



Boston University

Institutional Master Plan Notification Form for the Third Amendment to the Boston University Charles River Campus 2013 - 2023 Institutional Master Plan

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submitted by: **Trustees of Boston University**

submitted to: **Boston Redevelopment Authority**

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**BOSTON
UNIVERSITY**

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

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Chapter 1

INTRODUCTION

CHAPTER 1: INTRODUCTION

In 1986, Boston University (the “University”) was the first university in the City of Boston to prepare an Institutional Master Plan (IMP). To date, the University has completed four IMPs, the most recent of which received approval from the Boston Redevelopment Authority (“BRA”) and Boston Zoning Commission in early 2013. From the fall of 2011 to the fall of 2012, the University undertook a comprehensive planning initiative to define its space needs for the coming decade. The 2013 – 2023 IMP heavily referenced the University’s strategic plan, *Choosing to be Great*, by incorporating academic, research, and residential facilities throughout the campus. Two years later, the 2013 – 2023 IMP is the driving force behind critical campus projects taking shape today.

Since the implementation of the 2013 – 2023 IMP, two amendments have been reviewed and approved. The First Amendment to the 2013 – 2023 IMP (the “First Amendment”) added the Center for Integrated Life Sciences and Engineering (“CILSE”) located at 610 Commonwealth Avenue to the 2013 – 2023 IMP as a Proposed Institutional Project. The First Amendment was reviewed and approved by the BRA in November 2013 and by the Boston Zoning Commission in January 2014. The building is under construction and upon its completion in 2018, this planned state-of-the-art neurosciences research facility will become home to scientists currently scattered across the Charles River Campus.

The Second Amendment to the 2013 – 2023 IMP (the “Second Amendment”) added the existing building at 700 Beacon Street, which had been acquired by Boston University, to the list of Proposed Institutional Projects (“PIPs”). The Second Amendment was reviewed and approved by the BRA in September 2015 and approved by the Zoning Commission in October 2015. Acquired by the University in January of 2015, the three-story, 37,000 square foot space at 700 Beacon Street will be used to house various institutional functions such as art studios, labs, office and meeting spaces, and teaching rooms.

The purpose of this Institutional Master Plan Notification Form (“IMPNF”) is to further amend the existing 2013 – 2023 IMP to include 1047 Commonwealth Avenue to allow Boston University to provide temporary housing for students through a 22-month lease with a local developer. This need for temporary housing for students is directly related to the renovation of Myles Standish Hall and the Myles Standish Hall Annex (the “Myles Standish Hall Renovation Project”), a PIP approved in the 2013 – 2023 IMP and undergoing Article 80B review concurrently with this IMP amendment process. Further details on the property at 1047 Commonwealth Avenue can be found in Section 4.0, Proposed IMP Map Amendment.

1.1 THE THIRD AMENDMENT TO THE 2013 – 2023 IMP

Included in the IMP as a Proposed Institutional Project, the Myles Standish Hall Renovation Project requires a total interior renovation of the two existing student buildings to assure that the residence hall remains an attractive option for on-campus student housing. The

residence hall currently accomodates 753 students. An important part of the Myles Standish Hall Renovation Projects is to minimize disruption to University operations and impacts on the surrounding community. Therefore, the project has been designed to be implemented in three phases over a 30-month period. The project is scheduled to begin in May 2016. The short-term lease of the building for dormitory purposes requires an amendment to the Institutional Master Plan.

The University proposes to lease the residential portions of floors one through six of 1047 Commonwealth Avenue for a term of 22 months to provide temporary housing for up to 350 students while the Myles Standish Hall Renovation Project is underway. During this time, the building will be managed as part of the Boston University residence life program, including resident assistants and 24/7 security at the front door.

The property at 1047 Commonwealth Avenue (the “Site”) is located in close proximity to other University-owned student residences in the West Campus portion of the Charles River Campus, which was an important factor for the University in choosing the Site for temporary student housing.

The owner of the Site, Urban Spaces, LLC, is currently in the final stages of completing an adaptive reuse and building expansion, transforming the former two-story structure into a six-story structure with commercial ground floor uses and small apartment units on floors two through six. The Site is located within a Community Commercial subdistrict (CC-2) of the Allston/Brighton neighborhood and is located within a Greenbelt Protection Overlay District. Variances for height, FAR, dimensional, use, parking, and loading requirements were granted to the Site owner to accommodate the renovated structure and program. As the Site is currently under construction, it is vacant and no community members will be displaced by the University’s lease of the structure.

Chapter 2

BOSTON UNIVERSITY MISSION AND GOALS

CHAPTER 2: 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 an 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 on a local and international scale. These principles endure in Boston University's insistence on the value of diversity, tradition, standards of excellence, and 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 and through its world-renowned faculty, Boston University 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. Each goal is the product of extensive discussions undertaken as a community involving its students, faculty, alumni, and friends.

