



Boston University Alumni Center

Boston, Massachusetts

Institutional Master Plan Notification Form

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

March 31, 2017

submitted to **Boston Planning & Development Agency**

submitted by **Trustees of Boston University**

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

in association with **Finegold Alexander Architects**



Fort Point Associates, Inc.
Urban Planning Environmental Consulting Project Permitting

BOSTON UNIVERSITY ALUMNI CENTER

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

TABLE OF CONTENTS

- 1.0 INTRODUCTION
 - 1.1 EXPEDITED INSTITUTIONAL MASTER PLAN AMENDMENT
- 2.0 BOSTON UNIVERSITY MISSION AND GOALS
- 3.0 PROPOSED INSTITUTIONAL PROJECT
 - 3.1 EXISTING CONDITIONS
 - 3.2 PROJECT DESCRIPTION

LIST OF FIGURES

- | | |
|-----------|---|
| Figure 1 | Locus Map |
| Figure 2 | Site Context and Existing Conditions Photographs Key Plan |
| Figure 3 | Existing Conditions Photographs |
| Figure 4 | Existing Conditions Photographs |
| Figure 5 | Existing Conditions Plan |
| Figure 6 | Project Site Plan |
| Figure 7 | Proposed Ground Floor Plan |
| Figure 8 | Project Site Section |
| Figure 9 | Project Section |
| Figure 10 | North Elevation facing Storrow Drive |
| Figure 11 | Proposed Conditions View 3 |
| Figure 12 | Proposed Storrow Drive View |

1.0 INTRODUCTION

In accordance with Section 80D-9 of the Boston Zoning Code (the “Code”), Trustees of Boston University (the “Proponent”) submits this Institutional Master Plan Notification Form (the “IMP NF”) to the Boston Redevelopment Authority (“BRA”) doing business as the Boston Planning and Development Agency (the “BPDA”) to amend the Boston University Charles River Campus 2013 - 2023 Institutional Master Plan (the “2013-2023 IMP”), to allow the construction of an addition to the existing building known as BU Castle (the “Project”), located at 225 Bay State Road (the “Project Site”). No other changes to the 2013-2023 IMP are requested at this time.

1.1 EXPEDITED INSTITUTIONAL MASTER PLAN AMENDMENT

In accordance with Section 80D-9.2, Amendment of Institutional Master Plan - Expedited Review for Certain Small Projects, the Proponent is submitting this IMP NF for the proposed amendment to the 2013-2023 IMP (the “Amendment”). The Project qualifies for the expedited amendment procedure as follows:

- (1) the Amendment proposes no changes to the IMP other than the addition of this single Project;
- (2) the Project meets the requirements of paragraph (b) of Section 80D-9.2 as follows:
 - The Project involves an approximately 1,084 square foot expansion of the existing BU Castle, well below the 50,000 square feet threshold for Large Project Review, as set forth in Section 80B-2 of the Code.
 - The Project is an exempt project pursuant to Section 80D-2(1)(b):
 - The Project is located within the Boston Proper District, which is not a district where the underlying zoning requires all institutional projects to be consistent with the Institutional Master Plan.
 - The 1,084 square foot addition will increase the total gross floor area of BU Castle to approximately 16,400 square feet.

- The Project is not a phase of another Proposed Institutional Project, and is not a high-impact sub-use.
- The Project is located within the Institutional Master Plan overlay district which allows institutional uses.

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.

3.0 PROPOSED INSTITUTIONAL PROJECT

3.1 EXISTING CONDITIONS

The Project Site is approximately 7,700 square feet and bounded by a private way to the south, Granby Street to the east, Storrow Drive to the north, and 233 Bay State Road, a parcel owned by Boston University, to the west. The 14,327 gross square feet three-story BU Castle shares a party wall on the west side with the adjacent property, known as the Alan and Sherry Leventhal Center, located at 233 Bay State Road (See Figure 1, Locus Map, Figure 2, Site Context and Existing Conditions Photographs Key Plan, and Figures 3 & 4, Existing Conditions Photographs).

