



# Data Sciences Center

## Boston University

### Institutional Master Plan Notification Form

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

**October 1, 2018**

submitted to the **Boston Planning & Development Agency**

submitted by **Trustees of Boston University**

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# Chapter 1

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## 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. To date, the University has completed four Institutional Master Plans, the most recent of which received approval from the Boston Zoning Commission and the Boston Redevelopment Authority (BRA) now doing business as the Boston Planning & Development Agency (BPDA) 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 Institutional Master Plan (the “IMP”) heavily referenced the University’s strategic plan, *Choosing to be Great*, by incorporating academic, research, and residential facilities throughout the campus. Five years later, the IMP is the driving force behind critical campus projects taking shape today.

Since the implementation of the IMP, four amendments have been reviewed and approved. The First Amendment to the IMP (the “First Amendment”) added the Center for Integrated Life Sciences and Engineering (CILSE) located at 610 Commonwealth Avenue as a Proposed Institutional Project (PIP). The First Amendment was reviewed and approved by the BRA in November 2013 and by the Boston Zoning Commission in January 2014. The state-of-the-art neurosciences research facility was completed in 2017 and has become home to research programs formerly scattered across the Charles River Campus.

The Second Amendment to the IMP (the “Second Amendment”) added an existing building at 700 Beacon Street to the list of Proposed Institutional Projects. Acquired by the University from another college in January of 2015, the three-story, 37,000 square foot space at 700 Beacon Street is being used to house various institutional functions such as art studios, labs, office and meeting spaces, and teaching rooms. The Second Amendment was reviewed and approved by the BRA in September 2015 and approved by the Zoning Commission in October 2015.

The Third Amendment to the IMP (the “Third Amendment”) allowed the University to lease the residential portions of an existing building at 1047 Commonwealth Avenue for a term of 22 months. This lease accommodated up to 350 students and resident assistants displaced by the Myles Standish Hall Renovation Project. The lease of the property commenced in August 2016 and terminated on June 30, 2018. The Third Amendment went into effect in May 2016.

The Fourth Amendment to the IMP (the “Fourth Amendment”) allowed for a small addition to be constructed to the existing building at 225 Bay State Road (the “Castle”) by adding the project to the list of PIPs. The Fourth Amendment to the IMP went into effect in May 2017. The project was completed in early September 2018.

## 1.1 THE FIFTH AMENDMENT TO THE 2013 – 2023 IMP

The purpose of this Institutional Master Plan Notification Form (IMPNF) is to further amend the IMP to revise the previously included Proposed Institutional Project located at Site CC at 645 - 665 Commonwealth Avenue (the “Site”). The Trustees of Boston University (the “Proponent”) propose to construct a new academic building to serve the departments and institutes focused on computational and data sciences in one centrally located signature building (the “Project”). In addition, proposed digital signage to be located at Warren Towers, located at 700 Commonwealth Avenue, is included as a PIP in this IMPNF.

### 1.1.1 DATA SCIENCES CENTER

The need for and location of the Project was identified and approved as a PIP in the IMP. The IMP described an Academic Building located at the corner of Commonwealth Avenue and Granby Street on Site CC. The IMP further states that “New academic space which could be developed as either a single or multi-phase project, is proposed for the site.” This academic space is described as allowing the development of a building or buildings of up to 350,000 square feet Gross Floor Area (GFA) developed in one or two phases, on a site of 42,000 sf providing for a maximum FAR of 8.4. The allowed maximum height was 15 stories at 225 feet. Below grade parking with up to 3 levels and 300 spaces was also considered in the IMP.

This Amendment seeks an increase in the height of the building to 305 feet with a total of 19 stories, while maintaining the GFA at 350,000 and FAR at 8.4 as provided for in the IMP. Below grade parking will not be included in the Project.

The Data Sciences Center is undergoing Large Project Review under Article 80B of the Boston Zoning code concurrently with this IMP amendment process. Further details about the Project can be found in Section 4.0, Proposed IMP Projects and in the Project Notification Form.

### 1.1.2 WARREN TOWERS SIGNAGE

Consistent signage helps identify Boston University as a unified urban campus within the City of Boston. The University welcomes and guides pedestrians with clear, streamlined signage throughout the Charles River Campus, and has a comprehensive strategic signage program that includes both exterior on-building signage and interior directories.

Decades ago, poster cases were installed at Warren Towers for student and faculty groups to promote events and programming to the Boston University community and the public. Over time, the cases have required various repairs due to weather damage. The University proposes to replace each of the existing 12 poster cases with digital screens that match the dimensions of the existing poster cases at 6’ high and 4’- 6”

wide. These screens will be installed in the same locations across the Commonwealth Avenue façade. Digital screens will be powered on-site and managed by the University through a software program.

Consistent with the regulations for development review by the BPDA and its staff under Article 80, including Article 80D, of the Code, the BPDA shall review either through Large Project Review or Small Project Review, as applicable, the design and installation of the Warren Towers electronic signage, and such review shall include the issuance of a Certification of Consistency, pursuant to Section 80D-10, and, if applicable, a Certification of Compliance under Large Project Review, pursuant to Section 80B-6, or the certification required under Small Project Review, pursuant to Section 80E-6.

See Figure 1, Locus Map; and Figure 2, Proposed Institutional Projects.

## Chapter 2

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# 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. The 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, the University continually innovates in education and research to ensure that it meets the needs of students and an ever-changing world.

In 2007, the University completed its strategic plan, *Choosing to be Great*. The plan includes eight concrete goals in support of the 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. The 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. The 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 showcasing 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 the 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.

