



Myles Standish Hall and Annex Renovation Project

Boston, Massachusetts

submitted by **Trustees of Boston University**
One Silber Way, 9th Floor
Boston, MA 02215

submitted to **Boston Civic Design
Commission**

December 23, 2015

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

in association with **Miller Dyer Spears
Copley Wolff Design Group**

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Fact Sheet

Street Address: 610 Beacon Street

Proposed Building Uses: Student Residence, Student Amenity, and Open Space

Proposed Building Size: 203,000 gross square feet

Est. Construction Period: 30 months

Project Summary

The proposed project will renovate and rehabilitate the existing 203,000 square foot Myles Standish Hall and Annex student residence halls. The interiors of the buildings will be reconfigured to better meet the needs of modern student living while the exteriors of both buildings will be restored and enhanced to reflect their original 1920s character. Improvements to the public realm, including a new open space plaza to the east of the site, will be completed as part of the project.

Project Program

Project Component	Dimensions/Count
Total Project Site	27,050 square feet
Gross Floor Area (Per Zoning)	203,000 square feet
Floor Area Ratio (Per Zoning)	7.5
Stories	9 Stories (existing condition)
Height	90 feet maximum
Program Uses	
Residential	110,000 square feet
Student Amenity Space	13,000 square feet
Building Support Space	2,000 square feet
Open Space Plaza	5,500 square feet
Bicycle Parking	73 Covered/Indoor Spaces 48 Uncovered Spaces 121 Total

Consistency With Institutional Master Plan

The project was included in the Boston University Charles River Campus 2013 – 2023 Institutional Master Plan (“IMP”), which went into effect on February 15, 2013. The project is consistent with the description provided in the IMP in terms of its location, size, and program. The proposed open space plaza was also included in the IMP as a proposed Public Realm and Open Space improvement. Consistent with the IMP, the proposed Plaza presents a safer and more appropriate urban design alternative to the existing underutilized large expanse of pavement.

Public Benefits

The Project will provide substantial benefits to the City and its residents including the following:

- Restoration of two structures constructed in the 1920s including reparation of the failing façades and restoration of the ground floor of Myles Standish Hall with original features to engage the public realm;
- Interior renovation of an existing, on-campus dormitory with accommodations for 730 students to make the residence hall more attractive to incoming and returning students in order to reduce demand on the City of Boston housing stock;
- Improvement and rejuvenation of the Kenmore Square area through the historic preservation and renovation of existing historic structures;
- Creation of a public, landscaped area for passive recreation and aesthetic enhancement adjacent to the Project;
- Upgrades to the mechanical systems of an existing historic building to improve energy efficiency on the campus; and
- Creation of approximately 478 direct construction jobs.

1.0 Project Site

The project site encompasses two Boston University-owned parcels of land totaling 27,050 square feet located at 610 Beacon Street. The triangular-shaped site is located at the eastern edge of Boston University’s East Campus and is bound by Beacon Street, Raleigh Street, and Bay State Road. The intersection of Charlesgate West and Beacon Street, just east of the site, accepts a southbound exit from Storrow Drive.

The site is located within 400 feet of the Massachusetts Bay Transportation Authority Kenmore Square Station, which provides Green Line Trolley and MBTA bus service along a variety of routes. The site is also within short walking distance of a wide range of on-campus academic and student service facilities, including the newly constructed dining hall at 100 Bay State Road.

2.0 Project Summary

The renovation and restoration of Myles Standish Hall and the Annex will include a complete interior renovation and upgrade as well as restoration and rehabilitation activities to the exterior of both structures. Once completed, the Project will allude to many original 1920s features of the Myles Standish Hotel, while also offering modern amenities not presently available to students living in the buildings.

The interior renovation of the structures will reconfigure the layout of rooms to provide more privacy for residents while maximizing the square-footage of quality living space available within the Project. Upon completion, the project will accommodate 730 students in 203,000 square feet.

While the interior of the buildings will undergo dramatic change, the exterior of the buildings will be preserved, restored, and enhanced. The site is located within the Bay State Road/Back Bay West Architectural Conservation District and will require approval from the historic district’s commission members.

