



# 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



## Richard Burck Associates, Inc

Skip Burck  
Principal  
Landscape Architects

## 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

# What we heard.....

## **Public Realm**

Relationship to Context

Engaging the Ground Plane

Pedestrian Experience

## **Exterior Expression**

Tower Rationale, Form and Placement

Materiality

# REDEFINING THE UNIVERSITY

## Re-inventing a BU academic building from the ground up

### Ground Plane

- Extroverted, Transparent, Connected, Collaboration
  - 360° Engagement to public realm
  - Open ground plane

### Podium

- Commonwealth Avenue street wall alignment
  - Vibrant street wall
  - Contextual material

### Tower

- Connected Vertical Campus
  - Vertical neighborhoods
    - Identifiable
  - Access to light and views
- Access to outdoor space on all sides

### Campus and City

- a building that both 'fits in' & 'stands out'
  - dynamic expression of program
- a bold new BU landmark on the skyline

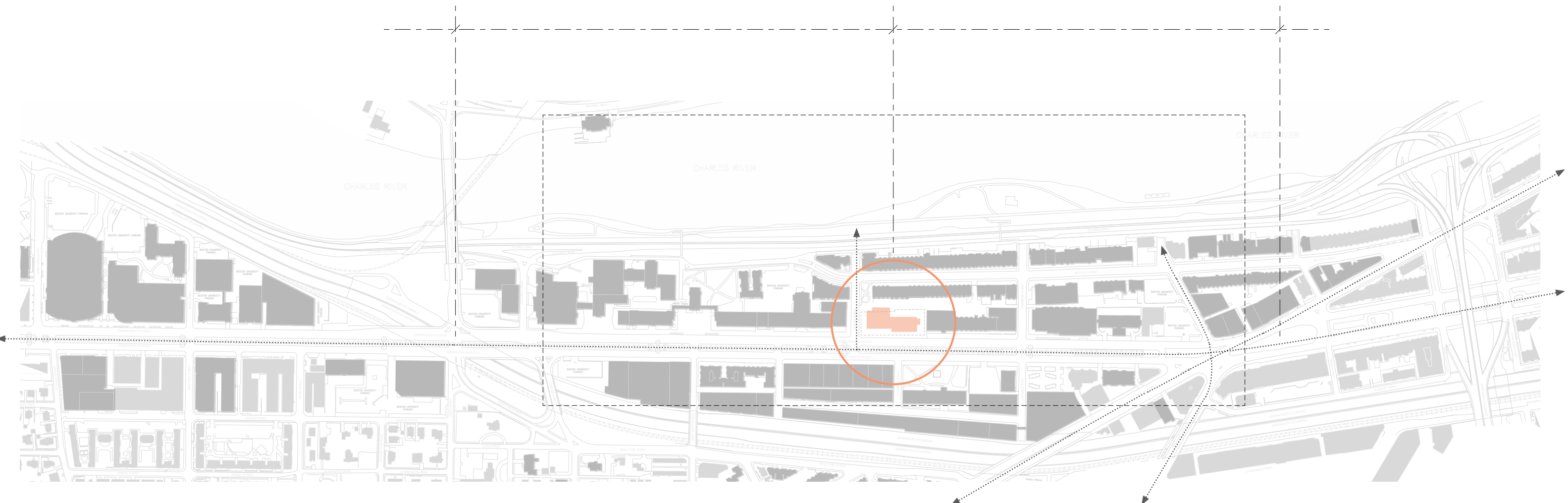