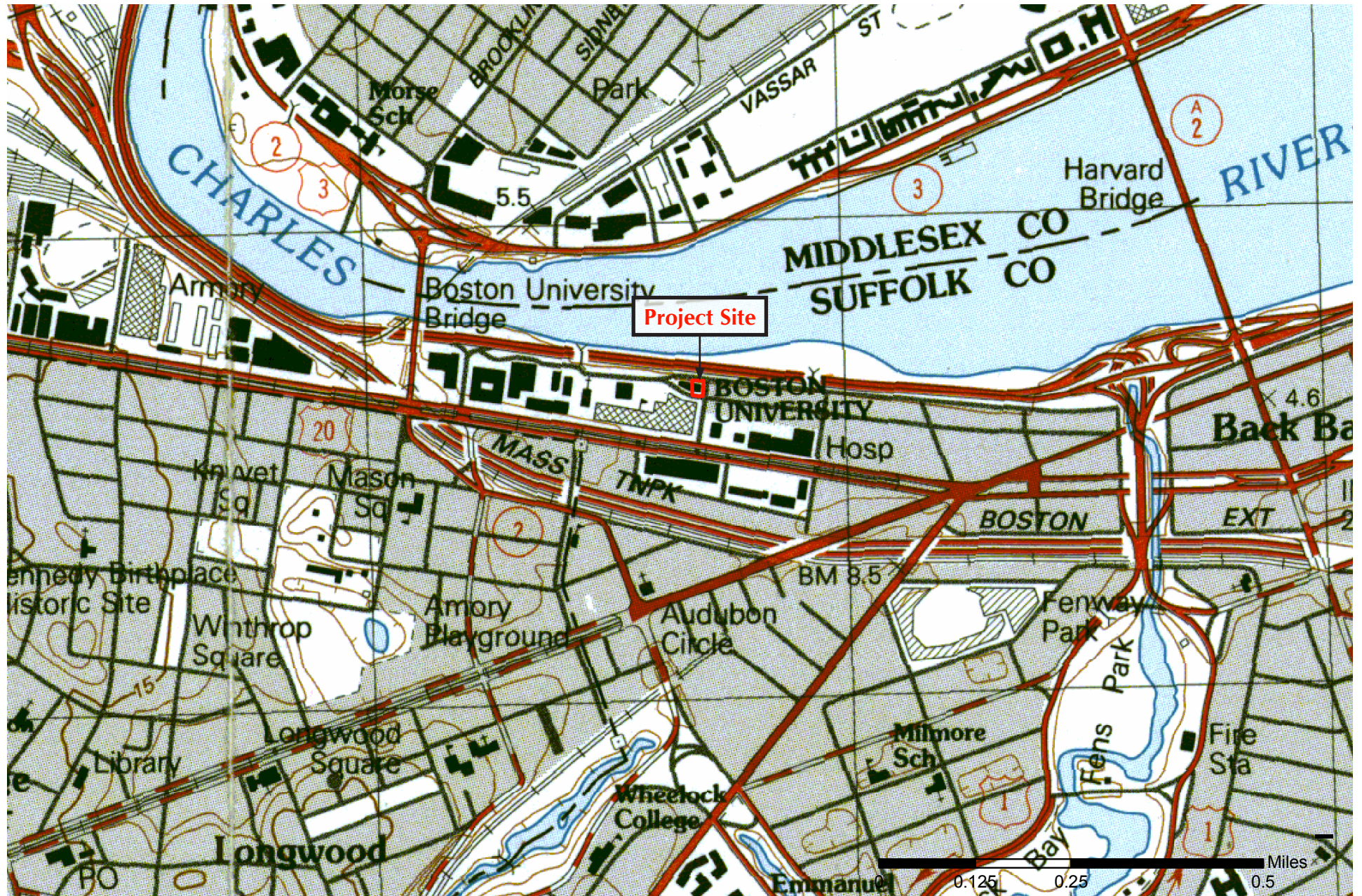
The BU Castle is owned by the Proponent and currently houses a variety of University uses, including space for events and conferences, offices, storage space, and a small pub (the “BU Pub”). The BU Pub is located on the ground level and open to members of the University community. A small open-air patio at the rear of the BU Castle on the ground floor serves the patrons of the BU Pub.

