



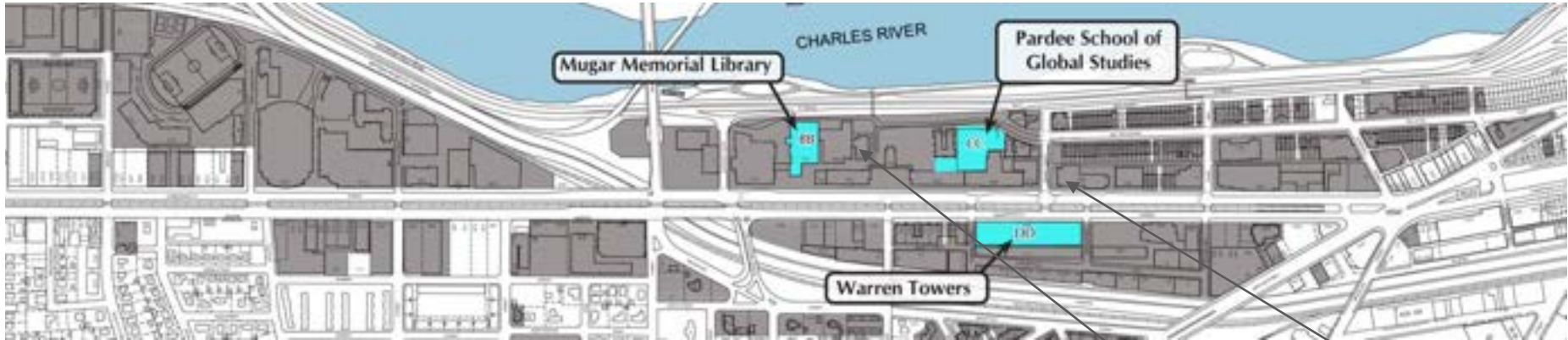
City of Boston
Planning Department

Boston University

Boston Zoning Commission

October 9, 2024

SITE CONTEXT



- Neighborhood
 - Commonwealth Ave: busy 4-lane street with bike lanes in both directions, on-street parallel parking, and center-running MBTA Green Line tracks
 - Street trees along both sidewalks and the tracks
- Transportation
 - BU East Station is in front of Warren Towers, and BU Central is in front of Mugar Library
 - Nearest BlueBike station is ~0.5 mile away
 - T57 Bus with ~10 minute headways
- Other Nearby Projects
 - BU School of Law renovation, 240,000 sf, construction complete
 - BU Data Sciences Center, 300,000 sf and 19 stories, construction complete

School of Law

Data Sciences Center

PLANNING CONTEXT



ALLSTON MULTIMODAL PROJECT



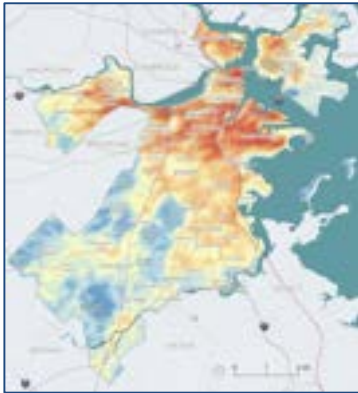
BEACON PARK
REGIONAL FRAMEWORK

What we have heard already

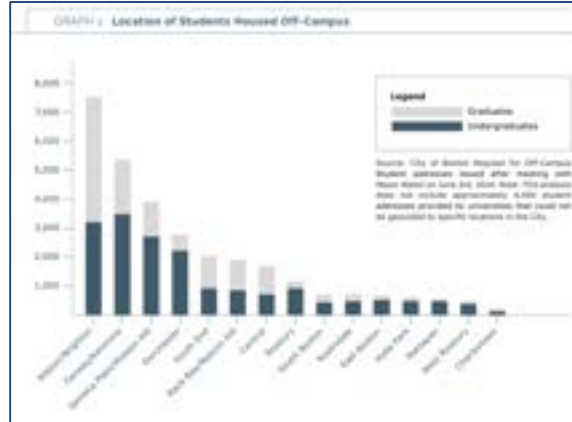
In 2022, residents from across the neighborhood shared their perspectives through the Allston Brighton Community Plan (ABCP) and the Healthy Neighborhoods Initiative (HNI) on Brighton Beach's Cultural and Leisured practices sector.



ALLSTON BRIGHTON COMMUNITY PLAN



HEAT RESILIENCE SOLUTIONS
FOR BOSTON (2022)



HOUSING A CHANGING CITY: BOSTON 2030 (2017)

BOSTON UNIVERSITY
2024-2026 INSTITUTIONAL MASTER PLAN

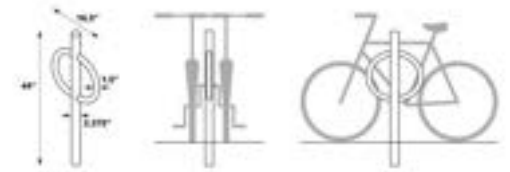
TRANSPORTATION CONTEXT



ROUTE 57
TRANSIT PRIORITY
CORRIDOR PROJECT



COMMONWEALTH AVE BIKE LANES
IMPROVEMENT PROJECT



BIKE PARKING DESIGN GUIDELINES

PROJECT ANALYSIS



	PROPOSED INSTITUTIONAL MASTER PLAN INSTITUTIONAL GOALS ADVANCED	PREVIOUS INSTITUTIONAL MASTER PLAN
Dimensional and Use Changes	<ul style="list-style-type: none"> - Three PIPs <ol style="list-style-type: none"> 1. Warren Towers Renovation No dimensional change, 11,000 beds, Housing 2. Mugar Library Renovation No dimensional change, 220,000 SF Academic/Administrative 3. Pardee School of Global Studies 70,000 SF Academic Uses - Addition of 70,000 SF - Addition of 1 acre of open space 	<ul style="list-style-type: none"> - Six PIPs <ol style="list-style-type: none"> 1. BU School of Law Renovation of 150,000 SF, 95,000 SF Addition of Academic Use 2. Academic Building Site CC 350,000 SF of Academic Use 3. Administrative/Academic Building Site FF 60,000 SF of Administrative/Academic Use 4. Academic Building Addition Site DD 50,000 SF Institutional Uses 5. Science & Engineering Research Building 165,000 SF Academic Uses 6. Myles Standish Residential Building 230,000 SF Residential Use - Addition of 950,000 GSF - Pocket parks, pedestrian way, and Commonwealth Ave improvements - Six amendments adding PIPs <ol style="list-style-type: none"> 1. Center for Integrated Life Sciences & Engineering 2. Academic Building, 700 Beacon St 3. Temporary Student Housing, 1047 Commonwealth Ave 4. BU Castle Addition, 225 Bay State Rd 5. Academic and Administrative Uses, 540 Commonwealth 6. Warren Towers Digital Signage



Boston University Charles River Campus **2024 – 2026 Institutional Master Plan**

BOSTON ZONING COMMISSION HEARING | OCTOBER 9, 2024

2024 - 2026 BU Charles River Campus IMP



HOUSING

- **1,800 upgraded dorm beds** as a part of the renovation of Warren Towers, the largest dormitory in Boston (completed in 1967)
- Improvements to building accessibility and public realm along Commonwealth Avenue.



