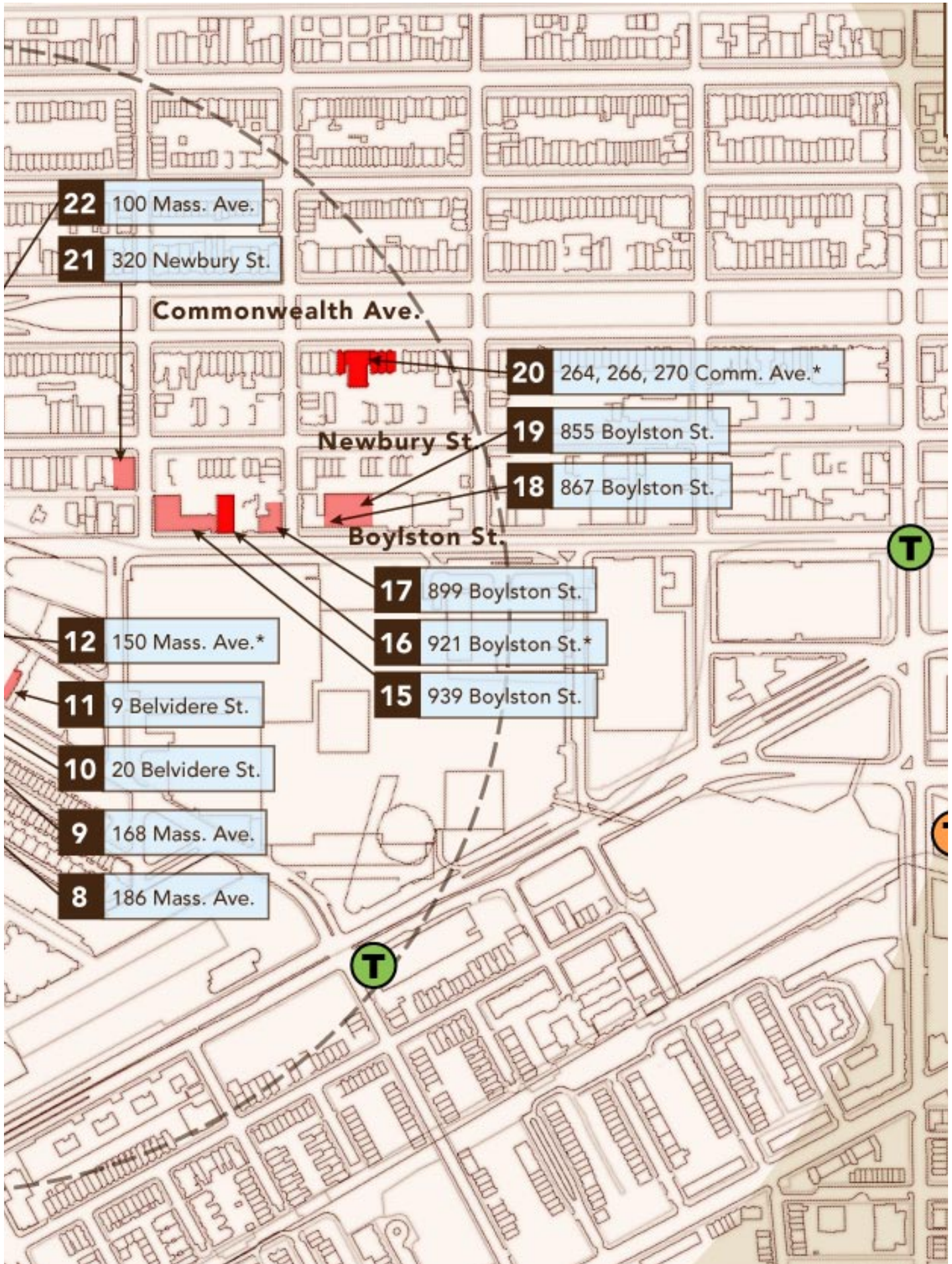
CITY ARTICLE 80 TASK FORCE MEETING | SEPTEMBER 29, 2006



