



**Boston University**  
**610 Commonwealth Avenue**

**Institutional Master Plan Notification Form**  
**For First Amendment to the Boston University Charles River**  
**Campus 2013 - 2023 Institutional**  
**Master Plan**

**July 29, 2013**

submitted by: **Trustees of Boston University**

submitted to: **Boston Redevelopment Authority**

prepared by: **Fort Point Associates, Inc.**





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# BOSTON UNIVERSITY

## 610 COMMONWEALTH AVENUE

### INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR FIRST AMENDMENT TO THE BOSTON UNIVERSITY CHARLES RIVER CAMPUS 2013 – 2023 INSTITUTIONAL MASTER PLAN

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## **SECTION 1**

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### **INTRODUCTION**



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# 1.0 INTRODUCTION

Boston University (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, the University 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, the University 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 Master Plan development objectives of the University for the 2013-2023 IMP include the completion of seven building projects, involving academic, residential, and research facilities. The purpose of this document is to amend the existing 2013-2023 IMP to include a new building project, the Center for Integrated Life Sciences and Engineering at 610 Commonwealth Avenue. Further details can be found in Section 4.0, Proposed Institutional Project.

## 1.1 INSTITUTIONAL MASTER PLAN PROGRESS

As the 2013-2023 IMP was approved only six months ago, most of the planned projects have not yet been commenced. However, the Boston University School of Law Building is under construction with the foundation work complete and steel structure being erected. Projects approved in prior IMPs are underway or completed, including the new East Campus Student Services Center, which opened in August 2012, the new Admissions Reception Center, which is now under construction with an anticipated completion date of early 2014, and the New Balance Field at Boston University at 278 Babcock Street, which will be completed in August 2013. Since the 2013-2023 IMP was approved the University has purchased 910 Commonwealth Avenue in Brookline, which was originally listed as a potential development site in the 2013-2023 IMP.

## 1.2 THE NEED FOR AN IMP AMENDMENT

The Boston University 2013-2023 IMP lists a total of seven building projects in the City of Boston that the University plans to construct over the next decade (see

Sections 5.2 and 5.3 of the 2013-2023 IMP). In the intervening months since the approval of the 2013-2023 IMP, the University has determined that it has a unique opportunity to advance the University's program in the life sciences through the construction of a new laboratory and research building. After considering a number of potential building sites, the University selected 610 Commonwealth Avenue as the preferred location for the Center for Integrated Life Sciences and Engineering. This site is located adjacent to the University's science and engineering campus, allowing for a full interdisciplinary integration with research activities in other science and engineering programs. At this time, no other changes to the approved Institutional Master Plan are proposed.



## **SECTION 2**

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# **BOSTON UNIVERSITY MISSION AND GOALS**



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## 2.0 BOSTON UNIVERSITY MISSION AND GOALS

Boston University is an international, comprehensive, private research university, committed to educating students to be reflective, resourceful individuals ready to live, adapt, and lead in the interconnected world. Boston University is committed to generating new knowledge to benefit society.

The University remains dedicated to its founding principles: that higher education should be accessible to all and that research, scholarship, artistic creation, and professional practice should be conducted in the service of the wider community – local and international. These principles endure in Boston University’s insistence on the value of diversity, in its tradition and standards of excellence, and in its dynamic engagement with the City of Boston and the world.

Boston University comprises a remarkable range of undergraduate, graduate, and professional programs built on a strong foundation of the liberal arts and sciences. With the support and oversight of the Board of Trustees, Boston University, through its faculty, continually innovates in education and research to ensure that it meets the needs of students and an ever-changing world.

In 2007, Boston University completed the “Boston University Strategic Plan – Choosing to be Great”. The plan includes eight concrete goals in support of Boston University’s mission, with each goal being the product of extensive discussions undertaken as a community involving its students, faculty, alumni and friends.

