



# Boston University

## Second Amendment to the Boston University Charles River Campus 2013 - 2023 Institutional Master Plan

July 1, 2015

submitted by: **Trustees of Boston University**

submitted to: **Boston Redevelopment Authority**

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

**BOSTON  
UNIVERSITY**



# BOSTON UNIVERSITY

## 700 BEACON STREET

### SECOND AMENDMENT TO THE BOSTON UNIVERSITY CHARLES RIVER CAMPUS 2013 – 2023 INSTITUTIONAL MASTER PLAN

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# 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. Preparation for the 2013 – 2023 Charles River Campus Institutional Master Plan (the “2013 - 2023 IMP”) began in September 2011. 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.

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 City of Boston (the “City”) agencies in January 2014. This planned state-of-the-art neurosciences research facility will become an integrated home to scientists currently scattered around the Charles River Campus. Replacing an existing surface parking lot with an activated ground floor and enhanced open space, the CILSE will improve the pedestrian experience along Commonwealth Avenue and lay the foundation for future improvements to the Central Campus area. An Expanded Project Notification Form was submitted to the BRA in June 2014 and received BRA Board approval at the September 18, 2014 meeting. Groundbreaking is expected in early summer 2015 for an opening in 2017.

The Master Plan development objectives of the University for the 2013 – 2023 IMP and the above referenced First Amendment for the Center for Integrated Life Sciences and Engineering include the completion of eight building projects, involving academic, residential, and research facilities. The purpose of this document is to further amend the existing 2013 – 2023 IMP to include a newly acquired parcel located at 700 Beacon Street and to use the existing building on the property for university use. Further details on this property can be found in Section 4.0, Proposed Institutional Project.

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

With the departure of the Art Institute of Boston at Lesley University from 700 Beacon Street to a new facility in Cambridge, Boston University acquired a property that was identified as a potential development site in prior Institutional Master Plans. The property at 700 Beacon Street (the “Site”) is bordered by University properties on two sides (580 and 590 Commonwealth Avenue) and will seamlessly integrate into the existing portfolio of properties owned, operated, and managed by Boston University. Boston University has

identified the need for additional, flexible university space to house various programs. This need will become even more pronounced as approved projects move forward, temporarily displacing students, staff, and faculty from existing facilities.

The Site is currently zoned for commercial uses (B-4). Through an IMP Amendment process, the University intends to rezone the property for institutional use. Upgrades to the existing building are expected to be minor and are described in greater detail in Chapter 4, Proposed Institutional Project.

## 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

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. The Boston University School of Law Building is nearing completion with the new Sumner M. Redstone building open as of summer 2014 and the renovated law tower on track to open in the fall of 2015. The Alan and Sherry Leventhal Admissions Reception Center at 233 Bay State Road was completed and opened in 2014. The Center for Integrated Life Sciences and Engineering, approved in the First Amendment to the 2013 – 2023 IMP, is scheduled to break ground in May 2015. Several other projects approved in prior IMPs have also been completed, including the new Yawkey Center for Student Services at 100 Bay State Road and the New Balance Field at Boston University at 278 Babcock Street.

Since the First Amendment to the 2013 - 2023 IMP was approved, the University acquired the building formerly known as the Art Institute of Boston at Lesley University located at 700 Beacon Street. The property was identified by the University as potential development site in the 2013 – 2023 IMP. The University's progress on the 2013 – 2023 IMP to date is further summarized below.

### 3.1 ENROLLMENT

As of the fall 2014 semester, there were 15,458 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 2014 Actual
Freshman Class	3,807	3,915
Continuing and Transfer Students	11,595	11,543
Total Full-Time Undergraduates	15,402	15,458
Full-Time Undergraduates Forecast*	15,674	15,575
# of Students Above (Below) Forecast	(272)	(117)
% Above (Below) Forecast	(1.74)	(0.75)

\*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
2015	15,371	3,600
2016	15,413	3,600
2017	15,382	3,600
2018	15,263	3,600
2019	15,262	3,600

\*Forecast data as of March 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 77% in 2014 (see Table 3-3, Students Housed On Campus). 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
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
2013	15,402	10,967	14,467	76%	3,807
2014	15,458	11,046	14,437	77%	3,915

### **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 will provide significant benefits to the students and staff operating out of the building while also respecting the original vision of renowned architect Josep Lluís Sert. The new building, formally known as the Sumner M. Redstone Building, was completed and opened during summer 2014. Significant progress has been made on the interior renovations and exterior upgrades to the law tower. The project is on schedule to be completed and opened by the end of 2015.

