

Berklee
college of
music

Preparation of Institutional Master Plan

Presentation at the City Task Force Meeting #3



30 October, 2006

Outline

- Introduction
- Vision & Goals
- Berklee Space Needs
- Existing Conditions
 - o Public Realm
 - o Circulation
 - o Building Use
 - o Urban Design
- Growth Considerations
- Four Directions to the Future

VISION & GOALS

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Miller Dyer Spears • Vanasse Hangen Brustlin

MASTER PLANNING

Vision 2015

Berklee will be the world's leading institute of contemporary music. Attracting diverse and talented students passionate about careers in music, we will offer a relevant and distinctive curriculum in music and liberal arts. We will engage an unparalleled faculty of inspiring educators and cutting-edge industry professionals, **provide state-of-the-art facilities for learning and living**, and produce tomorrow's leaders of the global music community.



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



BERKLEE SPACE NEEDS

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Space Needs: Near-Term and Long-Term

	EXISTING	NEAR-TERM	LONG-TERM
CLASSROOM	211,000	40,000	20,000
OFFICE	85,000	35,000	60,000
PERFORMANCE	45,000	5,000	40,000
CAMPUS LIFE	5,000	20,000	50,000
HOUSING	256,500	0	430,000
TOTAL	602,500	100,000	600,000

