



Boston University

Update on the 2013 - 2023 Charles River Campus Institutional Master Plan

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Submitted by **Trustees of Boston University**

Submitted to **Boston Redevelopment Authority**

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**BOSTON
UNIVERSITY**



Update on the 2013 - 2023 Charles River Campus Institutional Master Plan

1. Introduction

Boston University (the “University”) is pleased to provide this update on its 2013 - 2023 Charles River Campus Institutional Master Plan (the “2013 - 2023 IMP”) as required by the provisions of Article 80D-7 of the Boston Zoning Code. The 2013 – 2023 IMP, approved on February 15, 2013, was a product of strategic planning efforts and responded to the call to strengthen scholarship and research throughout the campus, expand and enhance the College of Arts & Sciences, and improve the residential campus and student life experience. Two years later, the 2013 – 2023 IMP is the driving force behind critical 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 went into effect on January 4, 2014.

The purpose of the attached update is to provide an overview of the progress that has been made since the approval of the 2013 - 2023 IMP and the First Amendment. Boston University is pleased to report on the progress of its projects and looks forward to working with the BRA on campus projects moving forward.

2. Progress on Proposed Institutional Projects

Included in the 2013 - 2023 IMP and First Amendment are seven Proposed Institutional Projects (PIPs). The PIPs outlined in the 2013 - 2023 IMP included:

- 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

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.

To date, progress has been made on several PIPs, while others are not planned for implementation until later in the 2013 - 2023 IMP term. Provided below is a summary of recently completed PIPs from the 2010 IMP renewal and the 2013 - 2023 IMP projects that have been completed or are currently underway.

Alan and Sherry Leventhal Admissions Reception Center, 233 Bay State Road

Documented in the 2010 IMP Amendment/Renewal, the relocation of the Admissions Reception Center to the rehabilitated and re-purposed 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. This project transformed the former Hillel House into an expanded Admissions Reception Center with 2,500 square feet of interior space for reception and a 150-seat auditorium. Extensive improvements to the surrounding landscaping were completed in concert with the project, including a widened sidewalk and a plaza to the west. The building was recently approved by the U.S. Green Building Council for Leadership in Energy and Environmental Design (LEED) Gold Status.

New Balance Field, 278 Babcock Street

Proposed in the 2010 IMP Amendment/Renewal, the athletic field/parking structure at 278 Babcock Street was a creative solution to meet the burgeoning demand for athletic space. The new athletic field,



The Alan and Sherry Leventhal Admissions Reception Center, was completed and dedicated in 2014.

sited atop a 340-space parking structure, allows for use by various field sports, but the playing surface was designed to support the highly competitive Women's Field Hockey program. Construction of the facility began in fall 2012 and opened in September 2013. The space has proven to be a well-used amenity for student athletes and visitors to the Campus. Though ineligible for LEED certification, the construction of New Balance Field closely followed LEED guidelines and incorporated rainwater harvesting, drip irrigation, and effective stormwater management measures. A Certificate of Completion was granted to the University by the BRA on December 9, 2013.



New Balance Field was completed in August 2013. The field has become home to the highly competitive Women's Field Hockey Team, crowned the Patriot League Champions in 2014.

School of Law, 763 - 767 Commonwealth Avenue

In recognition of the critical need to provide a facility that offers appropriate space and modern amenities to meet the contemporary requirement of an excellent legal education, the rehabilitation and addition to the 18-story School of Law tower was proposed and approved in the 2013 - 2023 IMP. With a contextually sensitive design and space programmed for the University's prestigious law program, the project provides 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. The five-story, 93,000 square foot Sumner M. Redstone building now houses the majority of the Law School's classrooms, as well as study space and new facilities to support clinical, transactional, and professional training programs.

With the Sumner M. Redstone building open and operational, focus has shifted to oversee the timely completion of the renovation of the 18-story Law Tower. Significant progress has been made on the interior renovations and exterior upgrades to the Law Tower including installation of new mechanical systems, insulated window units, and updated interior facilities. The School of Law project is on schedule to be completed and opened by the end of 2015.



