

MEMORANDUM

NOVEMBER 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LINDA KOWALCKY, DEPUTY DIRECTOR OF INSTITUTIONAL
SECTOR MANAGEMENT
KATELYN SULLIVAN, PROJECT MANAGER

SUBJECT: PUBLIC HEARING TO CONSIDER THE FIRST INSTITUTIONAL
MASTER PLAN AMENDMENT TO THE BOSTON UNIVERSITY
CHARLES RIVER CAMPUS 2013-2023 INSTITUTIONAL MASTER PLAN

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA” or “Authority”) authorize the Director to: (1) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Boston Zoning Code (“Code”), approving the First Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan (“IMP Amendment”); (2) issue a Certification of Consistency pursuant to Section 80D-10 of the Code in connection with the 610 Commonwealth Avenue project (“Proposed Project”); (3) petition the Boston Zoning Commission for approval of the IMP Amendment; and (4) take all actions and execute a Cooperation Agreement and any and all documents deemed necessary and appropriate by the Director, in connection with the Proposed Project and the IMP Amendment.

INTRODUCTION

Boston University (“BU” or the “University”) was the first university in the City of Boston to prepare an Institutional Master Plan. The first Master Plan was approved in 1986, followed by the second in 1997, third in 2003, and the most recent in 2013. In September of 2011, BU began preparation of the 2013-2023 Charles River Campus Institutional Master Plan (“the 2013-2023 IMP”). From the fall of 2011 to the fall of 2012, BU undertook a comprehensive planning initiative to define the University’s needs and establish institutional goals for the coming decade and beyond. The 2013-2023 IMP was a product of these strategic planning efforts and responds to the call to strengthen scholarship and research throughout the campus, expand and enhance the College of Arts & Sciences, and improve the residential campus and student life experience. With the support of the Boston University Community Task Force, the 2013-2023 IMP was

approved by the Boston Redevelopment Authority (“BRA”) in January 2013 and by the Boston Zoning Commission in February 2013.

The 2013-2023 IMP development objectives of the University include the completion of seven buildings projects, involving academic, residential and research facilities. On July 29, 2013, the Trustees of Boston University submitted an Institutional Master Plan Notification Form (“IMPNF”) to the BRA for a First Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan (“IMP Amendment”). BU submitted the IMP Amendment to add a proposed institutional project, a new 7-story building, the Center for Integrated Life Sciences and Engineering, to be located at 610 Commonwealth Avenue (the “Proposed Project”) on the site of an existing surface parking lot to the 2013-2023 IMP. The approximately 149,500 square-foot Proposed Project will be for university use and contain academic, research, office and administrative space.

The IMPNF was reviewed in a Scoping Session with public agencies on July 14, 2013 and a Scoping Determination was issued by the BRA on September 4, 2013. There was a public/Task Force meeting held on August 13, 2013. The comment period for the IMPNF ended on August 28, 2013. BU submitted the IMP Amendment on September 9, 2013. Notice of the submission was published in the Boston Herald on September 9, 2013. The comment period for the IMP Amendment ended on November 8, 2013. A public/Task Force meeting was held for the IMP Amendment on October 22, 2013 where the Task Force voted to approve the IMP Amendment.

PROJECT/IMP REVIEW

The IMP Amendment is subject to Institutional Master Plan review pursuant to Section 80D of the Boston Zoning Code (the “Code”). The IMP Amendment has been reviewed and discussed at community meetings, including meetings of the Community Task Force established by the BRA to advise BU and the BRA on the proposed IMP Amendment.

RECOMMENDATION

It is recommended that the BRA authorize the Director to: (1) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code, approving the First Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan (“IMP Amendment”); (2) issue a Certification of Consistency pursuant to Section 80D-10 of the Code in connection with the Proposed Project; (3) petition the Boston Zoning Commission for approval of the IMP Amendment; and (4) take all actions and execute a Cooperation Agreement and any and all documents deemed necessary and appropriate by the Director, in connection with the IMP Amendment.

Appropriate votes follow:

VOTED: That, in connection with the First Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan (“IMP Amendment”), dated September 9, 2013 presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Code at the offices of the Authority on November 14, 2013, and after consideration of evidence presented at, and in connection with, the IMP Amendment, the BRA hereby finds that (a) the IMP Amendment complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form submitted on July 29, 2013 (“IMPNF”); (b) the IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the IMP Amendment conforms to the general plan for the City as a whole; and (d) on balance, nothing in the IMP Amendment 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 IMP Amendment; and

FURTHER

VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the IMP Amendment; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency for the 610 Commonwealth Avenue project (“Proposed Project”) pursuant to Article 80D-10 of the Code when the Director finds that (a) the Proposed Project is described adequately in the IMP Amendment and is consistent with the 2013-2023 IMP, as amended, and (b) the 2013-2023 IMP, as amended, has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, Institutional Master Plan Review; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing votes, including, without limitation, a Cooperation Agreement.

BOSTON REDEVELOPMENT AUTHORITY

CHAIRMAN'S STATEMENT

November 14, 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 First Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan.

This hearing was duly advertised on November 1, 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 the 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 brief period for rebuttal if they so desire.

Ms. Sullivan will now begin the presentation.