EXISTING CONDITIONS

Public Realm, Circulation, Building Use and Urban Design

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Public Realm





Boylston Street



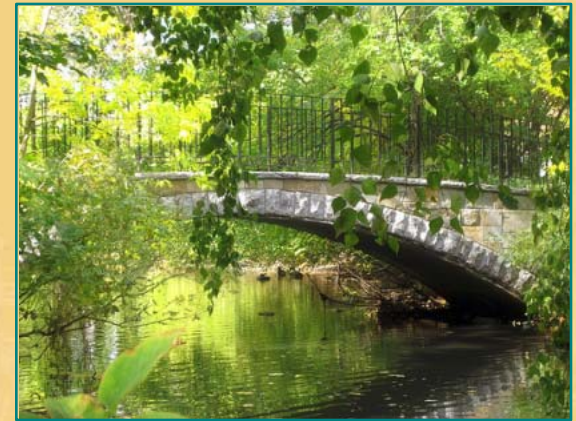
Massachusetts Avenue



Commonwealth Avenue

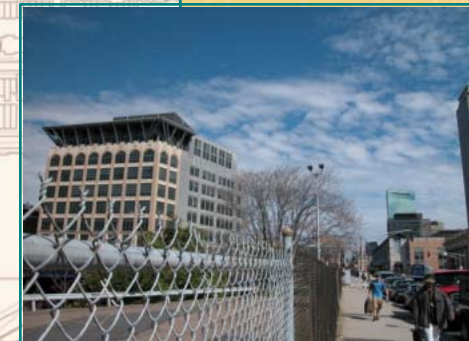
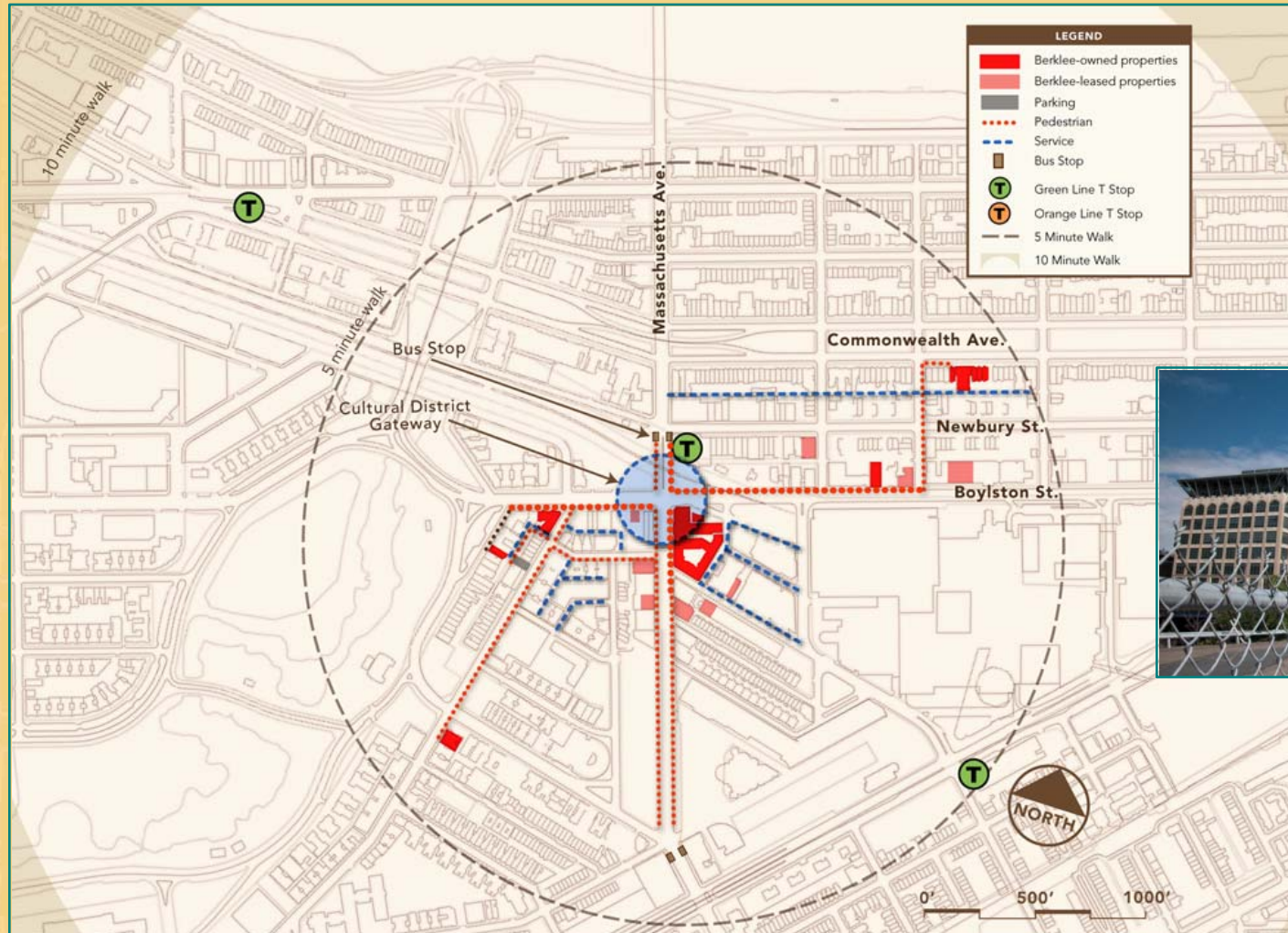


