



BU Team Meeting Attendees

KPMB Architects, Inc.



Marianne McKenna
Partner



Luigi LaRocca
Principal-in-Charge



Paulo Rocha
Principal



Greenberg Consultants, Inc.

Ken Greenberg
Principal
Urban Designer

Owner’s Project Team

Walt Meissner
Project Executive & Associate VP Operations

Paul Rinaldi
Assistant VP Planning & Design

BU Government & Community Affairs

Jake Sullivan
Vice President, Government & Community Affairs

Ken Ryan
Director of City Relations

Fort Point Associates, Inc. (Permit Consultants)

Jamie Fay
President

Judith Kohn
Vice President

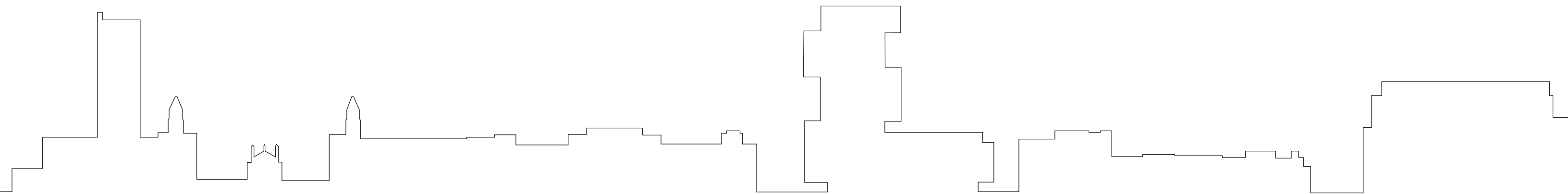
Context

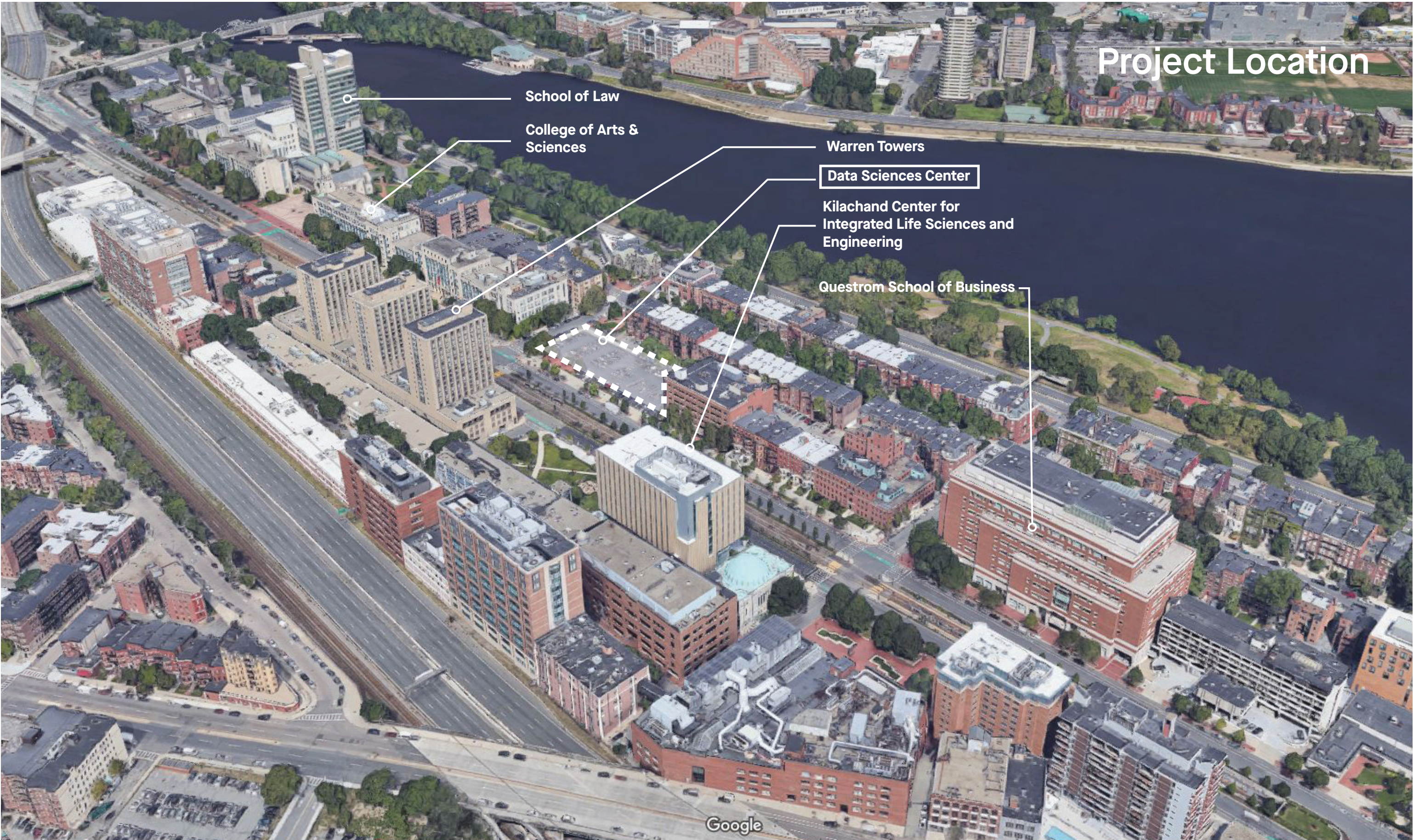
Building Massing

Landscape and Public Realm

Ordering Principles

Context





Project Location

School of Law

College of Arts & Sciences

Warren Towers

Data Sciences Center

Kilachand Center for Integrated Life Sciences and Engineering

Questrom School of Business

Existing Site Conditions



View north-east from Commonwealth Avenue



View east along Commonwealth Avenue

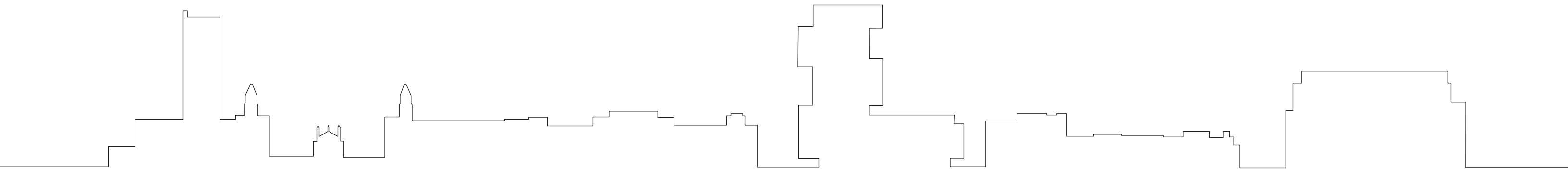


View north-west from Commonwealth Avenue

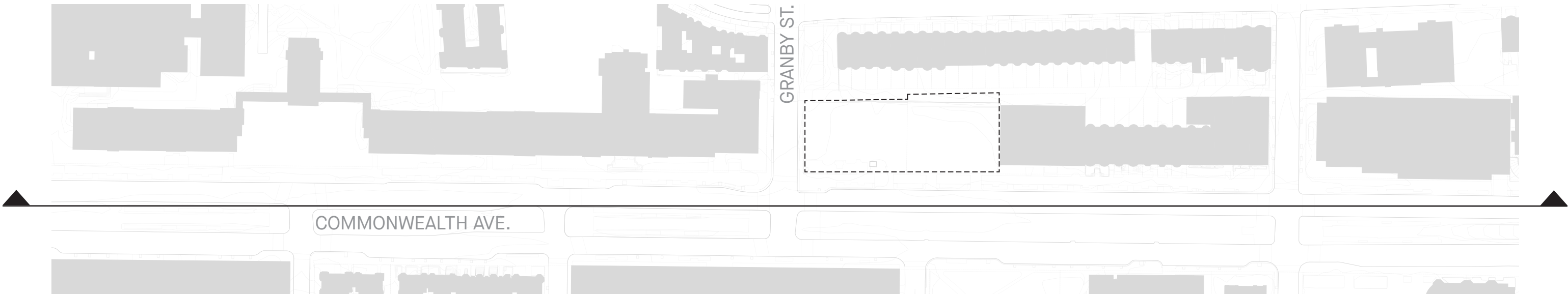
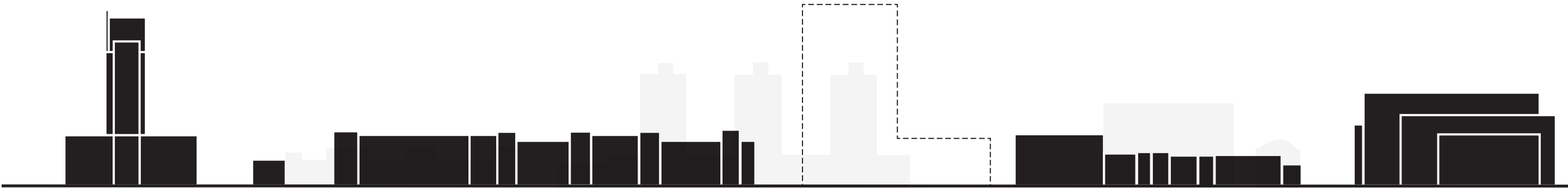