#### **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 throughout the Campus.

#### **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.

#### **Center for Integrated Life Sciences and Engineering**

The First Amendment to the 2013 – 2023 IMP was approved in early 2014 and included the addition of a new life sciences and research facility at 610 Commonwealth Avenue. In response to the ever increasing demand for more advanced, collaborative, and innovative programs in the fields of neurosciences research, Boston University amended the 2013 – 2023 IMP to begin the design and construction of the Center for Integrated Life Sciences and Engineering. Since the approval of the First Amendment, the University has filed and received approval from the Boston Redevelopment Authority to begin construction of the new nine-story structure with ground breaking planned for May 2015. The new facility is expected to be completed and opened in 2017.



# CHAPTER 4: PROPOSED INSTITUTIONAL PROJECT

## 4.1 UNIVERSITY FACILITY AT 700 BEACON STREET

The property at 700 Beacon Street was acquired by Boston University in January 2015 and provides an excellent opportunity for reuse of an existing building located within the University's East Campus. For many decades, Lesley University operated the Art Institute of Boston out of the existing 37,000 square foot building.

This Second Amendment to the 2013 – 2023 IMP includes a Proposed Institutional Project (the "Project") for the addition of 700 Beacon Street as a university building. With upgrades to the existing building and minimal disruption to the surrounding neighborhood, Boston University will make improvements to the existing building for a variety of University programs that require additional academic, instructional, studio, lab, office, and meeting spaces. The Project is shown in red alongside the seven Proposed Institutional Projects approved in the 2013 -2023 IMP, as amended, on Figure 4-1, Proposed Institutional Projects.

The Project will provide 37,000 square feet of university space on four floors above grade. No additions or major alterations of the building's exterior are proposed at this time. Potential alterations to the exterior of the building will be limited to the addition of signage that is consistent with current University standards and in conformity with relevant City of Boston approvals as required.

**Table 4-1: Proposed Institutional Project at 700 Beacon Street**

Project Element	Existing Conditions	Proposed Conditions
Site Area	+/- 9,162 square feet	+/- 9,162 square feet
Building Area	+/- 37,000 gross square feet	+/- 37,000 gross square fee
Building Height	53 feet	53 feet
Use	Art Institute of Boston/Institutional	University use including academic, instructional, office, studios, labs, and meeting spaces
FAR	4.1	4.1
Zoning	B-4	IMP



