

MEMORANDUM

JANUARY 17, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** KAIROS SHEN, CHIEF PLANNER  
LINDA KOWALCKY, DEPUTY DIRECTOR FOR INSTITUTIONAL  
SECTOR MANAGEMENT  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
DAVID CARLSON, SENIOR ARCHITECT/URBAN DESIGNER  
ERICO LOPEZ, SENIOR PROJECT MANAGER

**SUBJECT:** REQUEST AUTHORIZATION AND APPROVALS REGARDING THE  
BOSTON UNIVERSITY 2013-2023 INSTITUTIONAL MASTER PLAN

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA” or “Authority”) authorize the Director to: (1) issue an Adequacy Determination approving the Boston University Charles River Campus (“BU” or the “University”) 2013-2023 Institutional Master Plan (“IMP”) in accordance with Section 80D-5.4(c) of the Boston Zoning Code (the “Code”); (2) petition the Boston Zoning Commission to consider and approve the BU IMP and associated map amendment; (3) issue Certifications of Consistency in accordance with Section 80D-10 of the Code in connection with the Proposed Institutional Projects in the BU IMP after the appropriate Article 80 reviews are completed; and (4) take any and all actions and execute all documents deemed necessary and appropriate relative to the IMP and Proposed Institutional Projects, including the execution of a Cooperation Agreement.

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**INTRODUCTION**

BU was the first university in the City of Boston to prepare an IMP. The First Master Plan was approved in 1986, followed by the Second Master Plan in 1997, the third Master Plan in 2003, along with a two year extension of the 2003-2010 IMP in 2010 (the “two year extension”). Over the past twenty-six (26) years the University has completed a host of important improvements to the campus outlined in the various Master Plans. Most prominent among these projects are the John Hancock Student Village with housing for more than 1,700 students, the Harry Agganis Arena, the Boston University Fitness and recreation Center, the School of Management, the Center of

Photonics Research, the Life Sciences and Engineering Building, the Residences at 580 Commonwealth Avenue for graduate student housing, the New Balance Field at 278 Babcock Street, the discontinuance and acquisition of Cummington, Hinsdale, and Blandford Streets, along with the redevelopment and revitalization of Kenmore Square and the beautification of Commonwealth Avenue between Deerfield Street and the BU Bridge.

On December 21, 2011, BU submitted an Institutional Master Plan Notification Form (“IMPNF”) to commence preparation of the 2013-2023 Institutional Master Plan. Notice of the receipt by the BRA of the IMPNF was published in the Boston Herald on December 22, 2011 initiating a public comment period ending on February 8, 2012. A Scoping Session was held on February 1, 2012 with public agencies. BU submitted a new 10-year IMP on August 14, 2012 initiating a public comment period ending on October 15, 2012. Notice of the receipt by the BRA of the IMP was published in the Boston Herald on August 14, 2012.

## ZONING

The BU Charles River Campus spans several zoning districts within the City of Boston, as well as portions of the Town of Brookline. The campus east of the BU Bridge is generally located within the Boston Proper district as defined on Map 1 of the Zoning Maps of the City of Boston; the institutional use parcels are identified with the designation of “Institutional Master Plan Area” or “Planned Development Area.” A portion of the campus is located within the Audubon Circle Neighborhood District, as shown on Map 1M of the Zoning Maps of the City of Boston. The areas to the west of the BU Bridge are located within the Allston Brighton Neighborhood District, Map 7B/7D of the Zoning Maps of the City of Boston, and are designated “Planned Development Area” or “IS” for Institutional Subdistrict.

This IMP is the framework for the zoning controls for the University’s institutional uses. While there are underlying zoning districts and overlay districts that include BU institutional properties, the master plan is the controlling document for zoning approvals. The primary institutional uses include college and university uses (use item #16A in Article 8 of the Zoning Code), dormitories (use items #11, 12, 13, and 13A in Article 8 of the Zoning Code), research laboratories (use item #24 in Article 8 of the Zoning Code), recreational facilities (use item #28 in Article 8 of the Zoning Code), and parking lots and garages (use items #58 and 59 in Article 8 of the Zoning Code), all of which are governed by the provisions of this IMP. West of the BU Bridge, under the provisions of the Allston Brighton Neighborhood District, Table C of Article 51 lists the uses which are allowed as institutional uses, including the above listed primary institutional uses. The Proposed Institutional Projects include a description of the maximum dimensional limits of proposed projects as they are anticipated at the time of