View of alley east from Granby Street

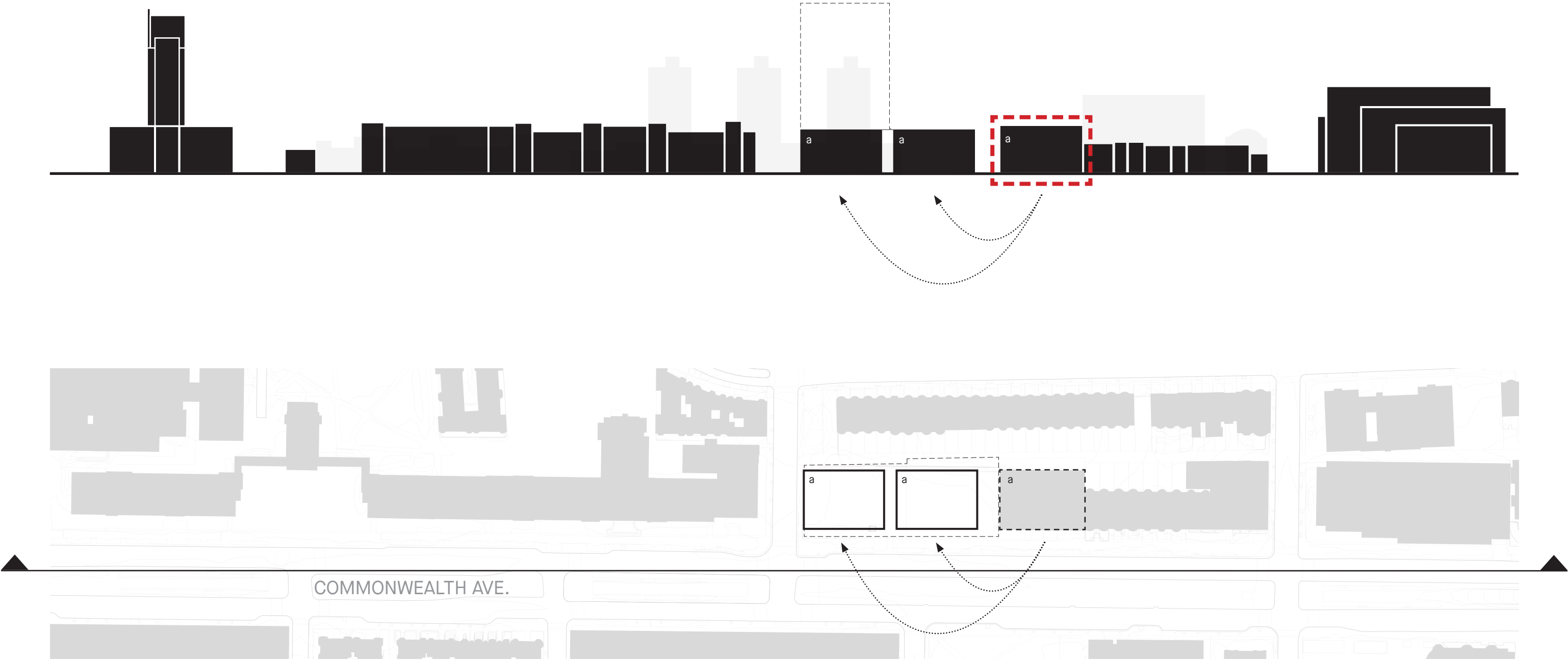
Building Massing



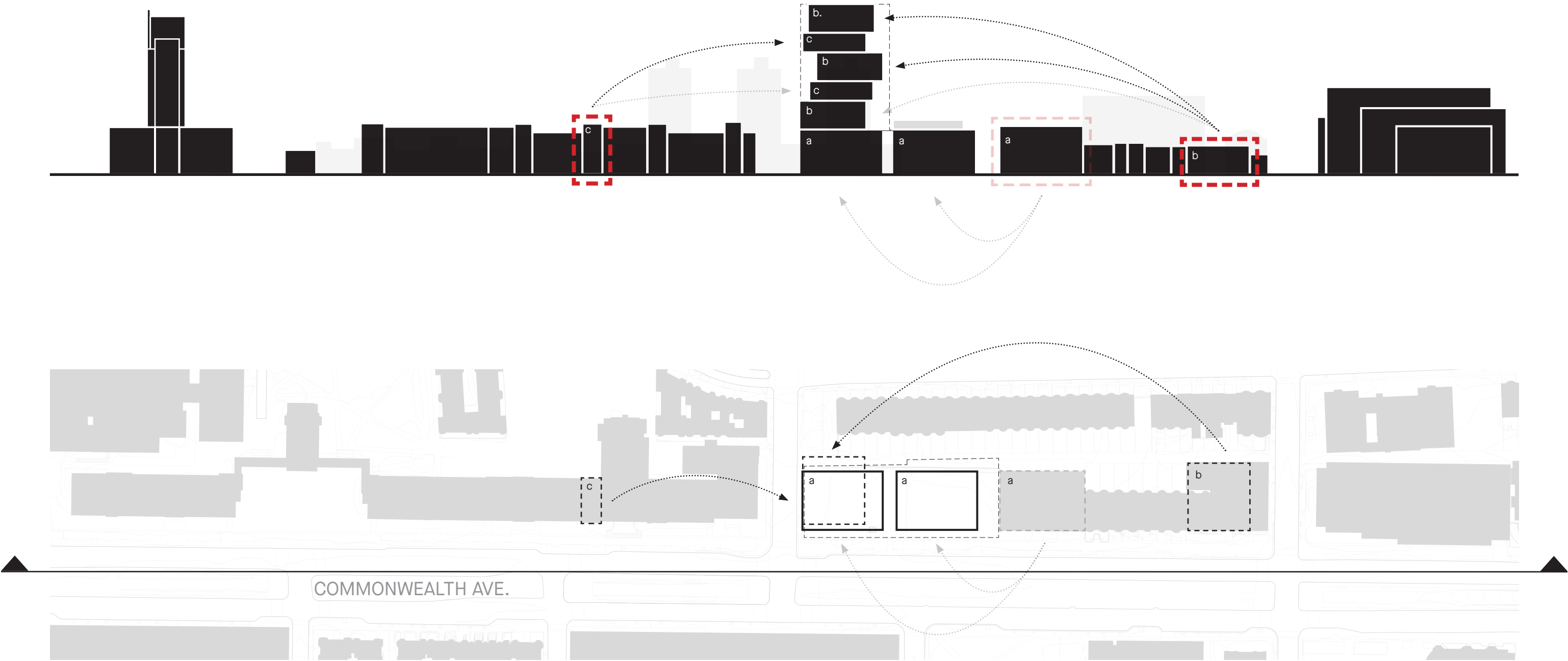
Data Sciences tower marks the intersection of Commonwealth Avenue and Granby Street



the building mass references the scale of its context

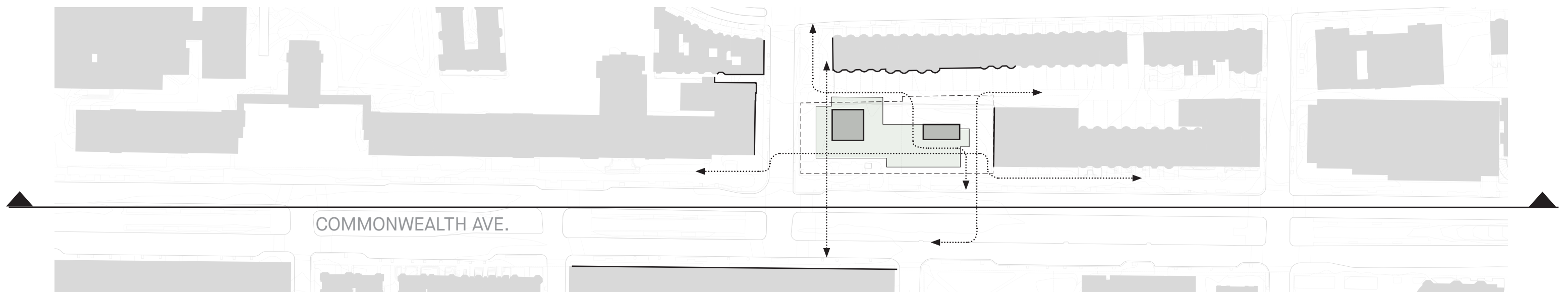
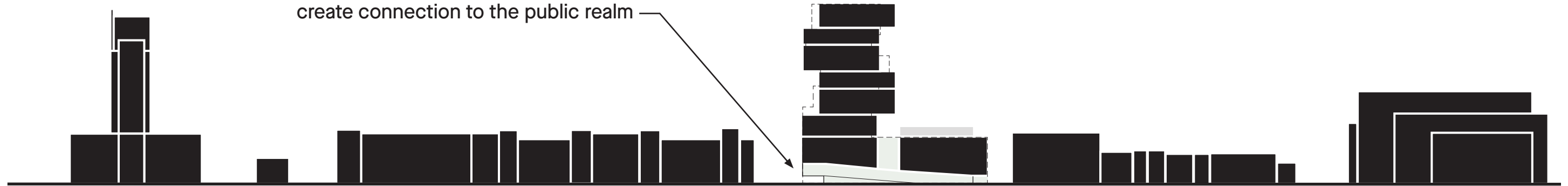


the building mass references the scale of its context



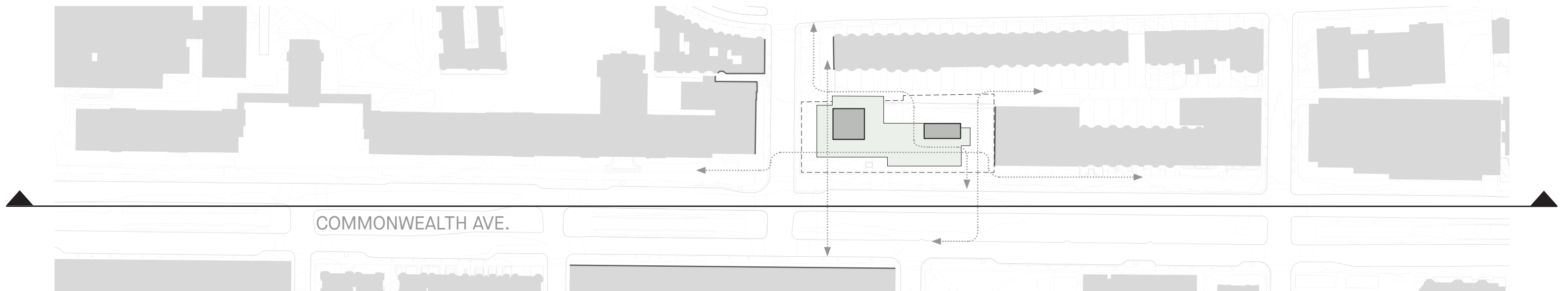
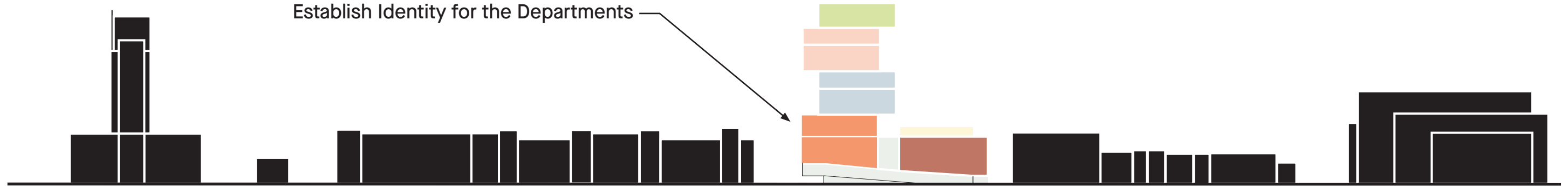
develop porosity, urban and campus connections