JOBS

- **3,330 + direct construction jobs** over the course of the three proposed institutional projects.
- 1,950 + jobs to be created through the renovation of Warren Towers (May 2025- August 2028).



COMMUNITY

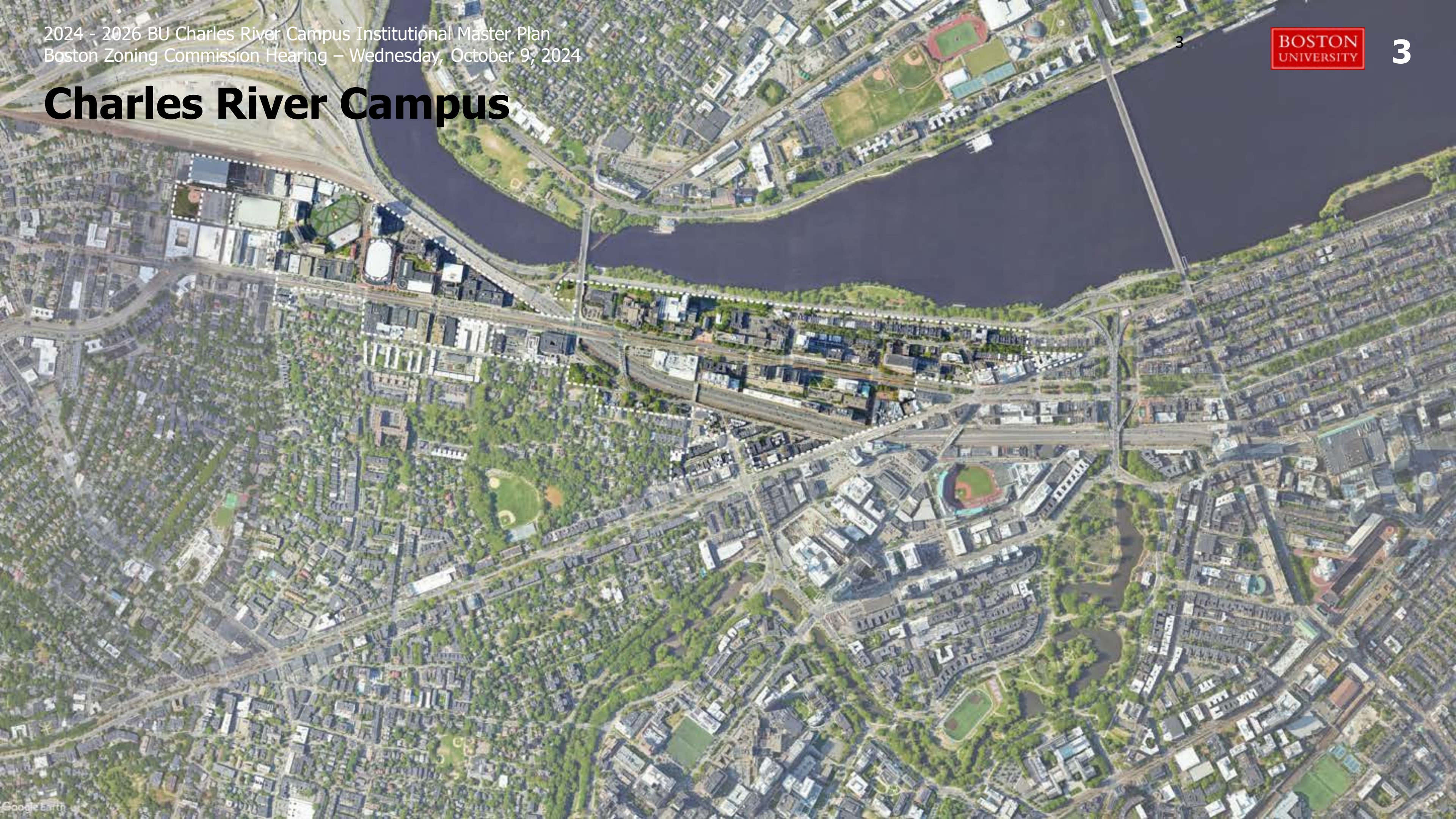
- **Over an acre of new open space** to be created through the proposed Pardee School of Global Studies project.



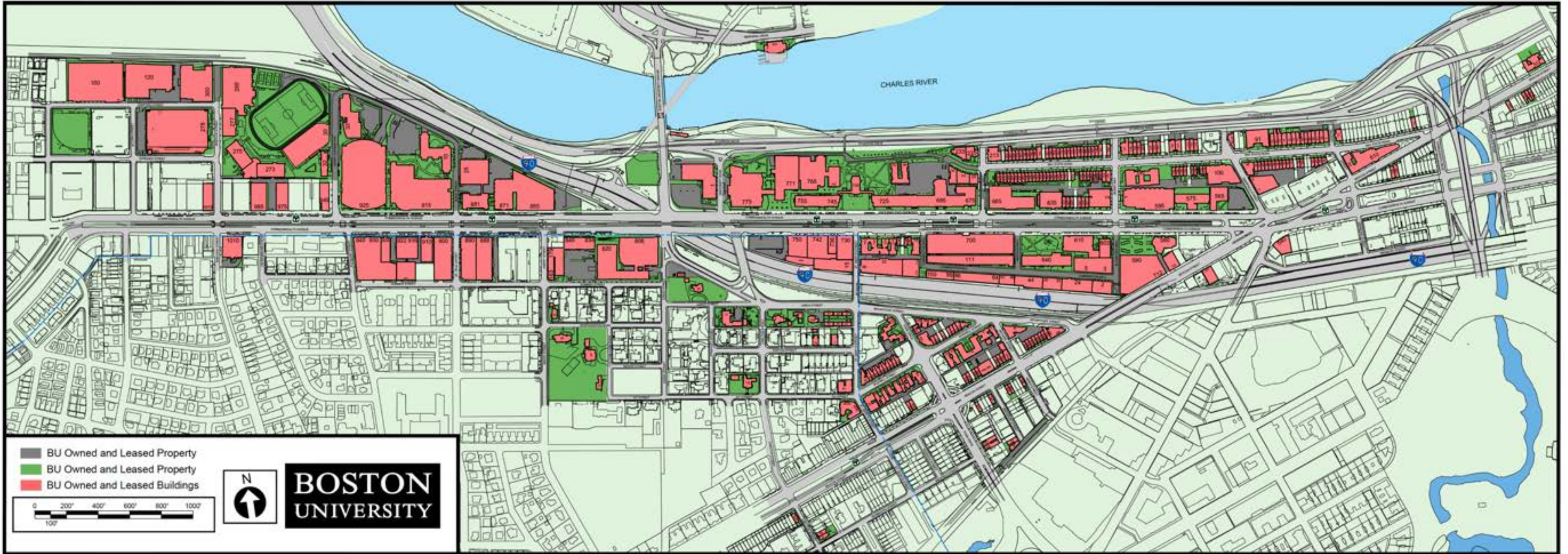
SUSTAINABILITY

- All three proposed institutional projects to be **LEED Gold**.
- Warren Towers to be the largest fossil-fuel free dormitory in Boston.
- Pardee School of Global Studies to be mass timber construction, fossil-fuel free.