the IMP. Proposed Institutional Projects may be constructed in multiple phases and may also be constructed to less than the approved maximum build-out. University-owned properties listed in the IMP that are used for the institutional purposes are listed in the IMP. Occasionally, properties may be repositioned to meet different University uses, such as the brownstones along Bay State Road, which may fluctuate among dormitory, rental housing, academic, and administrative uses. Similarly, existing buildings in the 600 and 700 blocks along Commonwealth Avenue, such as 627-629, 700 (Warren Towers), 704-718 and 771-775 Commonwealth Avenue (George Sherman Union) include a mix of commercial, retail, service, post office, restaurant, office and bank uses on the ground and first floors which may fluctuate over time. The University also intends to expand its food services through the addition of food trucks at key locations, including Cummington Mall, Harry Agganis Way and the parking area behind 514-522 Park Drive. In addition, building renovations and/or small additions may be required to bring buildings into compliance with accessibility standards or current building, environmental, or energy standards.

## **DESCRIPTION OF PROPOSED PROJECTS**

The majority of the University's Proposed Projects require approval as "Proposed Institutional Projects," as defined in Article 80D of the Boston Zoning Code. Three of the four projects approved as part of the 2010 IMP Amendment/Renewal have advanced to the degree that they are no longer included as proposed projects in this new 2013-2023 IMP: the East Campus Student Services Center opened in late summer 2012, while the Admissions Reception Center at 233 Bay State Road and the New Balance Field on Babcock Street commenced construction during the fall of 2012. The fourth project, the School of Law is carried over into the new 2013-2023 IMP. Lastly, the final student residence building at the John Hancock Student Village is included in this list of projects and is likely to be constructed during the period of this master plan. This project was previously approved under the Planned Development Area No. 38 and does not require zoning approval under this IMP. In the project descriptions below, height is measured to the top of the highest occupied floor and project size is based on the gross floor area, as defined in the Boston Zoning Code.

### **Boston University School of Law (Site bb)**

For some time, Boston University School of Law has demonstrated a need for improved and modernized facilities to support contemporary methods of legal education and to retain its standing as one of the top law schools in the United States. Changes in legal pedagogy and advances in technology-based legal research methods have created a requirement for redesigned classrooms and increased collaborative space for students. Although enrollment in the School of Law has decreased somewhat since 1986, total space needs have increased, reflecting new teaching methods. The current facilities at 763-767 Commonwealth Avenue were constructed in the early 1960s and no longer adequately support the School's research and teaching needs. The current building's

48-year-old systems are approaching the end of their useful life. The University is cognizant of an obligation to balance additional classroom and library space with the historical significance of the existing Josep Lluís Sert–designed building. The proposed project includes two separate elements: the renovation of the approximately 144,160 square feet of the existing School of Law building and an addition of approximately 93,525 square feet.

- Location – 763–767 Commonwealth Avenue
- Project Site Area – 93,150 square feet
- Existing Use – Academic use (School of Law)
- Proposed Use – Academic use (School of Law)
- Proposed Maximum Height – Existing tower at 233 feet, West Addition 97 feet
- Proposed Maximum Size – Existing 150,000 square feet, addition of up to 95,000 square feet
- Proposed Maximum Floor Area Ratio (FAR) – 3.0 (including Pappas Library)
- Current Zoning – H-4

**Academic Building (Site cc)**

The site at the corner of Commonwealth Avenue and Granby Street has been identified as a potential development site since the first master plan was approved in 1987. Acquisition of the entire site parcel was completed in 2003, and it is currently a public surface parking lot. New academic space, which could be developed as either a single- or multiple-phase project, is proposed for the site. The size of the parcel suggests that below grade parking could be considered.

- Location – 645–665 Commonwealth Avenue
- Lot Area – 42,000 square feet
- Existing Use – Surface parking lot
- Proposed Use – Institutional use, primarily academic uses for instruction, research, offices, and ancillary uses. Below grade parking with up to 3 levels and 300 spaces
- Proposed Maximum Height – 15 stories, 225 feet
- Proposed Maximum Building Area – 350,000 square feet
- Proposed Maximum FAR – 8.4
- Current Zoning – H-4

**Academic/Administrative Building (Site ff)**

The proposed site at 130 Bay State Road offers an opportunity to integrate two existing brownstones with a new addition to the west, creating approximately 60,000 square feet of academic and administrative space. The programmatic integration of this building with the adjacent School of Management will require an above grade physical connection between buildings.