Lift for transparency -
create connection to the public realm

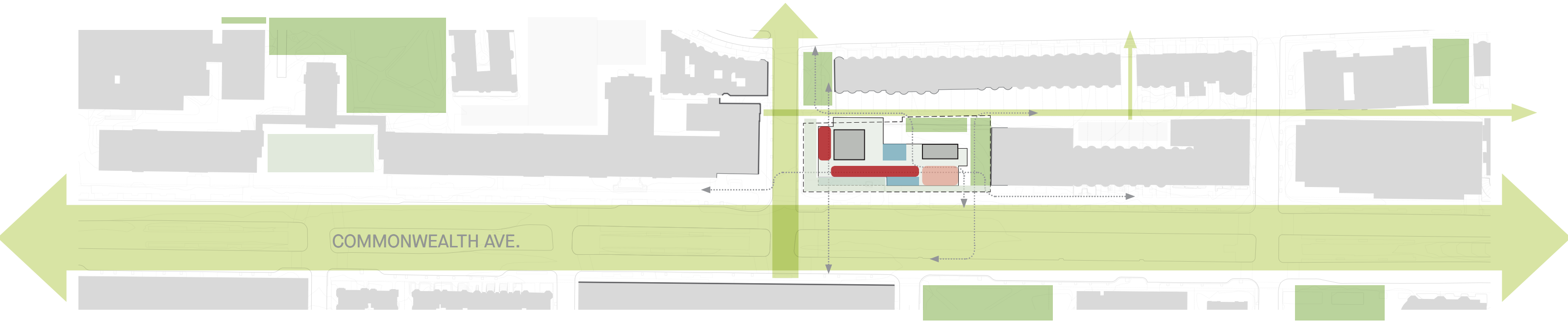
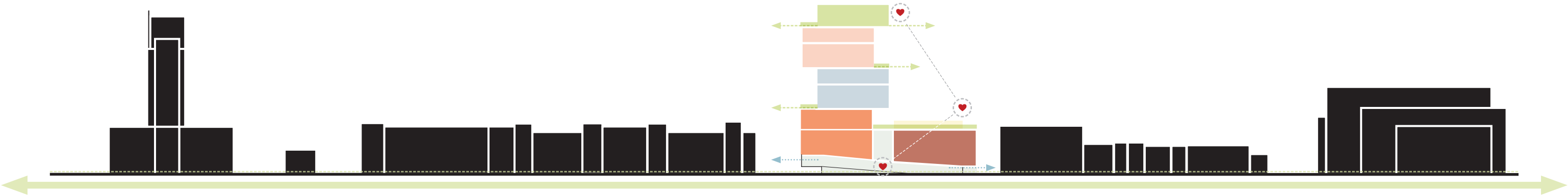


develop departmental identity

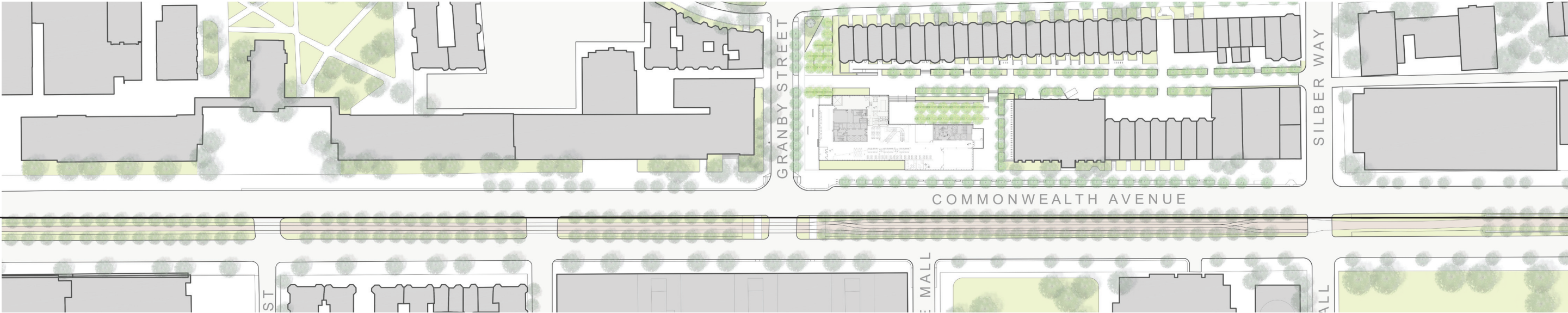
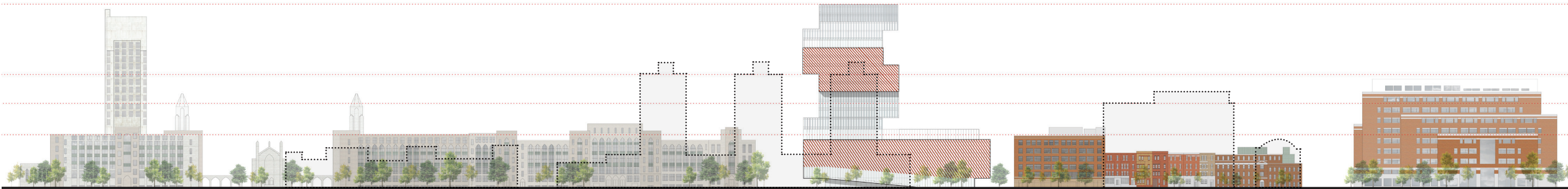
Ordering of the Tower -
Establish Identity for the Departments

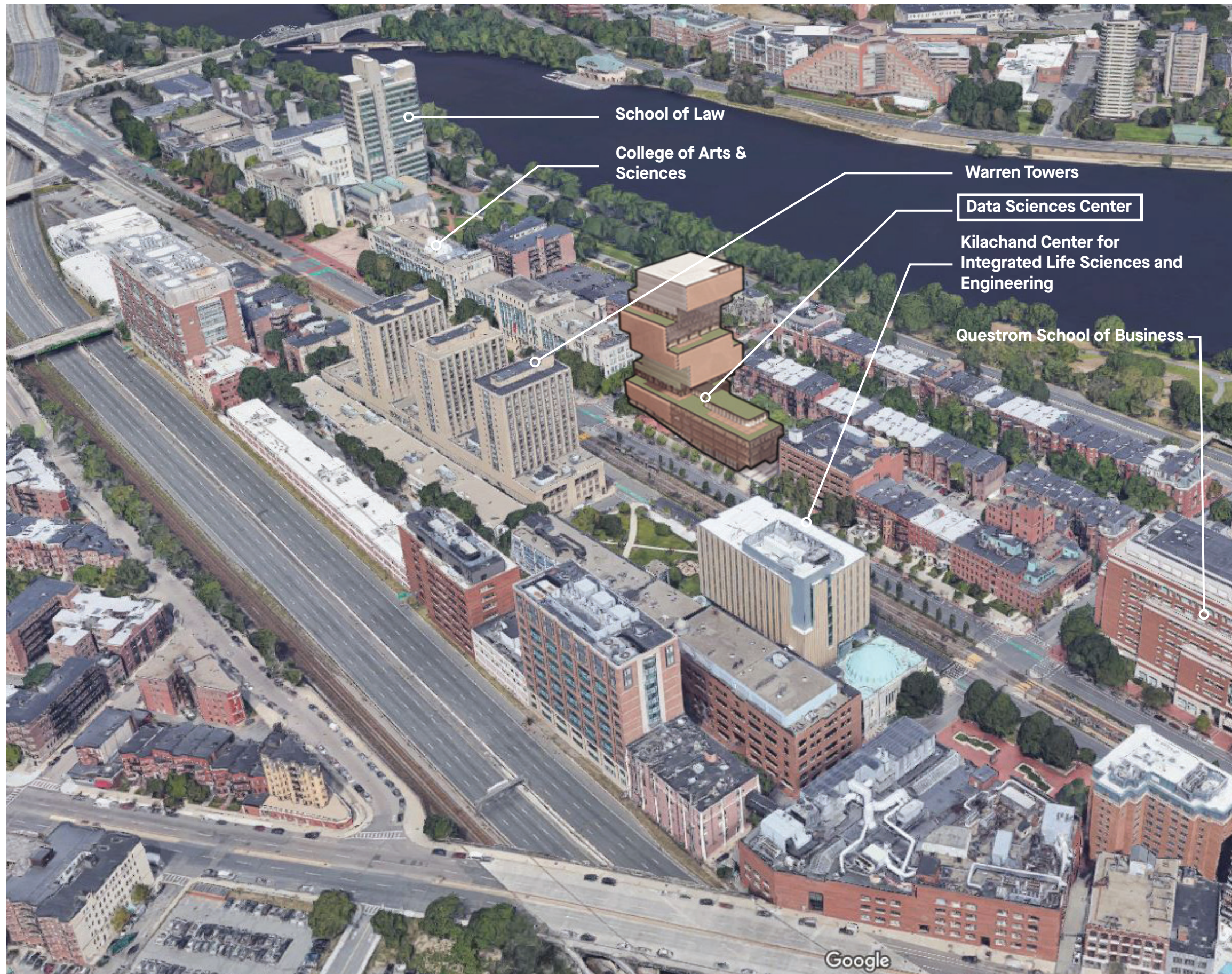


interconnected interior and exterior common spaces



a vertical campus at Commonwealth Avenue and Granby Street





“Commonwealth Avenue serves as the backbone of the campus and is bounded by a diverse mix of uses...

...there is no desire to create a unified urban expression in this area...

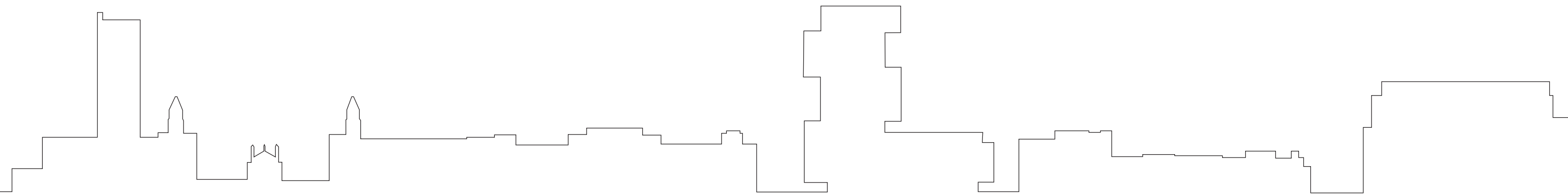
...highly unique architectural expression, transparent and active ground floors. and a strong street wall.”