Charles River Campus

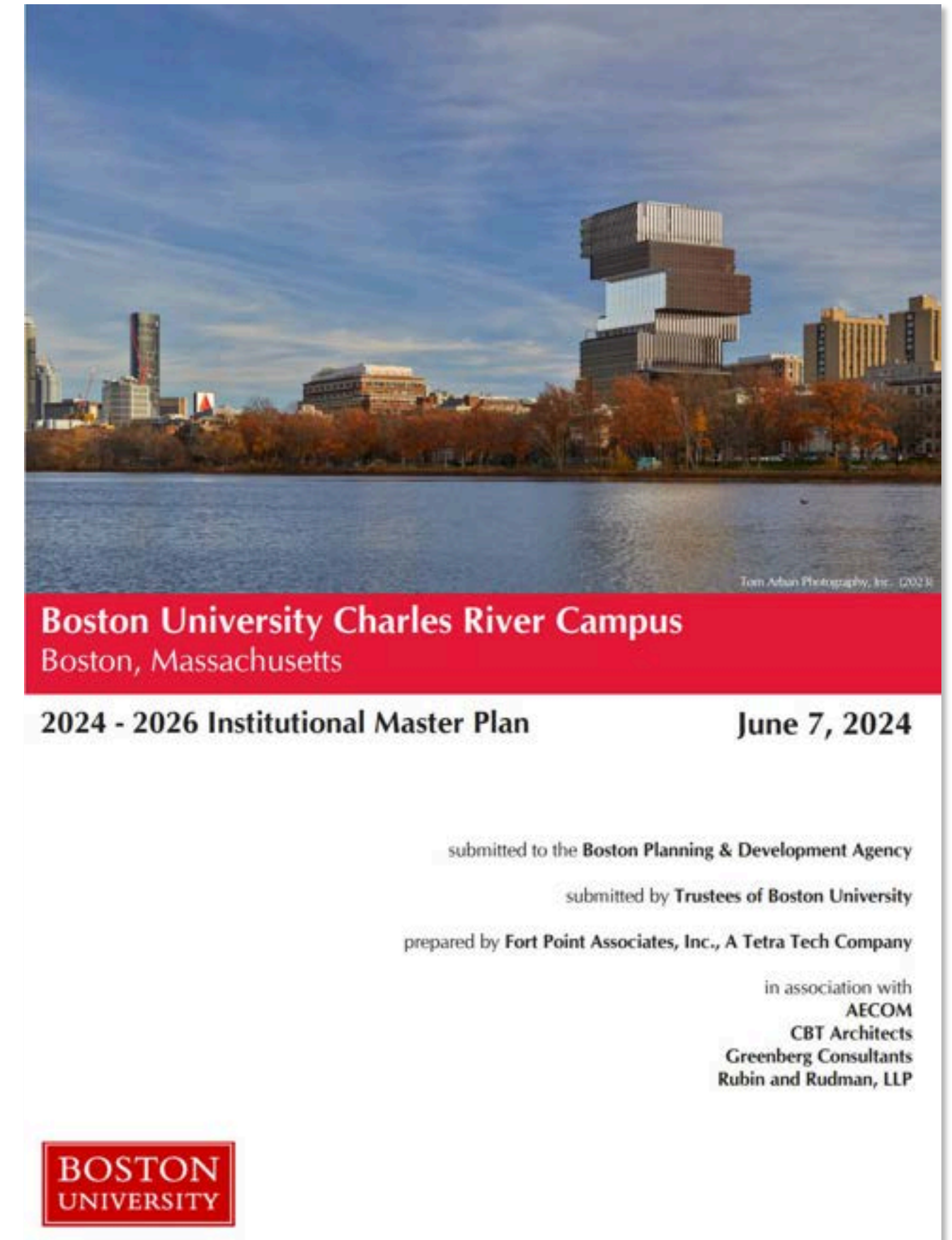


Charles River Campus



Why a Two-Year IMP?

- Boston University has been actively engaged in planning discussions with the Planning Department and the BU Community Task Force to ensure that the goals and objectives of the University's IMP align with the broader planning vision for the City of Boston.
- On October 4, 2023, the Trustees of Boston University announced the appointment of Dr. Melissa L. Gilliam as the 11th president of BU, effective July 1, 2024.
- The two-year IMP will allow the University sufficient time to thoughtfully integrate President Gilliam's vision into the next ten-year IMP while moving forward with three strategic investments.



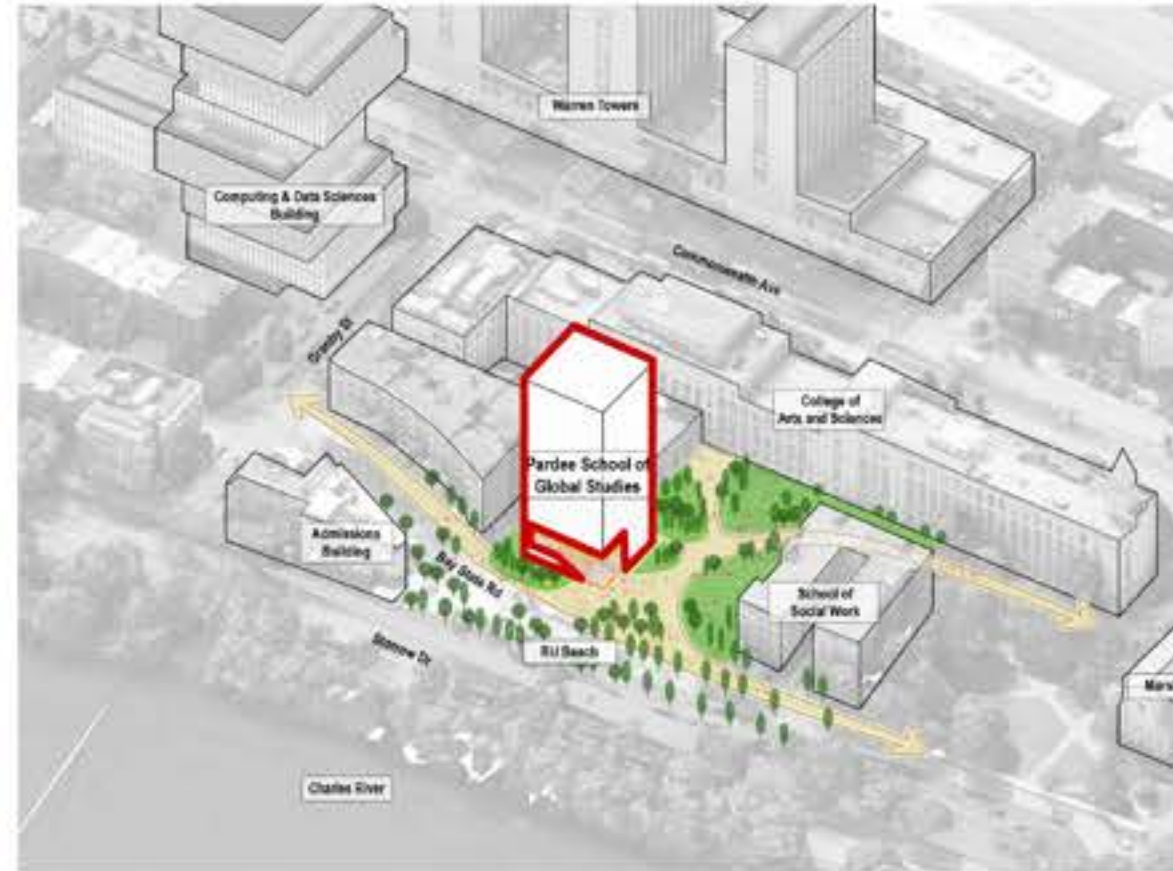
Two-Year IMP | Proposed Institutional Projects

Warren Towers Renovation



This project will enhance the University's largest undergraduate residential facility while maintaining on-campus student housing and ensuring a conducive living and learning environment for its students.