Boston University's goals include:

- To support and enhance a world-class faculty whose members are dedicated to teaching and engaged in research, scholarship, and their professions.
- 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 its 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.
- 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.

- To enhance the residential campus and student life experience for its undergraduate students in the special urban environment of Boston.
- To strengthen scholarship and research throughout Boston University by support of key disciplinary graduate programs.
- 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.
- To increase its emphasis on interdisciplinary research and graduate education in order to expand its leadership in important fields and the collaborative atmosphere across the University's campuses.
- 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.

Chapter 3

PROGRESS ON THE 2013 – 2023
IMP

CHAPTER 3: PROGRESS ON THE 2013 – 2023 IMP

Boston University is fully committed to the objectives set forth in the 2013 – 2023 IMP. In the two years since the implementation of the 2013 – 2023 IMP, progress has been made on several Proposed Institutional Projects including the School of Law tower, the Center for Integrated Life Sciences and Engineering (“CILSE”), and the Myles Standish Hall Renovation Project. In addition to PIPs, the University continues to work with the City of Boston and the State on important infrastructure projects, including Phase II of the Commonwealth Avenue Improvement Project.

Enrollment and housing goals are an important part of the 2013 – 2023 IMP and continue to guide the efforts of the University. Progress on the enrollment and housing goals of the University are described below.

3.1 ENROLLMENT

As of the fall 2015 semester, there were 15,463 full-time undergraduate students at the Charles River Campus. Since the mid-2000s, undergraduate enrollment has remained relatively constant as shown in Table 3-1, Full-Time Undergraduate Students.

Table 3-1: Full-Time Undergraduate Students

Full-Time Undergraduate Students	Fall 2013 Actual	Fall 2015 Actual
Freshman Class	3,807	3,628
Continuing and Transfer Students	11,595	11,835
Total Full-Time Undergraduates	15,402	15,463
Full-Time Undergraduates Forecast*	15,674	15,371
# of Students Above (Below) Forecast	(272)	92
% Above (Below) Forecast	(1.74)	0.60

*Forecast data from 2013 – 2023 IMP

Full-time undergraduate enrollment is expected to be relatively static in the coming years, as shown in Table 3-2, Projected Full-Time Undergraduate Enrollment. Boston University will continue its selective admissions process throughout the term of the 2013 - 2023 IMP. The composition of enrolled students is not expected to change dramatically over the life of the 2013 – 2023 IMP.

Table 3-2: Projected Full-Time Undergraduate Enrollment

Fall	Enrollment	Freshman Class Size
2016	15,555	3,500
2017	15,432	3,500
2018	15,356	3,500
2019	15,288	3,500

*Forecast data as of October 2015

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 that are more 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 improvement projects including the renovation of Bay State Road undergraduate residences, Boston University has increased the number of students housed on campus from 67% in 1994 to 75% in 2015 (see Table 3-3, Students Housed On Campus). In 2016, the University intends to begin the Myles Standish Hall Renovation Project, which will substantially rehabilitate the interior of the 750-bed residence hall in addition to providing a historically-sensitive restoration of the structures' exteriors. Boston University will continue to work diligently toward maximizing on-campus housing opportunities.

Table 3-3: Students Housed On Campus

Year (Fall)	Enrollment	Undergraduate Occupancy	Students Needing Housing	Percent Housed	Freshman Class Size
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
2013	15,402	10,967	14,467	76%	3,807
2014	15,458	11,046	14,437	77%	3,915
2015	15,463	11,074	14,744	75%	3,628

3.3 STATUS OF PROPOSED INSTITUTIONAL PROJECTS

Law School

The rehabilitation and addition to the 18-story School of Law tower began in 2012. With a contextually sensitive design and space programmed for the University's prestigious law program, the project was completed and opened in the fall of 2015. The completed project provides significant benefits to the students and staff operating out of the building while also respecting the original vision of renowned architect Josep Lluís Sert.

New Balance Field

Included in the 2010 IMP renewal, the athletic field/parking structure at 278 Babcock Street was a creative solution to meet the burgeoning demand for expanded University athletic space. Construction of the facility began in Fall 2012 and opened just one year later in September 2013. Formerly a surface parking lot and warehouse, the converted space for athletic use has proven to be a well-used amenity for student athletes.

Alan and Sherry Leventhal Admissions Reception Center

The relocation of the Admissions Reception Center to the rehabilitated and repurposed building at 233 Bay State Road provides a new home to prospective students, family, and friends. Fully accessible and designed with sensitivity to the historic qualities of Bay State Road, the Alan and Sherry Leventhal Admissions Reception Center opened in 2014. In October of 2015, the recently completed project received a prestigious Preservation Achievement Award from the Boston Preservation Alliance.