Christian Science Center

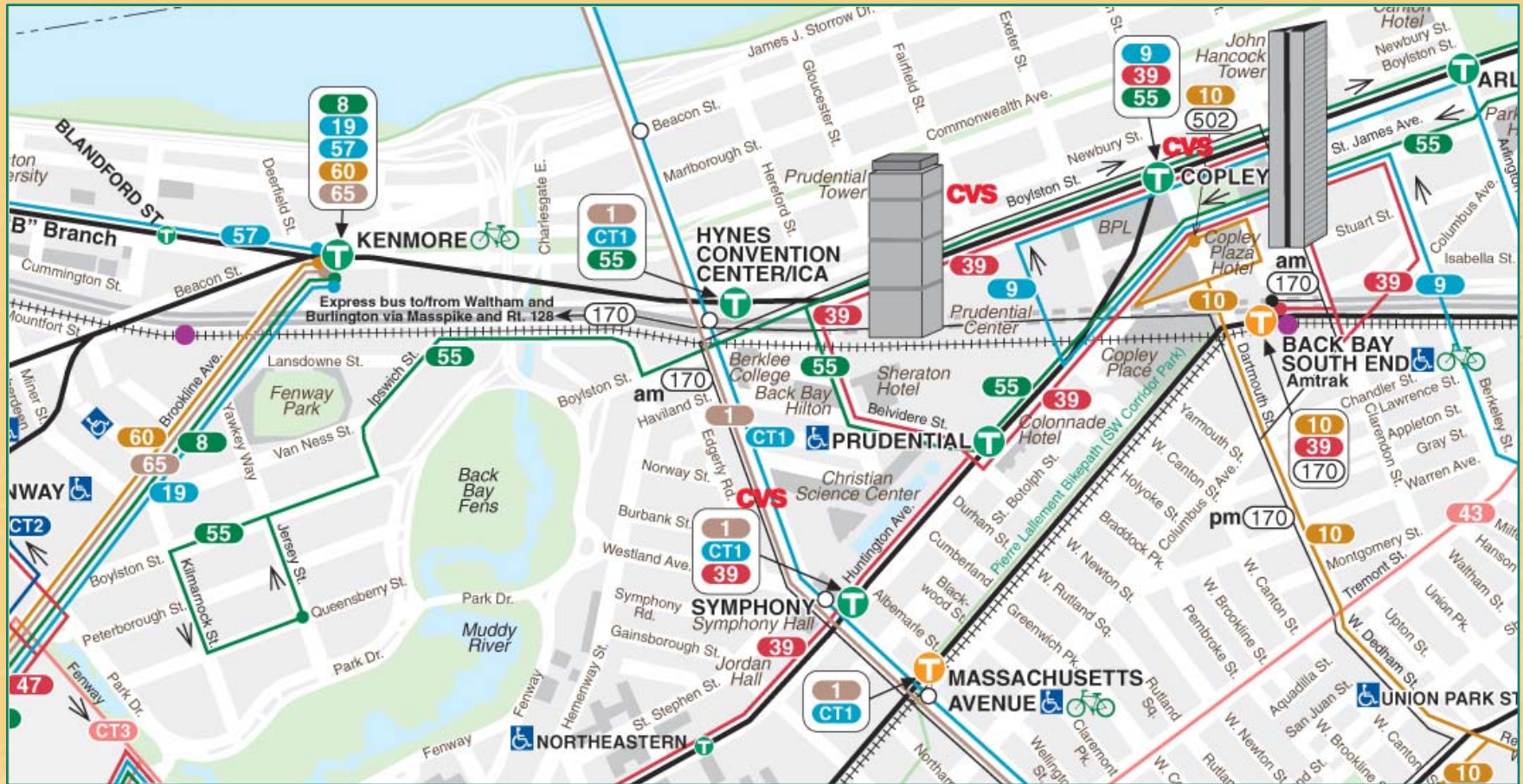


The Fens

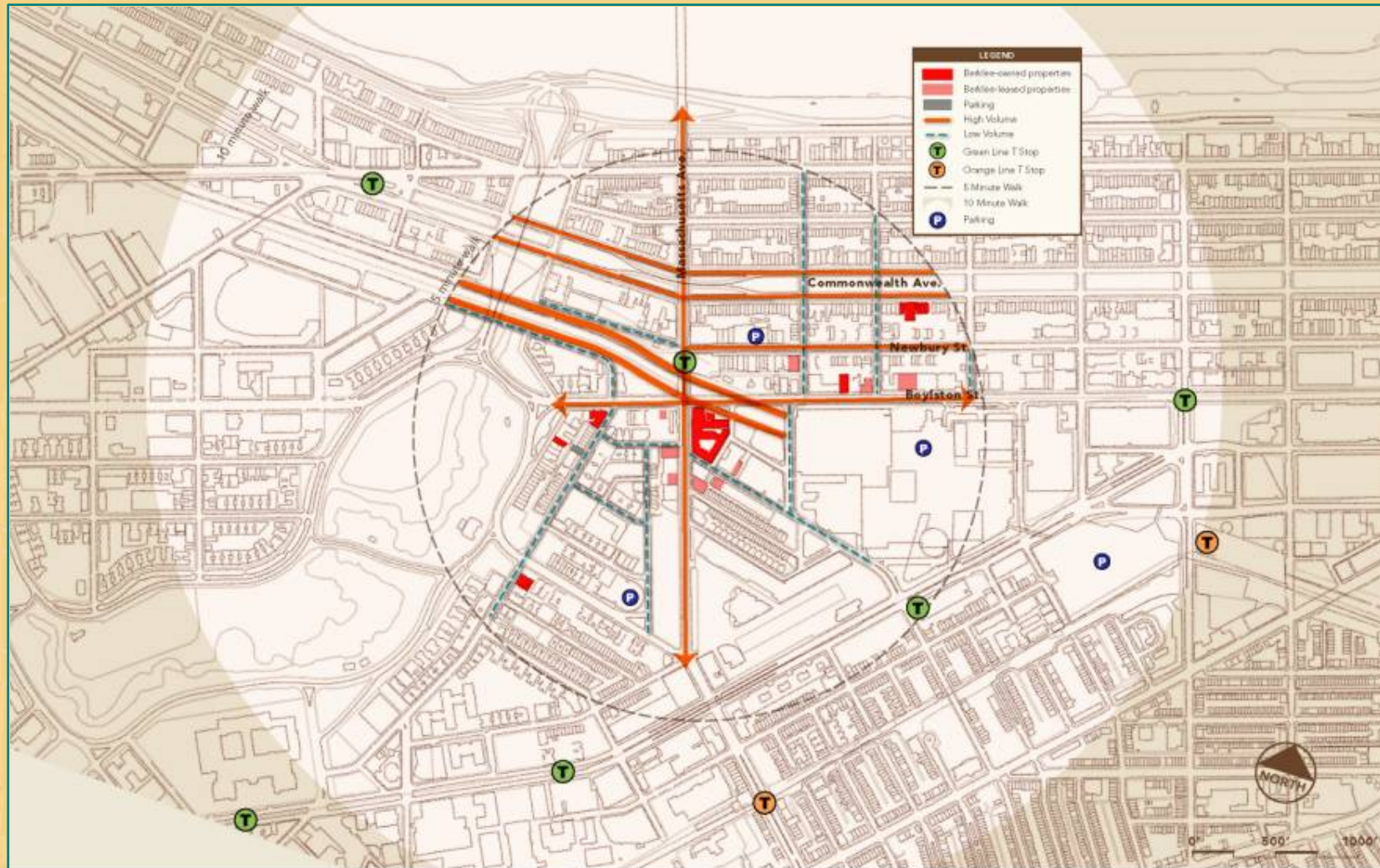
Pedestrian Circulation