In addition, the University strives to maintain and improve aging and historic buildings and infrastructure throughout the Charles River Campus to provide improved accessibility, living, and academic environments for students, faculty, and visitors. As set forth in pages 5 – 10 of the IMP: "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. Subject to these projects being reviewed under Article 80b or 80E as applicable, these changes are also deemed to be consistent with the Institutional Master Plan."

## Chapter 3

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# PROGRESS ON THE 2013 – 2023 INSTITUTIONAL MASTER PLAN

## CHAPTER 3: PROGRESS ON THE 2013 – 2023 INSTITUTIONAL MASTER PLAN

Boston University is fully committed to the objectives set forth in the IMP. In the ensuing years since the implementation of the IMP, progress has been made on several PIPs, including the School of Law tower, the Center for Integrated Life Sciences and Engineering (CILSE), the Myles Standish Hall Renovation Project, and the construction of an addition to the existing building formerly known as the “Castle,” now known as the Boston University Dahod Family Alumni Center, located at 225 Bay State Road. In addition to these PIPs, the University has continued to work with the City of Boston and the Commonwealth on important infrastructure projects, including Phase II of the Commonwealth Avenue Improvement Project and the replacement of the Commonwealth Avenue bridge over the Massachusetts Turnpike which has been completed. See Figure 2, Proposed Institutional Projects.

Enrollment and housing goals are an important part of the IMP and continue to guide the efforts of the University. Progress on these aspects of the University is described below.

### 3.1 ENROLLMENT

As of the fall 2017 semester, there were 15,865 full-time undergraduate students at the Charles River Campus. Due to an increase in retention rates and transfer students, this number is 2.6% higher than in 2015. The number of incoming freshmen, however, was 3.6% lower in 2017 than it was in 2015. See Table 3-1: Full-Time Undergraduate Students.

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

Full-Time Undergraduate Students	Fall 2015 Actual	Fall 2017 Actual
Freshman Class	3,628	3,498
Continuing and Transfer Students	11,835	12,367
Total Full-Time Undergraduates	15,463	15,865
Full-Time Undergraduates Forecast*	15,577 <sup>a</sup>	15,432 <sup>b</sup>
# of Students Above (Below) Forecast	(114)	433
% Above (Below) Forecast	<b>(0.73)</b>	<b>2.81</b>

<sup>a</sup> April 2012 forecast from IMP 1<sup>st</sup> Amendment (1-4-14)

<sup>b</sup> October 2015 forecast from IMP 3<sup>rd</sup> Amendment

One factor that has temporarily affected enrollment is the June 1, 2018 merger between Boston University and Wheelock College. As a result of the merger, 300 students formerly enrolled at Wheelock transferred to Boston University in fall 2018. These students have a

minor impact on the total number of undergraduate students enrolled during the ‘teach-out’ years of 2018-2020. This is reflected in the enrollment numbers shown in Table 3-2: Projected Full-Time Undergraduate Enrollment.

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

Fall	Enrollment	Freshman Class Size
2018*	16,284	3,625
2019	15,641	3,100
2020	15,197	3,100
2021	15,037	3,100

\* Projected full time enrollment as of August 2018. Projection includes Fall 2018 Wheelock transfers in enrollment totals. Wheelock transfers projected to be 300 in Fall 2018, 195 in Fall 2019, and 95 in Fall 2020. The Fall 2018 targeted freshman class was 3,300. The projected freshman class of 3,625 represents an over-enrollment from a higher than expected yield of 25.4% of admitted students.

As illustrated in Table 3-2, the incoming freshman class for 2018 exceeds the following years due to an unanticipated increase in the yield from those who were admitted. The impact of this increase in the 2018 freshman class is carried through the projections for total full-time undergraduate enrollment in the 2019-2021 period. Projected enrollment of freshmen in subsequent years decreases and remains steady at 3,100 students.

## 3.2 STUDENT HOUSING

In response to concerns of the City and the surrounding neighborhoods, the University has been and remains committed to increasing the amount of on-campus housing both available to and occupied by undergraduate students. The University was challenged to create housing that would be attractive to upperclassmen that are more likely to reside off campus, and as a result, 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, the University has increased the number of students housed on campus from 67% in 1994 to 73% in 2017. See Table 3-3, Students Housed on Campus.

In 2016, the University began the Myles Standish Hall Renovation Project, which substantially rehabilitated the interior of the 730-bed residence hall in addition to providing a historically-sensitive restoration of the exterior. The University is currently planning to renovate Kilachand Hall (listed as Shelton Hall in Table 3-3 of Section 3.2 of the IMP). Due to its age and function as a residence hall, Kilachand Hall is greatly in need of updates, or “refurbishing and renewal,” to bring it into compliance with current accessibility, energy saving, and building code requirements. In its present configuration and condition, Kilachand Hall provides 416 beds, academic and administrative support space, and lounge/study areas. Rehabilitation and upgrades to the ground floor entrances, elevator cores, egress, and the

building envelope will result in much-needed access, accessible beds, energy, and life safety improvements.