Goody Clancy
Miller Dyer Spears
Vanesse Hangen Brustlin

Berklee College of Music—Campus Walking Tour





1140 BOYLSTON STREET



1140 Boylston totals nearly 70,000 GSF on seven floors (including a basement). This iconic building acquired by Berklee in the 1960s, a former hotel adorned with energetic Beaux Arts ornamentation, houses most of the Professional Performance Division, including the Bass, Brass, Guitar, Percussion, Piano, Strings, Voice and Woodwinds departments. The Music Therapy Department also has space here. The President's Development and other Academic offices are located on the sixth floor. There are two recital halls that each seat about 75 people.

22 THE FENWAY

22 The Fenway is a six-story building with 15,720 GSF of space that accommodates the Liberal Arts, Music Business/Management, Music Education and Professional Music departments within the Professional Education Division. It also houses the Music Synthesis Department of the Music Technology Division. The College acquired it in 1986 from a religious organization.



98 HEMENWAY STREET



98 Hemenway Street is a 30,894 GSF building with six levels (including basement). Berklee converted this building—once a rooming house—into a dormitory for 102 students in double and single rooms in the 1970s. Although it lacks a common space and has few amenities, 98 Hemenway remains popular due to its relatively large rooms and its 10-minute walk to most academic spaces. Student life staff includes one part-time resident director in a one-bedroom apartment, and two student resident assistants in singles.

27 HEMENWAY STREET

27 Hemenway Street. This 3,200 SF parking lot fits about 12 cars was deemed too small for Berklee use and will be sold to the adjacent Boston Conservatory.



7 HAVILAND STREET



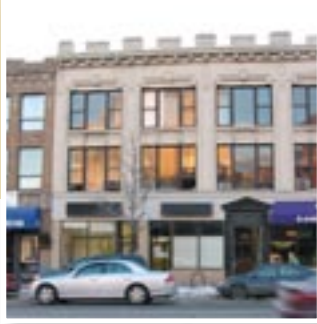
7 Haviland Street. The former Fenway Community Health Center is under purchase and sale agreement and is expected to be sold to Berklee in the latter part of 2007, final use has not been determined. The College has discussed some type of academic use such as ensemble space, practice space, and office space.

155 MASSACHUSETTS AVENUE

Berklee leases two floors of **155 Massachusetts Avenue** which is a three-story building totaling 10,790 GSF of space. It is used for offices.



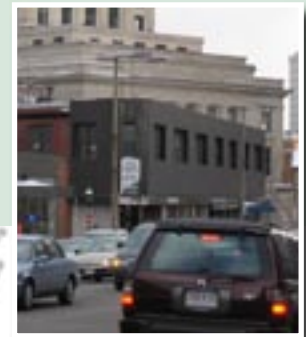
171 MASSACHUSETTS AVENUE



171 Massachusetts Avenue is a three-story building, plus one floor below grade, totaling 6,680 GSF of space. Berklee uses the two lower floors for practice rooms.

186 MASSACHUSETTS AVENUE

186 Massachusetts Avenue—17,000 SF. Berklee has renovated and leases the second floor and basement for a central Information Technology office, lab space use will begin October 2006.



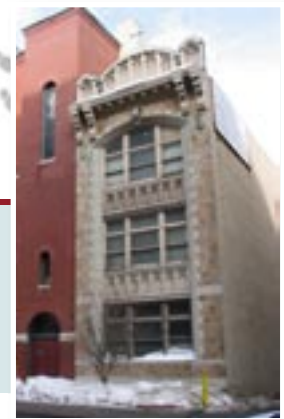
168 MASSACHUSETTS AVENUE



Berklee leases **168 Massachusetts Avenue**. It has two floors, one below street level and one above street level, totaling 12,324 GSF of space. It accommodates the mail room and the college copy shop. The shop is open to the public.

20 BELVIDERE STREET

St. Cecelia Parish Hall—**20 Belvidere Street**. It consists of 6,595 GSF of space used for classrooms and storage. Berklee licenses space from the church for classes Monday–Friday.