The project will include public realm improvements to enhance the urban character of the area and to increase the availability of quality open space. Improvements to the streetscape around the perimeter of the site will be consistent with the sidewalk conditions seen elsewhere throughout Kenmore Square, including the distinctive red brick strip along the curb edge. Leveraging the unique location of the Project as a significant access point to Kenmore Square, a 5,500 square foot public open space plaza to the east of the site is also proposed as part of the project.

The new open space plaza will replace the existing oversized expanse of pavement within the intersection of Beacon Street and Bay State Road with an attractive public amenity consisting of a mix of hardscape and softscape features in addition to pedestrian amenities.

3.0 Design Principles

The Project is consistent with key elements of the Boston University Charles River Campus 2013 – 2023 Institutional Master Plan and the Boston University Charles River Campus 2013 – 2023 Institutional Master Plan Urban Design Supplement.

The Project will address the University’s desire to modernize its on-campus housing while preserving, restoring, and enhancing the existing structures to reflect their original 1920s style and charm. The Project’s location in the east campus and its flatiron form provide a unique opportunity to highlight this important gateway into Kenmore Square and the Boston University campus with an open space area and an activated street edge. Specifically, the urban design principles governing the Project are:

- Enhance the public realm and pedestrian experience by reestablishing active uses at the ground floor along Beacon Street;
- Maintain and create a high density urban campus;
- Support the long-term open space vision for the campus;
- Highlight the entrance to Kenmore Square and the Charles River Campus from Boston’s Back Bay.

4.0 Project Design

4.1 Height and Massing

The massing of the Project will be unchanged from its current configuration. Myles Standish Hall will remain a nine-story building (plus basement) and the Annex will remain a three-story building (plus basement). New stair and elevator penthouses and raised platforms for mechanical equipment will be accommodated on the rooftop as needed. A small, 420 square foot portion of the first floor of the Annex within the existing alley will be removed to provide space for new electrical equipment. This minor change in massing will be undetectable from Bay State Road or Beacon Street.

New mechanical equipment will be housed on the roof of Myles Standish Hall. The placement of the equipment has been studied to minimize the visibility of the mechanical equipment from the street in the vicinity of the site.

4.2 Façade and Materials

The primary urban design objective of the project conforms to the Bay State Road/Back Bay West Architectural Conservation District goal of protecting the unique

architectural and historical character of the structures. The Myles Standish Hall structure was constructed in the 1920s as a prominent hotel with service and specialty shops on the first floor along Beacon Street. The project design will take cues from the original design by restoring the expression of store fronts along Beacon Street which were infilled years ago. On the ground floor, student study and common spaces have been programmed along the building edge in order to activate the streetscape. As part of the restoration, limestone with a similarly scaled coursing pattern and a granite base on the first two levels will replace the existing, deteriorating cast stone. New brick matching the existing brick will be used on the upper levels.

The project’s primary entry will remain in its current location along Beacon Street in order to preserve the residential character of Bay State Road. Though the original entrance to the hotel was located on Bay Sate Road, the entrance was relocated to Beacon Street at the request of the University’s neighbors within the residential community. The central location along the façade, as well as the emphasis and symmetry around the door, recall common architectural themes of the early 20th century style in the area. The arch topped doorway, the larger windows flanking the door, the modification of granite coloring, and the pronounced glass and steel entry canopy draw attention and give identity to the entrance against the long regular expanse of the Beacon Street façade.

The Project will include the replacement of all windows, which will have black frames at the lower two limestone levels and white frames above the second level where the façade material changes to brick. This color scheme has been chosen to match historic photographs of the Myles Standish Hotel. Four existing doors on Bay State Road and Beacon Street will be replaced with contextually appropriate windows in order to uphold the University’s tight security for the undergraduate dormitory. These new windows will be of a similar shape, size, color, and style of the existing doors. The Annex will otherwise maintain its original character.