Boston University’s goals include:

1. To support and enhance a world-class **faculty** whose members are dedicated to teaching and engaged in research, scholarship, and their professions.
2. To continue to develop the special **undergraduate educational environment** that combines its commitment to a liberal arts and sciences education with professional opportunities, while creating flexible educational opportunities to leverage the depth of the College of Arts and Sciences and our other schools and colleges. To continue its commitment to inclusiveness based on merit for all students, irrespective of race, religion, or economic status, and to raise the financial aid needed to do this.
3. To expand and enhance the **College of Arts and Sciences (CAS)** as the core of Boston University and its undergraduate programs. Boston University is committed to increasing the number of CAS faculty members and expanding and renewing the College’s facilities.

4. To enhance the **residential campus** and **student life experience** for its undergraduate students in the special urban environment of Boston.
5. To strengthen **scholarship and research** throughout Boston University by support of key disciplinary graduate programs.
6. To enhance its nationally recognized **professional schools and colleges**, including Medicine, Management, Law, and Fine Arts. Boston University's commitments to Medicine, Law, and Management are key to its prominence as a major urban research university. The College of Fine Arts offers a special opportunity for projecting Boston University on campus, in the city, and around the world.
7. To increase its emphasis on **interdisciplinary research** and **graduate education** in order to expand its leadership in important fields and the collaborative atmosphere across our campuses.
8. To continue to foster the engagement of Boston University in the city and the world, through **public service** and by extending the reach of its educational programs, including both **study-abroad opportunities** for Boston-based students and the creation of new opportunities for **students from around the world** to experience a Boston University education.

## **SECTION 3**

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### **PROGRESS ON THE 2013 – 2023 IMP**



# 3.0 PROGRESS ON THE 2013-2023 IMP

## 3.1 ENROLLMENT

Since the 2003 IMP and 2010 Amendment/Renewal, there has been a small increase in full-time undergraduate enrollment at the Charles River Campus from 15,064 students in 2002 to 15,419 students in 2012 (see Table 3-1, Full-Time Undergraduate Students). Due to Boston University’s growing prestige and international reputation, the number of interested applicants has increased substantially.

Between the fall of 2013 and fall of 2017, full-time undergraduate enrollment is expected to be relatively static, as shown in Table 3-2, Projected Full-Time Undergraduate Enrollment. Boston University will continue its policy of selectivity throughout the term of this master plan. Consequently, the composition of the enrolled student body will change over time with an increased proportion of continuing and transfer students and a decreased share of incoming freshmen.

**Table 3-1, Full-Time Undergraduate Students**

	Fall 2010 Actual	Fall 2011 Actual	Fall 2012 Actual
Full-Time Undergraduate Students			
Freshman Class	4,409	4,022	3,877
Continuing and Transfer Students	11,164	11,518	11,542
Total Full-Time Undergraduates	15,573	15,540	15,419
Full-Time Undergraduates Forecast*	15,376	15,311	15,331
# of Students Above (Below) Forecast	197	229	88
% Above (Below) Forecast	1%	1%	1%

\* Forecast from 2010 IMP Amendment/Renewal

**Table 3-2, Projected Full-Time Undergraduate Enrollment**

Fall	Enrollment	Freshman Class Size
2013	15,674	3,800
2014	15,575	3,800
2015	15,577	3,800
2016	15,488	3,800
2017	15,488	3,800

\*Forecast data as of April 2012

## 3.2 STUDENT HOUSING

In response to concerns of the City and the surrounding neighborhoods, Boston University has been and remains committed to increasing the amount of on-campus housing available to and occupied by undergraduate students. Boston University was challenged to create housing that would be attractive to upperclassmen who are most likely to reside off campus. Boston University has made great strides in increasing the availability and variety of on-campus housing options. With the construction of two new residential buildings at 10 Buick Street and 33 Harry Agganis Way and a number of other housing and dining improvement projects, including historically sensitive renovation of Bay State undergraduate residences, Boston University has increased the number of students housed on campus from 67% in 1994 to 76% in 2012. See Table 3-3, Students Housed On Campus. Boston University will continue to work toward increasing on-campus housing opportunities.