3.2 PROJECT DESCRIPTION

The Proponent is proposing to construct an approximately 1,084 square feet, single-story addition at the north side (rear) of the BU Castle (See Figure 6, Project Site Plan; Figure 7, Ground Floor Plan; Figure 8, Project Site Section; Figure 9, Project Section; and Figure 10, North Elevation facing Storrow Drive). The addition will expand the existing BU Pub by enclosing a portion of the existing open-air patio, rendering all seating areas handicap accessible and creating an expanded kitchen within the area of the existing BU Pub. The project design has been approved by the Bay State Road/ Back Bay West Architectural Conservation District Commission at its hearing on December 13, 2016 as evidenced by the Certificate of Design Approval issued on December 21, 2016. The Project also will comply with the provisions of the Groundwater Conservation Overlay District, consistent with the provisions of Section 5.6.1 of the 2013-2023 IMP.

In close proximity to many academic and student life facilities in the central portions of the campus, BU Castle provides an excellent on-campus location for alumni services. However, the Castle's existing layout does not meet the current needs or standards of the University. By constructing the addition to the BU Castle, making the Castle fully accessible and providing extra space for alumni services, the Project is expected to invigorate alumni relations and enhance the integrity of the campus.

Location:	225 Bay State Road
Site Size:	7,700 square feet
Existing Use:	University Use/Private Club
Proposed Use:	University Use/Private Club
Proposed Maximum Height:	Addition: 15.6 feet Main Building: 50 feet
Proposed Maximum Gross Floor Area:	Addition: 1,084 gross square feet Total: 16,400 gross square feet
Proposed Maximum FAR:	2.14
Current Zoning:	H-4