Pardee School of Global Studies



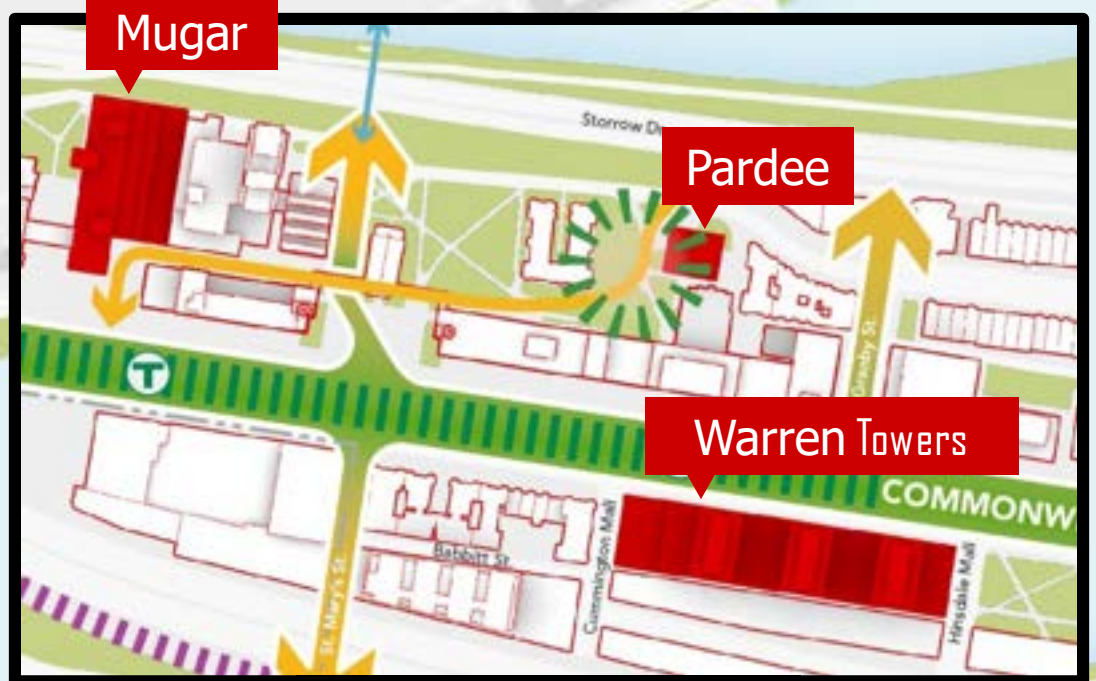
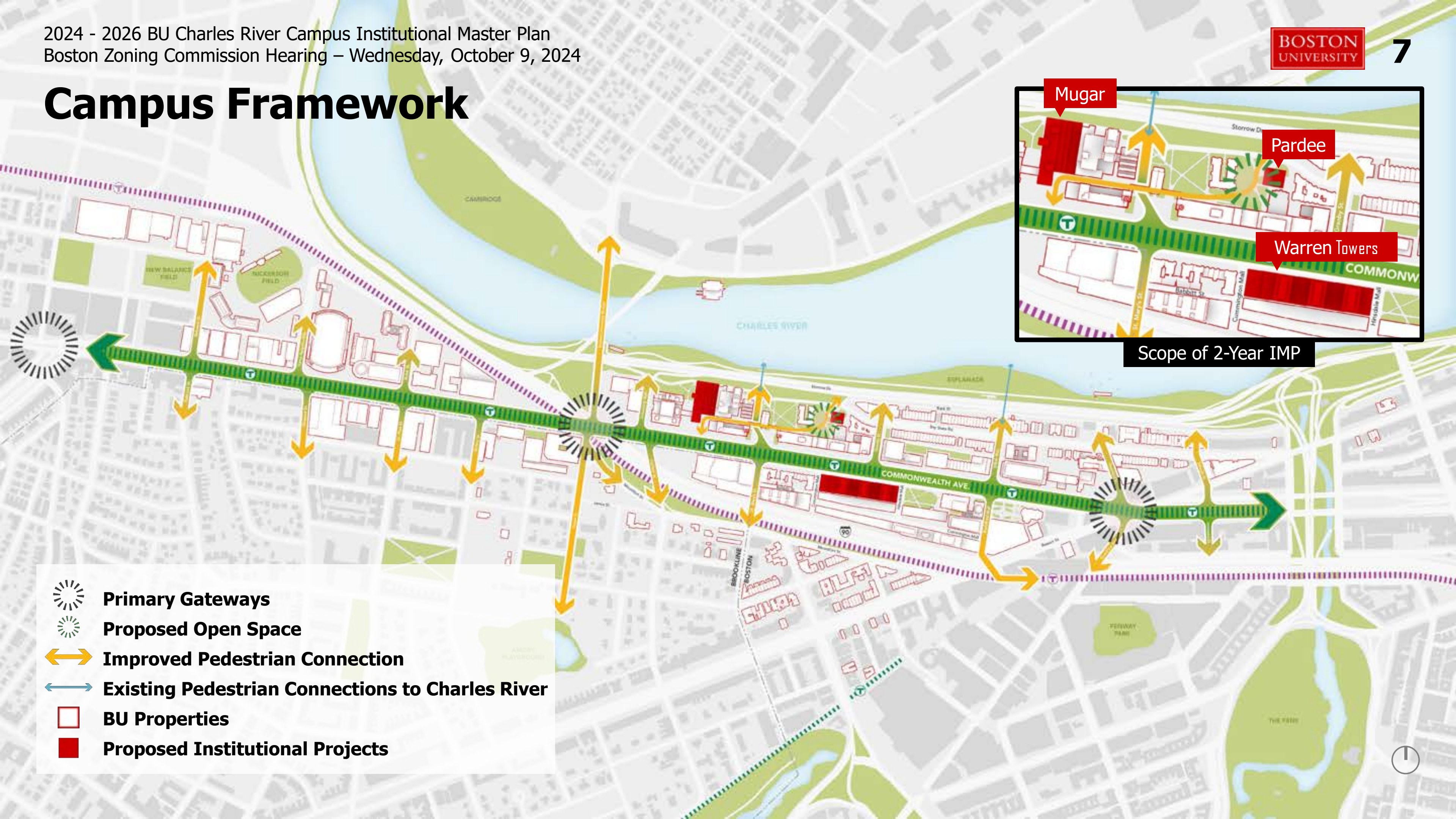
A new academic building that aligns with the University's commitment to academic excellence, global engagement, and providing state-of-the-art facilities for interdisciplinary studies.