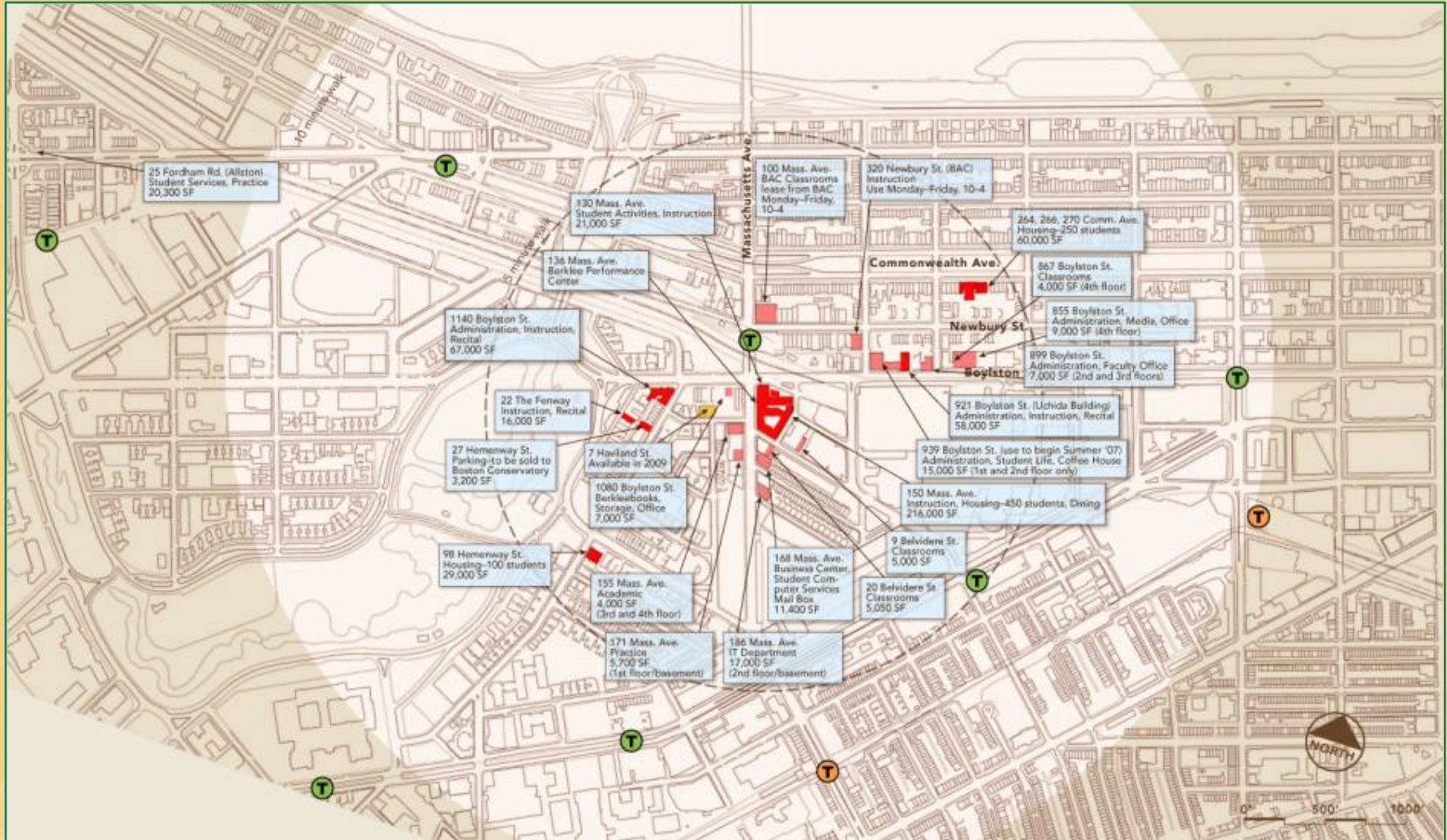
Transit



Vehicular Circulation



Building Use



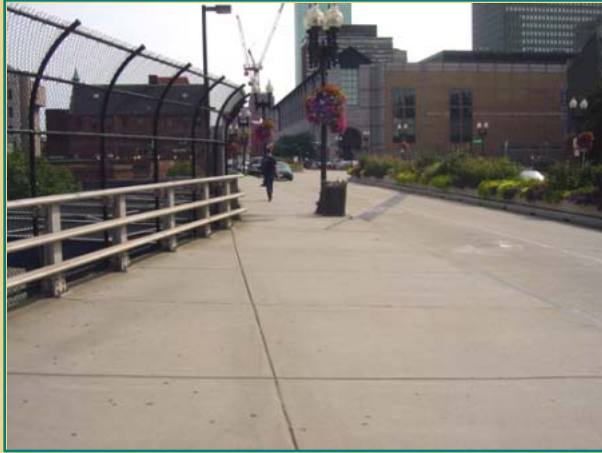
Urban Design



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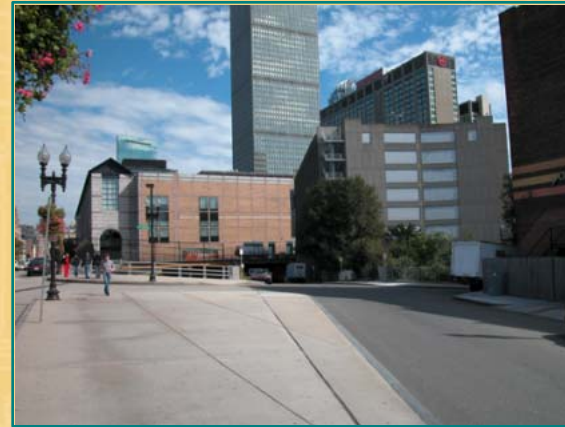
North Side of Boylston Street