9 BELVIDERE STREET

9 Belvidere Street contains about 3,000 GSF of space that Berklee leases for use as three classrooms.



150 MASSACHUSETTS AVENUE



150 Massachusetts Avenue. It is a 197,097 GSF building that plays a central function for Berklee College acquired by Berklee around 1970. It was the former Sherry Biltmore Hotel. Its mix of uses includes the media center, library, 250-seat dining hall and academic space for the Professional Performance, Professional Writing and Music Technology divisions. Along with these academic and administrative uses, the building accommodates the largest portion of the college's residential beds—464 of them on its upper four floors. Most of the 49 rooms per floor are doubles, with some singles and triples. All have private baths, and were fully renovated around 2000. The four floors share a single common space, a third-floor television lounge, and each floor contains about 15 practice rooms, or roughly one for each seven students housed. Student life staff in the building includes a full-time resident director in a one-bedroom apartment and eight student resident assistants housed in singles.

136 MASSACHUSETTS AVENUE

136 Massachusetts Avenue houses the Berklee Performance Center, comprising 31,721 GSF on four floors. The main use is the 1,200-seat theater. The sub-street-level spaces of 130, 136 and 150 Massachusetts Avenue are connected and essentially function as a single grouping of spaces. The former Fenway movie theatre was purchased and renovated by Berklee around 1970. The basement level houses recording studios, practice and classroom space, while the upper level is classrooms.



130 MASSACHUSETTS AVENUE



130 Massachusetts Avenue ("the Bank Building") was acquired around 1980. It has two floors below street level and two above totaling 21,096 GSF in a 1903 structure formerly occupied by State Street Bank. The building houses classrooms; faculty offices; and classrooms.

939 BOYLSTON STREET

939 Boylston Street. The second floor will be used for student services offices connected to 921 Boylston. On the ground floor a coffee house with a small performance space will be constructed.



921 BOYLSTON STREET



921 Boylston Street is the college's sole built-to-suit facility. The Uchida Building houses student services, offices, a 100-seat performance venue, and classroom space. The 60,000 SF building formerly home of Newbury and Bentley Colleges was enlarged and rebuilt in 1997.

899 BOYLSTON STREET

Berklee leases the second and third floors of **899 Boylston**, 6,656 GSF of space, for the academic and administrative offices.



867 BOYLSTON STREET



Berklee leases 4,171 GSF on the fourth floor of **867 Boylston** for administrative functions and two classrooms. *(The lease on this space expires at the end of December and will not be renewed.)*

855 BOYLSTON STREET



Berklee leases 9,360 GSF on the fourth floor in this office building, **855 Boylston**, for administrative functions.

264-266-270 COMMONWEALTH AVENUE



264-266-270 Commonwealth Avenue is a Berklee joined six-story and two four-story townhouses at the basement and second-floor levels to create a residence hall with 242 beds in 63,520 GSF of space. Most rooms are doubles or triples, with a few singles; bathrooms are shared. It includes a recreation room, television room, and exercise room. There are 30 practice rooms (one for every eight students). Student life staff in the building includes a part-time assistant resident director in a one-bedroom apartment, plus seven student resident assistants in singles. Berklee's internet radio station is located in the lobby of this building. It was acquired by Berklee from Newbury College in the late 1980s.

320 NEWBURY STREET



320 Newbury Street: The college leases about 1,900 GSF of classroom space during the day from the Boston Architectural College, whose peak-use period falls in the evening. These classrooms accommodate Berklee's liberal arts curriculum.

100 MASSACHUSETTS AVENUE

100 Massachusetts Avenue contains two floors, totaling 2,413 GSF of space and is leased from the Boston Architectural College during the day Monday–Friday for liberal arts classes.



1080 BOYLSTON STREET



Berklee leases the basement and ground levels of **1080 Boylston**, totaling 6,509 GSF of space for the Berklee book store and offices on the first floor and storage in the basement.