

## MEMORANDUM

AUGUST 15, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** KAIROS SHEN, CHIEF PLANNER  
LINDA KOWALCKY, DEPUTY DIRECTOR FOR INSTITUTIONAL  
SECTOR MANAGEMENT  
KATELYN SULLIVAN, PROJECT MANAGER

**SUBJECT:** REQUEST AUTHORIZATION TO PETITION THE BOSTON ZONING  
COMMISSION FOR APPROVAL OF A MAP AMENDMENT TO ADD  
PROPERTIES TO THE BOSTON UNIVERSITY CHARLES RIVER  
CAMPUS INSTITUTIONAL MASTER PLAN OVERLAY AREA

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") authorize the Director to petition the Boston Zoning Commission to consider and approve a map amendment to Map 1, Boston Proper, adding properties to the Boston University Charles River Campus Institutional Master Plan Overlay Area.

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### INTRODUCTION.

Boston University ("BU") was the first university in the City of Boston to prepare an Institutional Master Plan ("IMP"). The First Master Plan was approved in 1986, followed by the Second Master Plan in 1997, the Third Master Plan in 2003, and a two year extension of the 2003-2010 IMP in 2010. On January 17, 2013, the BRA approved the 2013-2023 BU IMP. On February 13, 2013 the Boston Zoning Commission approved the 2013-2023 BU IMP and approved Map Amendment No. 555 adding three properties to existing Boston University Charles River Campus Institutional Master Plan Overlay District. A map amendment was recently proposed by Boston University to the BRA to add 9 individual properties and four former streets, owned by BU, to the BU IMP Overlay Area.

### ZONING

The BU Charles River Campus spans several zoning districts within the City of Boston, as well as portions of the Town of Brookline. The campus east of the BU Bridge is generally located within the Boston Proper district as defined on Map 1 of the Zoning Maps of the City of Boston; the institutional use parcels are identified with the designation of "Institutional Master Plan Area" or "Planned Development Area." A

portion of the campus is located within the Audubon Circle Neighborhood District, as shown on Map 1M of the Zoning Maps of the City of Boston. The areas to the west of the BU Bridge are located within the Allston Brighton Neighborhood District, Map 7B/7D of the Zoning Maps of the City of Boston, and are designated "Planned Development Area" or "IS" for Institutional Subdistrict.

The University has acquired the title to four discontinued public ways in the area between Commonwealth Avenue and the Massachusetts Turnpike which should now be included in the IMP Overlay Area. Additionally, there are nine properties owned by the University east of Deerfield Street and listed in the BU IMP which need to be included within the IMP Overlay Area in order to be subject to the BU IMP. None of the properties to be added are within the Audubon Circle Neighborhood District. The proposed map amendment would add the following properties to the IMP Overlay Area:

- 11 Bay State Road
- 53 Bay State Road
- 512 Beacon Street
- 517 Beacon Street
- 519 Beacon Street
- 521 Beacon Street
- 531 Beacon Street
- 481 Commonwealth Avenue
- 483 Commonwealth Avenue
- Former Babbitt Street
- Former Blandford Street
- Former Cummington Street, and
- Former Hinsdale Street.

## **RECOMMENDATION**

The BRA staff recommends that the BRA Board authorize the Director to petition the Boston Zoning Commission to consider and approve the BU IMP map amendment and take any and all actions and execute all documents deemed necessary and appropriate relative to the IMP map amendment.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Article 80D of the Boston Zoning Code to approve the map amendment to Map 1, Boston Proper, of the series of maps entitled "Zoning Districts City of Boston",

dated August 15, 1962, as amended, to add areas to the Boston University Institutional Master Plan Overlay Area, in substantial accord with the map amendment presented to the Boston Redevelopment Authority at its meeting on August 15, 2013.