Mugar Memorial Library Renovation



Enhancing the University's largest and most central library on campus is crucial for supporting the evolving needs of its academic community and fostering a culture of research and learning.

Campus Framework



Scope of 2-Year IMP

-  Primary Gateways
-  Proposed Open Space
-  Improved Pedestrian Connection
-  Existing Pedestrian Connections to Charles River
-  BU Properties
-  Proposed Institutional Projects



Warren Towers Renovation

Location

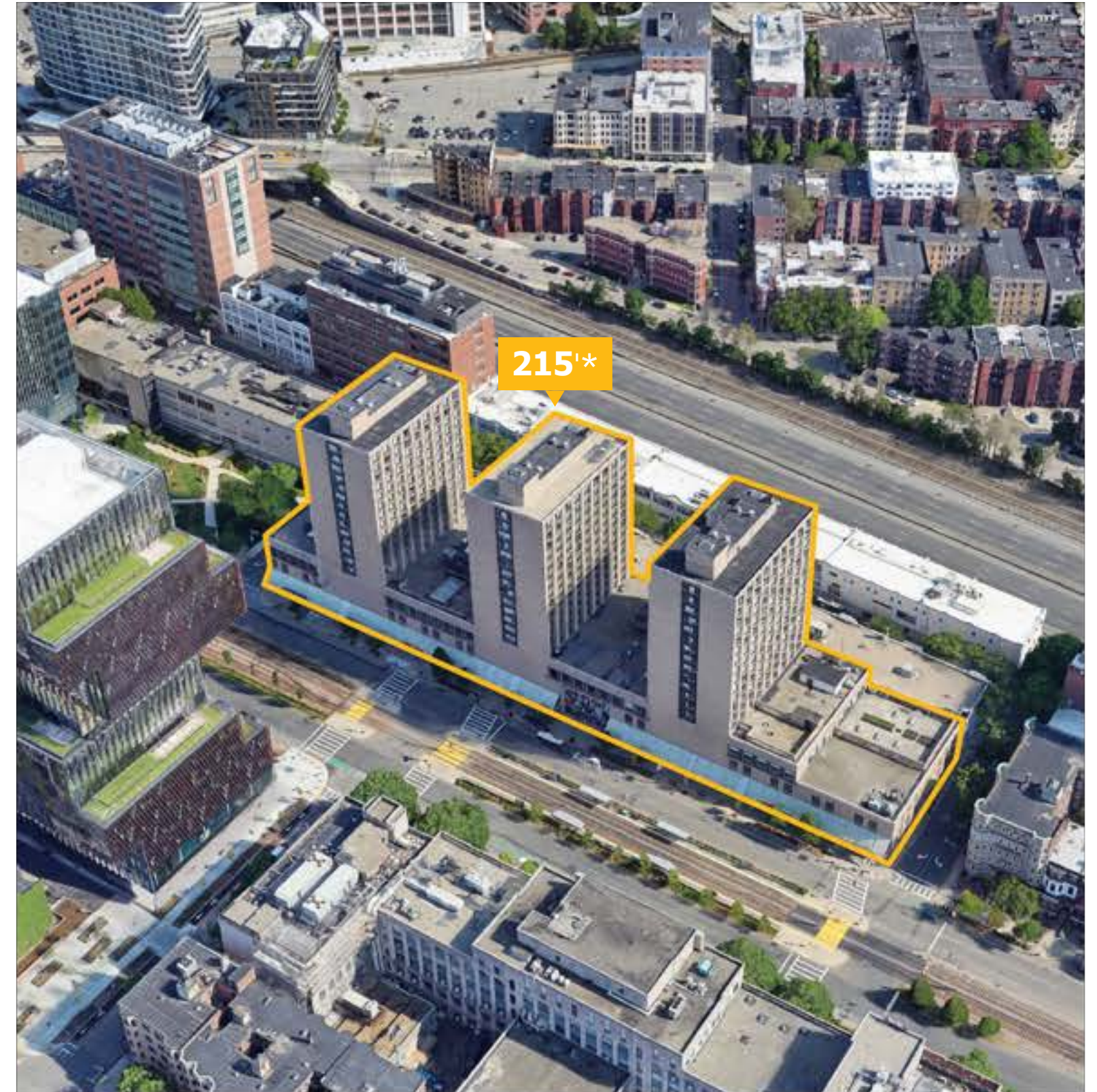
700 Commonwealth Avenue

Proposed

Renovate existing residential floors
and improve building exterior

Existing

Student Residence: 380,200 GFA
Maximum Floors: 18 + PH
Maximum Height: 215'*
Undergraduate Beds: 1,800 Beds
Site Area: 1.44 Acres