Boston, Massachusetts

Figure 1
Locus Map
Source: USGS, 1995





Photograph 1: View of front facade looking north



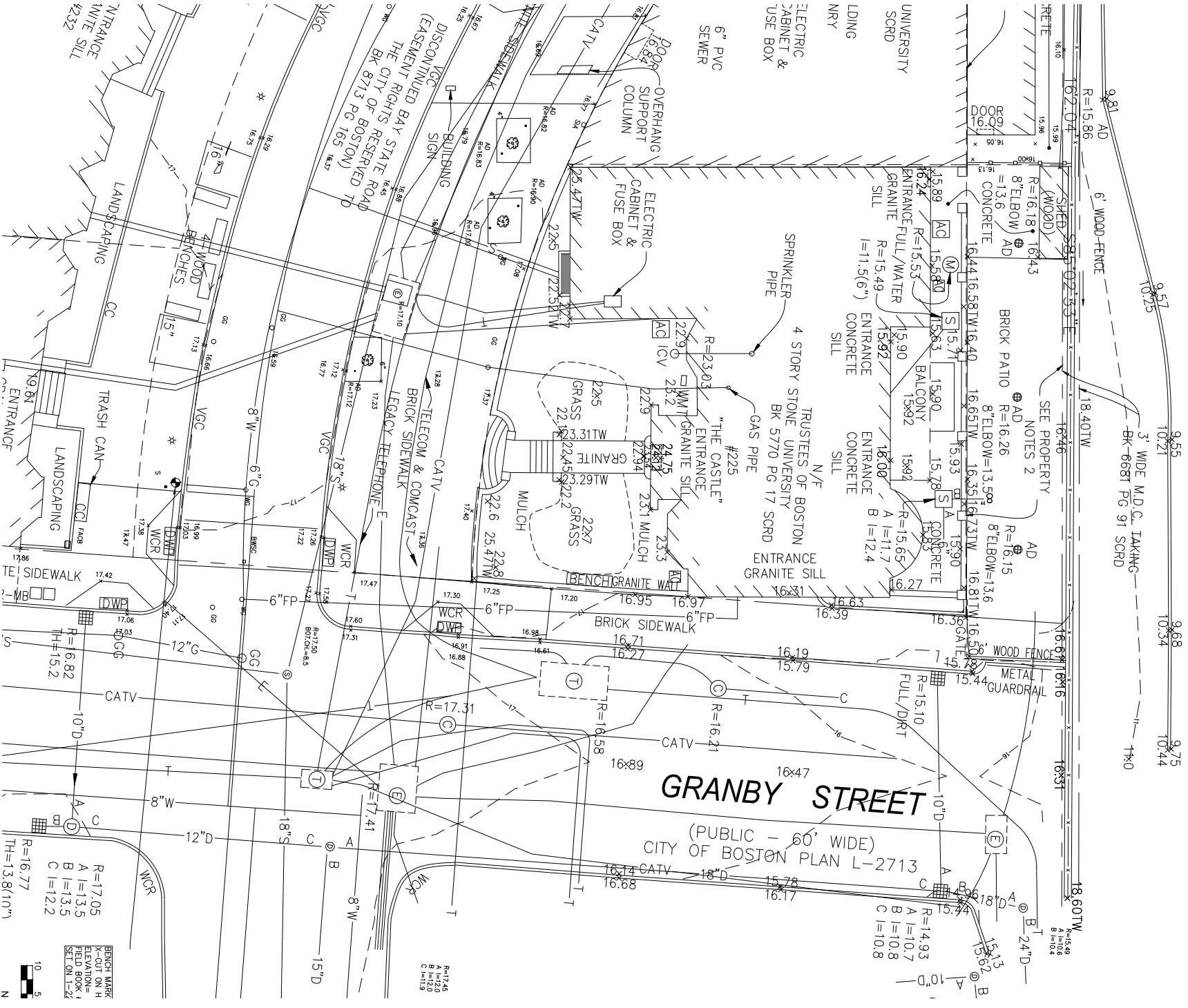
Photograph 2: View of side facade looking west