Boston University 2013 - 2023 Institutional Master Plan, Urban design Supplemental Information



View East Along Commonwealth Avenue

Landscape and Public Realm



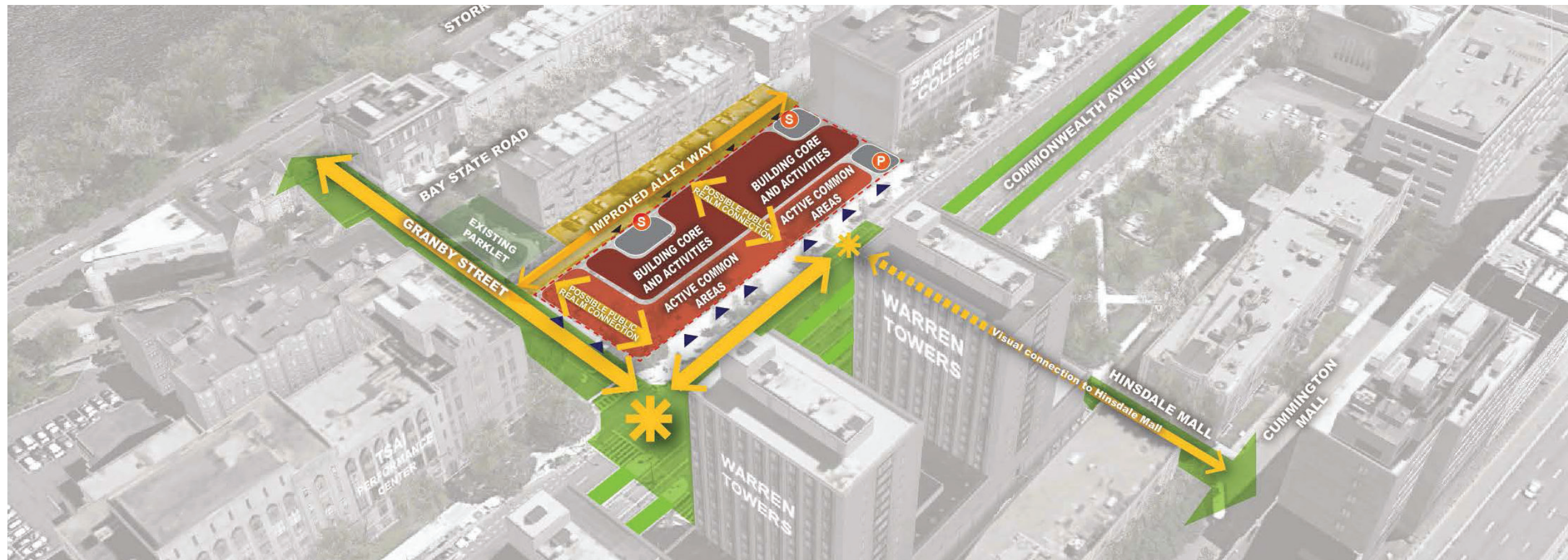
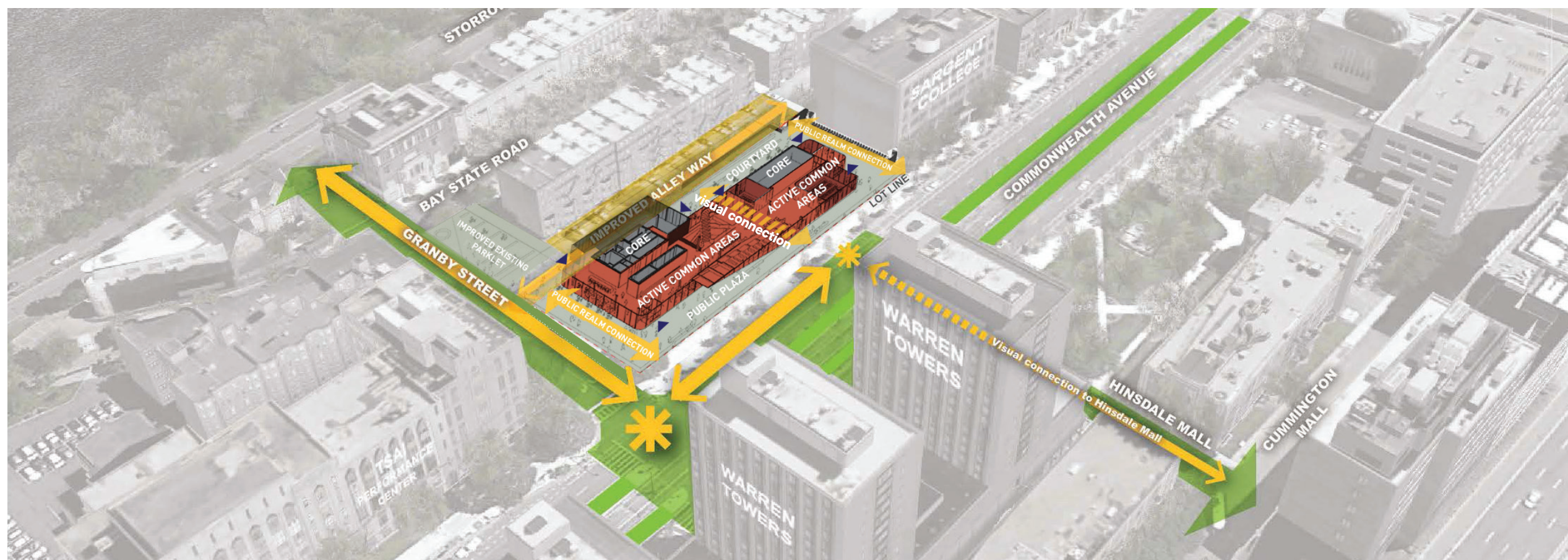


Fig 3.12

Site CC:
645-665 Commonwealth Avenue
Access and Desired Connections
2013-2023 Institutional Master Plan:
Urban Design Supplemental Information



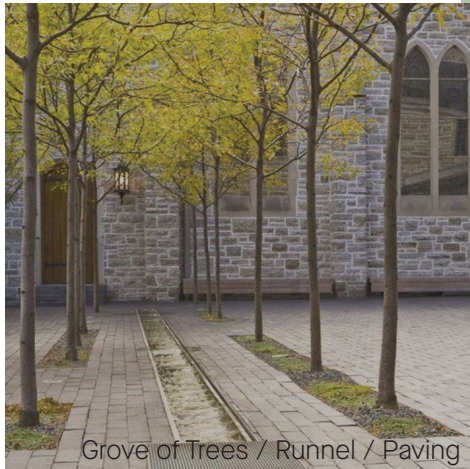
Data Sciences Center
Access and Desired Connections