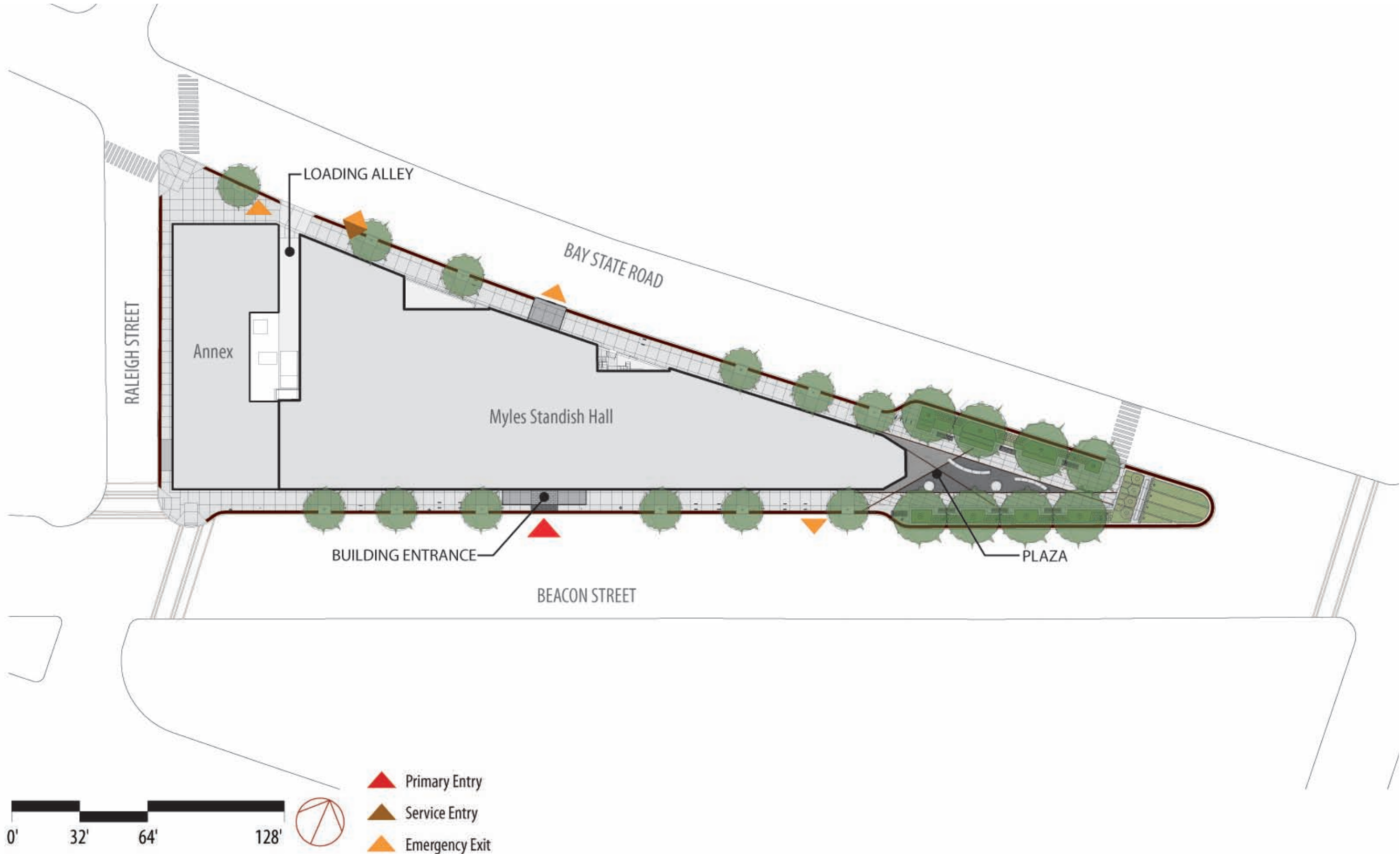
5.0 Open Space / Landscaping

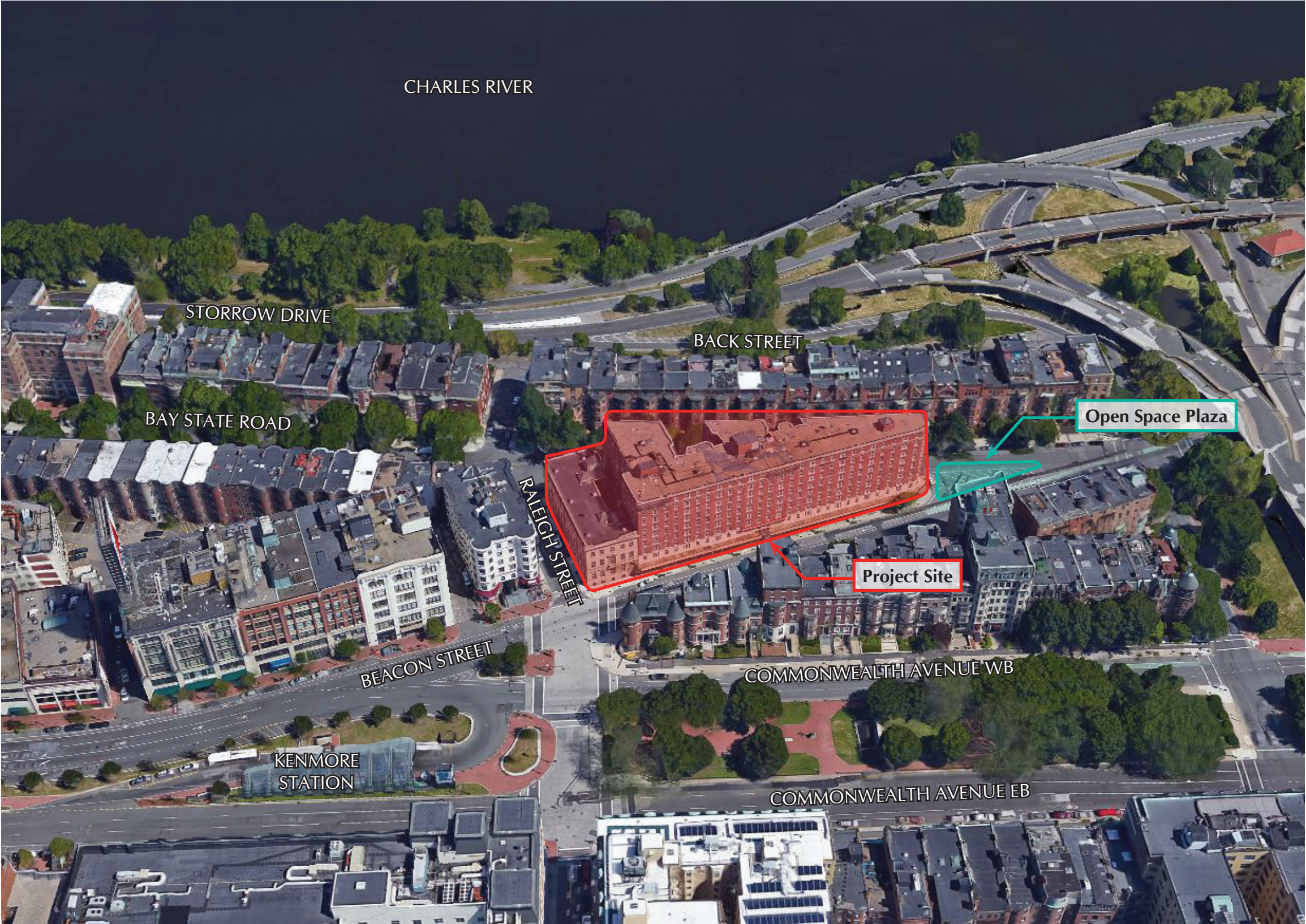
The site design for the project includes streetscape improvements along the perimeter of the site and the addition of a 5,500 square-foot open space plaza to the east of the site. The proposed streetscape treatments along Beacon Street, Raleigh Street, and Bay State road will mimic the features seen elsewhere around the east and central portions of the Charles River Campus. Street trees, lighting, benches, bicycle racks, porous pavement, and the distinctive red brick strip along the curb edge will visually connect the Project Site to the rest of the campus.

The 5,500 square foot open space plaza is sited within nearly the same square-footage of the existing bituminous concrete paved confluence of Beacon Street and Bay State Road. The new plaza will include a variety of plantings and provide a

safe passage through the intersection approaching and leaving the Kenmore Square area. The plaza will also provide a place for passive recreation through the addition of benches, contextual lighting, trash and recycling facilities, bicycle racks, and signage.

In addition to the Plaza, the southeast corner of Raleigh Street/Bay State Road will be realigned to create a more consistent street edge and provide additional sidewalk space for pedestrian circulation.