Renovations to the exterior and interior of the 18-story Law Tower are ongoing. The project is expected to be completed by the end of 2015. The new Sumner M. Redstone Building now houses the majority of the Law School's classrooms, in addition to student and faculty amenity space.

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, Boston University proposed the construction of the Center for Integrated Life Sciences and Engineering (CILSE). The First Amendment to the 2013 – 2023 IMP included the addition of a new life sciences and research facility at 610



The Center for Integrated Life Sciences and Engineering will replace an existing surface parking lot, providing much-needed collaborative space for the University's top researchers.

Commonwealth Avenue and was approved in early 2014. The new building will replace an existing surface parking lot and will provide significant benefits to the pedestrian experience along Commonwealth Avenue.

Since the approval of the First Amendment in early 2014, the University has filed for and received approval from the BRA for the new, nine-story structure and is scheduled to break ground in May 2015. The timely completion of this project has been determined to be critical to the University in order to maintain its competitive position as a world leader in life sciences research among academic institutions around the globe.

Upon completion, the CILSE will become a front door for science on the University's Charles River Campus. Comprising approximately 145,000 square feet of collaborative research space, an imaging center, state-of-the-art laboratories, and administrative space, the new building will provide the foundation for scientific advancement in the neurosciences and biological engineering fields, in addition to providing the framework for improved north/south pedestrian connections and open space in the Central Campus area. Sustainable features have been carefully selected and implemented throughout the project's design and the University is anticipating LEED Gold certification upon the completion of the project. The new facility is expected to be completed by winter 2017.

3. Progress on Public Realm Improvements

In concert with the PIPs planned for the term of the 2013 - 2023 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, improvements to Commonwealth Avenue, and advancement of the Cummington Pedestrian Mall.

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 Improvement Project Phase 1A Improvements were successfully implemented. 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.

Commonwealth Avenue Phase 2A Improvements

Similar to the Phase 1A improvements, the Commonwealth Avenue Phase 2A Improvements will enhance the streetscape along Commonwealth Avenue from Amory Street to Alcorn Street, just west of the Boston University Bridge. A partnership between MassDOT, the City of Boston, and the University, the project is currently in the design phase. 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.

Cummington Pedestrian Mall

Following the acquisition of Cummington Street from the City of Boston in 2012 and consistent with the University's vision for the campus, the University restricted access to the street for pedestrians and emergency vehicles only. To complement the proposed Science and Engineering Research Building at 30 - 38 Cummington Mall, additional improvements to the street are planned.

Though not included in the 2013 – 2023 IMP, a new pocket park has been proposed and will be implemented in concert with the CILSE project. In the space between the new building and the existing Morse Auditorium, a fully accessible pocket park will provide a mix of soft and hardscape surfaces, in addition to secondary access to both Morse Auditorium and CILSE. The project is expected to be completed by the start of 2018.

4. Progress on University Sustainability

Boston University's Sustainability Office, sustainability@BU, was established in 2009 in order to reduce the University's environmental footprint by integrating sustainability into existing programs into existing University facilities and operations. As the campus grows, Boston University strives to focus on conserving energy and decreasing greenhouse gas emissions throughout all University buildings and operations. In June of 2014, Mayor Walsh awarded the University with a Carbon Cup, acknowledging the University's commitment and forward thinking approach to sustainability. In October 2014, the University met its 2020 goal to reduce greenhouse gas emissions by 25%.

Boston University incorporates sustainable building practices into small renovations and large construction projects alike. The University has completed nine LEED projects totaling 318,000 square feet. Additionally, three buildings are currently registered for LEED and are anticipating Gold certification. The above-mentioned CILSE project is on track to be the ninth LEED Gold certified building on the Charles River Campus.

5. Community Benefits

Boston University's deep commitment to giving back to the community and its dynamic relationship with the City of Boston is evident in the wide array of educational, cultural, social, legal, and medical programs, resources, and services that the University provides for the community. In addition to these community programs and services, the University also makes direct financial contributions to the City of Boston in the form of real estate taxes, payment in lieu of taxes (PILOT), and linkage payments. Beyond these contributions, Boston University has a substantial impact on the local and regional economies through direct employment, purchased services, and student, faculty, and staff spending.