Location - 130 Bay State Road

Lot Area - +/- 19,000 square feet

Existing Use - Academic, vacant, and open space

Proposed Use - University use, including academic, research, office, and administrative uses

Proposed Maximum Height - 45 feet on Bay State Road, stepping up to 75 feet

Proposed Maximum Building Area - 60,000 square feet

Proposed Maximum FAR - 4.0 (existing)

Current Zoning - H-4

**Academic Building Addition (Site dd)**

The proposed academic building project would add 50,000 square feet to the existing 84,000 square foot building at 640 Commonwealth Avenue with an addition oriented toward Hinsdale Street and Commonwealth Avenue.

Location - 640 Commonwealth Avenue

Lot Area - 67,232 square feet

Existing Use - Open Space

Proposed Use - Institutional use, primary academic uses, including instruction, research, and offices.

Proposed Maximum Height - 3 stories, 50 feet

Proposed Maximum Building Area - 50,000 square feet

Proposed Maximum FAR - 4.0 (existing)

Current Zoning - H-4

**Science and Engineering Research BUILDING (Site ee)**

With the acquisition of Cummington Street (now Mall) from the City of Boston, the University has the opportunity to make better use of some of the smaller land parcels abutting the Massachusetts Turnpike along Cummington Mall. These parcels, from 30 to 100 Cummington Mall, are too narrow to support modern academic buildings, but by using the additional area along or above Cummington Mall, a more efficient footprint

can be achieved. The proposed project is a science/engineering research building at 30-38 Cummington Mall that will replace an existing 36,563 square foot building.

Location - 30-38 Cummington Mall  
Lot Area - 25,000 square feet (including portion of mall)  
Existing Use - Academic  
Proposed Use - Institutional use, primary academic uses, including instruction, research, offices, and student study spaces  
Proposed Height - 11 stories, 165 feet  
Proposed Maximum Building Area - 165,000 square feet  
Proposed Maximum FAR - 7.0  
Current Zoning - M-2

**Myles Standish and Myles Standish Annex Residence Hall Rehabilitation (SITE gg)**

Myles Standish Hall, originally constructed in 1926 as a residence hotel, has served as a University dormitory since 1949. This building at 610 Beacon Street currently provides 660 student bed spaces. In 1980, the University acquired an abutting property (632 Beacon Street), now known as the Myles Standish Annex, and converted it to a residence hall providing an additional 100 student bed spaces. A total rehabilitation is planned for both of these building to bring them in line with modern housing standards and to ensure that they remain an attractive option for on-campus student housing. It is anticipated that a minor expansion of the buildings may be recommended as part of the renovation project. A reduction in the number of student beds might result from the project's adherence to current building standards and codes.

Location - 610 Beacon Street (also referred to as 30 Bay State Road) and 632 Beacon Street  
Lot Area - 26,100 square feet (both properties)  
Existing Use - Student residence  
Proposed Use - Student residence  
Proposed Maximum Height - Nine stories, 80 feet (existing height)  
Proposed Maximum Building Area - 230,000 square feet (including addition)  
Proposed Maximum FAR - 8.8  
Current Zoning - H-4

## OTHER PROPOSED PROJECTS

### Student Village Residence III (Site aa)

Previously approved in the Planned Development Area (PDA) No. 38, dated January 25, 1990 as amended, this one remaining residential building would be located between 33 Harry Agganis Way and 10 Buick Street and would accommodate up to 523 students. This project is not a Proposed Institutional Project in this IMP and is not receiving zoning relief through this IMP, but rather has obtained zoning relief through PDA No. 38. The project is described here for context as it is a major building project and is integral to the achievement of the University's housing program.

## PROJECT/ IMP REVIEW

The IMP is subject to Institutional Master Plan review pursuant to Section 80D of the Code. The BU Community Task Force (“Task Force”) consisting of members of the public, neighboring institutions and neighborhood leaders was established to advise the BRA and BU on the IMP. In 2011, the Task Force celebrated its 25th anniversary. In 1986, BU was the first institution in Boston to establish such a committee, and it has benefited from the diverse experience and perspectives of the committee’s constituent members. The task force advises the city and University on the implementation of the University master plan. Representing an array of neighboring organizations, associations, and institutions, members are appointed by Mayor Thomas M. Menino. Members include:

Pamela Beale, Chair	Teri North
Sonia Aleman	Richard Ong
Paul Berkeley	Shlomo Pinkas
Paul Creighton	Victor Theme
Dan Cuddy	Elizabeth Walsh
Jim Hynes	Bob Webber
Yvette Lancaster	Alan Weinberger
Archie Mazmanian	

Since work began on the IMP in June 2011, there have been eleven meetings of the Task Force, two of which were advertised BRA community meetings. A representative of the BRA has been present at these meetings. Each Community Task Force meeting has focused on a different topic pertaining to the IMP. Table 1, Public Meetings summarizes these meetings.