Center for Integrated Life Sciences and Engineering

In response to the ever increasing demand for more advanced, collaborative, and innovative programs in the fields of neurosciences research, Boston University began construction of the Center for Integrated Life Sciences and Engineering in May 2015. The project is on track to be completed and operating in early 2018.

Myles Standish Hall Renovation Project

The Myles Standish Hall Renovation Project, an important component of the University's housing program and PIP identified in the 2013 – 2023 IMP, is presently taking shape. Investigative engineering throughout the past two years has equipped the University and its design and engineering consultants with the requisite information to move forward into the pre-construction phase. In accordance with Article 80B, Large Project Review, a Project Notification Form for the Myles Standish Renovation Project has been submitted in concert with this IMPNF. The University anticipates that the 30-month construction period will begin in the spring of 2016.

Chapter 4

PROPOSED IMP AMENDMENT

CHAPTER 4: PROPOSED IMP AMENDMENT

4.1 NEED FOR AN IMP AMENDMENT

The University seeks an amendment to the 2013 – 2023 IMP in order to accommodate student beds temporarily displaced by the Myles Standish Hall Renovation Project. The Myles Standish Hall Renovation Project was included in the 2013 – 2023 IMP as a PIP and is undergoing Large Project Review under Article 80 concurrently with this IMP amendment process. The Myles Standish Hall Renovation Project is an important component of the University’s housing program, which seeks to provide competitive and attractive housing options to students in order to minimize demand placed on the housing stock in the surrounding community. The University maintains a 75% on-campus housing rate for all undergraduate students needing housing.¹

Following Commencement in 2016 and lasting 30 months, the Myles Standish Hall Renovation Project will renovate the existing structures at 610 and 632 Beacon Street, which collectively house over 750 students.² In addition to the interior renovation, the Myles Standish Hall Renovation Project will include a historically-sensitive rehabilitation of the exterior of the structures.

Minimization of disruption to the surrounding community and University operations is an important component of the Myles Standish Hall Renovation Project. A three-phase construction plan will allow approximately half of the students housed in Myles Standish Hall and the Myles Standish Hall Annex to remain in the buildings throughout the entire construction period. To ensure that students temporarily displaced by the Myles Standish Hall Renovation Project do not place undue stress on the housing demand in the surrounding community, the University is committed to finding and providing accommodations for these students.

4.2 1047 COMMONWEALTH AVENUE

After a thorough investigation of available alternatives, the University has selected 1047 Commonwealth Avenue as the most appropriate location for this temporary student residence use. The Site is located in close proximity to other University-owned student residences in the West Campus portion of the Charles River Campus. Nearby student residences include 1019 Commonwealth Avenue, a suite-style residence hall located on the same block as the Site, Sleeper, Claflin, and Rich Halls located one block east of the Site, and the two towers of Student Village located just two blocks east of the Site. The

¹ Undergraduate students needing housing include all undergraduate students excluding those studying abroad or with primary residences in close proximity to the University.

² According to City of Boston Records, Myles Standish Hall is addressed at 30 Bay State Road, City of Boston Assessor’s Parcel Number 0503706000.

convenience and proximity to other student residence halls and University amenities was weighed heavily in the selection of 1047 Commonwealth Avenue as the location for temporary student housing. See Figure 4-1, Proposed Amendment

The current owner of the Site, Urban Spaces, LLC, is currently in the final stages of completing an adaptive reuse renovation on the Site, transforming the former two-story structure into a six-story structure with commercial ground floor uses and residential units on floors one through six. The adaptive reuse project on the Site was vetted to the Allston/Brighton Community by the owner and received BRA approval in 2013. As the Site is currently under construction, it is vacant and no community residents will be displaced by the University's lease of the structure.

The Site is located within a Community Commercial subdistrict (CC-2) of the Allston/Brighton neighborhood and is located within a Greenbelt Protection Overlay District. Variances for height, FAR, dimensional, use, parking, and loading requirements were granted to the Site owner to accommodate the renovated structure and program.

Upon completion, the Site will contain a six-story, 98,286 square foot structure with commercial uses on the ground floor and residential units on floors one through six. The basement provides parking spaces for 40 vehicle and bicycles. The residential floors include 180 apartment-style units including ten single-occupancy rooms and 170 double-occupancy rooms. Each unit is equipped with a full kitchen and a washer/dryer. Operating as apartment-style student residence, the University intends to lease the residential portions of floors one through six of the structure for a term beginning in August 2016 and terminating in June 2018. During the lease term, the University will accommodate up to 350 students, including up to ten student Resident Assistants. The non residential portions of the basement and ground floor of the Site will not be leased by the University. The temporary use of the Site will allow for the University to accommodate virtually all of the student beds temporarily displaced by the Myles Standish Hall Renovation Project.