The 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
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
2016	15,673	11,100	15,050	74%	3,551
2017	15,865	11,166	15,256	73%	3,498

### 3.3 STATUS OF PROPOSED INSTITUTIONAL PROJECTS

Included in the IMP and the First through Fourth Amendments are ten Proposed Institutional Projects. The PIPs outlined in the IMP as amended include:

- School of Law, 763 - 767 Commonwealth Avenue
- Academic Building Addition, 640 Commonwealth Avenue
- Academic/Administrative Building, 130 Bay State Road
- Academic Buildings, 645 - 665 Commonwealth Avenue
- Science and Engineering Research Building, 30 - 38 Cummington Mall
- Myles Standish Hall and Annex Renovation, 610 - 632 Beacon Street
- Center for Integrated Life Sciences and Engineering, 610 Commonwealth Avenue
- Academic Building, 700 Beacon Street
- Temporary Student Residence, 1047 Commonwealth Avenue

- The Castle Addition, 225 Bay State Road

In addition to the PIPs outlined above, the Student Village Residence III project, approved in the Planned Development Area No. 38, will be further developed as student housing demand and University financing become available.

Since the second IMP Update, progress has been made on several PIPs, while others are not planned for implementation until later in the IMP term. Provided below is a summary of the status of the PIPs from the IMP as amended that have been completed or are currently underway.

### **3.3.1 RENOVATION OF THE LAW TOWER**

The rehabilitation of and addition to the 18-story School of Law tower was proposed and approved in the IMP in recognition of the critical need to provide a facility with the appropriate space and amenities to meet the contemporary requirements of an excellent legal education. The addition to the Law Tower, as well as the interior renovations and exterior upgrades, were completed in September 2015.

### **3.3.2 MYLES STANDISH HALL AND ANNEX RENOVATION, 610 – 632 BEACON STREET**

Myles Standish Hall was originally constructed in 1926 as suite-style hotel and has been used for Boston University undergraduate housing since 1949. Together with the Myles Standish Annex, which was acquired in 1980, the complex provided 760 student bed spaces.

Renovation of the Myles Standish Hall and Annex maintained the historic structure while adapting the building to meet contemporary housing needs. The renovation maximized bed count and private bedrooms, as well as modern amenities, to retain the number of undergraduate students seeking on-campus housing. The project also provided public realm improvements in the form of a LEED-certified design, new sidewalks, street trees, pedestrian benches and ramps, bicycle racks, and a 6,400 square foot open space plaza. Additionally, traffic calming improvements were made to the intersection of Bay State Road and Charlesgate, and a bike lane was implemented along that portion of Beacon Street.

The Project was constructed in three phases, lasting approximately 28 months from May 2016 until August 2018. Phase 1, the renovation and rehabilitation of Myles Standish West, was completed in August 2017. Phase 2, the Myles Standish East and associated plaza, was completed in May 2018. Phase 3, which began in May 2018, has been completed. The completed project welcomed students at the beginning of the Fall 2018 semester.

### **3.3.3 RAJEN KILACHAND CENTER FOR INTEGRATED LIFE SCIENCES AND ENGINEERING, 610 COMMONWEALTH AVENUE**

In response to the increasing demand for more advanced, collaborative, and innovative programs for scientific advancement, the University proposed the construction of the CILSE in Fall 2013. The First Amendment to the IMP included the addition of a new life sciences and research facility at 610 Commonwealth Avenue and was approved in early 2014. The new building replaced an existing surface parking lot and provides significant benefits to the pedestrian experience along Commonwealth Avenue.

The construction of the CILSE building began in May 2015. The construction is complete, and the facility was issued a Certificate of Occupancy in May 2017.

### **3.3.4 ACADEMIC BUILDING, 700 BEACON STREET**

The property at 700 Beacon Street is bordered by University-owned properties and was identified as a potential development site for academic purposes in prior Institutional Master Plans. The University purchased the site from Lesley University in 2015 when the institution relocated its Art Institute of Boston Program to Cambridge. At the time of purchase, the site was used for institutional uses by Lesley University. Boston University sought and received approval for the Second Amendment to the IMP to add the building as a PIP and to incorporate the site into the Boston University IMP Overlay Area. The three-story, 37,000 square foot space is used to house various institutional functions such as art studios, labs, office and meeting spaces, and teaching rooms.

### **3.3.5 TEMPORARY STUDENT RESIDENCE, 1047 COMMONWEALTH AVENUE**

To provide housing for the 350 undergraduate students and residence assistants displaced because of the Myles Standish Renovation Project, the University sought approval for entering a short-term lease of an existing building at 1047 Commonwealth Avenue. The Third Amendment to the IMP was approved in May 2016. The lease of the property began in August 2016 and expired on June 30, 2018.

### **3.3.6 BOSTON UNIVERSITY CASTLE ADDITION, 225 BAY STATE ROAD**

The Dahod Family Alumni Center (formerly the Castle) is the site of event, conference, and office space as well as the home of a small pub (Fuller's Boston University Pub) open to members of the University community. The distinctive Tudor Revival mansion was constructed in 1915 and is located proximate to the Charles River.

A small expansion to the Castle was approved in the Fourth Amendment to the IMP in May 2017. The addition provided space for an expanded kitchen to serve the basement pub and existing catering operations on the first floor. Other aspects of the project included making the building, constructed in 1905, fully accessible and restoring the exterior. Work on the project began in October 2017 and was completed in early September of 2018.

### **3.3.7 130 BAY STATE ROAD**

The property at 130 Bay State Road was identified in the IMP as a PIP. The site offers the opportunity to integrate two existing brownstones with a new addition to create an approximately 60,000 square foot academic and administrative space. The University is continuing to define priorities for advancing this project in line with its mission and objectives.

### **3.3.8 ACADEMIC BUILDINGS, 645 - 665 COMMONWEALTH AVENUE**

Known as the Data Sciences Center (Site CC), the first and largest phase of this PIP will be as envisioned in the IMP.