Oblique View of Project Site

Myles Standish Hall and Annex Renovation Project

UTILITY INFORMATION STATEMENT

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3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.

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6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.

7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

NOTES

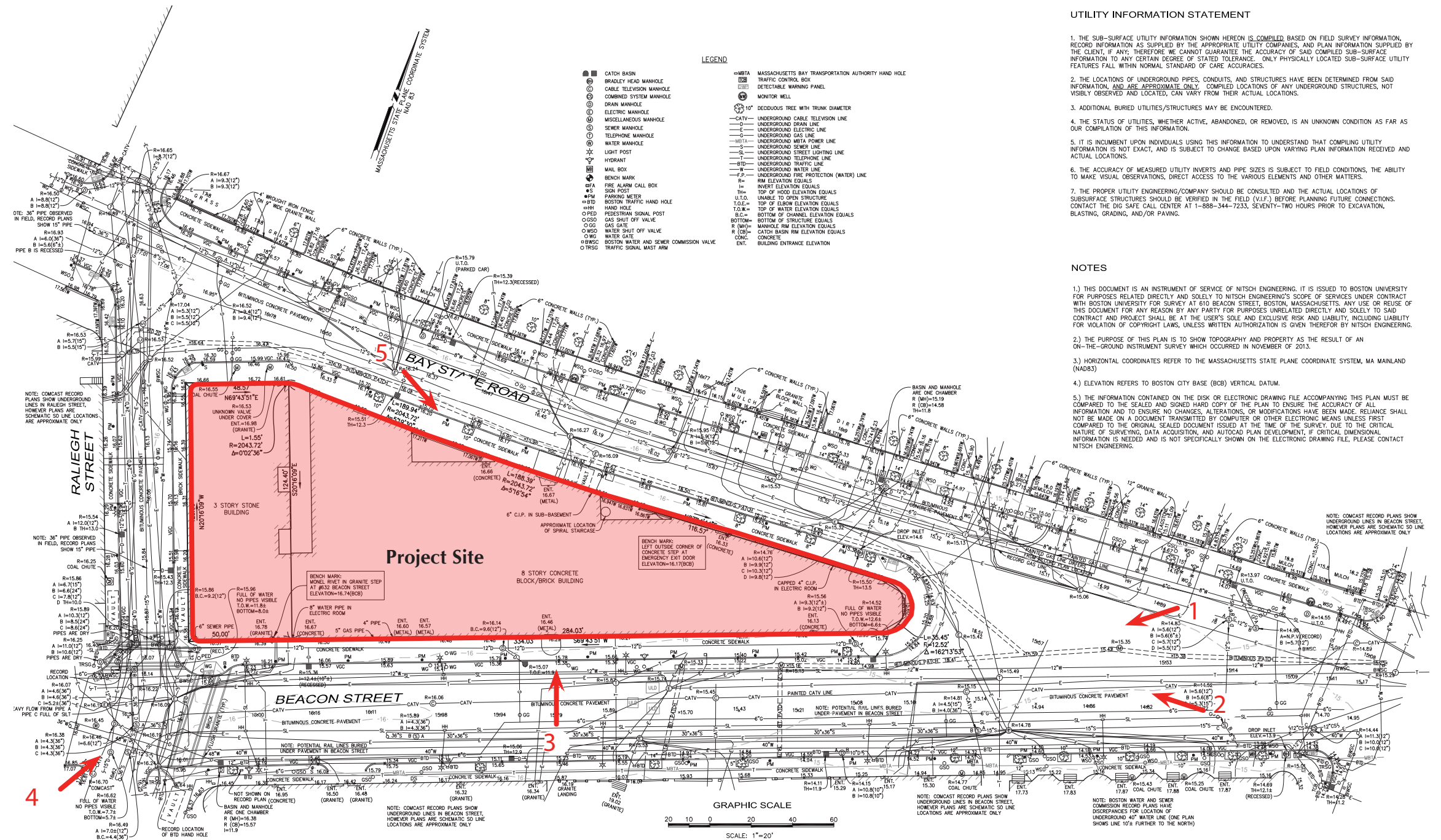
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Photograph 1: View of existing Myles Standish Hall looking west from Bay State Road



Photograph 2: View of Existing Myles Standish Hall looking west from Beacon Street