# Campus Context

Boston University Bridge

Data Sciences Center

Kenmore Square



# Campus Development

1920-1950



Marsh Chapel, 1950

1950-1970



Law Tower, 1962

1970-2000



Sargent College, 1990

2000-2017



Center for Student Services, 2012



College of Arts & Sciences



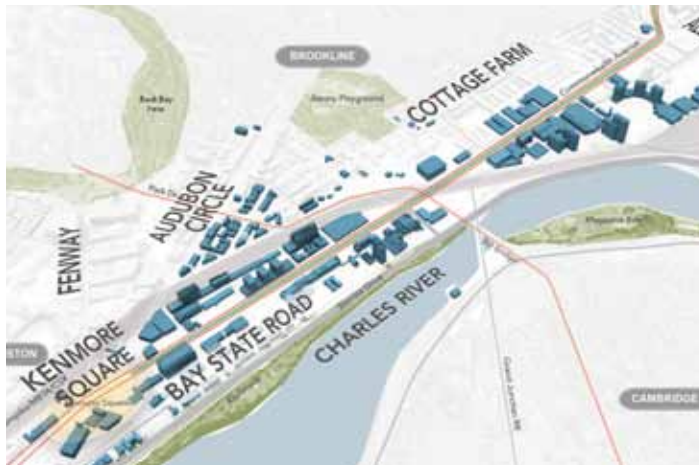
Warren Towers, 1966



Photonics Center, 1997



Kilachand Center, 2017



# Proposed Boston Development

## Contemporary Architecture



Kenmore Square Hotel, Proposed



1000 Boylston



Back Bay Station



Seaport Square



Bulfinch Crossing Residential Tower



Kenmore Square Development, Proposed



One Dalton



Fenway Center



Data Sciences Center

# Ground Plane

Open Spaces  
Indoor/Outdoor







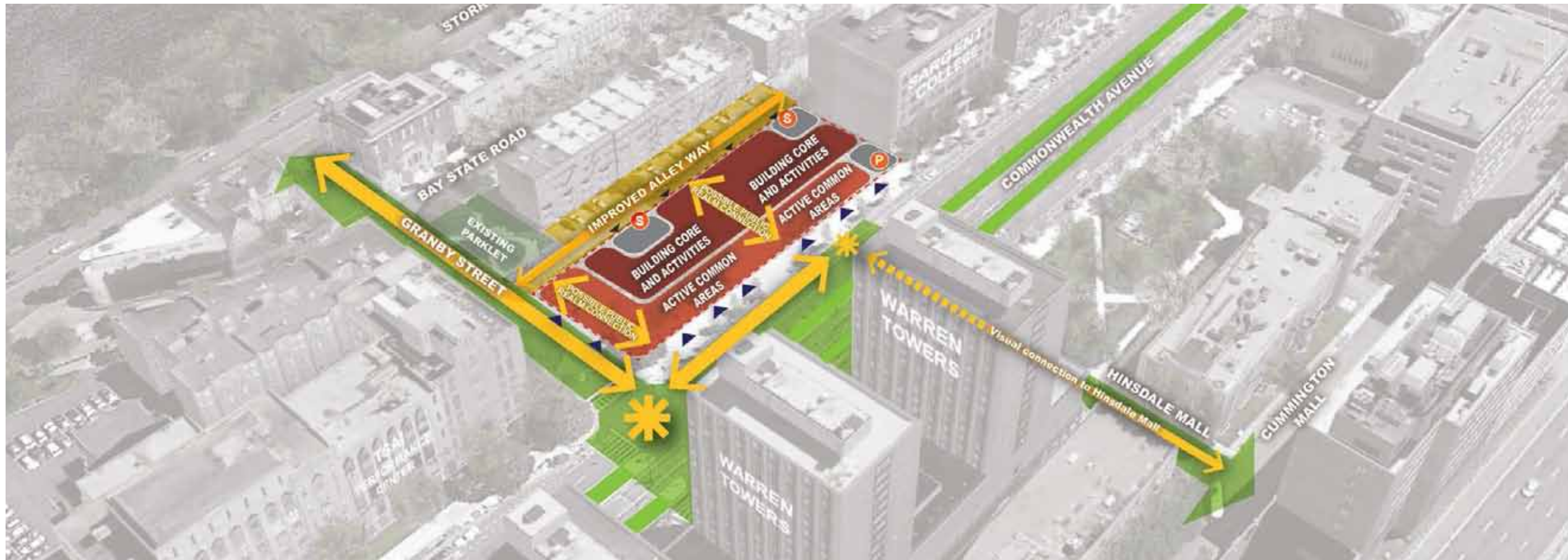


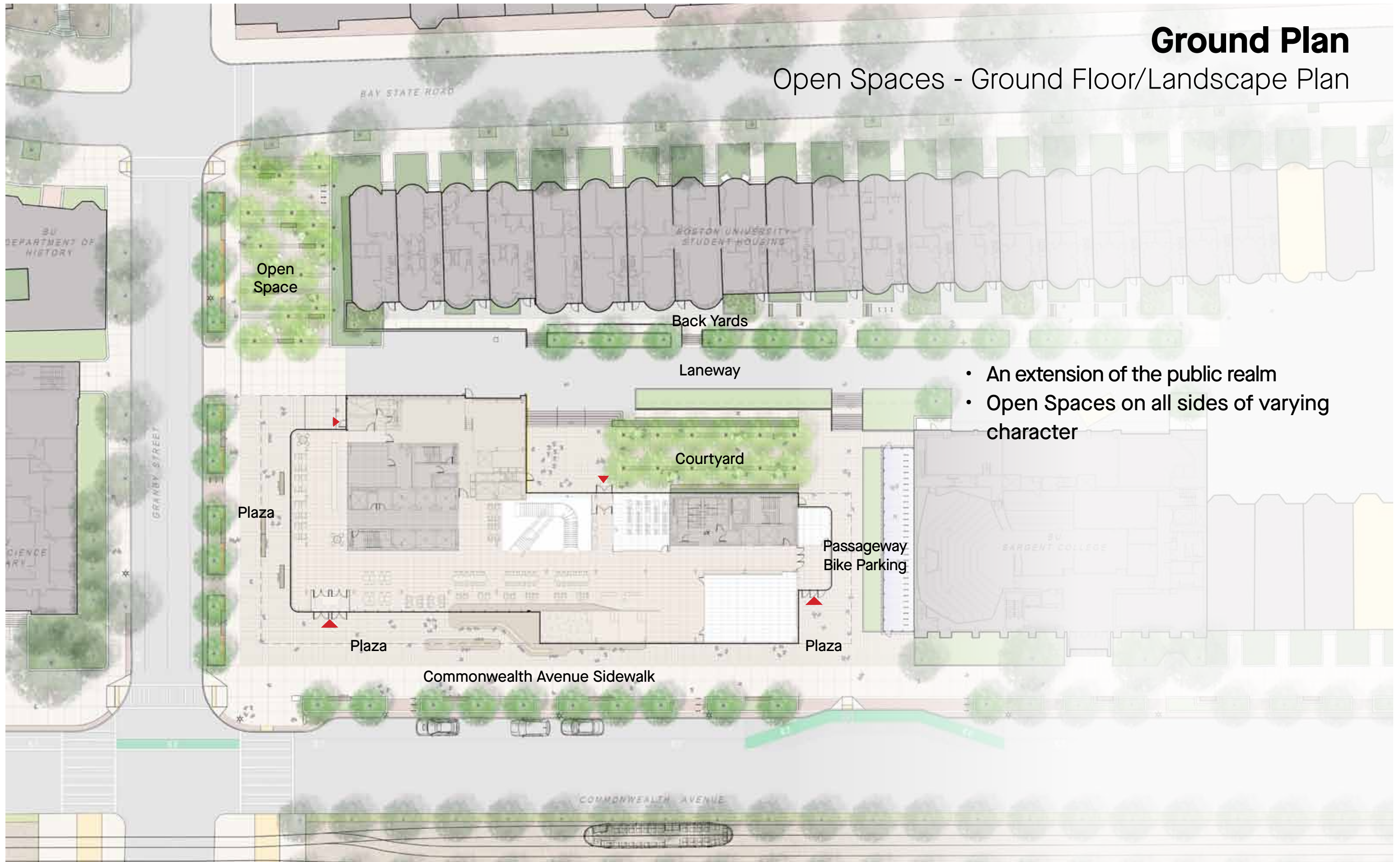
Fig 3.12

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

# Ground Plan

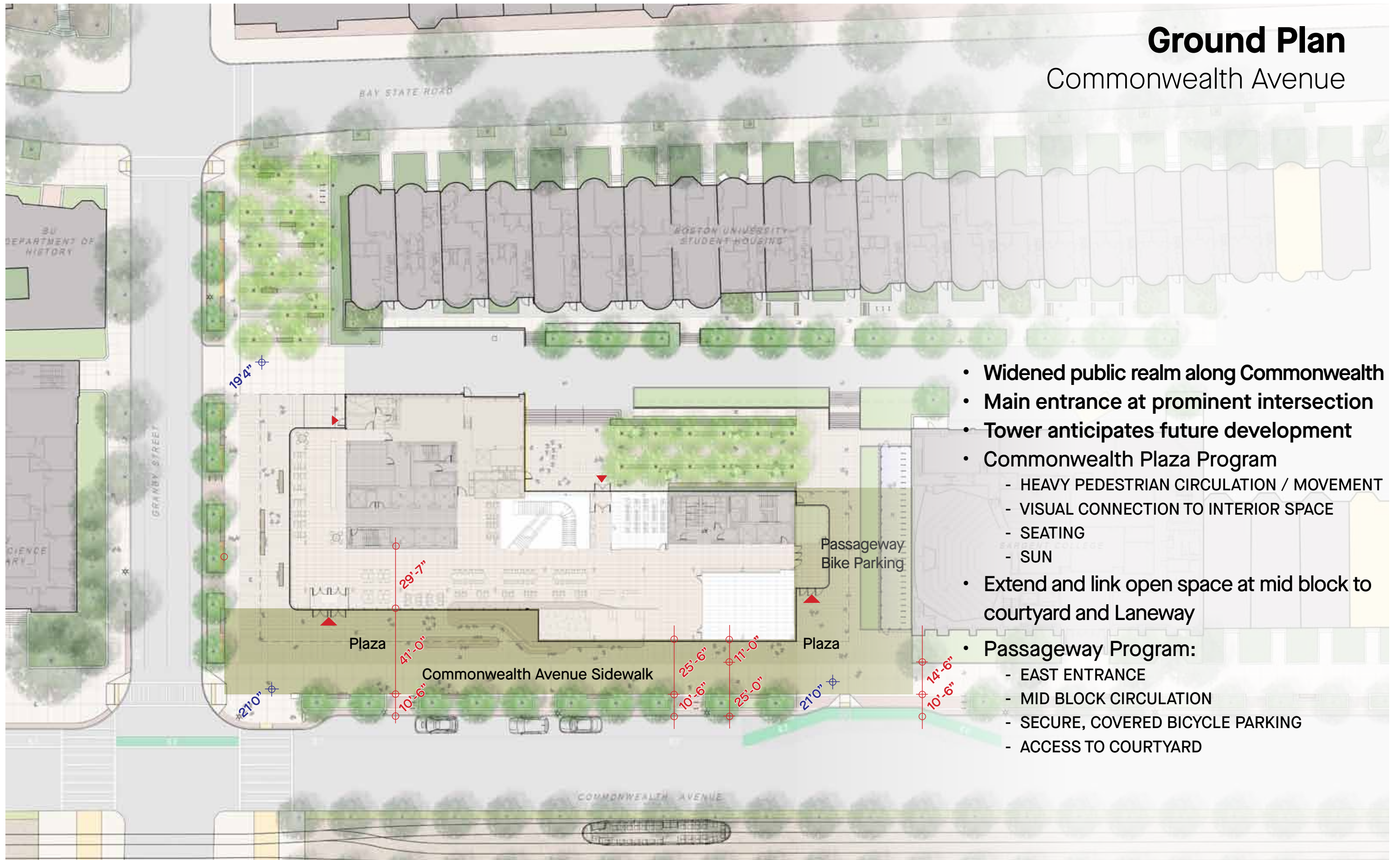
## Open Spaces - Ground Floor/Landscape Plan



- An extension of the public realm
- Open Spaces on all sides of varying character