Corner of Massachusetts Avenue and Boylston Street



Turnpike by Boylston Street



Cambria Street

GROWTH CONSIDERATIONS

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Growth Considerations



FOUR DIRECTIONS TO THE FUTURE

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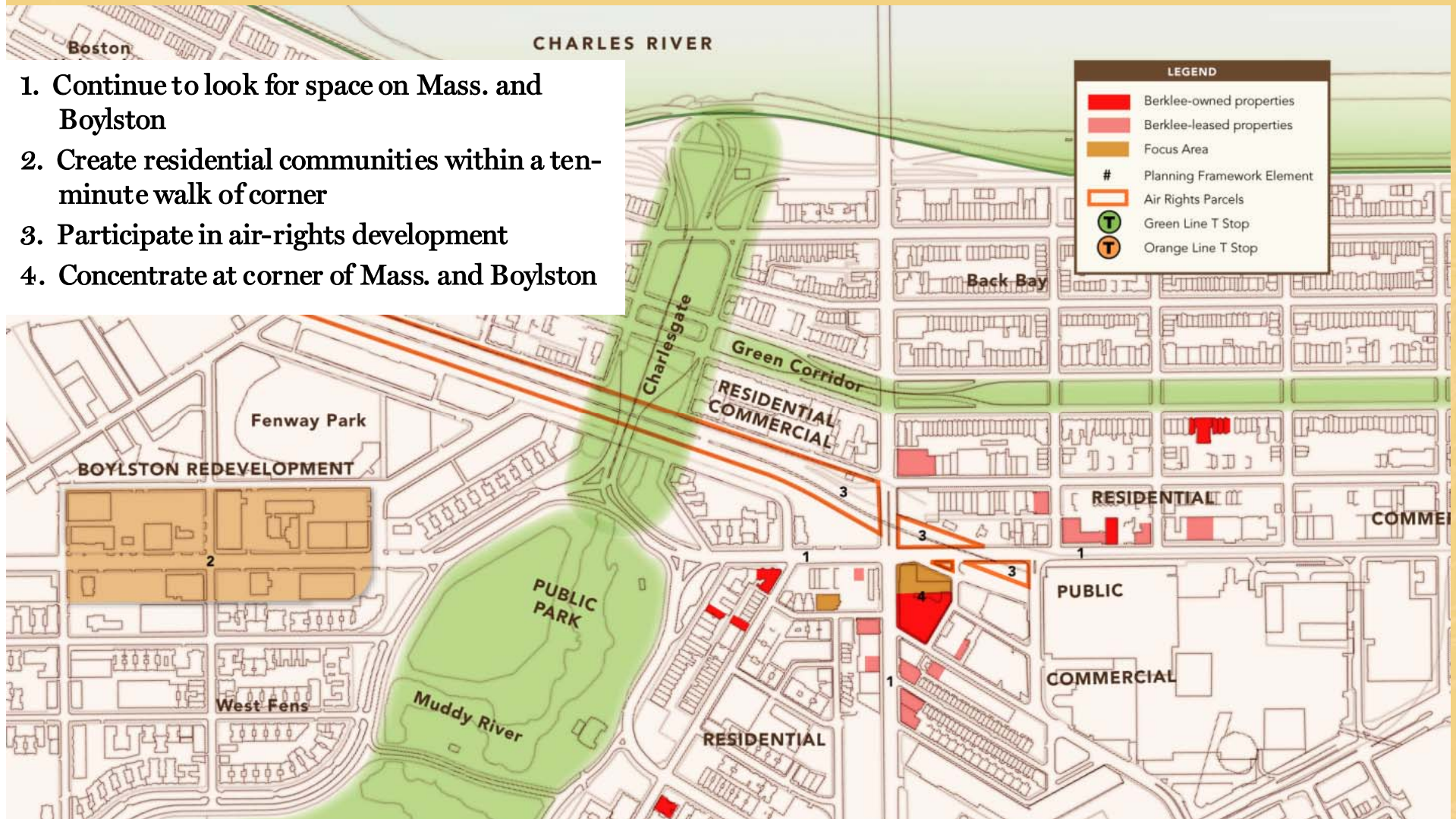
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Directions for the Future