Photograph 3: Existing main entrance to Myles Standish Hall along Beacon Street



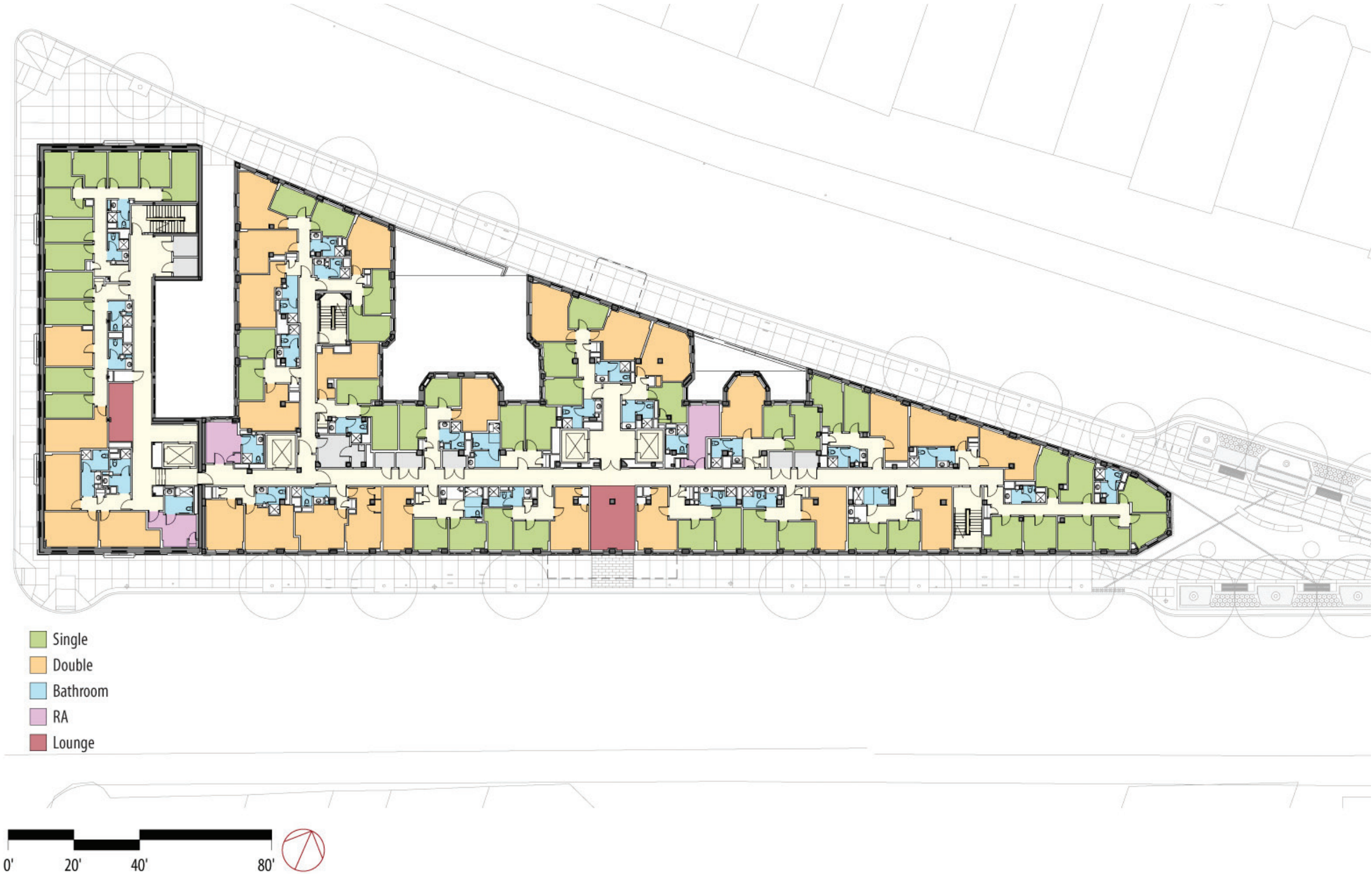
Photograph 4: Existing Myles Standish Hall and Annex as seen looking east from Beacon Street