**Table 1, Public Meetings**

<b>Date</b>	<b>Group</b>	<b>Topic</b>
September 13, 2011	Community Task Force	IMP Overview
October 19, 2011	Community Task Force	Enrollment and Housing
November 16, 2011	Community Task Force	Transportation
January 19, 2012	Community Task Force	Proposed Institutional Projects
February 1, 2012	BRA Community Meeting/ BU Community Task Force	IMPNF Comments
March 6, 2012	Community Task Force	Sustainability
July 10, 2012	Community Task Force	IMP Update
July 24, 2012	Community Task Force	Transportation
August 16, 2012	Community Task Force	Campus Demographics, Student, Housing, Sustainability, and Community Benefits
August 27, 2012	Community Task Force	Development Plan, Urban Design and Economic Impact
September 10, 2012	BRA Community Meeting/ BU Community Task Force	Summary and overview

**INSTITUTIONAL MASTER PLAN PROJECT TEAM**

- Proponent: **Trustees of Boston University**  
Gary Nicksa, Senior Vice President for  
Operations
- Institutional Master Plan  
Consultant: **Fort Point Associates, Inc.**  
Jamie Fay, AICP, CEP, President  
Robin Bergstrom, Planner
- Architecture and Urban  
Design Consultants: **CBT Architects**  
Kishore Varanasi, Director of Urban Design  
Mahesh Wagdahare
- Greenberg Consultants**  
Ken Greenberg
- Transportation Consultant: **Tetra Tech**  
Contact:  
Michael Hall, Senior Project Manager



## **COMMUNITY BENEFITS**

From its founding in 1839 through its growth into the largest university in Boston and the fourth-largest private not-for-profit university in the country, BU has stayed true to its commitment to conduct research, scholarship, artistic creation, and professional practice in the service of the surrounding community.

BU expresses the great value of its dynamic relationships with the City of Boston and the Town of Brookline through the wide range of educational, cultural, social, legal, and medical community programs and services it provides.

The University also makes direct financial contributions to the City of Boston and the Town of Brookline in the form of real estate taxes, payments in lieu of taxes, and linkage payments. The University has a substantial impact on the local and regional economies through direct employment, purchased services, and student, faculty, and staff spending.

BU provides community contributions by way of:

- Economic impact, direct payments, and payments in lieu of taxes
- Transportation improvements
- Educational partnerships and scholarship aid
- Community partnerships
- Sports and recreational programs
- Volunteer service programs
- Cultural resources

### **Economic Impact**

With more than 33,000 graduate and undergraduate students, BU is the city's largest higher-education institution. The University employs over 10,000 faculty and staff, making it the third-largest private employer in Boston and twelfth-largest in the Commonwealth.

In FY2011, the University, its employees, students, and their visitors to the city spent more than \$1.8 billion, with an impact of \$3.87 billion statewide.

The economic impact of the University within the City of Boston is substantial. During FY2011, the University purchased more than \$180 million in goods and services from vendors within the city. The spending by students and their out-of-state visitors totaled nearly \$270 million. Salaries and benefits for employees living in the city exceed \$248 million.

In addition to direct and indirect economic benefits to the city's economy, the University actively seeks ways to reduce the demand on city services. Through its own police department, the University brings added security to the entire campus area. It also maintains the sidewalks, MBTA tracks, and streets around the campus, provides snow removal during winter months, plants and maintains street trees, and conducts pest control.

### **Payment in Lieu of Taxes (PILOT) Program**

As a nonprofit educational institution, BU is exempt from paying taxes. However, motivated by a sense of responsibility as one of Boston's largest employers and landowners, and by its commitment to giving back to the community, in the 1980s Boston University began to make payments to the City of Boston in lieu of the taxes from which it was exempt. These "PILOT" (payment-in-lieu-of-taxes) funds help the city cover the cost of providing essential services, such as police, fire, and snow removal.

Boston University was the first educational institution in the City of Boston to make such voluntary contributions, and continues to make substantial PILOT payments.

Since the last master plan was adopted in 2003, the University has paid more than \$41.7 million in real estate property taxes and linkage payments to the City of Boston and nearly \$38.5 million in lieu of taxes payments. BU will continue to negotiate PILOT payments with the City of Boston.

### **Transportation Improvements**

Boston University contributes directly to projects that improve the regional transportation network by providing matching dollars to city, state, and federal sources. The Commonwealth Avenue Improvement Project is a prime example of the many public-private partnerships in which the University has participated.