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



Direction 1

Continue to look for space on Massachusetts Avenue and Boylston Street

Recent Attempts

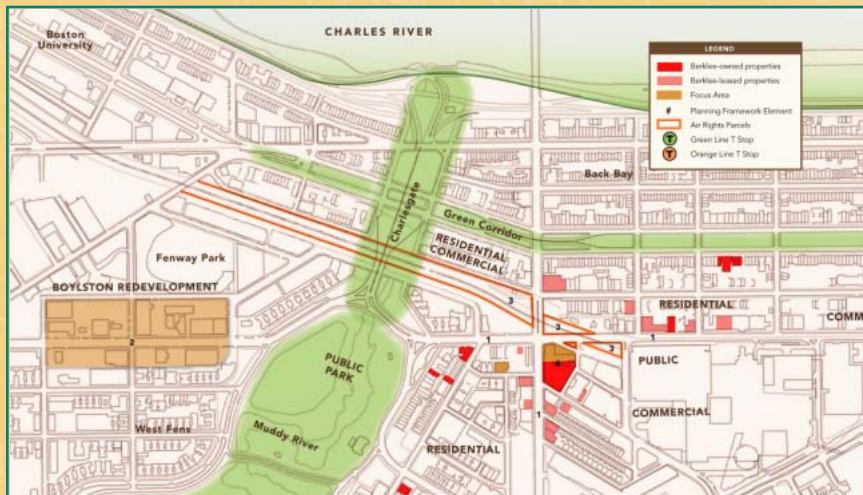
- 7 Haviland Street
 - 18,000 GSF
- 939 Boylston Street
 - 14,000 GSF
- 360 Newbury Street
 - 14,000 GSF - deferred
- 27 Hemenway Street lot
 - 3,200 SF – concluded sale to Boston Conservatory



Direction 2 *Create residential communities within a ten-minute walk*

Strategic Opportunities

- Outer Boylston
 - Samuels & Associates
 - Red Sox
 - Other



Direction 3 *Participate in air-rights development*

Continue to listen to all ideas

- Likely very long term

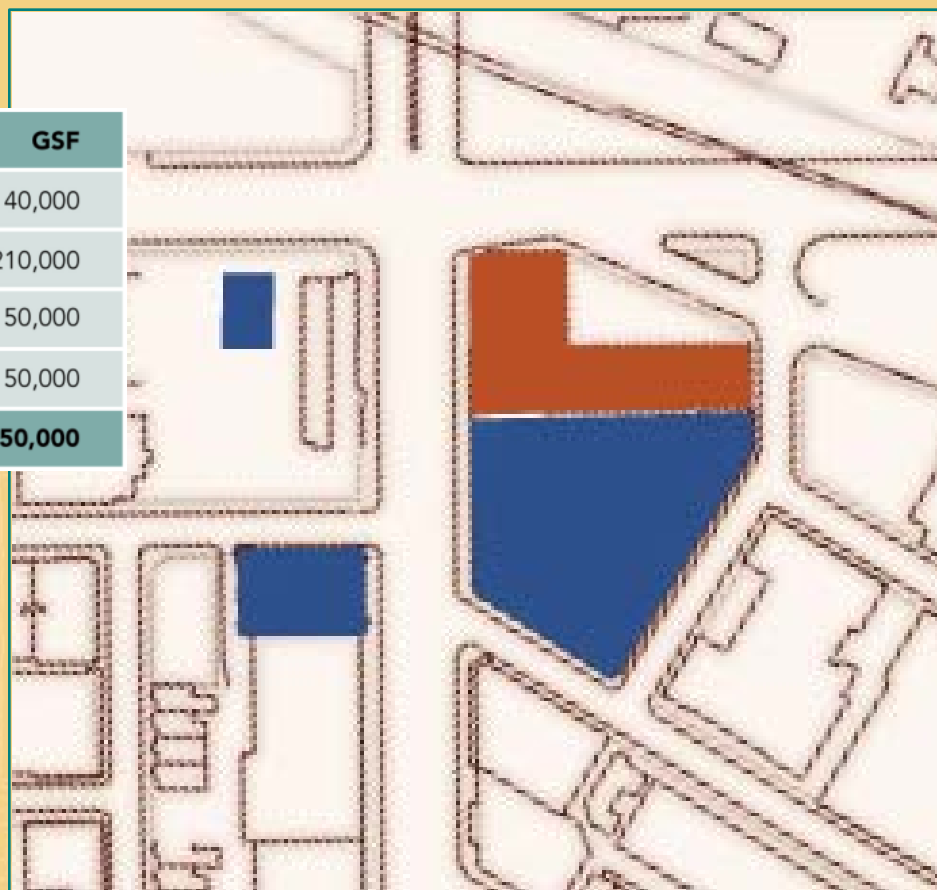


Direction 4

Concentrate at the corner of Massachusetts Avenue and Boylston Street

Possible Program

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





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