Existing tree



Existing Ivy at Parkette



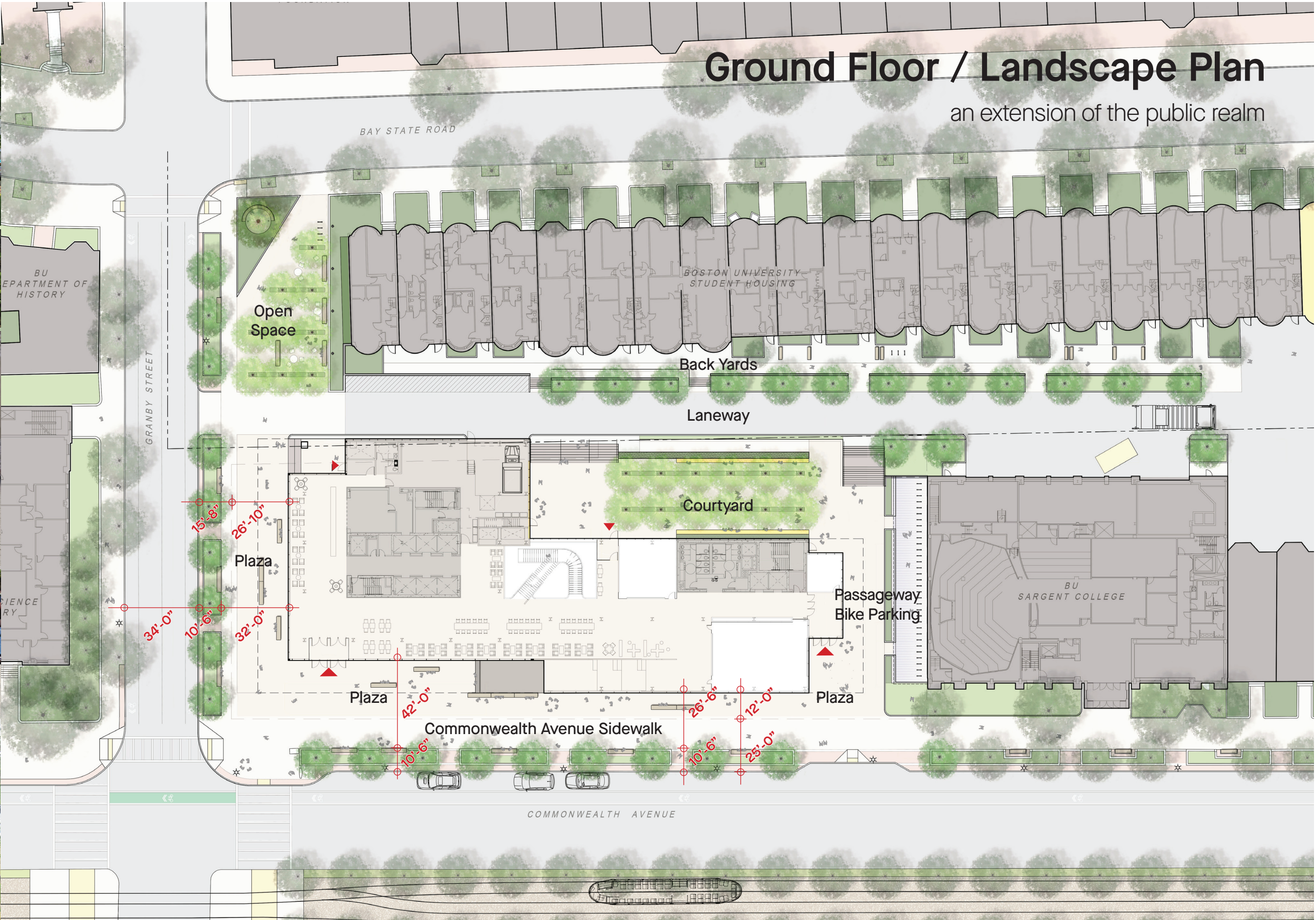
Grove of Trees / Runnel / Paving

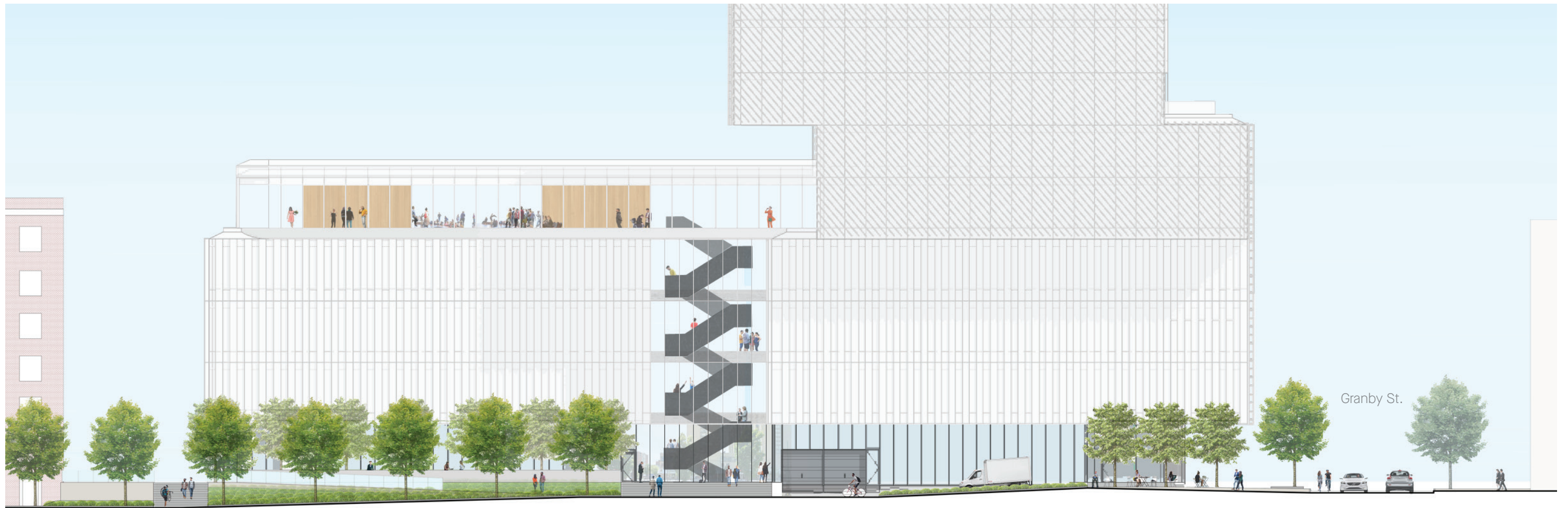


Granite Paving / Slab Benches

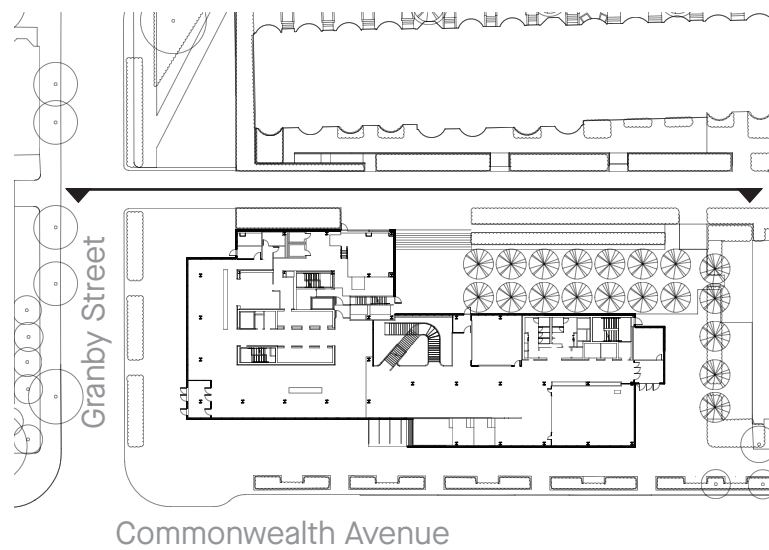


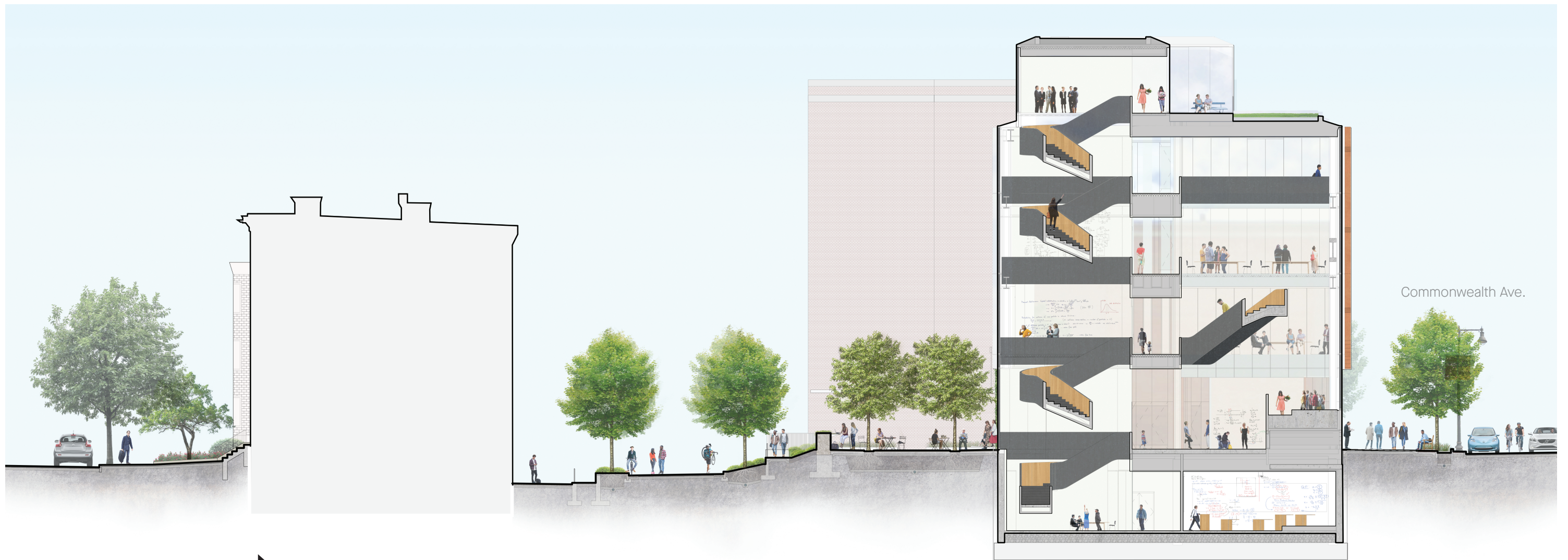
North Plaza - top of wall treatment



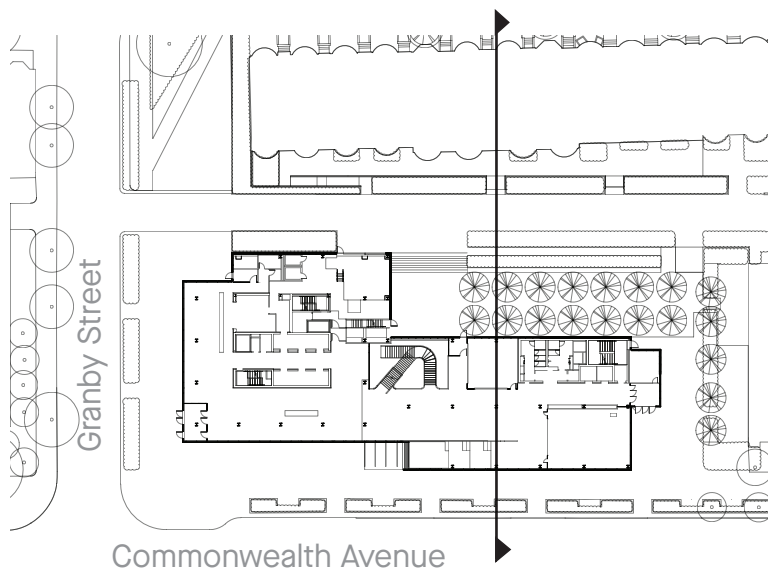


East-west section cut through Granby Street





North-south section cut through Commonwealth Avenue





Charlboard wall at east end of North Plaza



Runnel + Paving



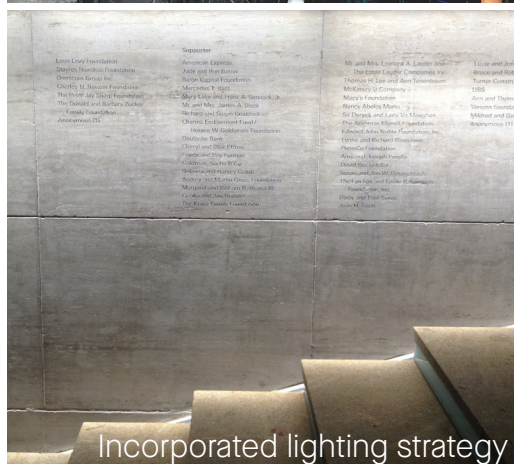
Green top of walls



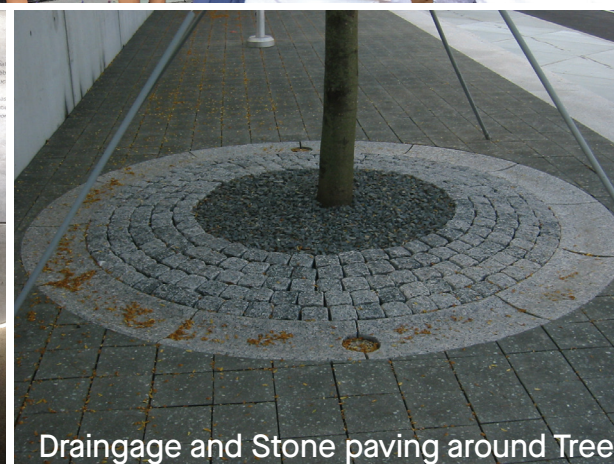
Use of Ivy walls to soften North Plaza



Stone walls become benches



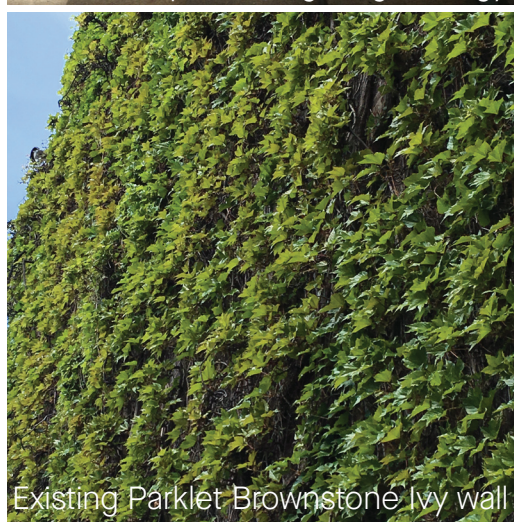
Incorporated lighting strategy



Drainage and Stone paving around Tree



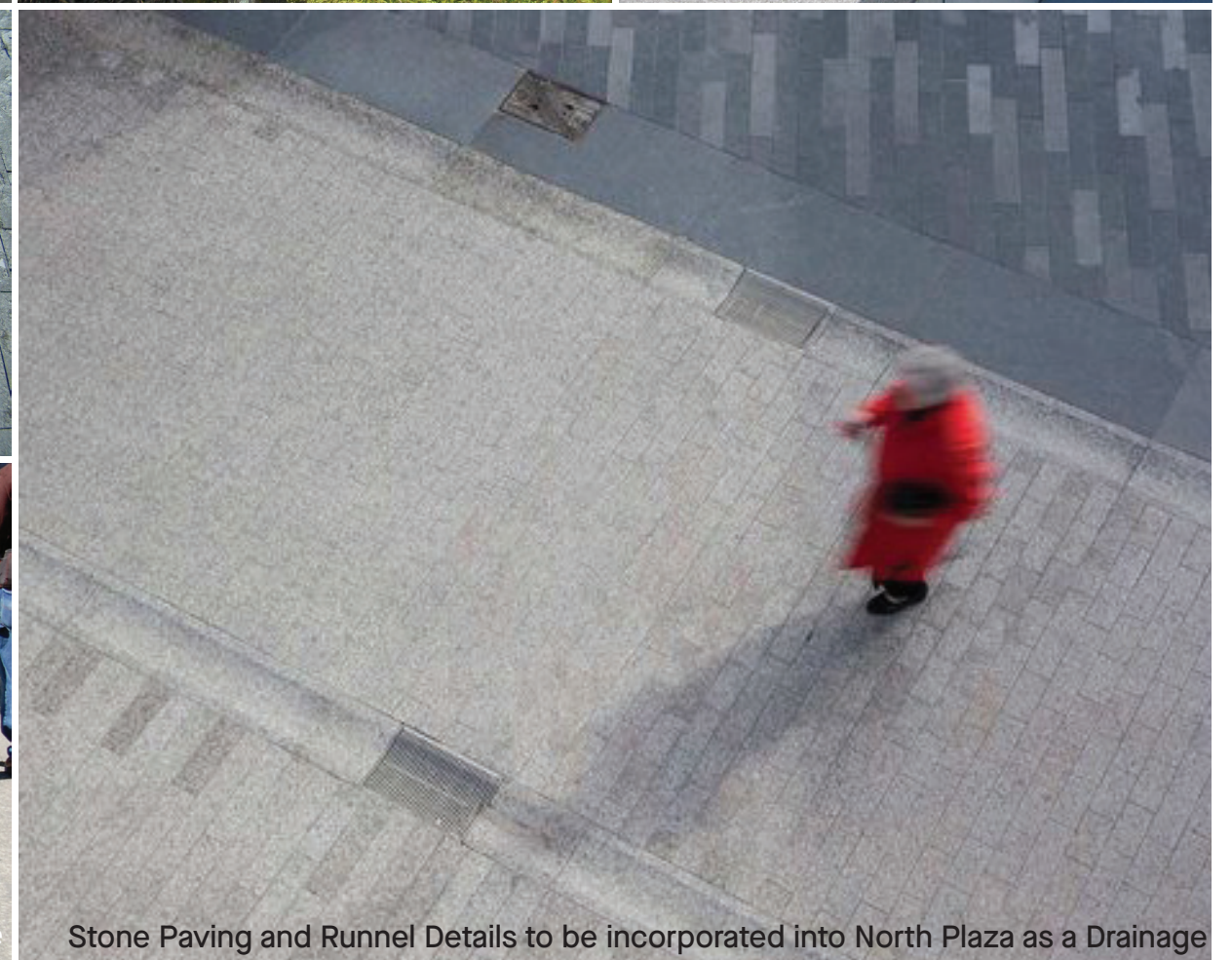
Drainage and Stone paving around Tree



Existing Parklet Brownstone Ivy wall



Stone Paving and Benches to be incorporated thorough Ground, Plaza & Parkette



Stone Paving and Runnel Details to be incorporated into North Plaza as a Drainage