The Data Sciences Center is the subject of this IMPNF and is further described in Chapter 4, Proposed Institutional Project.

## **3.4 STATUS OF PUBLIC REALM IMPROVEMENTS**

In concert with the PIPs planned for the term of the IMP, the University identified public realm improvement projects to enhance the pedestrian experience around the Charles River Campus. These improvements include the addition of several pocket parks and improvements to Commonwealth Avenue.

### **3.4.1 COMMONWEALTH AVENUE PHASE 1A IMPROVEMENTS**

Through a partnership with the Massachusetts Department of Transportation (MassDOT), the City of Boston, and the University, the Commonwealth Avenue Phase 1A Improvement Project was successfully completed. With a financial contribution of several million dollars by the University, an enhanced street configuration was implemented along Commonwealth Avenue from Kenmore Square to the Boston University Bridge. All sidewalk furnishings, plantings, and surfaces are maintained and replaced by the University.

### **3.4.2 COMMONWEALTH AVENUE PHASE 2A IMPROVEMENTS**

Through a partnership with MassDOT, the City of Boston, and the University, the Commonwealth Avenue Phase 2A Improvement Project will continue the streetscape



improvements along Commonwealth Avenue from Amory Street to Alcorn Street. The improvements will include fully-accessible Green Line stations, separated bike lanes and buffered sidewalks, and protected intersections.

The Commonwealth Avenue Phase 2A project was included in the MassDOT Transportation Improvement Program for funding in 2015 at an anticipated cost of nearly \$17 million, of which the University will provide \$2.4 million. Crews began prepping utility infrastructure in the fall of 2016, while major construction began in spring 2017. The project is expected to take three years to complete and will terminate in the summer of 2019.

### **3.4.3 MYLES STANDISH PLAZA**

The renovation of the Myles Standish Hall and Annex includes the creation of an approximately 5,500 square-foot open space plaza at the eastern point of the site. The plaza, which was previously an underutilized expanse of pavement, features landscaping and pedestrian amenities to enliven the public realm. With the addition of a free-standing Boston University sign, the plaza is intended to serve as a dynamic gateway to the University campus. Changes to the intersection of Bay State Road and Charlesgate have improved traffic circulation and provided traffic calming measures. Construction of the plaza was completed in August 2018.

### **3.4.4 RAJEN KILACHAND CENTER FOR INTEGRATED LIFE SCIENCES AND ENGINEERING POCKET PARK**

Although not included in the IMP, a new pocket park was proposed and constructed in concert with the CILSE project. In the space between the new CILSE building and the existing Morse Auditorium, the fully accessible pocket park provides a mix of soft and hardscape surfaces in addition to secondary access to both buildings. The park features vertical plantings against the western wall of the Morse Auditorium and small trees and vegetated areas. The pocket park was completed in 2017 and is currently in use.

## Chapter 4

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# PROPOSED INSTITUTIONAL PROJECTS

# CHAPTER 4: PROPOSED INSTITUTIONAL PROJECTS

## 4.1 INTRODUCTION

The 2013 – 2023 IMP documented the University’s desire to develop significant new academic buildings within its Central Campus on Commonwealth Avenue. As discussed in Chapter 1: Introduction, the need and location for this academic building was identified and approved as a Proposed Institutional Project at Site CC (645-665 Commonwealth Avenue) in the IMP.

This Fifth Amendment to the IMP proposes to modify the description of this PIP (Site CC) to allow for a building with more floors and greater height. The Project as-planned will not alter the Ground Floor Area (GFA) allowed nor the FAR allowed for in the IMP. Further, the proposed uses in the building, which include academic uses for instruction, research, office and ancillary uses, will be consistent with the IMP.

The proposed building at 665 Commonwealth Avenue (the “Site”) will provide additional interdisciplinary research and teaching space for faculty and students in the study and advancement of mathematics & statistics, computer science, and academic research (the “Data Sciences Center”).

In addition to the PIP described above, the University proposes to add digital signage to the Warren Towers Residence Hall at 700 Commonwealth Avenue as a replacement for the existing poster cases. The Warren Towers buildings are identified as Large Residence Halls in the IMP in Chapter 1: Existing Property and Uses, Table 3-3, Large Residence Halls.

See Figure 3, Aerial View of Project Site, and Figure 4, Oblique View of Project Site.

## 4.2 DATA SCIENCES CENTER

The University proposes to construct a building of up to 350,000 sf GFA for academic and research space to support its expanding programs in the area of data sciences with appurtenant site and public realm improvements (the “Project”). The University’s programs in the related fields have continued to thrive, which has led to the need for expanded academic space and consolidation from several locations across the campus.

Located approximately 0.3 miles from Kenmore Square, the Site is in the core of the Boston University Charles River Campus. To the east and the west, the Site is flanked by University academic and research buildings. To the north, a block of multistory brick townhouses serves as Boston University student residences. Across Commonwealth Avenue to the south is a major complex of buildings that support instruction, research, and student housing. These buildings include the recently constructed Rajen Kilachand Center for Life Sciences and Engineering. Warren Towers, an 18-story undergraduate residence hall, and Boston University Grounds South complete the block.

The Project will bring together closely allied data sciences disciplines, providing a new platform for collaboration and innovation. The academic, office, and research and instruction space will serve the departments of Mathematics & Statistics, Computer Science, and the Rafik B. Hariri Institute for Computing and Computational Science & Engineering, which will be co-located with general classrooms and teaching space. New faculty and staff will join existing faculty who will be relocating from other University buildings on the Charles River Campus.