# Ground Plan

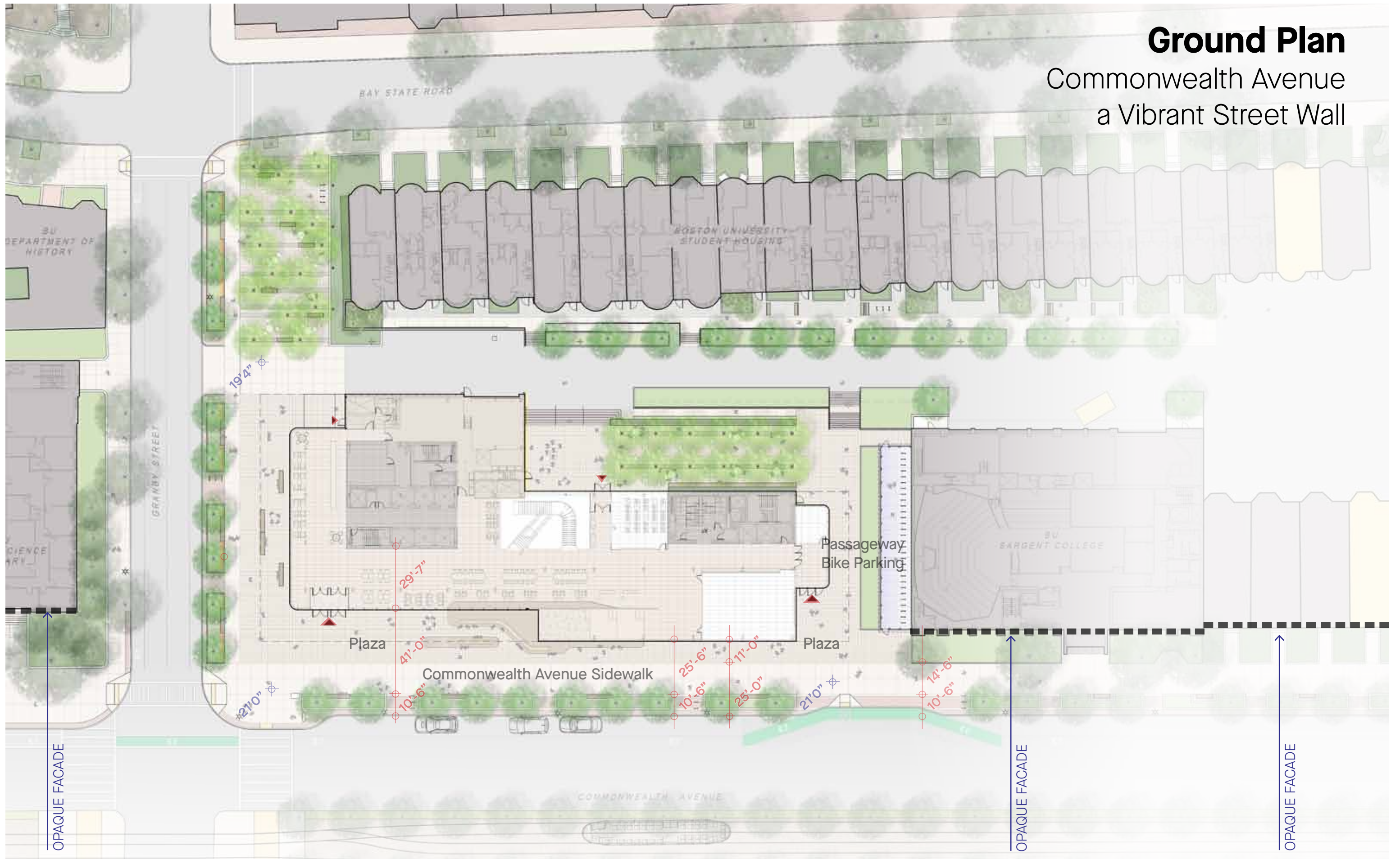
## Commonwealth Avenue



- Widened public realm along Commonwealth
- Main entrance at prominent intersection
- Tower anticipates future development
- Commonwealth Plaza Program
  - HEAVY PEDESTRIAN CIRCULATION / MOVEMENT
  - VISUAL CONNECTION TO INTERIOR SPACE
  - SEATING
  - SUN
- Extend and link open space at mid block to courtyard and Laneway
- Passageway Program:
  - EAST ENTRANCE
  - MID BLOCK CIRCULATION
  - SECURE, COVERED BICYCLE PARKING
  - ACCESS TO COURTYARD