View at East Plaza along Commonwealth Avenue looking west to East entrance of Data Sciences Center



Ground Floor Lobby - View East to the Collaboration Terraces



View looking west from Kenmore Square along Commonwealth Avenue



View looking east along Commonwealth Avenue from Essex Street

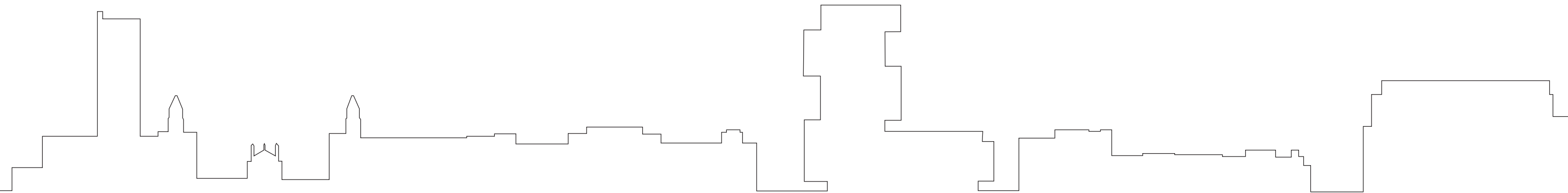


View looking west along Commonwealth Avenue



View looking east along Commonwealth Avenue

Ordering Principles



A Vertical Campus

Design Principles

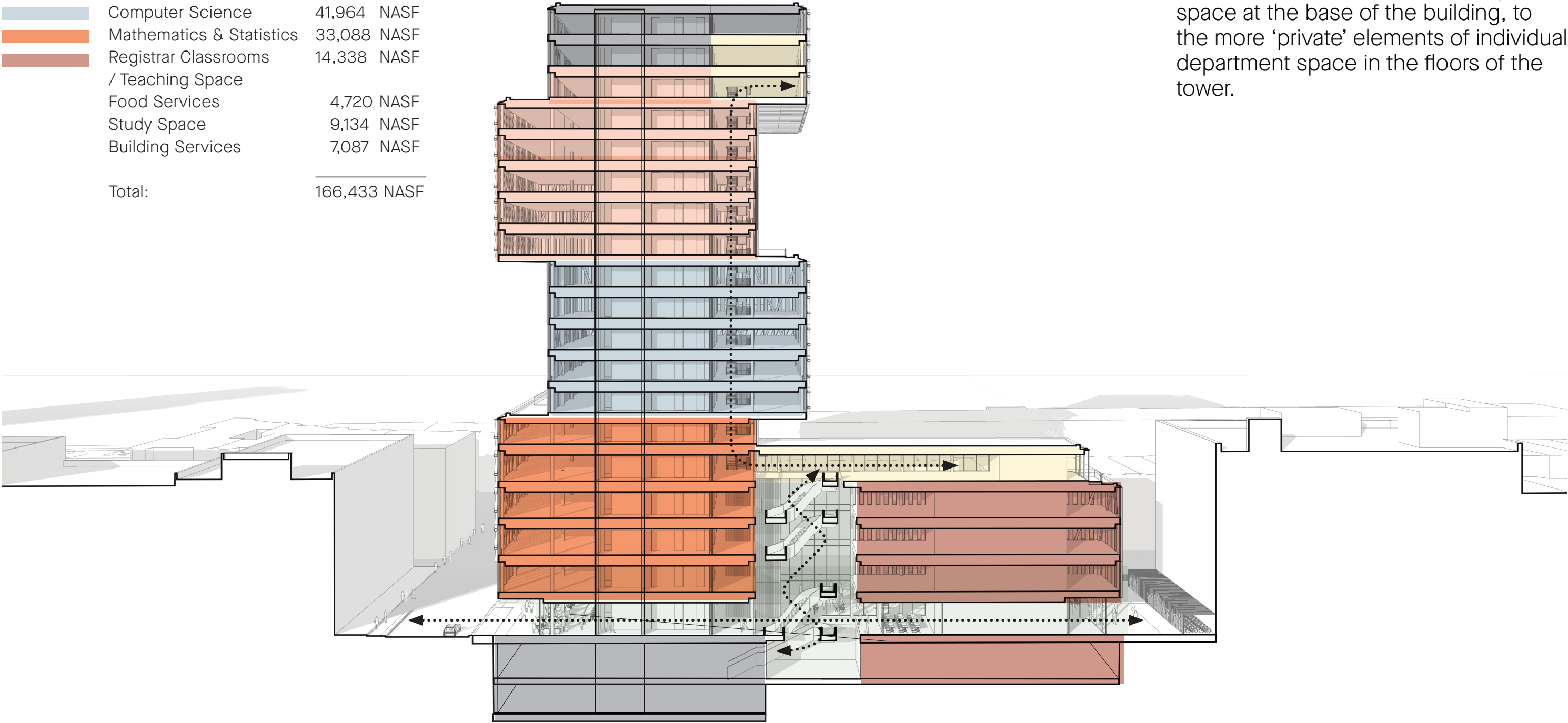
- Create spaces of collaboration and solitude
- Synergies of data and people
- Porosity, warmth, and vibrancy
- Open ground floor
- Flexibility
- Develop Departmental Identity

From Public to Private

The building is organized vertically from the more ‘public’ elements of the program, which include general purpose classrooms, collaboration space and departmental teaching space at the base of the building, to the more ‘private’ elements of individual department space in the floors of the tower.