The Data Sciences Center will specifically include: dedicated computer science and mathematics computing laboratory and workspaces, general classrooms and department teaching spaces, seminar rooms, focused and informal collaboration spaces, faculty and graduate/post-doctoral offices, and administration spaces, as well as seminar rooms, conference and meeting rooms, and typical building support areas (including restrooms, utility rooms, dining, mechanical rooms, and common areas). The existing surface parking lot located on the Site will be removed to allow for construction of the Project. No new parking is proposed at the Site.

Additional improvements to the Site and surrounding areas will include strengthening existing pedestrian connections between the Project and nearby University buildings and schools, improving Granby Street with a two-way orientation as well as landscape and bicycle features, and introducing improvements to the alley abutting the Site to the north, transforming it into a pedestrian-friendly laneway. The massing of the building on the five podium levels will be oriented toward pedestrians on the first five floors, with an additional 14 floors of tower levels sited above the 5-story podium at the corner of Commonwealth Avenue and Granby Street. The Data Sciences Center will be a truly bold architectural statement that will serve as a new, iconic landmark of the University.

The PIP is described in Table 4-1: Data Sciences Center (Site CC) Program Elements.

**Table 4-1: Data Sciences Center (Site CC) Program Elements**

Element	Dimensions/Count
Location	665 Commonwealth Avenue
Current Zoning	(H-4 Underlying Zoning) IMP Area
Total Project Site	42,000 sf
Total Maximum Gross Floor Area (Per Zoning)	350,000 sf
Maximum Floor Area Ratio (Per Zoning)	8.4
Maximum Stories	19
Maximum Building Height	305'
Proposed Uses	Institutional use, including academic instruction, research, office, and ancillary uses

See Figure 5, Existing Conditions Plan; Figure 6, Project Site Plan; Figure 7, Ground Floor Plan; and Figure 8, Elevated Perspective.

### 4.3 WARREN TOWERS DIGITAL SIGNAGE

Boston University has a comprehensive strategic signage program which includes exterior on-building signage and interior directories.

Decades ago, poster cases were installed at Warren Towers for student and faculty groups to promote events and programming to the Boston University community and the public. Warren Towers at 700 Commonwealth Avenue is the largest residence hall at Boston University, and its location along the busy sidewalks of Commonwealth Avenue in the core of the campus is a prime location to promote University events to pedestrians.

Over time, these cases have required various repairs due to weather damage. The paper posters, which are typically for one-time-only usage, can also be costly for campus groups to produce. An additional challenge is the limitation on the number of groups the University can support in this effort.

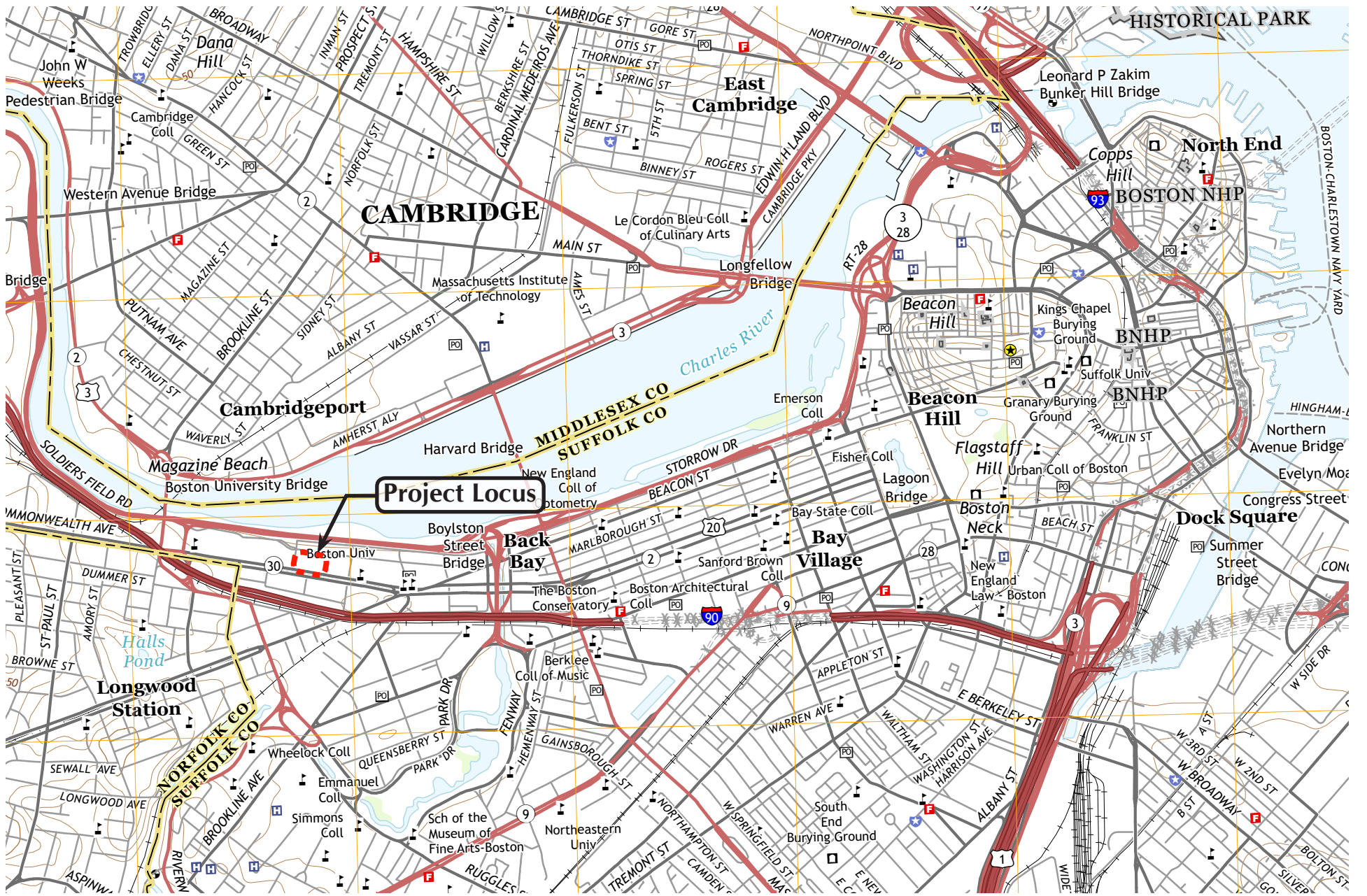
In 2018, the University undertook a comprehensive program to refresh campus signage, including these poster cases, which are outdated and inflexible for their intended use. The dynamic nature of digital screens streamlines information display and communication to the community and is more appropriate for contemporary needs. With digital screens, more student and University groups can leverage this medium to promote their programming and share information.