Photograph 3: View of rear facade looking southwest



Photograph 4: View of existing pub patio looking east

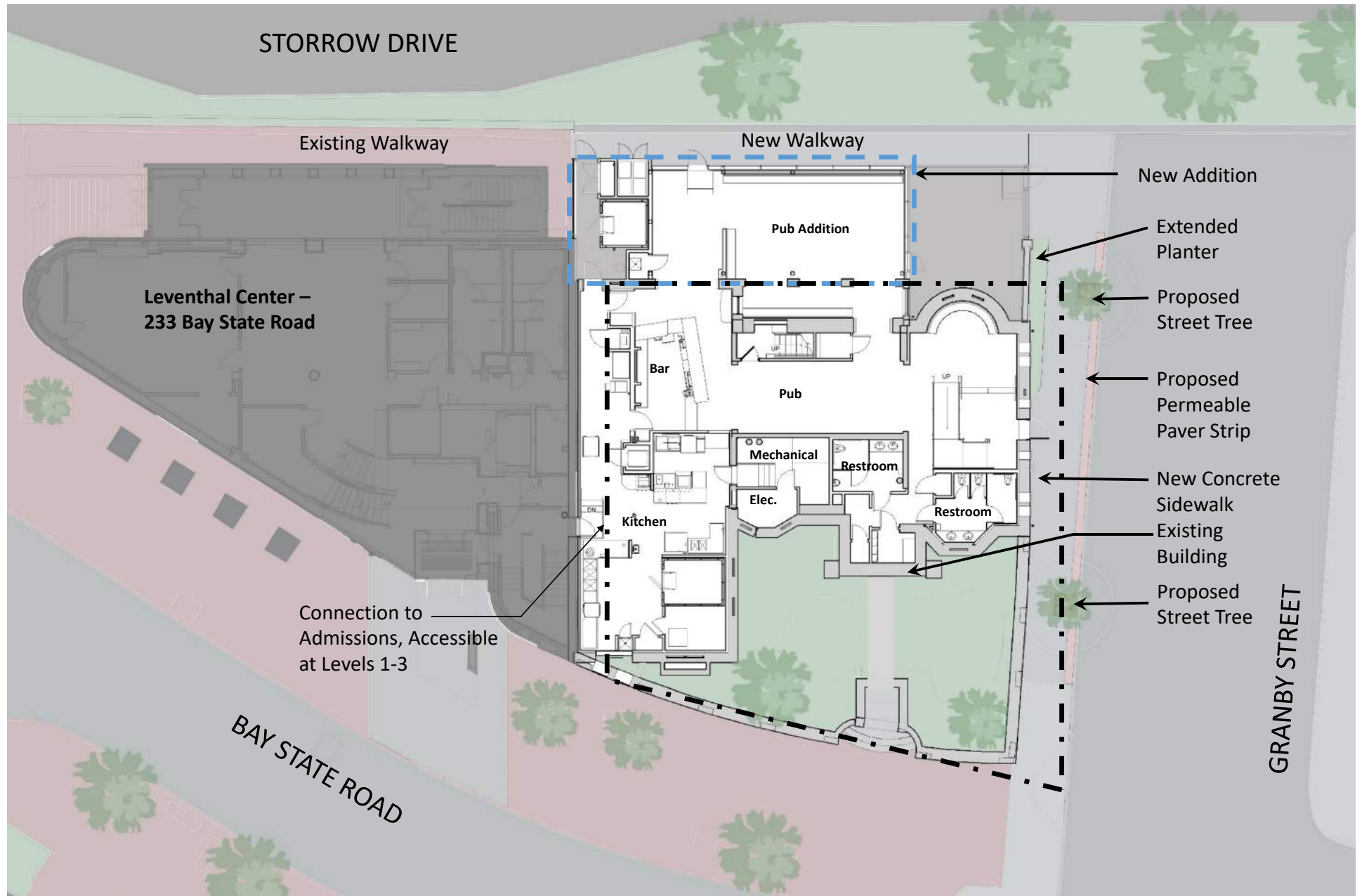


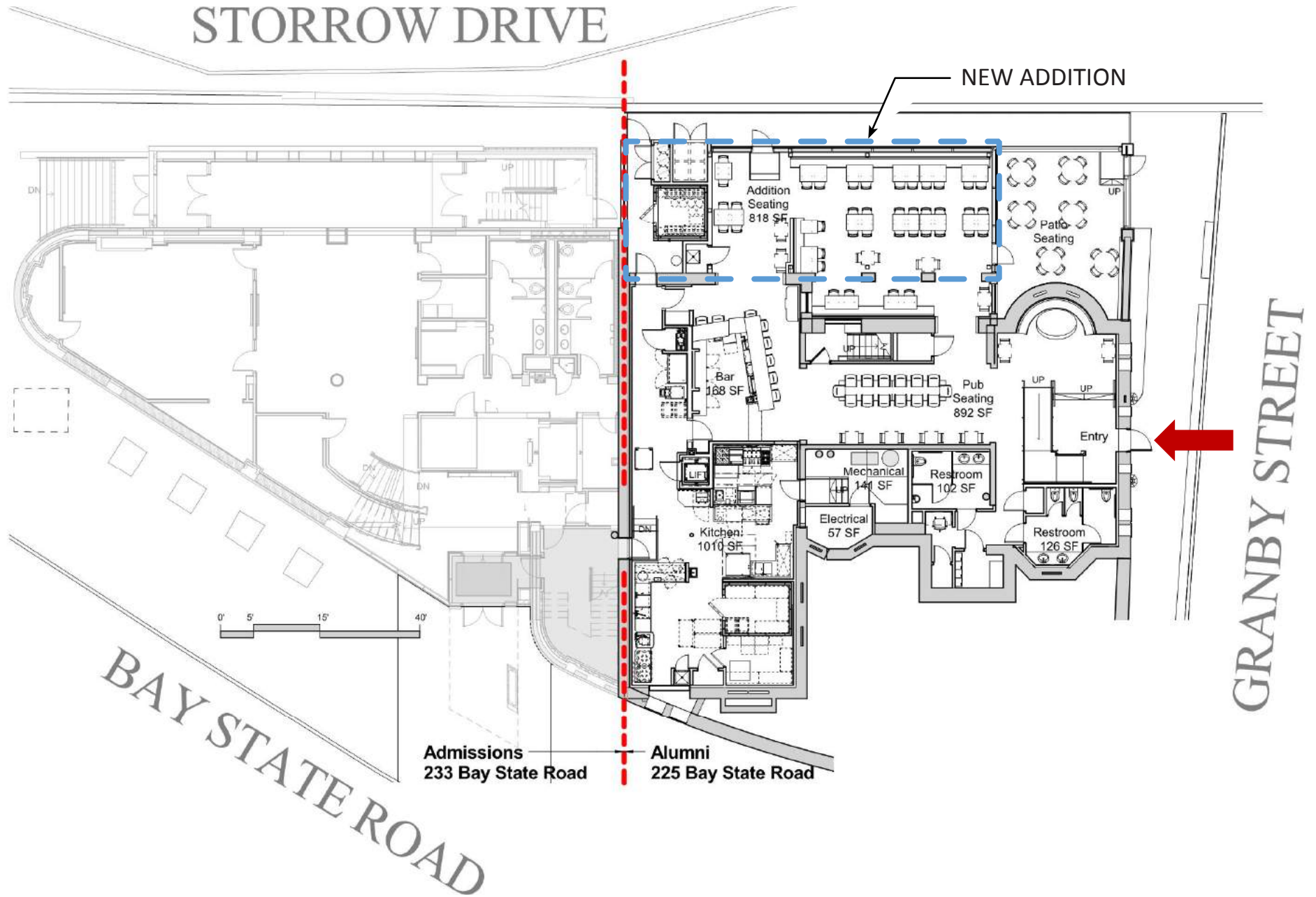
Boston, Massachusetts

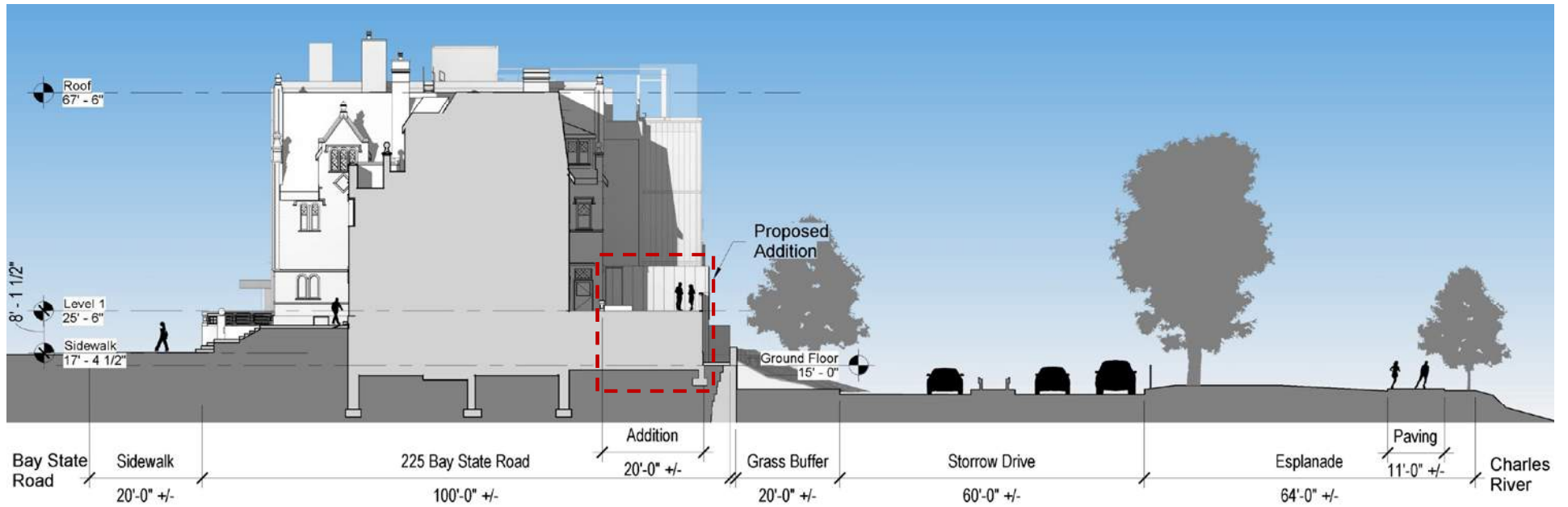