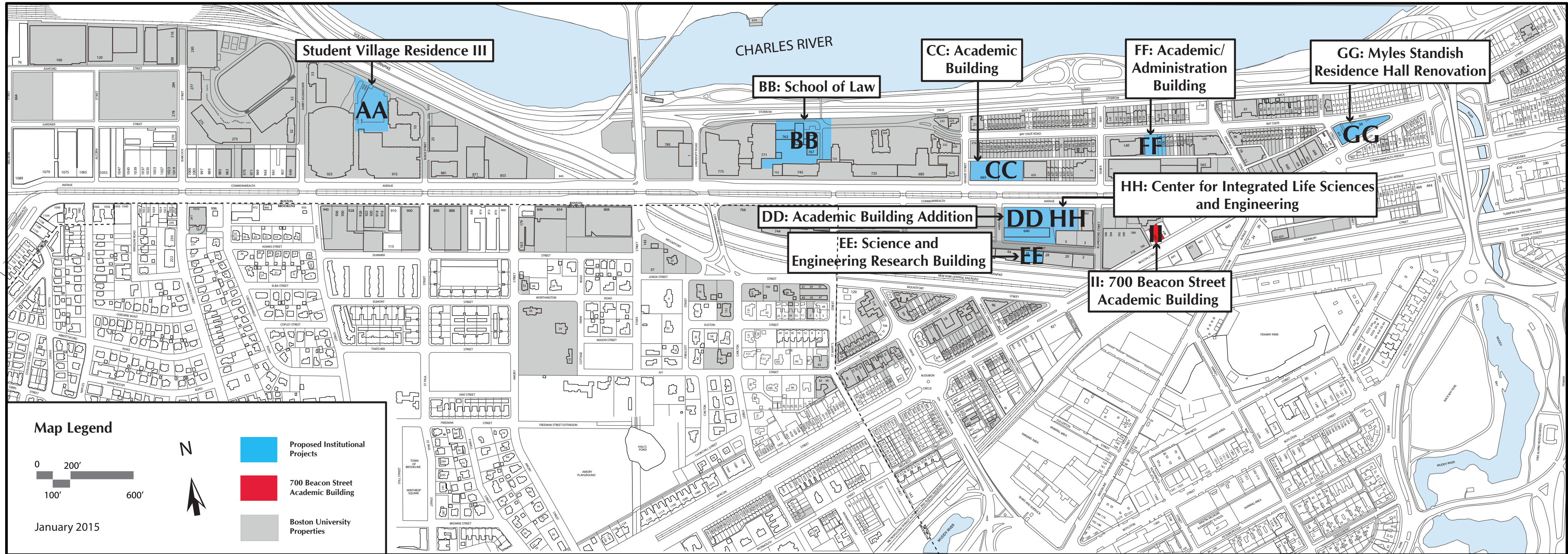


Figure 4-1, Proposed Institutional Projects  
 Second Amendment to the Boston University Charles River Campus 2013 - 2023 IMP

## APPENDIX A

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**SCOPING DETERMINATION, JULY 1, 2015**



July 1, 2015

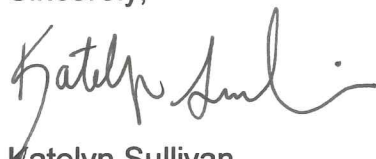
Mr. Gary W. Nicksa  
Senior Vice President for Operations  
Boston University  
One Silber Way  
Boston, MA 02115

Dear Mr. Nicksa:

Re: Boston University, 700 Beacon Street: Institutional Master Plan Notification Form  
Scoping Determination

Please find enclosed the Scoping Determination for the Boston University, 700 Beacon Street Institutional Master Plan Notification Form ("IMPNF"). The Scoping Determination describes information required by the Boston Redevelopment Authority ("BRA") in response to the IMPNF which was submitted under Article 80 of the Boston Zoning Code on June 1, 2015. Additional information may be required during the course of the review of the IMPNF.

Sincerely,



Katelyn Sullivan

**BOSTON REDEVELOPMENT AUTHORITY**

**SCOPING DETERMINATION**

**FOR**

**BOSTON UNIVERSITY, 700 BEACON STREET  
INSTITUTIONAL MASTER PLAN NOTIFICATION FORM**

The Boston Redevelopment Authority (“BRA”) is issuing this Scoping Determination pursuant to Section 80D5.3 of the Boston Zoning Code (“Code”) in response to an Institutional Master Plan Notification Form (“IMPINF”) submitted by the Trustees of Boston University (“BU”). BU submitted the IMPINF to the BRA on June 1, 2015 to amend the existing Boston University Charles River Campus 2013-2023 Institutional Master Plan (“IMP”) pursuant to Article 80D of the Boston Zoning Code (“Code”) to add 700 Beacon Street as a Proposed Institutional Project. BU plans to make improvements to the existing building for a variety of programs that require additional academic, instructional, studio, lab office and meeting space (“Proposed Project”).

Notice of the receipt by the BRA of the IMPINF (“Notice”) was published in the Boston Herald on June 1, 2015 initiating a public comment period ending on June 30, 2015. The IMPINF, pursuant to Section 80A-2 of the Code, was sent to all public agencies of the City and to the members of the BU Task Force and posted on the BRA website. Pursuant to Section 80D-5.3(c) of the Code, a Scoping Session was held on June 17, 2015 with the City’s public agencies. A Public meeting was held on June 17, 2015 on the BU campus.

The BRA is reviewing the Proposed Project pursuant to Section 80D, Institutional Master Plan Review. Written comments in response to the Notice and the IMPINF that were received by the BRA prior to the end of the public comment period are included in the Appendices of this Scoping Determination. BU is required to prepare and submit to the BRA an Institutional Master Plan Amendment (“IMPA”) and any other materials that address the comments received by the BRA in connection with the IMPINF.

BU will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the IMPA to the BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMPA and any other materials.

**APPENDIX 1**  
**COMMENTS FROM CITY AGENCIES**

## **BRA MEMORANDUM**

TO: Katelyn Sullivan, Project Manager  
FROM: David Grissino, Senior Architect/Urban Designer  
DATE: June 24, 2015  
SUBJECT: Boston University  
Second Amendment to the Institutional Master Plan (IMP)

### **URBAN DESIGN COMMENTS**

The BRA Urban Design staff has reviewed the recently submitted Institutional Master Plan Notification Form (IMP NF) which describes the addition of 700 Beacon Street to the IMP. The existing building is four stories above grade and contains 37,000 gross square feet of space that will be repurposed by the University.

Any proposed signage for the building and any exterior changes, including new mechanical equipment installed as part of any renovations, must be submitted for review and approval. Active ground floor uses are encouraged in this location.