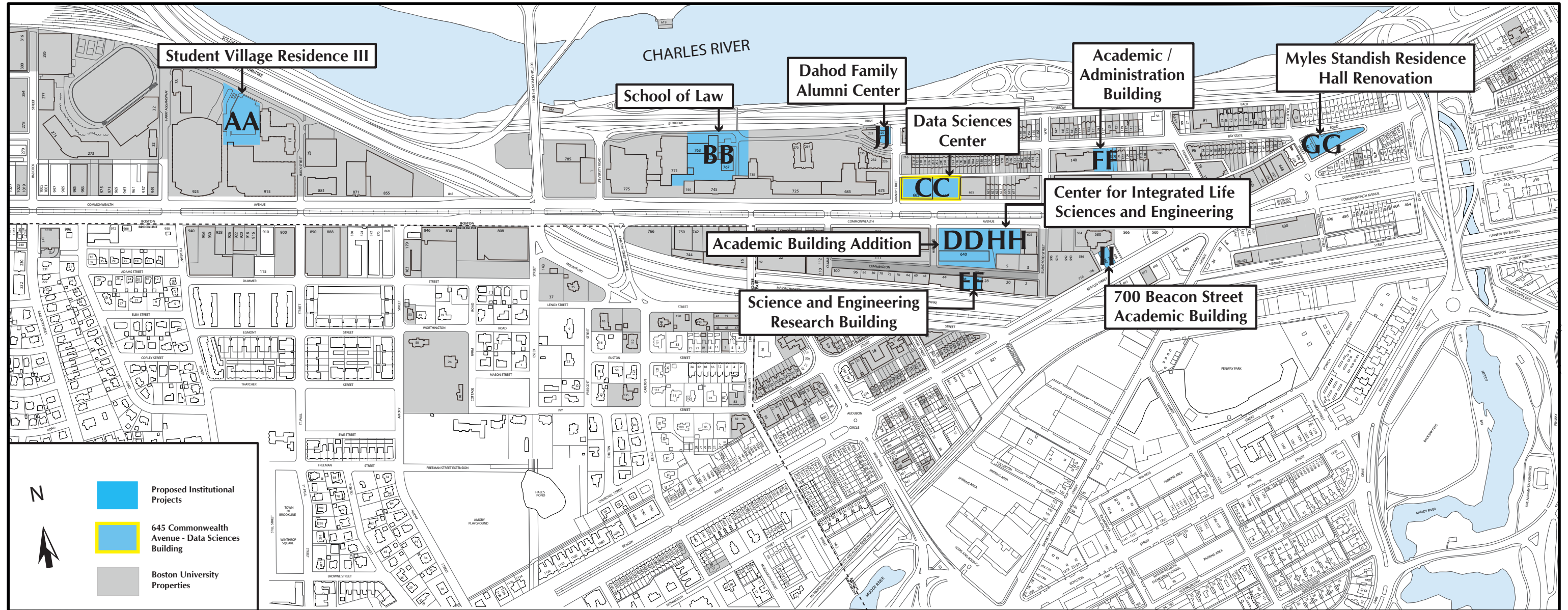
The University proposes to replace each of the existing 12 poster cases with digital screens that match the dimensions of the existing poster cases at 6' high and 4'- 6" wide. These screens will be installed in the same locations across the Commonwealth Avenue façade. The screens will be LED exterior monitors with anti-reflection glass, internal cooling system, embedded power box, ingress protection, and tempered float glass to protect the screens. Digital screens will be powered on-site and managed by the University through a software program.

Benefits to the user population and the University include cost-savings, improved sustainability through elimination of print production, and the ability to post new information more frequently. See Figure 9, Digital Signage Typical Elevation.