* Building height includes
mechanical penthouse

Warren Towers Renovation | Material Elevation

Existing Materials



Proposed Materials



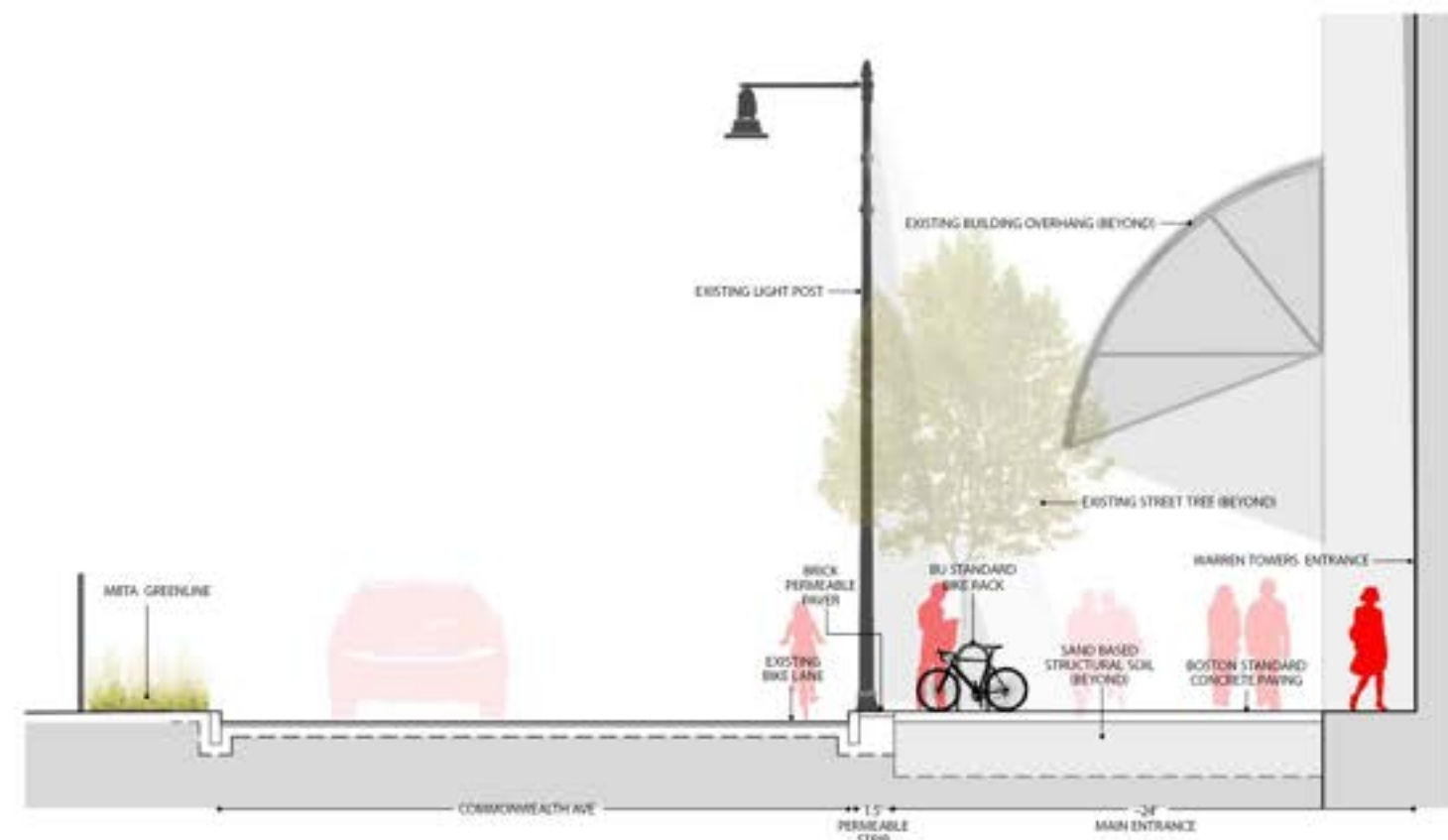
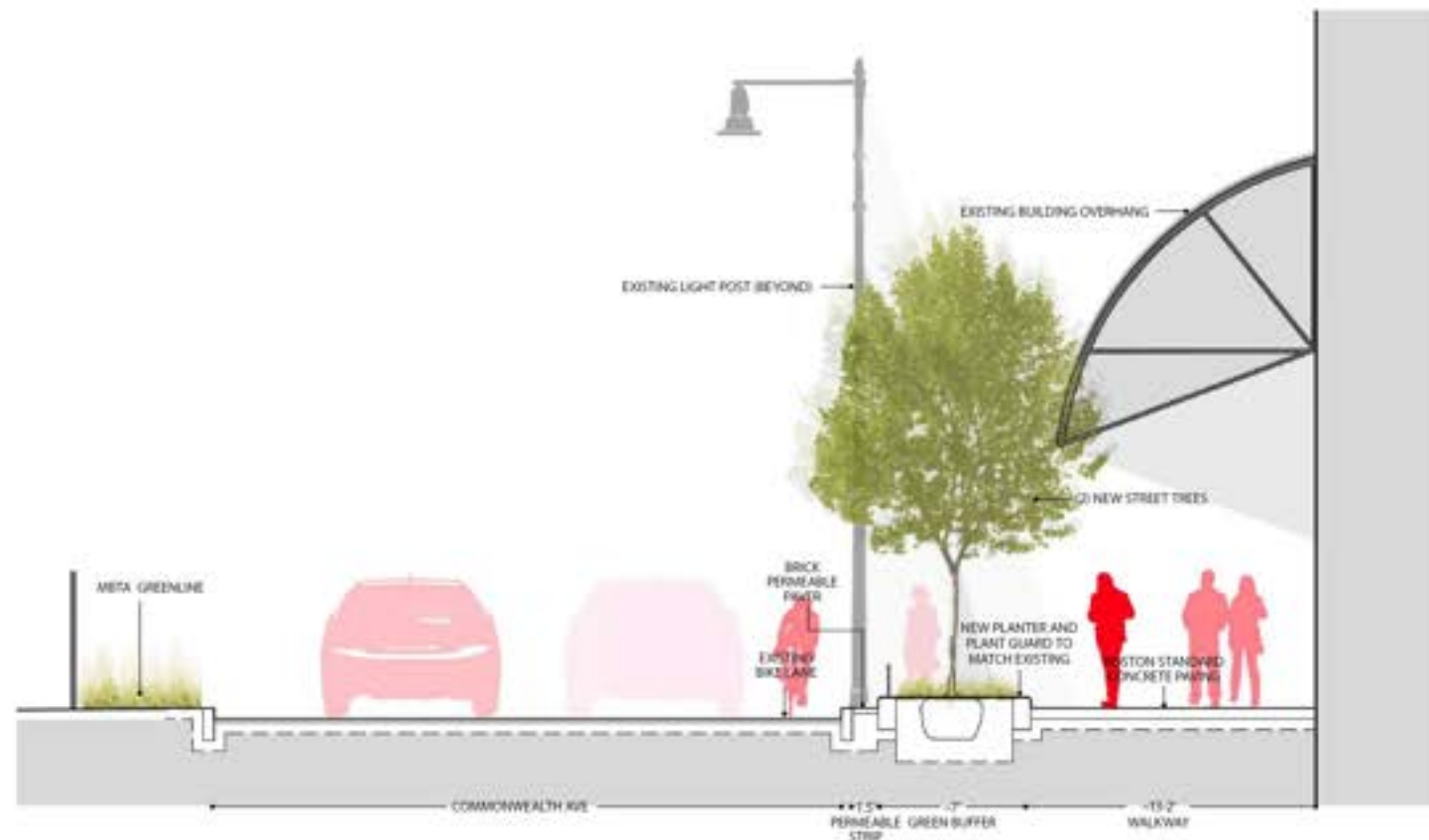
Warren Towers Renovation | View West