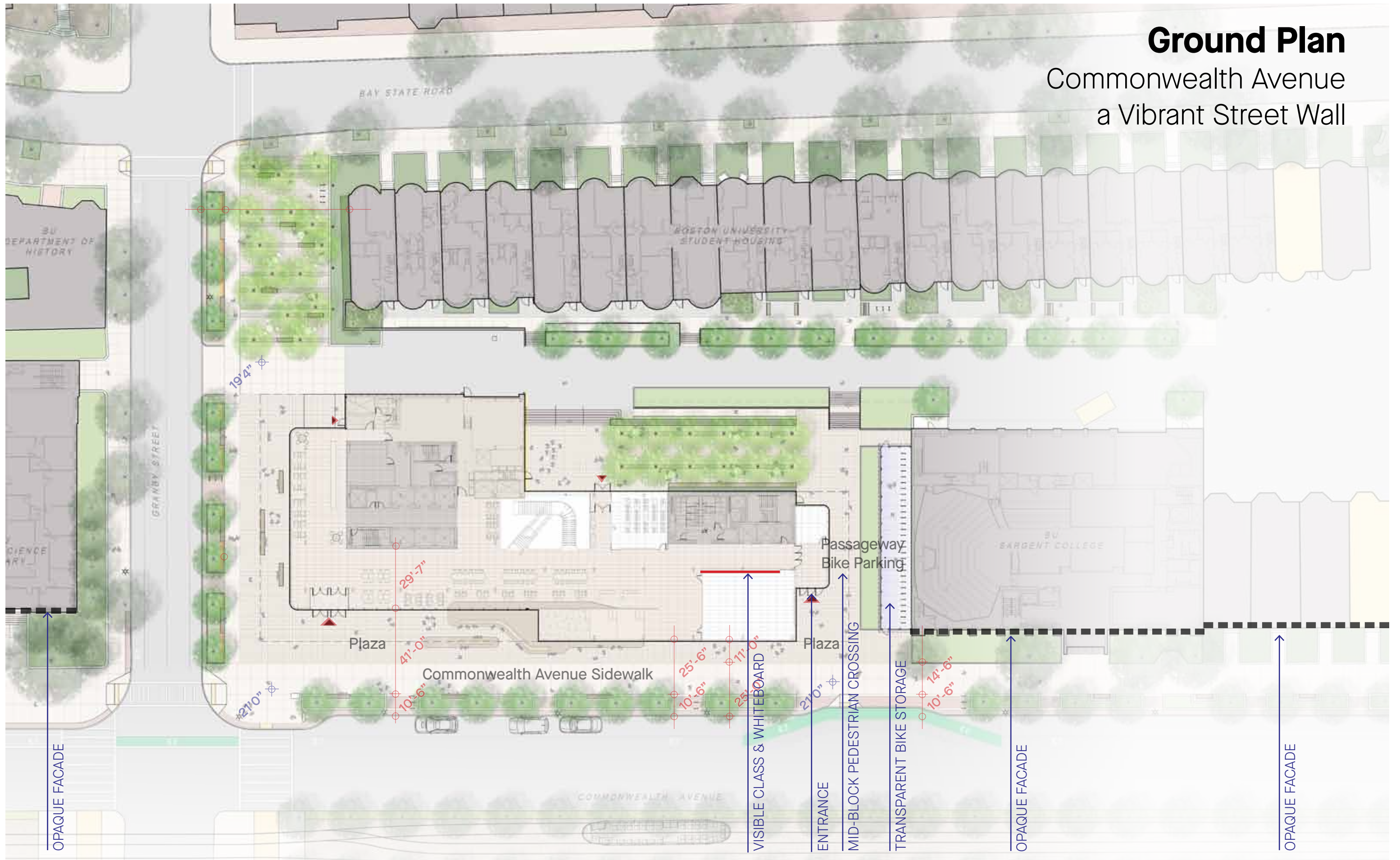
# Ground Plan

## Commonwealth Avenue a Vibrant Street Wall



# Ground Plan

## Commonwealth Avenue a Vibrant Street Wall



# Passageway



Passageway view looking north to courtyard and laneway

# Commonwealth Avenue \_ East Entrance

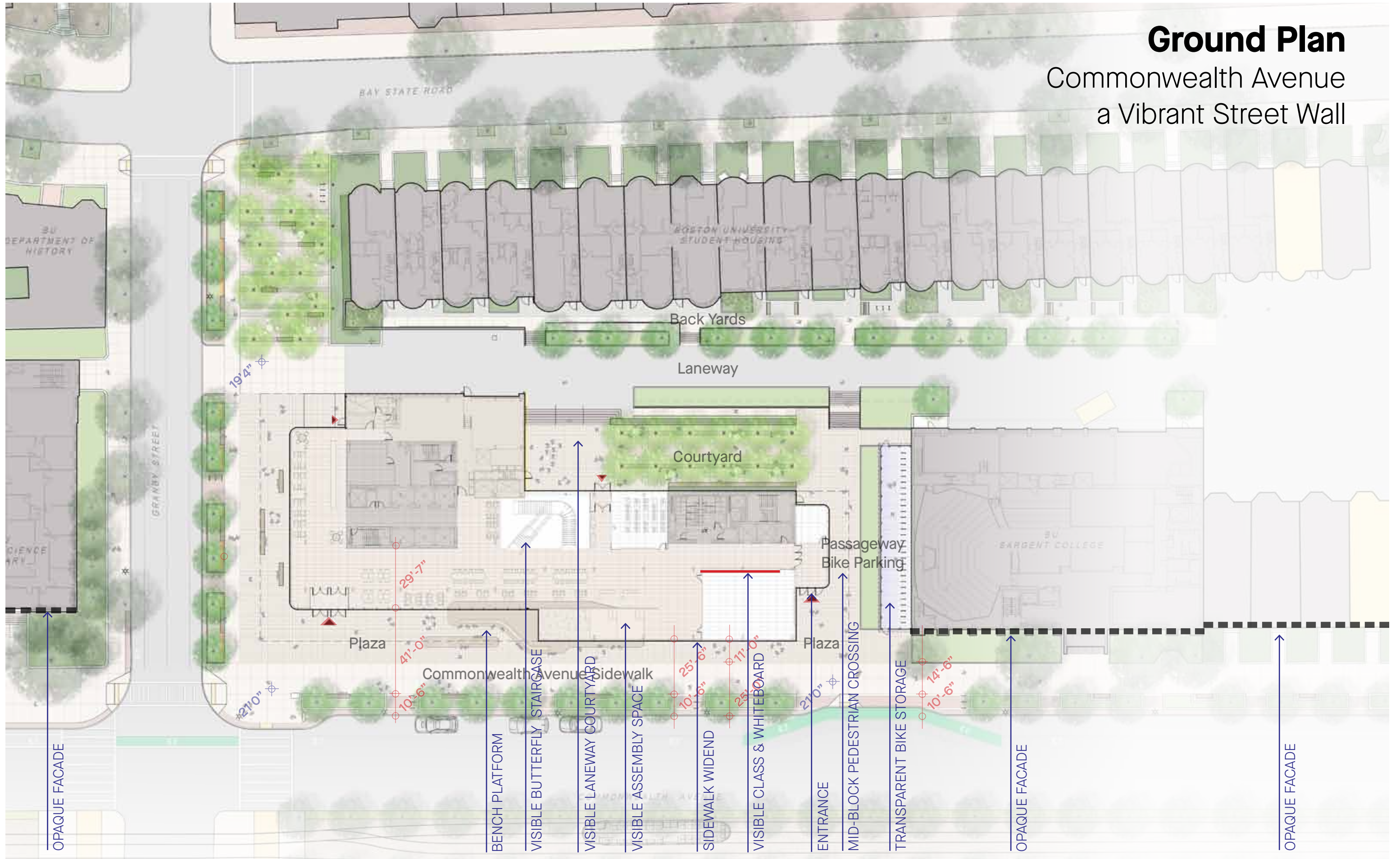