# Figures

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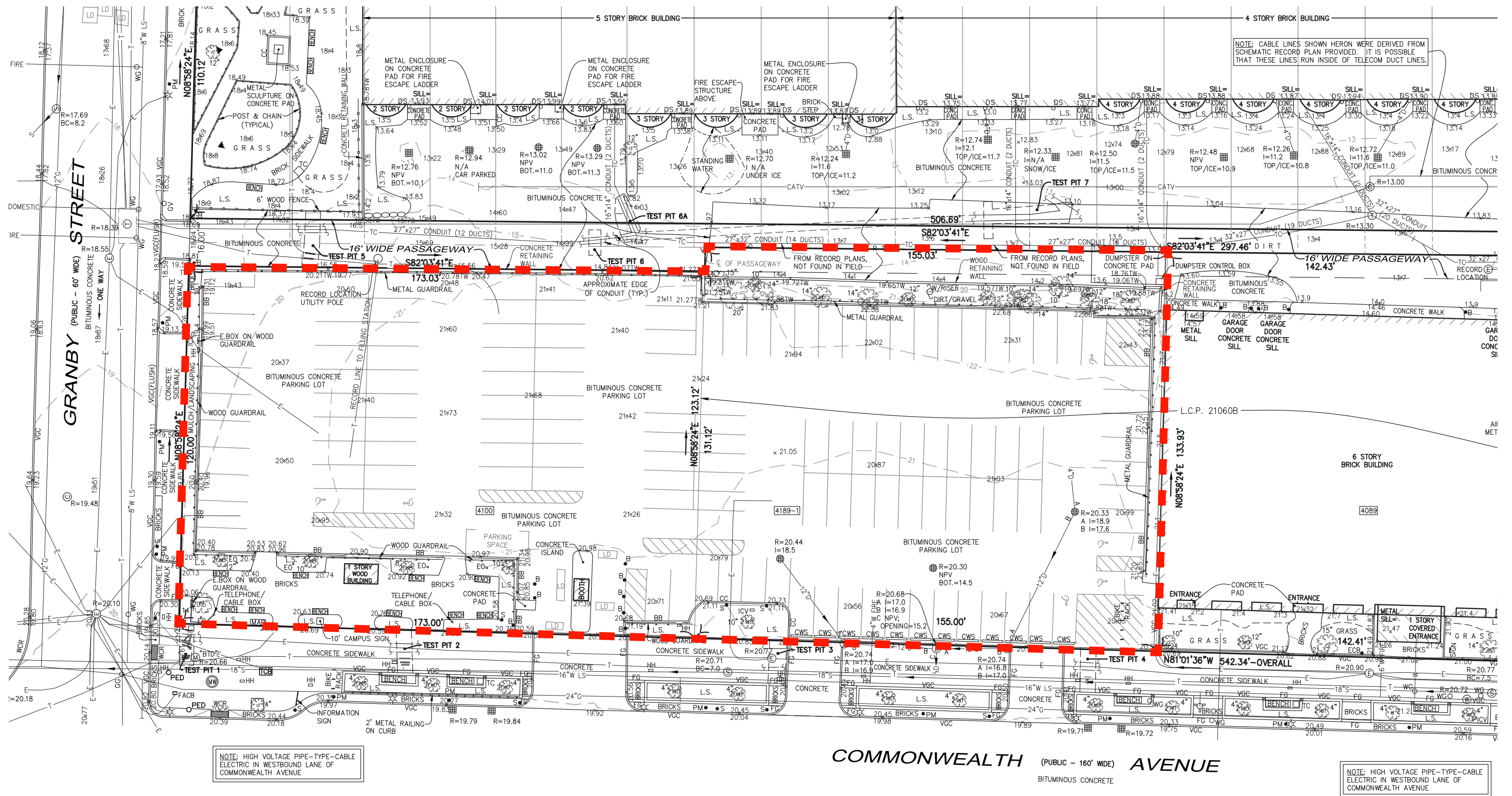