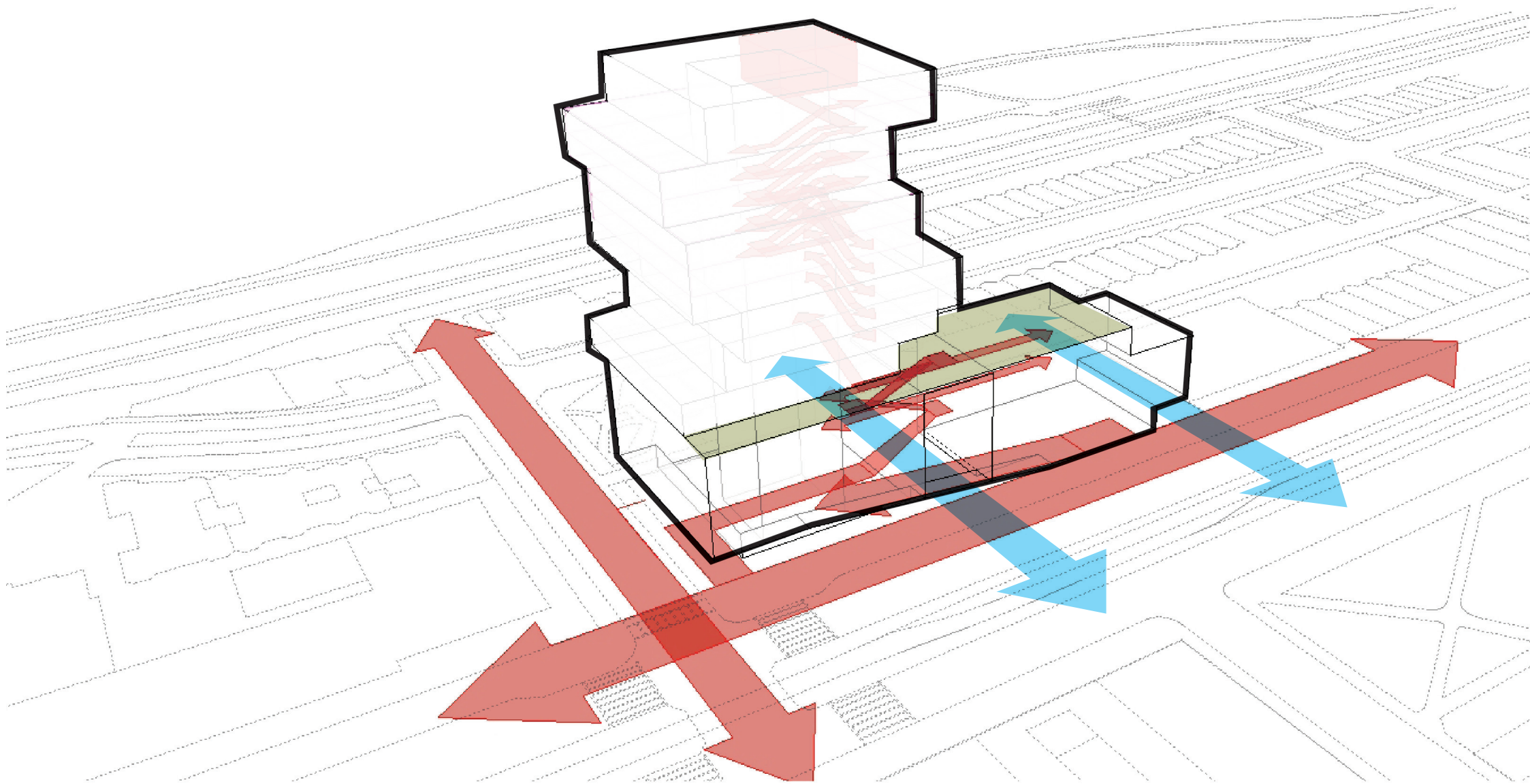
Program Overview

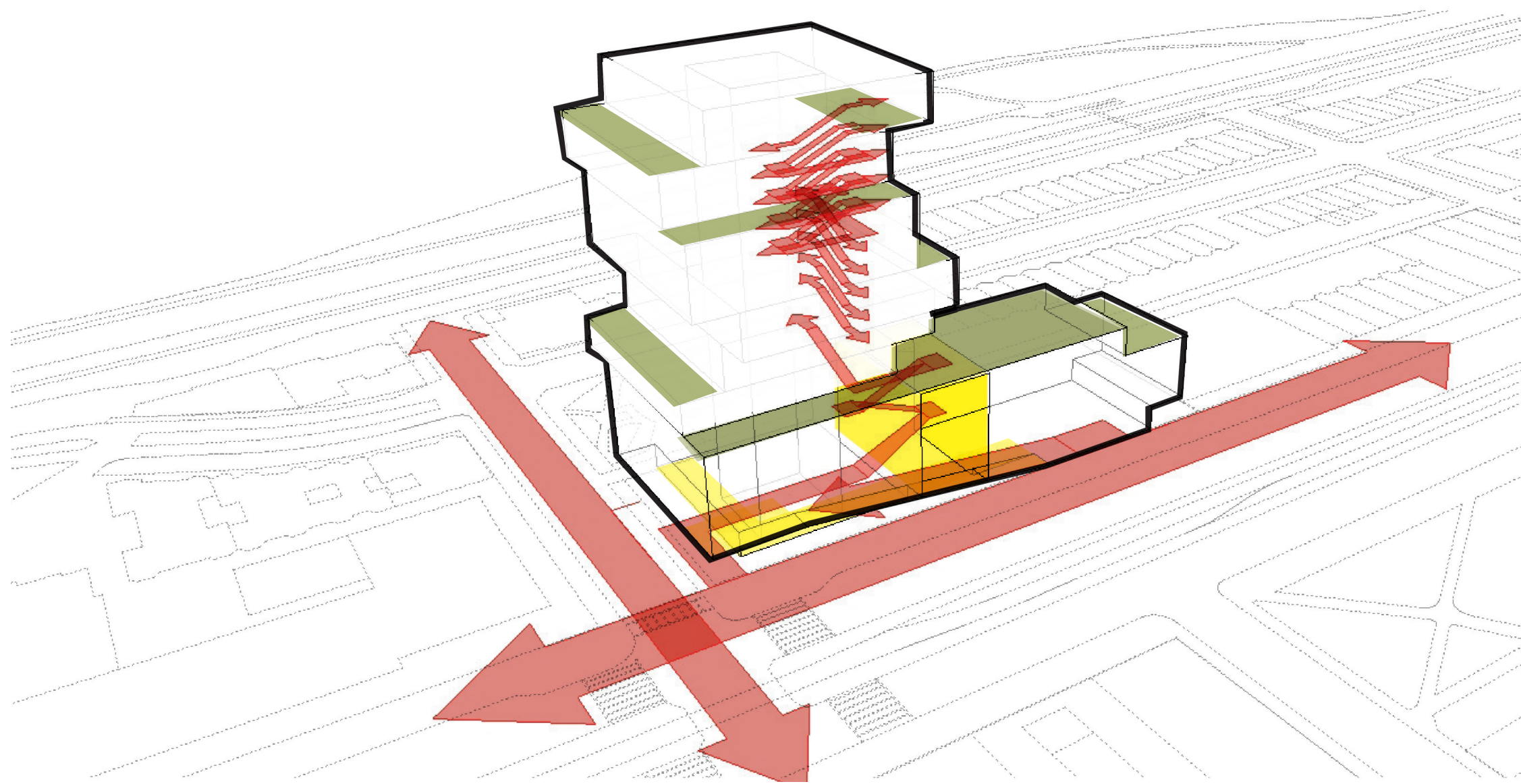
	Event Space/Pavilion		
	Public		
	Hariri Institute	56,102	NASF
	Computer Science	41,964	NASF
	Mathematics & Statistics	33,088	NASF
	Registrar Classrooms	14,338	NASF
	/ Teaching Space		
	Food Services	4,720	NASF
	Study Space	9,134	NASF
	Building Services	7,087	NASF
	Total:	166,433	NASF



Animating Commonwealth Avenue Transparency and Porosity

The design prioritizes a human-scaled, walkable experience within the ground floor and along Commonwealth Avenue. The distribution of the Program at the ground floor showcases both teaching spaces and informal gathering spaces; a forum for students to engage and to study. The ground floor is open, accessible and transparent. The sit-step stairs and adjacent landings with fixed benched seating allows movement from the ground floor public space to second floor public collaboration spaces and registered classrooms. This gives a signature shape to the building along Commonwealth Avenue and reinforces views toward the Charles River along Granby Street. Entrances are located to the west on Commonwealth Ave., and to the east fronting onto Commonwealth Ave. to manage the flow of people along Commonwealth Avenue.





Atrium / Vertical Campus

As Boston University expands, the concept of “vertical campus” presents a strategy to address the intensification and growth of the campus as well as to effectively organize the departments of the Computational Sciences Building into academic neighborhoods within the podium and tower. A central atrium and a spiraling, interconnecting stair intensify opportunities for exchange and spontaneous interaction while providing visual connectivity to all levels of the Podium.