View of East Entrance along Commonwealth Avenue looking west



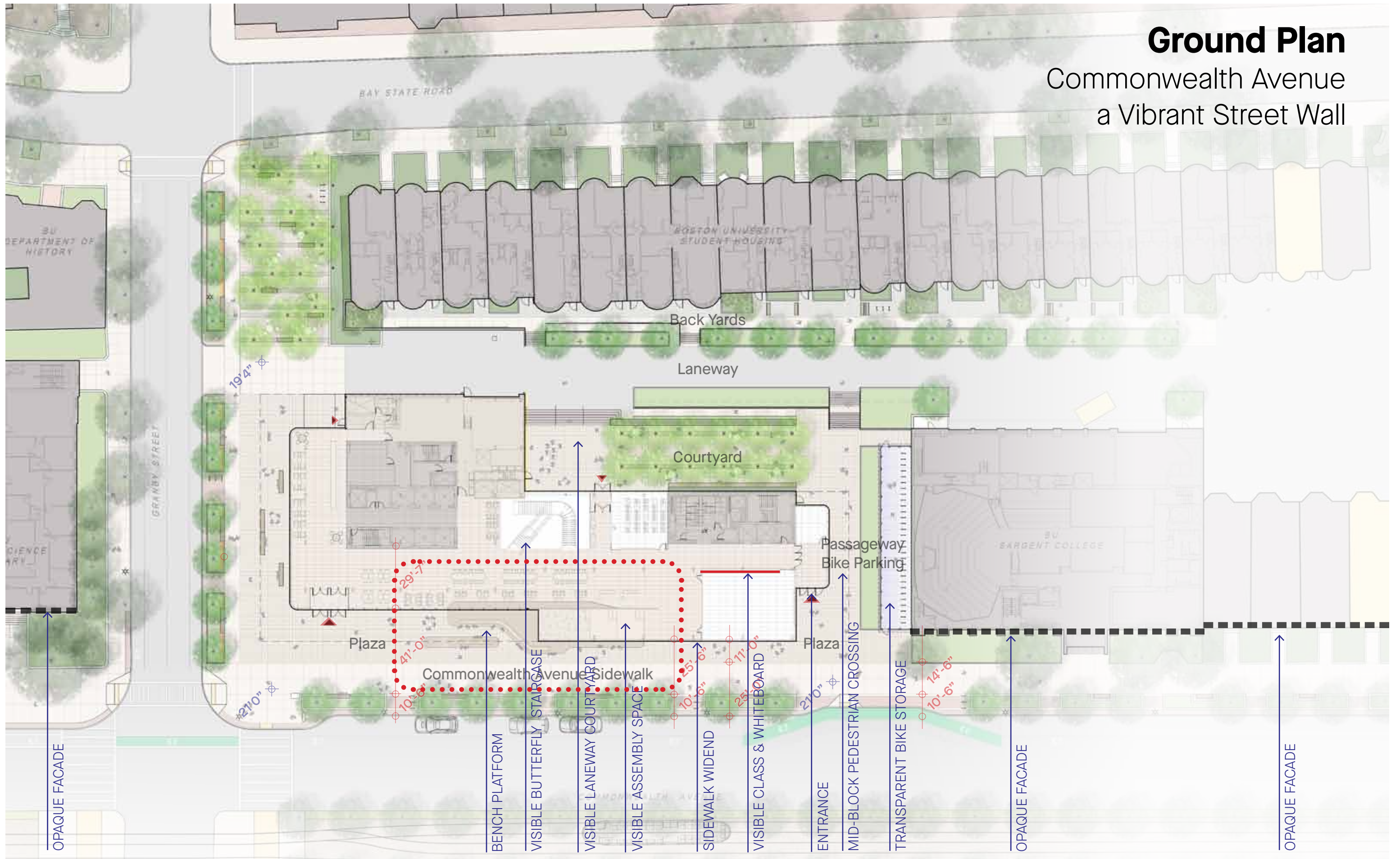
# Ground Plan

## Commonwealth Avenue a Vibrant Street Wall



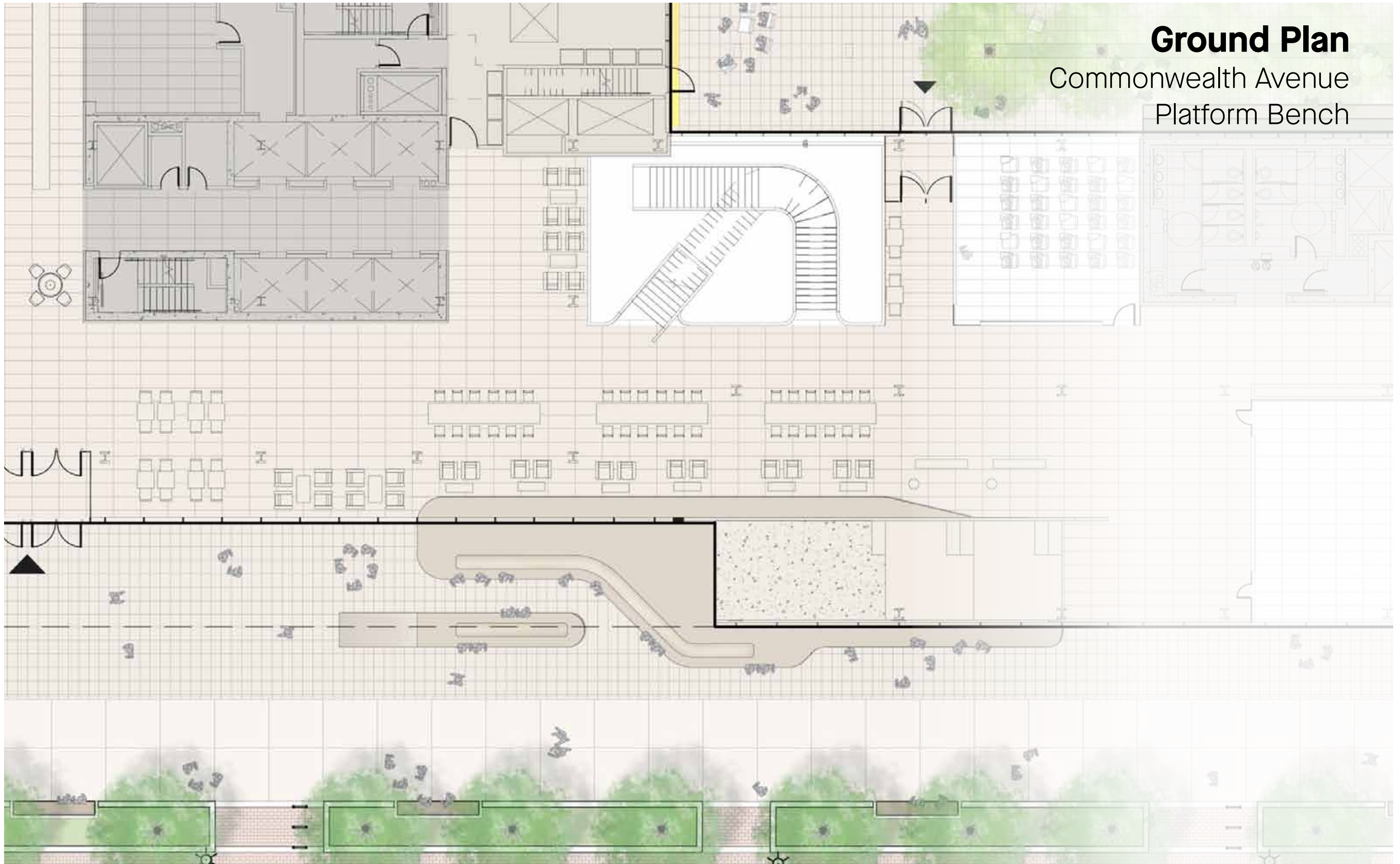
# Ground Plan

## Commonwealth Avenue a Vibrant Street Wall



# Ground Plan

Commonwealth Avenue  