**Table 3-3, Students Housed On Campus**

Year (Fall)	Enrollment*	Undergraduate Occupancy	Students Needing Housing	Percent Housed	Freshman Class Size
2002	15,064	10,978	14,308	77%	4,560
2003	14,976	10,650	14,059	76%	3,961
2004	15,186	10,746	14,397	75%	4,352
2005	15,690	10,860	14,774	74%	4,209
2006	15,681	10,879	14,678	74%	4,124
2007	15,771	10,675	14,723	73%	4,163
2008	15,540	10,629	14,486	73%	4,131
2009	15,386	10,825	14,288	76%	4,130
2010	15,573	11,128	14,635	76%	4,409
2011	15,540	11,109	14,465	77%	4,022
2012	15,419	10,986	14,486	76%	3,877

\*Student enrollment data is reported as of the University's official mid-semester enrollment census date, and is consistent with Federal and City requirements.



## **SECTION 4**

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# PROPOSED INSTITUTIONAL PROJECT



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## 4.0 PROPOSED INSTITUTIONAL PROJECT

### 4.1 CENTER FOR INTEGRATED LIFE SCIENCES & ENGINEERING BUILDING

The 2003 IMP documented the University's desire to keep pace with the burgeoning bioengineering industry, which was projected to triple in size over the early part of the 21<sup>st</sup> century. In response, the University constructed a new Life Science and Engineering building at 24 Cummington Mall that opened in 2005. The 188,500 square foot building provides laboratory and research space for the University's expanding programs. The University's programs in life sciences and engineering have continued to thrive, which has led to the need for additional research and laboratory space.

This Institutional Master Plan Notification Form for a First Amendment to the 2013 – 2023 IMP, proposes a new Center for Integrated Life Sciences and Engineering (the "Proposed Institutional Project") at 610 Commonwealth Avenue will provide additional interdisciplinary research space for faculty and students in neuroscience and systems/synthetic biology. See Figure 4-1, Proposed Institutional Project, which identifies the location of the proposed building. The Proposed Institutional Project will be located on the site of an existing surface parking lot that will directly abut the existing Morse Auditorium to the east, existing biology research laboratories to the south, and University open space to the west associated with the College of Communications located at 640 Commonwealth Avenue.

The Proposed Institutional Project an up to 149,500 gross square foot ("gsf") building with seven occupiable floors above grade plus a basement and a mechanical penthouse. Including the mechanical penthouse, the building envelope will reach a maximum height of 140 feet. While the Proposed Institutional Project is taller than the directly adjacent Morse Auditorium (74') and the University's College of Communications (50'), the building is of modest height in comparison to other buildings along Commonwealth Avenue and the science and engineering campus. The School of Management at 595 Commonwealth Avenue (166') and Warren Towers at 700 Commonwealth Avenue (196') are significantly higher. The University's nearby Department of Biomedical Engineering located at 44 Cummington Mall reaches a height of 121 feet, while the University's Life Science and Engineering Building located at 24 Cummington Mall reaches a height of 167 feet.

The University's intent is to respect the historical integrity of 600 Commonwealth Avenue (Morse Auditorium) and enable future, improved access to the auditorium in a way that may also enhance the functionality of 600 Commonwealth Avenue as a meeting space. The seven floors above grade will include an array of space for research and collaboration. The mechanical penthouse above the seventh floor will

be used to house the machinery necessary to support the new research space. The average floor-to-floor height will be around 15 feet, excluding the mechanical penthouse, which will have an estimated height of 30 feet.

Location: 610 Commonwealth Avenue

Site Size: +/- 23,000 square feet

Existing Use: Surface parking lot

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

Proposed Maximum Height: 140 feet

Proposed Maximum Building Area: 149,500 gross square feet

Proposed Maximum FAR: 5.1

Current Zoning: H-4