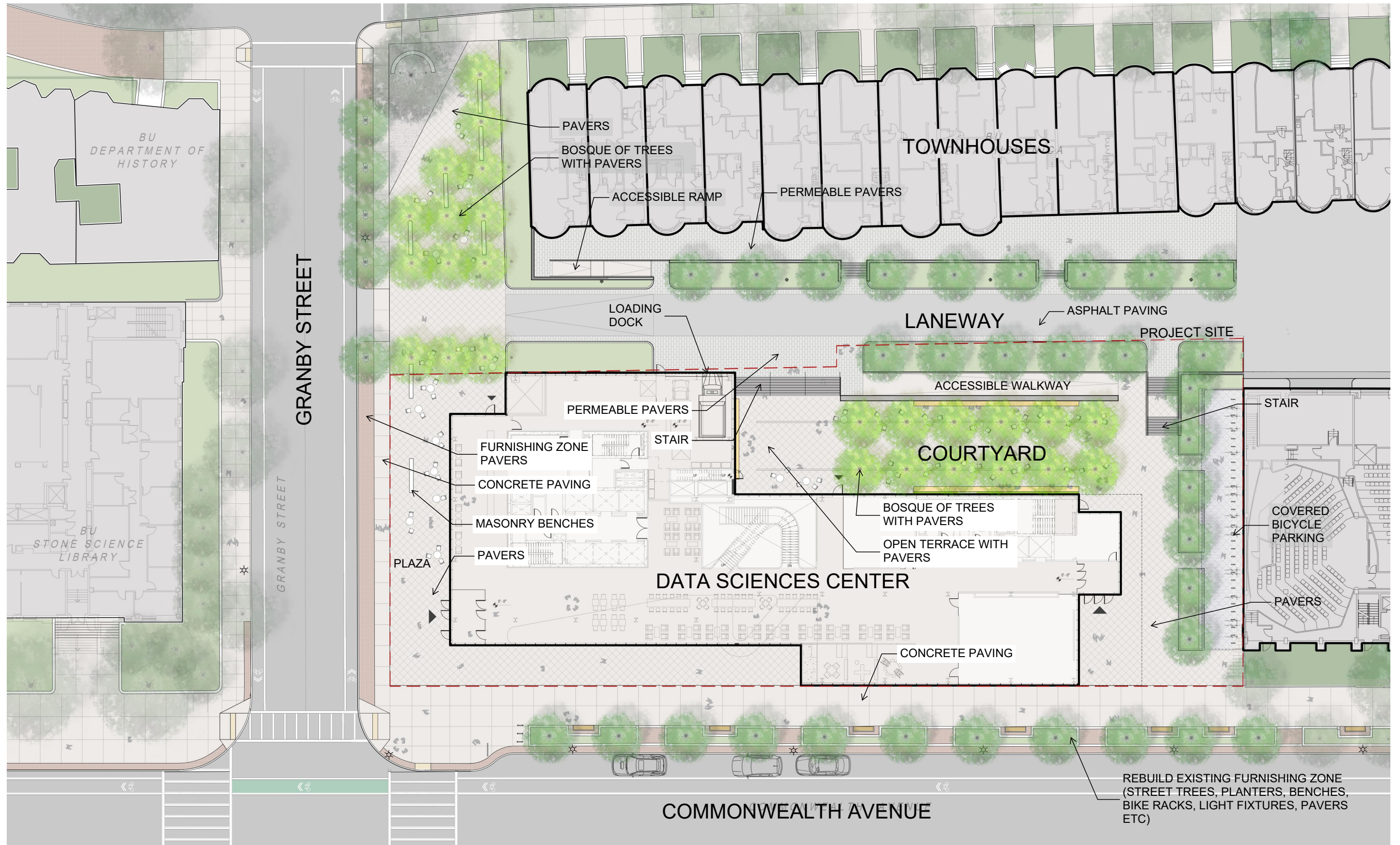






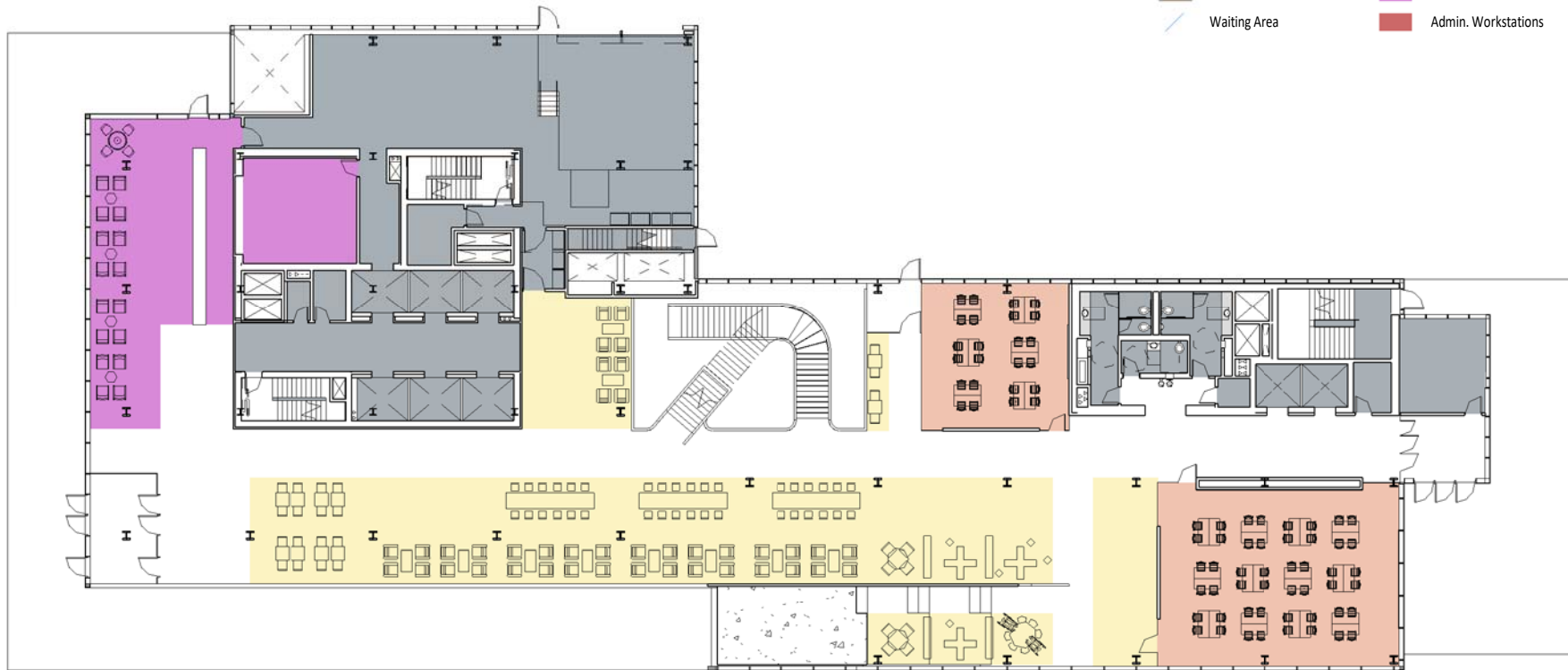






Legend

- |   |   |
|---|---|
|  Open Workstations     |  Departmental Teaching |
|  Learning Lab          |  Collaboration         |
|  Meeting Room          |  Building Support      |
|  Office Module         |  Departmental Support  |
|  Facilities Management |  Food Services         |
|  Waiting Area          |  Admin. Workstations   |





Boston, Massachusetts

Figure 8  
Elevated Perspective  
Source: KPMB Architects, 2018