Platform Bench



# Commonwealth Avenue



Commonwealth Avenue Elevation

# Commonwealth Avenue



Commonwealth Avenue view looking East

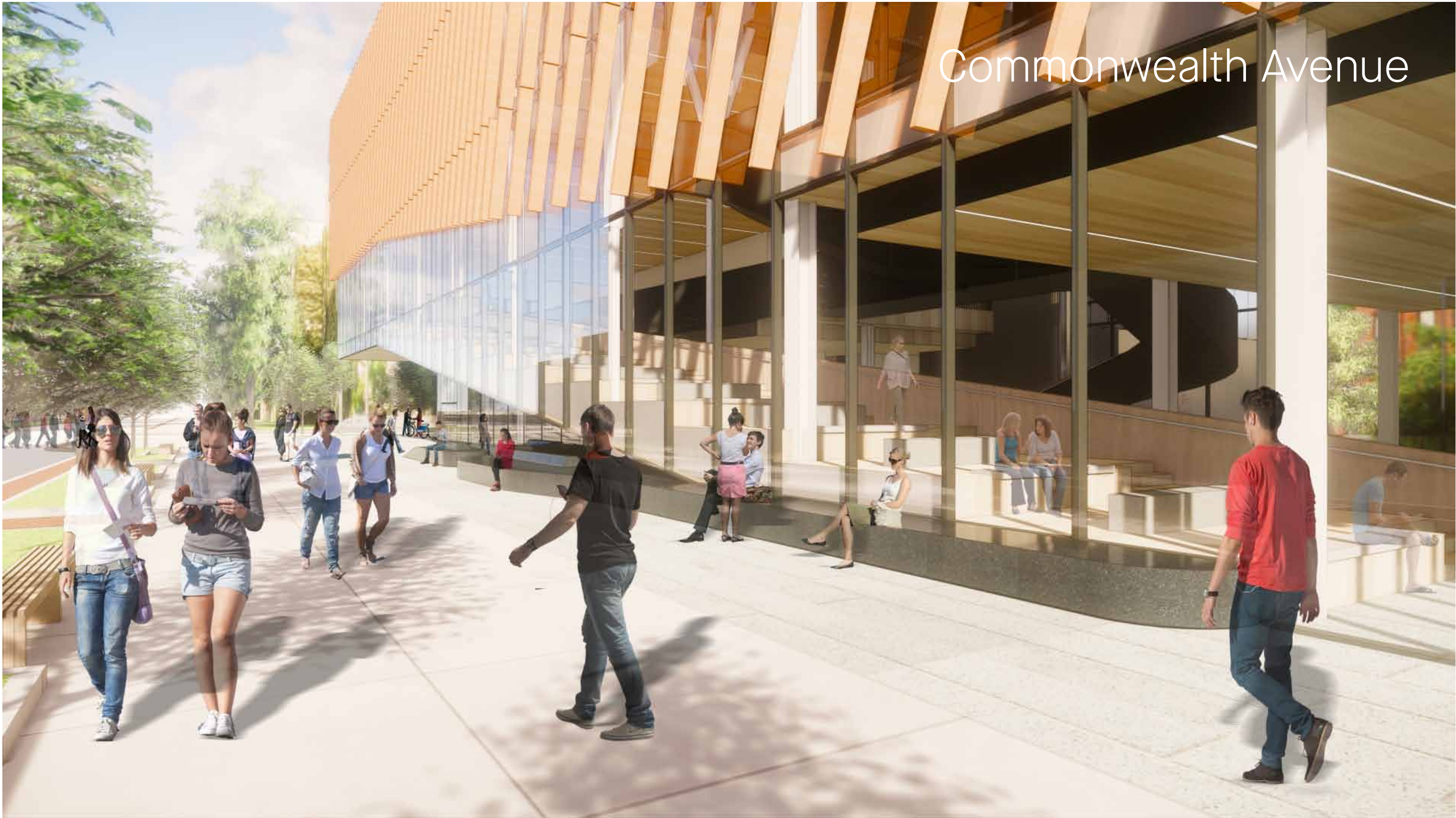


Interior view looking East along Commonwealth Avenue



Interior view looking west