Warren Towers Renovation | View East



Warren Towers Renovation | Public Realm



Pardee School of Global Studies

Location

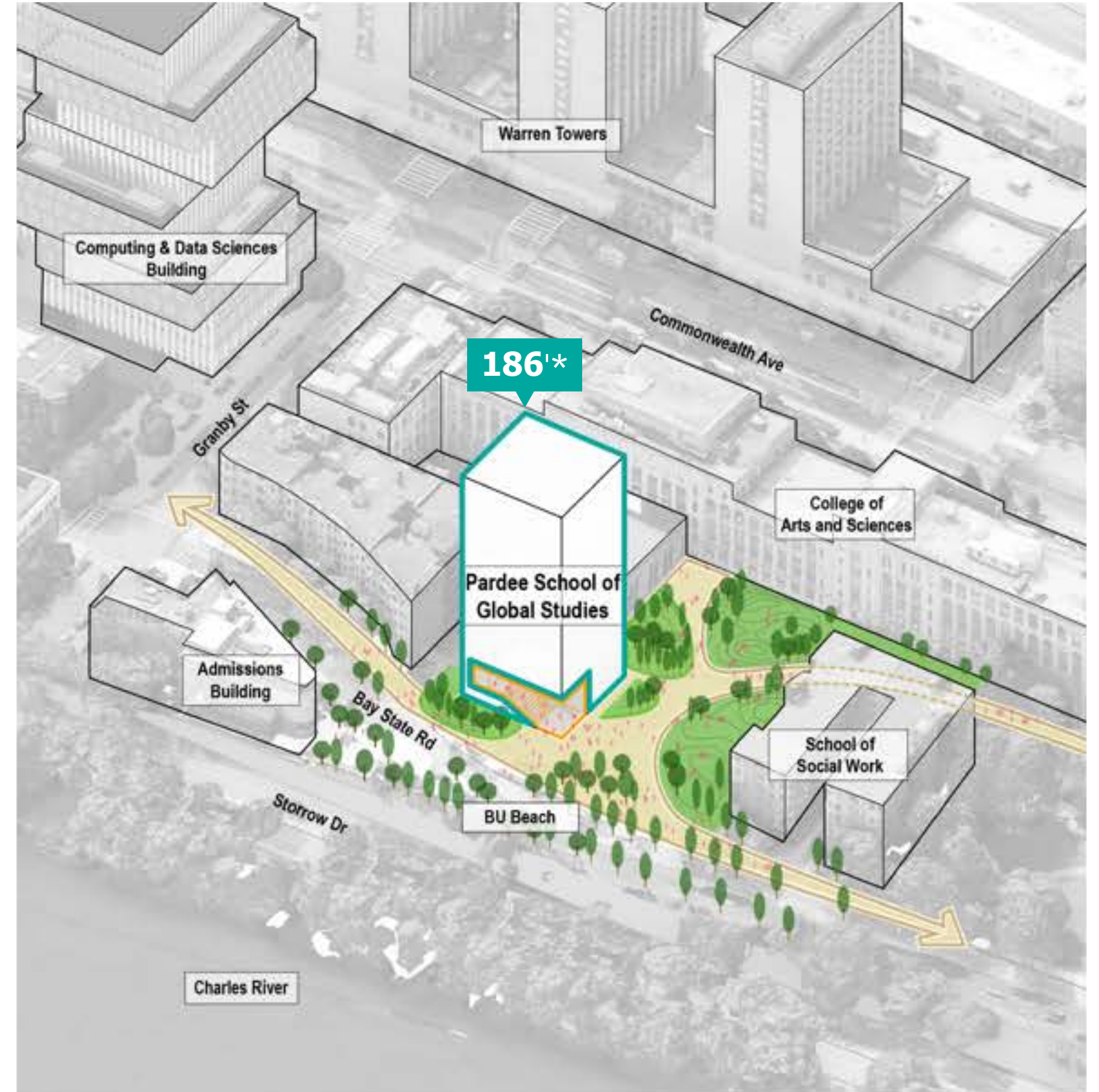
250 Bay State Road

Proposed

Academic Use: 70,000 GFA
Maximum Floors: 12 + PH
Maximum Height: 186'*
Site Area: 1.30 Acres
Open Space: > 1 Acre

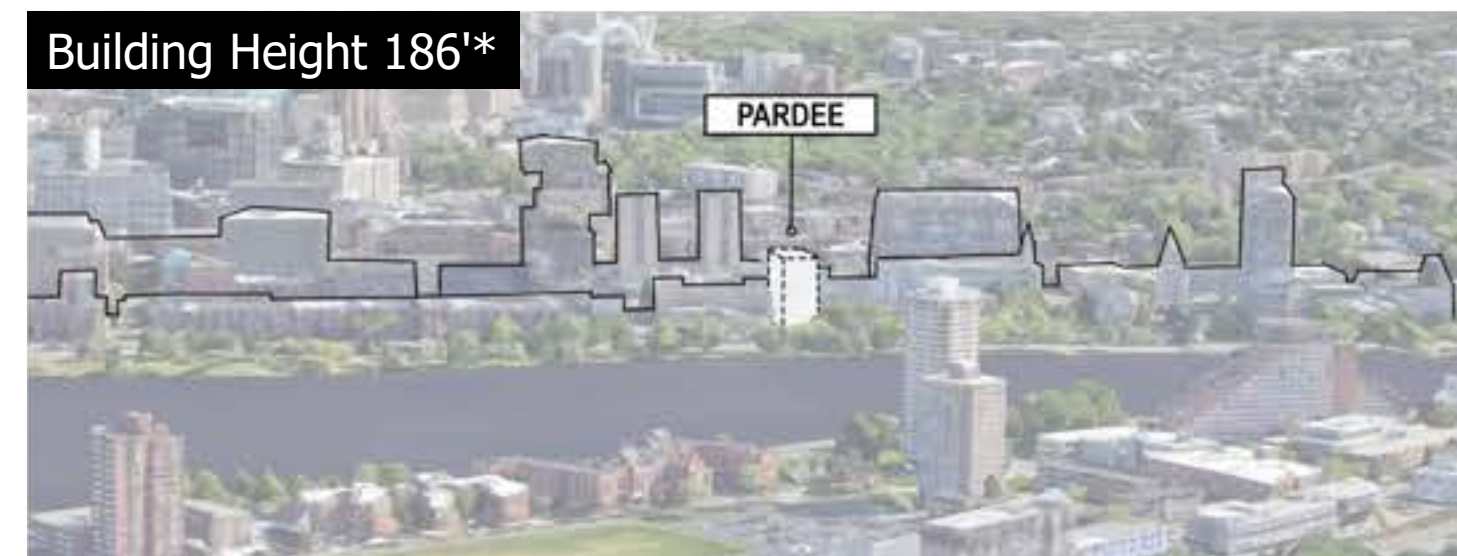
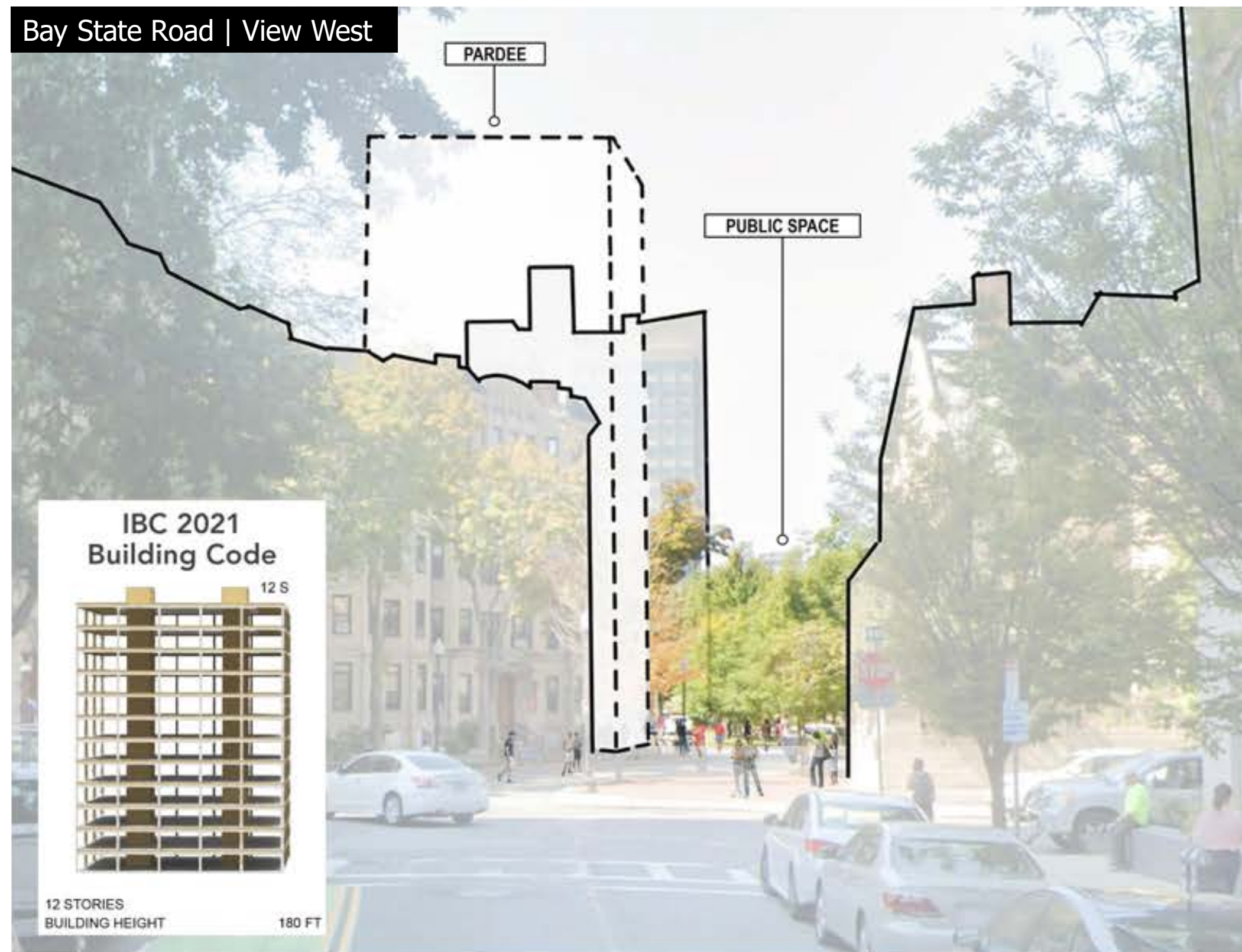
Net Change