Figure 5

Existing Conditions Plan

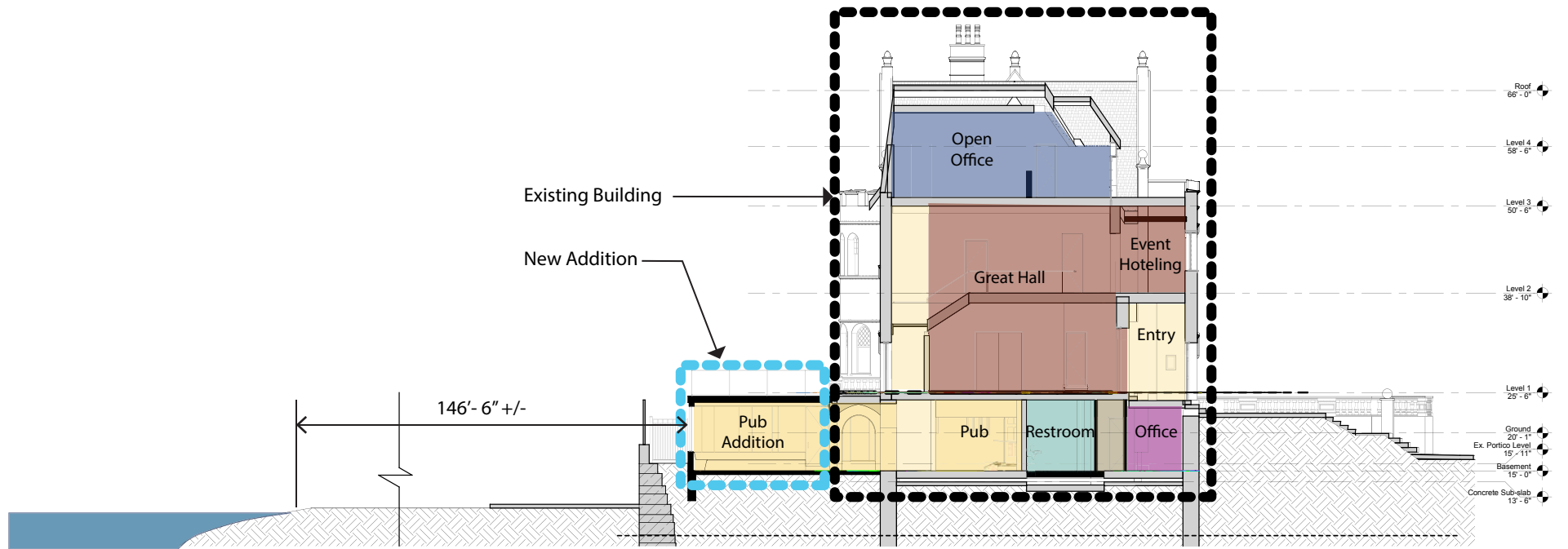
Source: Finegold Alexander Architects, 2016







Elevation Datums Shown In Boston City Base



Elevation Datums Shown In Boston City Base



Elevation Datums Shown In Boston City Base



Boston, Massachusetts

Figure 11
Proposed Conditions View 3
Source: Finegold Alexander Architects, 2016



Boston, Massachusetts

Figure 12
Proposed Storrow Drive View
Source: Finegold Alexander Architects, 2016