Table 4-1: Proposed IMP Amendment

1047 Commonwealth Avenue	
Location	1047 Commonwealth Avenue
Site Area	20,613 square feet
Existing Use	Vacant/Under Construction
Proposed Use	Temporary Student Residence
Proposed Maximum Height	Six Stories (69 feet)
Proposed Maximum Building Area	98,286
Proposed Maximum FAR	4.77
Current Zoning	CC-2

4.3 IMPACTS

The temporary use of the Site for student housing will have negligible effects on the surrounding community. The Site is ideally located in close proximity to other University residence halls, academic facilities, and amenities, such as the campus fitness center and nearby student dining halls. The proximity of the Site to the University will ensure that transportation networks are not adversely affected by the students temporarily housed on the Site. The Site is well served by transportation infrastructure including the Massachusetts Bay Transportation Authority (“MBTA”) Green Line B Branch, the MBTA Route 57 Bus, and the University’s free shuttle bus service, which serves both the Charles River Campus and the University’s Medical Campus.

The structure is currently under construction, and is therefore vacant. No community residents will be displaced by the University’s lease of the space. The ground floor and basement parking will not be leased by the University. The structure’s interior configuration will not require any alteration in order to be used by the University. The University will use the leased space of the structure as is, requiring only the moving of furniture and wireless internet connections on the residential floors. A security checkpoint for access to the residential floors will be accommodated in the lobby of the building on the ground floor in accordance with the University’s security protocols.

Figures

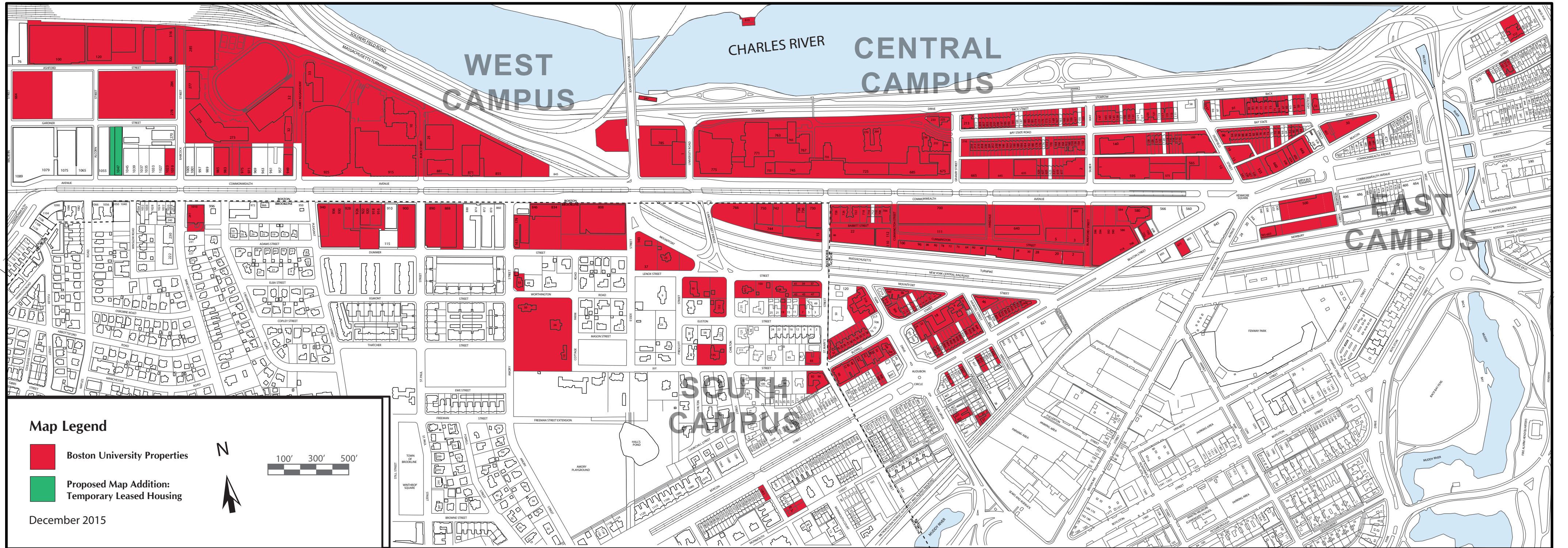


Figure 4-1, Proposed IMP Amendment
 Third Amendment to the 2013 – 2023 Institutional Master Plan
 Boston University Charles River Campus