Floor Area: + 70,000 GFA
Open Space: + > 1 Acre



* Building height includes mechanical penthouse

Pardee School of Global Studies



* Building height includes mechanical penthouse

Mugar Library Renovation

Location

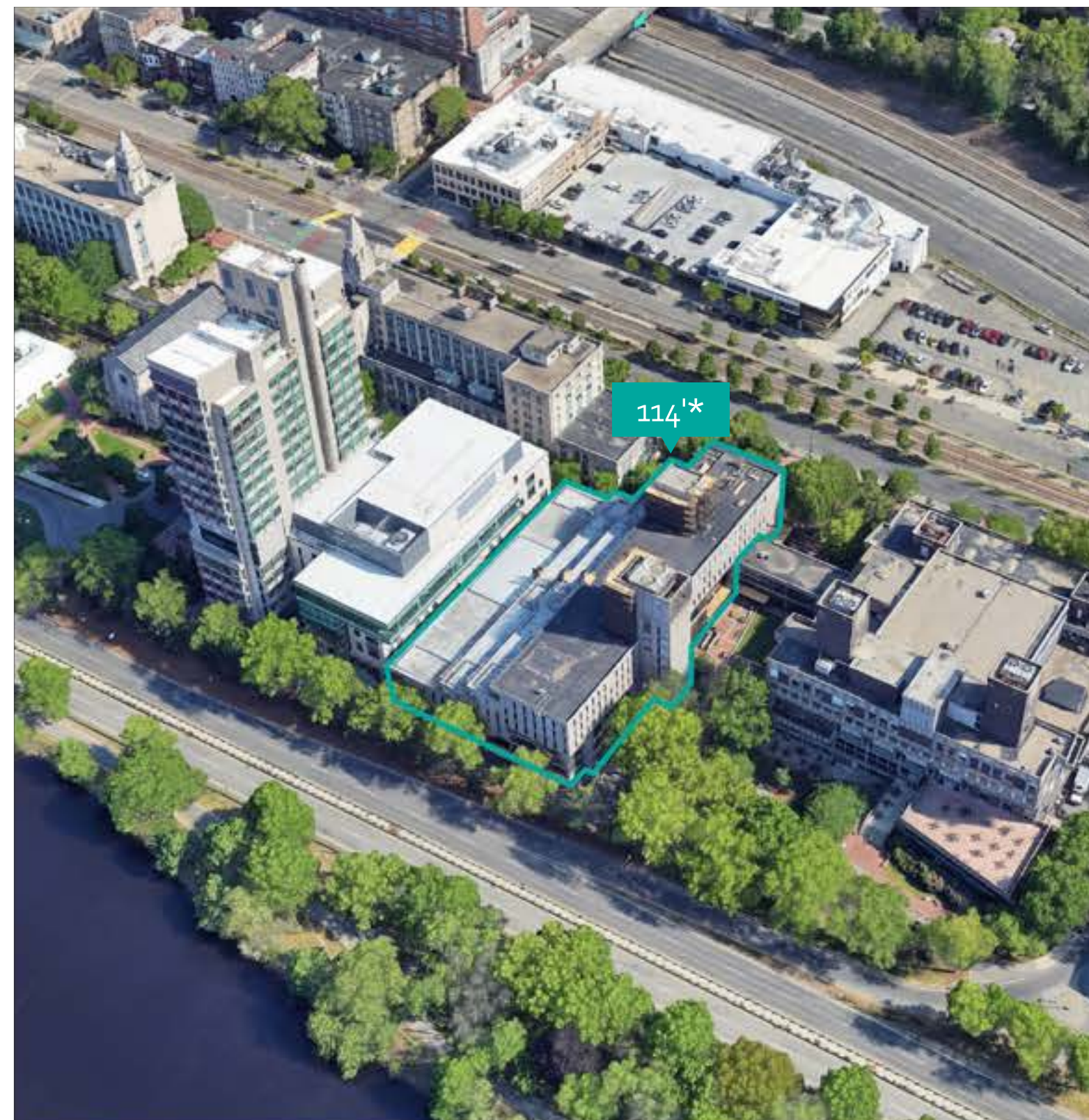
771 Commonwealth Avenue

Proposed

Renovate existing library

Existing

Library:	220,000 GFA
Maximum Floors:	6 + PH
Maximum Height:	114'*
Site Area:	No change anticipated



Sustainability & Resilience

- Boston University is dedicated to aligning with the City's sustainable and inclusive development vision.
- All three projects will achieve at a minimum **LEED Gold Certification**.
- Warren Towers will be the **largest all-electric and fossil-fuel free dormitory in Boston**.
- The new Pardee School of Global Studies will utilize **mass timber construction and create over an acre of new open space**.
- The renovation of Mugar Library, planned to be all-electric, will include **the electrification of current steam absorption chillers, which feed multiple buildings on campus**.



Looking Ahead to Next Ten-Year IMP

Boston University is committed to ensuring a robust planning for its next ten-year IMP that considers the evolving needs of both the University and the City of Boston, specifically:

1. Strengthening the University's academic core to support the programmatic needs of academic and research activities;
2. Enhancing the urban vitality of the BU Charles River Campus and the surrounding area through expanded open space and ground floor activation;
3. Modernizing student housing to retain students on campus and increase the number of net new beds.



2024 - 2026 BU Charles River Campus IMP



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COMMUNITY

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THANK YOU