Motivated by a desire to improve pedestrian safety and vehicle circulation along the Commonwealth Avenue corridor, the University has worked aggressively to develop a plan for the redesign and funding of improvements to Commonwealth Avenue over the past two decades.

Boston University has committed more than \$13 million to three major improvement projects: Commonwealth Avenue Phase 1, Commonwealth Avenue Phase 2, and Kenmore Square. Construction and design costs for these projects totaled over \$44 million. All three projects fulfilled the three fundamental and interrelated transportation objectives presented and defined in the University's 2003 Transportation Master Plan:

- Enhance pedestrian circulation along Commonwealth Avenue and within the Charles River Campus.
- Limit or reduce trip-generation levels at the Charles River Campus.
- Improve traffic operations along the Commonwealth Avenue corridor.

Throughout this improvement process, Boston University has worked in close partnership with the City of Boston, the Commonwealth of Massachusetts, and the federal government. The city and state have worked closely with the University, local businesses, and community members in order to improve pedestrian and vehicular circulation and to enhance the streetscape along the Commonwealth Avenue corridor.

**Scholarship Aid**

The University’s longstanding commitment to education extends well beyond its campus boundaries, as is evident in its scholarship programs. In FY2011, the University committed a total of \$13.2 million in scholarship money to more than 440 students, as shown in Table 2, Scholarship Aid.

**Table 2, Scholarship Aid**

Scholarship Program	Amount Offered in FY2011	Number of Recipients
Boston Scholars Program	\$11 million	320
<i>Community Service Award</i>	<i>\$6.6 million</i>	<i>207</i>
<i>Boston High School Scholarships</i> <sup>1</sup>	<i>\$4.4 million</i>	<i>113</i>
Cardinal Medeiros Scholarships	\$1.6 million	42
Boston City Employees Scholarships	\$372,000	50
SPH Health Care Scholarships	\$129,000	14
CityLab Academy	\$72,000	15
Roxbury Community College	\$20,000	1

<sup>1</sup>Components of Boston Scholars Program

## RECOMMENDATION

The BRA staff recommends that the Authority authorize the Director to: (1) issue an Adequacy Determination approving the Boston University Charles River Campus 2013-2023 Institutional Master Plan in accordance with Section 80D-5.4(c) of the Code; (2) petition the Boston Zoning Commission to consider and approve the BU IMP and associated map amendment; (3) issue Certifications of Consistency in accordance with Section 80D-10 of the Code in connection with the Proposed Institutional Projects in the BU IMP after the appropriate Article 80 reviews are completed; and (4) take any and all actions and execute all documents deemed necessary and appropriate relative to the IMP and Proposed Institutional Projects, including the execution of a Cooperation Agreement.

Appropriate votes follow:

**VOTED:** That in connection with the Boston University Charles River Campus (“BU” or the “University”) 2013-2023 Institutional Master Plan (“IMP”) presented at a public hearing held pursuant to Section 80D-5 of the Boston Zoning Code (“Code”) at the offices of the Boston Redevelopment Authority (“Authority” or “BRA”) on January 17, 2013, and after consideration of evidence presented at, and in connection with, the proposed IMP, the BRA finds that: (a) the BU IMP conforms to the provisions of Article 80D of the Code; (b) the BU IMP conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the BU IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 (c ) of the Code approving the BU IMP; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to petition the Boston Zoning Commission (“Zoning Commission”) pursuant to the provisions of Article 80D of the Code to approve the BU IMP and the associated map amendment, all in substantial accord with the BU IMP and map amendment presented to the BRA at its hearing on January 17, 2013; and

### **FURTHER**

**VOTED:** That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue one or more Certification(s) of

Consistency with respect to the Proposed Institutional Projects described in the BU IMP when the Director finds that: (a) the Proposed Institutional Projects are adequately described in the BU IMP; (b) the Proposed Institutional Projects are consistent with the BU IMP, including the requirement of Section 80D-10.1(d) of the Code concerning the location of High Impact Subuses; (c) the BU IMP has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (d) the BU IMP is in compliance with the update requirements of Section 80D-7 of the Code and with the renewal requirements of Section 80D-8 of the Code; and

**FURTHER**

**VOTED:** That the BRA hereby authorizes the Director to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the BU IMP and the Proposed Institutional Projects described therein including a Cooperation Agreement.

BOSTON REDEVELOPMENT AUTHORITY

CHAIRMAN'S STATEMENT

January 17, 2013

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Boston University Charles River Campus 2013-2023 Institutional Master Plan.

This hearing was duly advertised on January 5, 2013 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Lopez will now begin the presentation.