In terms of recent direct financial contributions, since the implementation of the 2013 – 2023 IMP, Boston University has contributed over \$11 million in PILOT payments to the City of Boston. The above-mentioned CILSE project is anticipated to result in the payment of approximately \$1.36 million to the City of Boston as outlined in the Development Impact Project Agreement for the project, while also creating over 1,000 construction jobs. Upon completion of the Law Tower project, the University will contribute approximately \$1 million to the City of Boston for the housing exaction defined in the Development Impact Project Agreement, in addition to the approximately \$206,700 payment already made to the City for the jobs exaction. Table 1 below outlines financial contributions made by the University to the City of Boston since the implementation of the 2013 – 2023 IMP.

In addition to these direct financial contributions, Boston University provides a broad range of community programs and services. The University's signature community benefit program is the Thomas M. Menino Scholarship Program, previously known as the Boston High School Scholarship Program, which was recently renamed for Mayor Tom Menino in June 2013 to celebrate the late Mayor's involvement in the scholarship program and his passion for education. The Menino Scholarship Program is the longest-running and largest scholarship program of its kind. Each year, 25 exceptional Boston Public High School seniors are awarded four-year, full-tuition merit scholarships to Boston University. Since the program's inception in 1973, more than 1,900 BPS students have been awarded more than \$155 million in full-tuition scholarship funding to the University. In 2009, in an effort to further expand scholarship opportunities for local students, University President Robert Brown committed to meeting the full financial need (without loans) of any admitted Boston Public Schools graduate through the creation of the Community Service Scholarship. Since the program's inception, nearly 300 BPS students have received over \$32 million in Community Service Scholarship funding.

Other examples of the University's community benefits programming include three programs launched to combat obesity and promote a healthy lifestyle for Boston's youth and their families in response to a community needs assessment conducted by Boston Centers for Youth and Families (BCYF) and the Boston Public Health Commission (BPHC): the Boston University Fitwell at the BCYF Blackstone Community Center, summer athletic camp scholarships, and donated prime ice time to Allston Brighton Youth Hockey League. In February 2013, the Boston University Fitness & Wellness Center (BU Fitwell) opened at the BCYF Blackstone Community Center in Boston's South End. This state-of-the-art fitness facility provides access to quality fitness training, nutrition counseling, and wellness programming to hundreds of children, youth, and families in at-risk communities each week. The program is directed and guided by experts from the University's College of Health & Rehabilitation Sciences: Sargent College, and the Schools of Medicine, Public Health, and Social Work, and is staff and supervised by members of the University's Department of Physical Education, Recreation, and Dance (PERD). Since 2012, Boston University has annually donated 100 summer athletic camp scholarships to City of Boston youth. Camps are run by the Boston University athletic department and athletic

coaches, and are dedicated to training youth in the skills needed to compete in basketball, hockey, wrestling, softball, lacrosse, and rowing. Additionally, since 2012, Boston University has also dedicated two donate hours of prime ice time on Sundays from noon to 2:00pm to the Allston Brighton Youth Hockey League.

A comprehensive account of Boston University’s many community programs and services is included in the University’s most recent Institutional Master Plan (IMP), which can be viewed at <http://www.bu.edu/community/institutional-master-plan/>.

Table 1: Financial Contributions to the City of Boston since the 2013 - 2023 IMP

Financial Contribution	Amount	Status
2013 PILOT Payment	\$5,579,598	Paid
2014 PILOT Payment	\$6,043,376	Paid
Law Tower DIP Agreement		
• Housing Exaction	\$929,706	Paid
• Jobs Exaction	\$206,706	Paid
CILSE DIP Agreement		
• Housing Exaction	\$1,135,908	To be paid upon issuance of Certificate of Occupancy or 24 months from the issuance of the “Initial Full Building Permit
• Jobs Exaction	\$227,454	To be paid upon receipt of “Initial Full Building Permit”