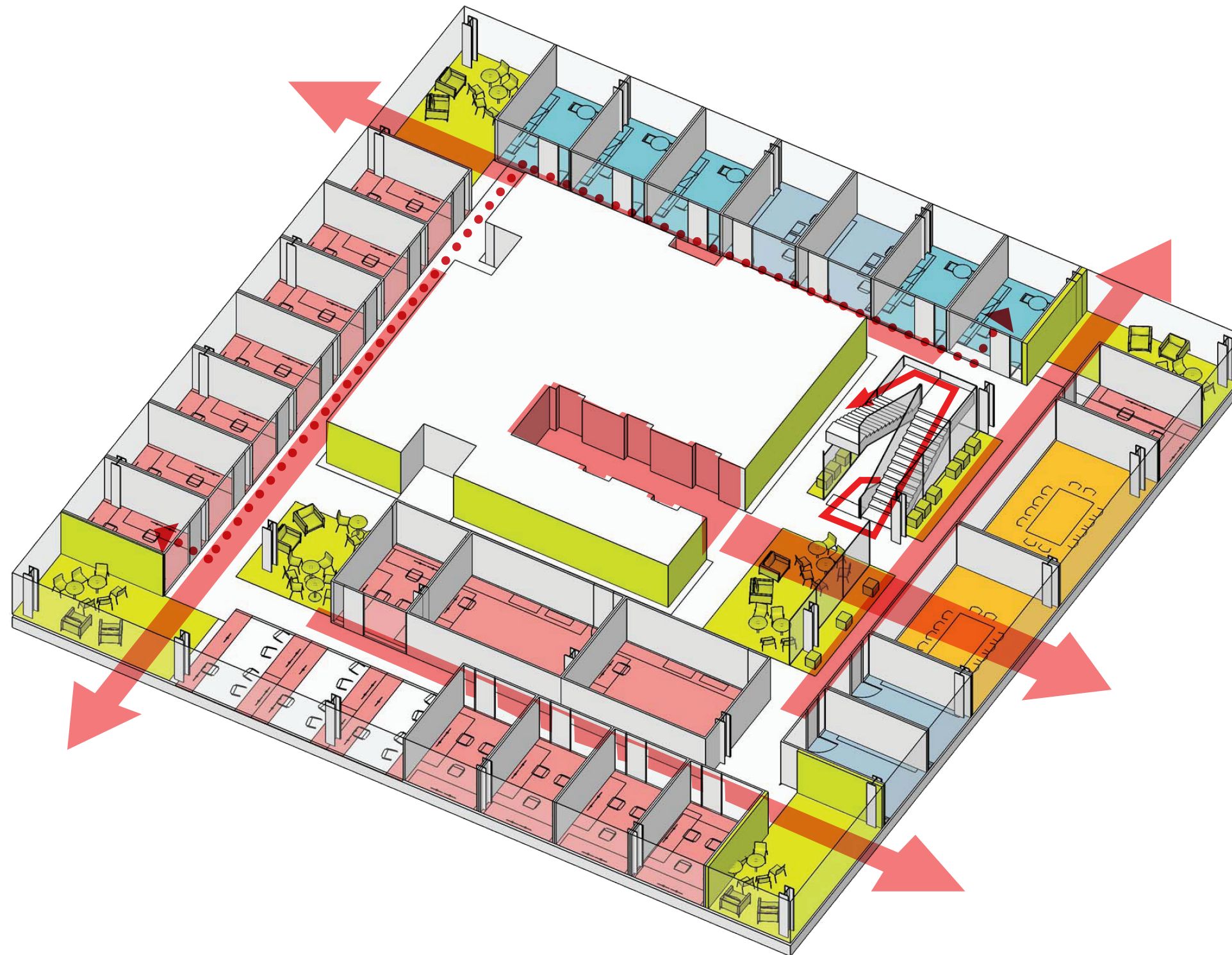
Collaboration Spaces

Every podium level offers open, flexible spaces for group activity and individual work and study. Spaces along the street, around the atrium, and stairs serve as collaboration spaces for meaningful face-to-face communication to accommodate group meetings as well as individual work and study.

Tower Floor Plan

Design Principles

- Access to Light and Views
- Collaboration Spaces
- Vertical Campus
- Connectivity
- Modular Rooms
- Walkable Floorplate



- Collaboration Spaces
- Faculty Offices
- PHD Offices
- Lab and Work Spaces
- Conference Rooms



Tower Interior Views

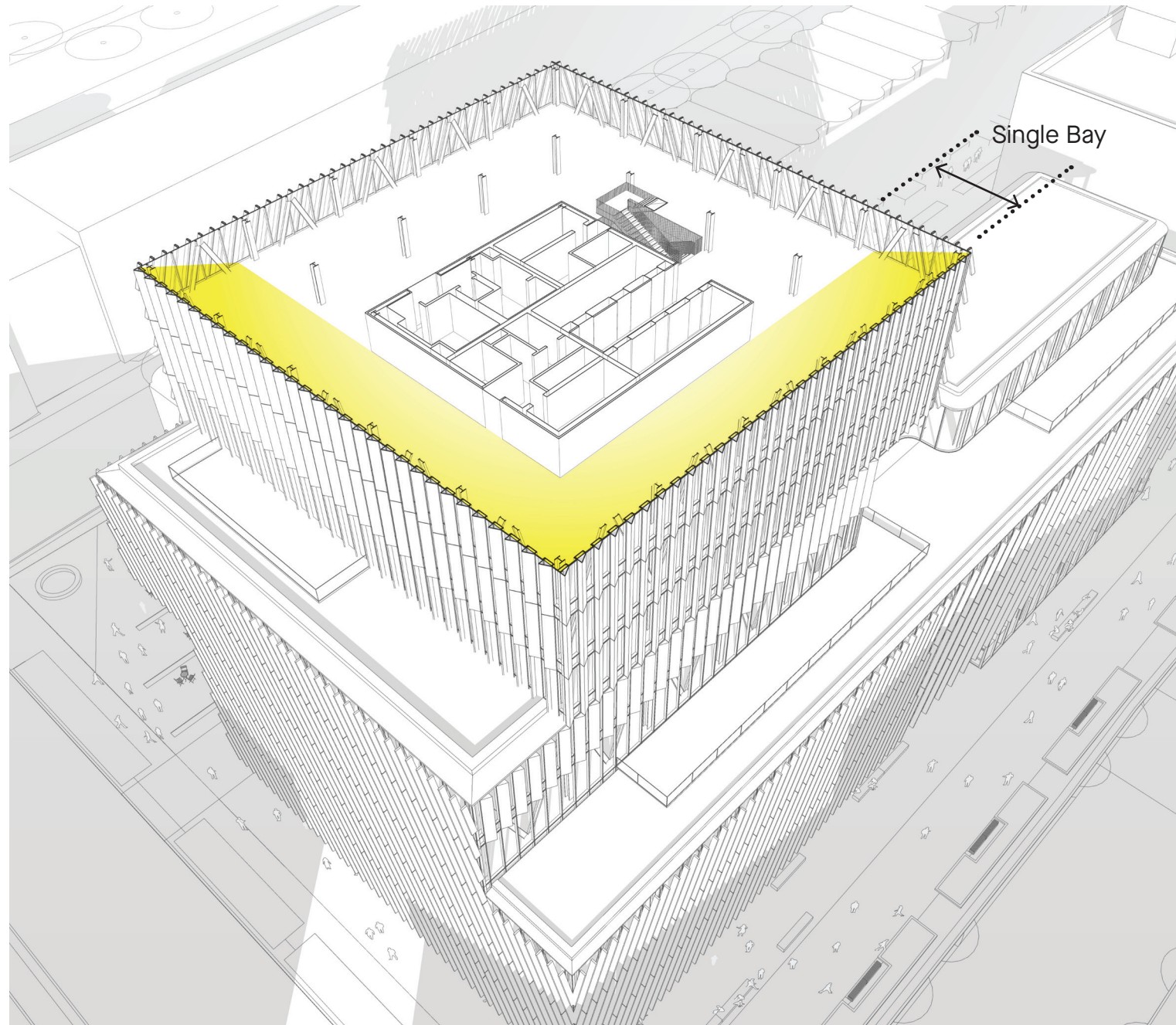


**Transparent
Interactive
Engaging**

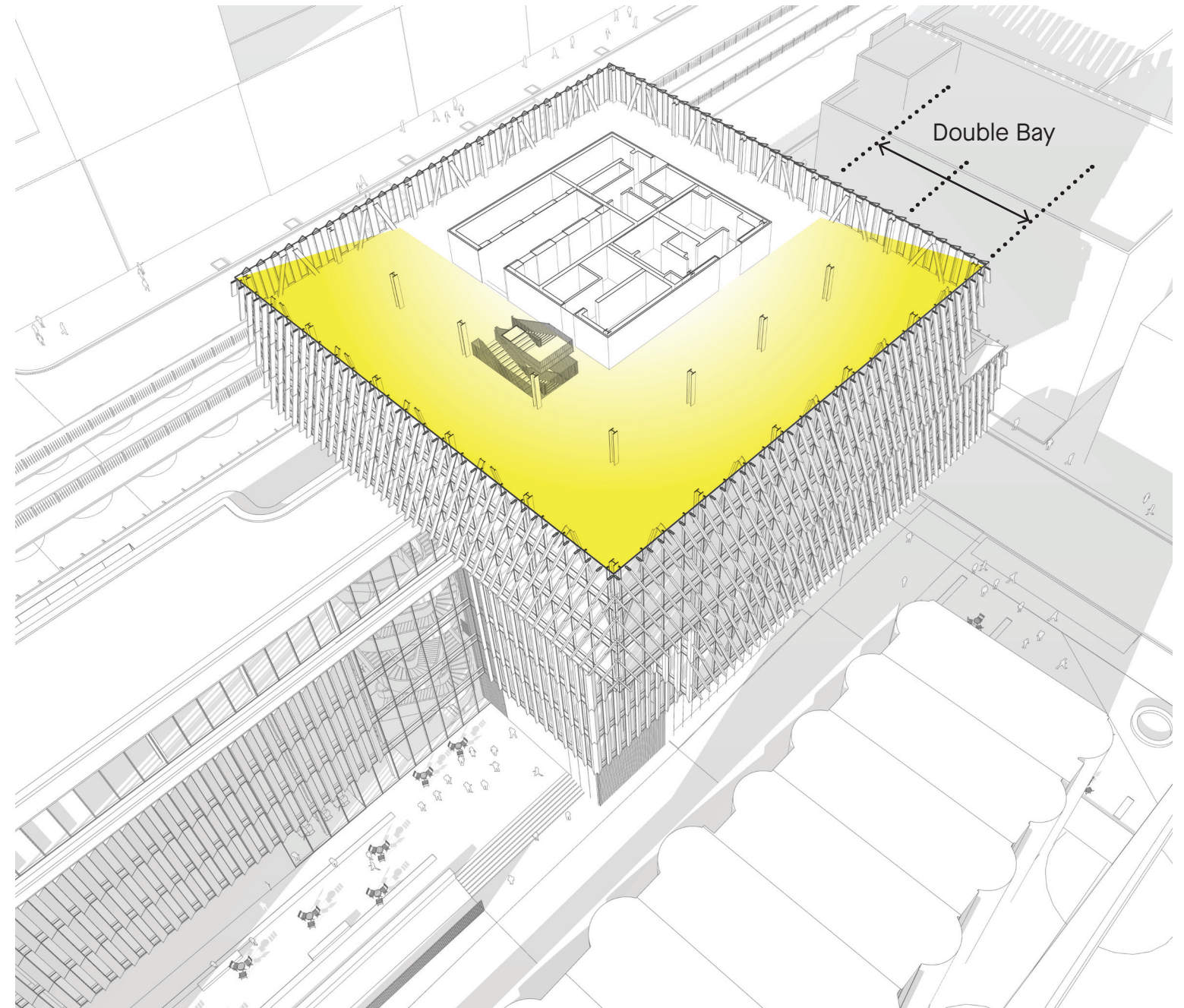
interconnecting Stair and writing wall foster connectivity, interaction and collaboration

Tower Daylighting

Saw Tooth Facade Along Single Bay Depth



Diagonal Louvers Along Double Bay Depth



Solar Shading Strategy

There are two shading strategies.

A diagonal louver in front of 60% vision glazing is used in the deep floor plate zones to cut out the solar gain and drive daylight deep into the plan.

A vertical sawtooth with 40% vision glazing is used on the shallow single bay depth floor plate zone where daylight does not need to penetrate as deep into the floorplate.