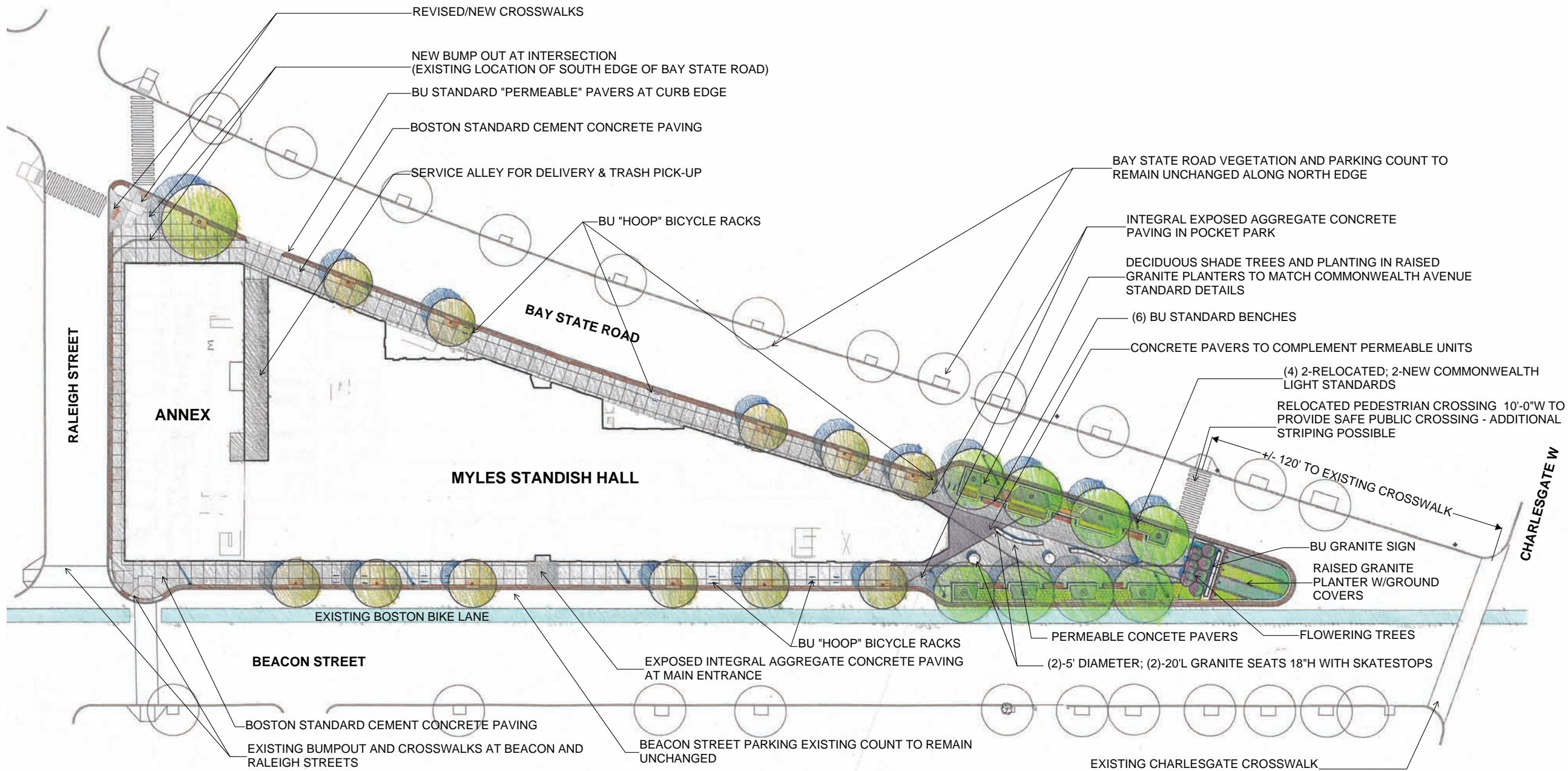
Photograph 5: Existing Myles Standish Hall as seen looking east from Bay State Road



Ground Floor Plan



Typical Upper Floor Plan



MYLES STANDISH HALL RENOVATION LANDSCAPE PLAN
COPLEY WOLFF DESIGN GROUP
1" = 20' - 0"
NOVEMBER 19, 2015











South (Beacon Street) Elevation



North (Bay State Road) Elevation