# Commonwealth Avenue

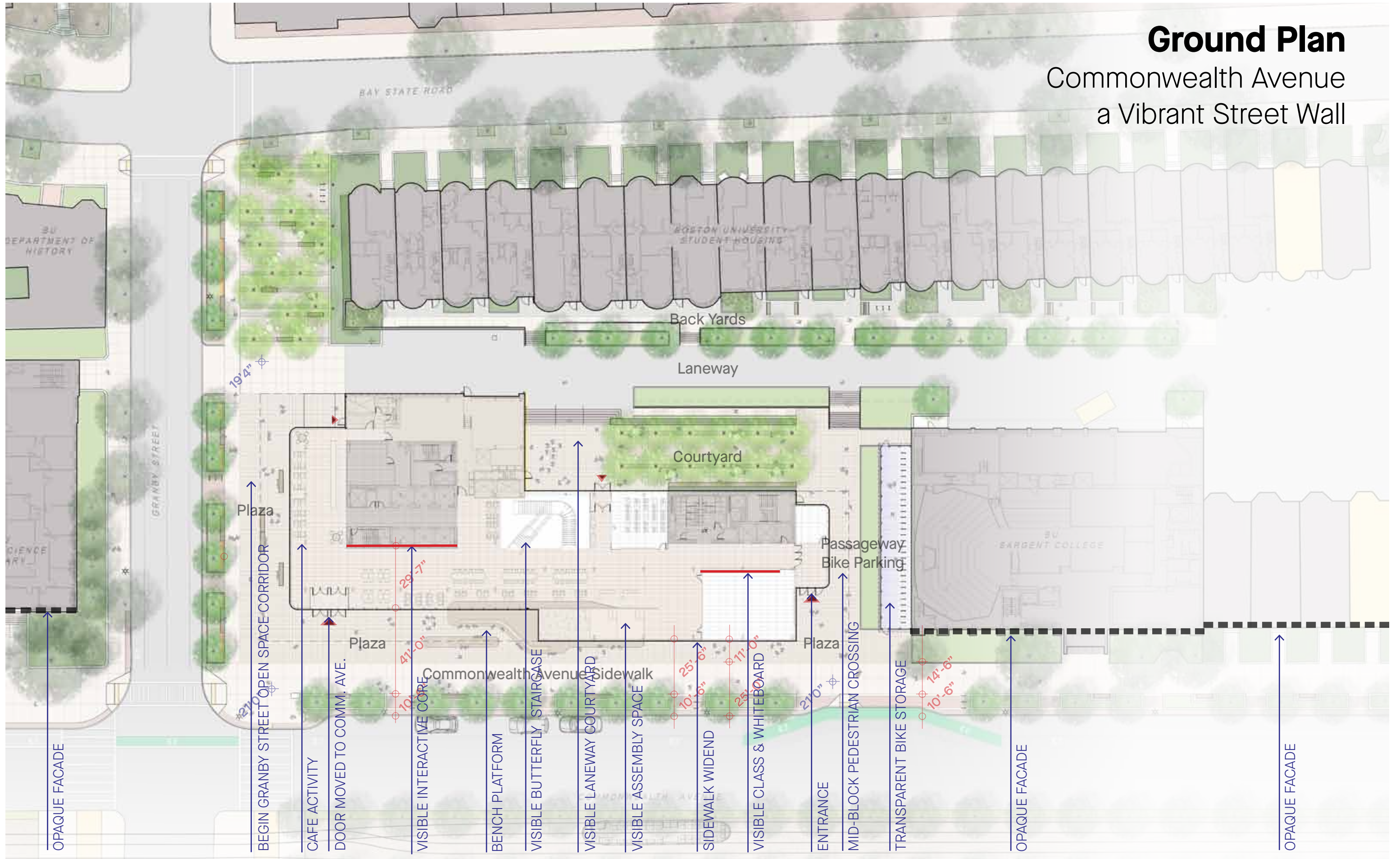


Commonwealth Avenue view looking West



# Ground Plan

## Commonwealth Avenue a Vibrant Street Wall



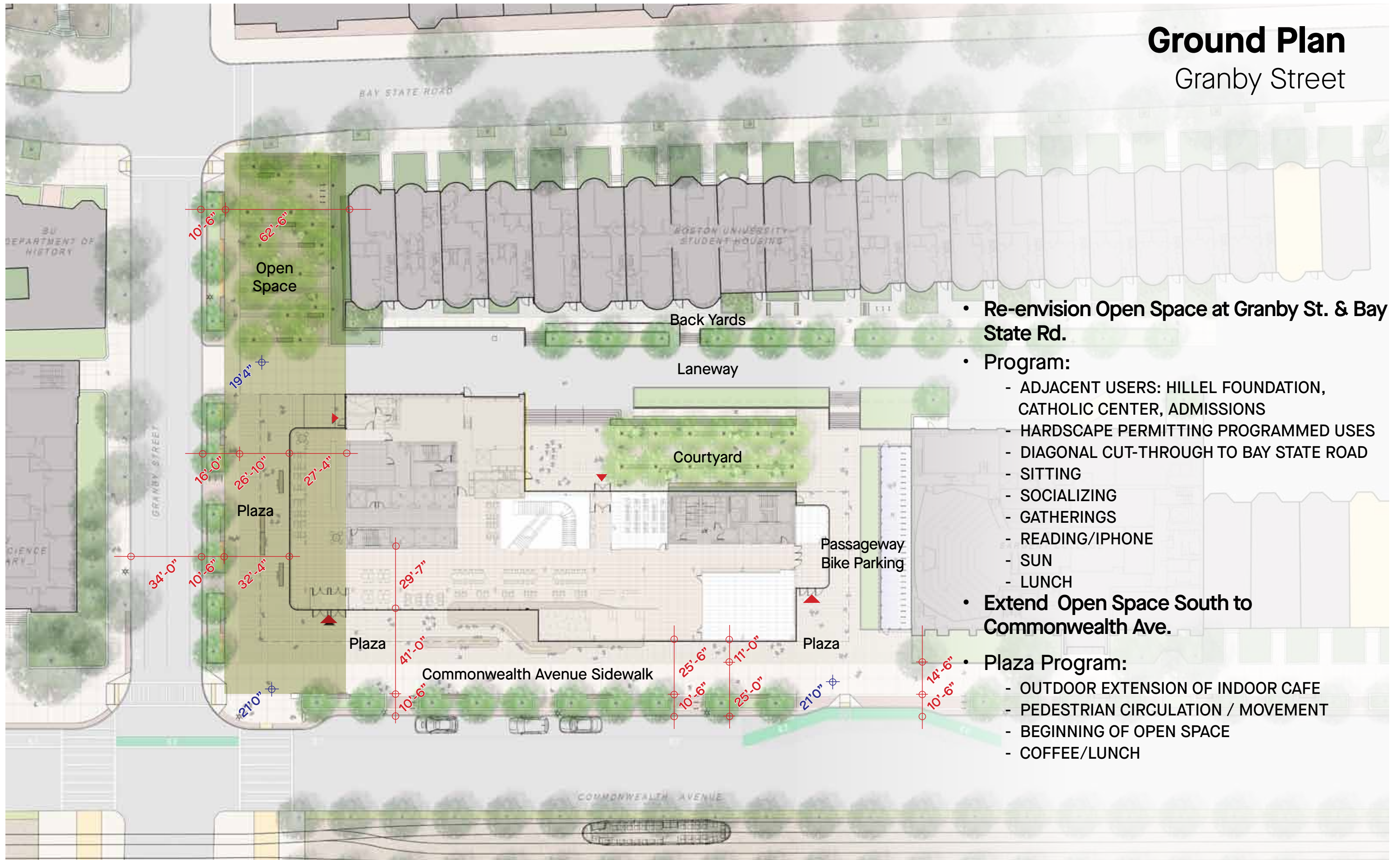
Plaza



View looking north from corner of Granby Street and Commonwealth Avenue

# Ground Plan

## Granby Street



- Re-envision Open Space at Granby St. & Bay State Rd.

- Program:

- ADJACENT USERS: HILLEL FOUNDATION, CATHOLIC CENTER, ADMISSIONS
- HARDSCAPE PERMITTING PROGRAMMED USES
- DIAGONAL CUT-THROUGH TO BAY STATE ROAD
- SITTING
- SOCIALIZING
- GATHERINGS
- READING/IPHONE
- SUN
- LUNCH

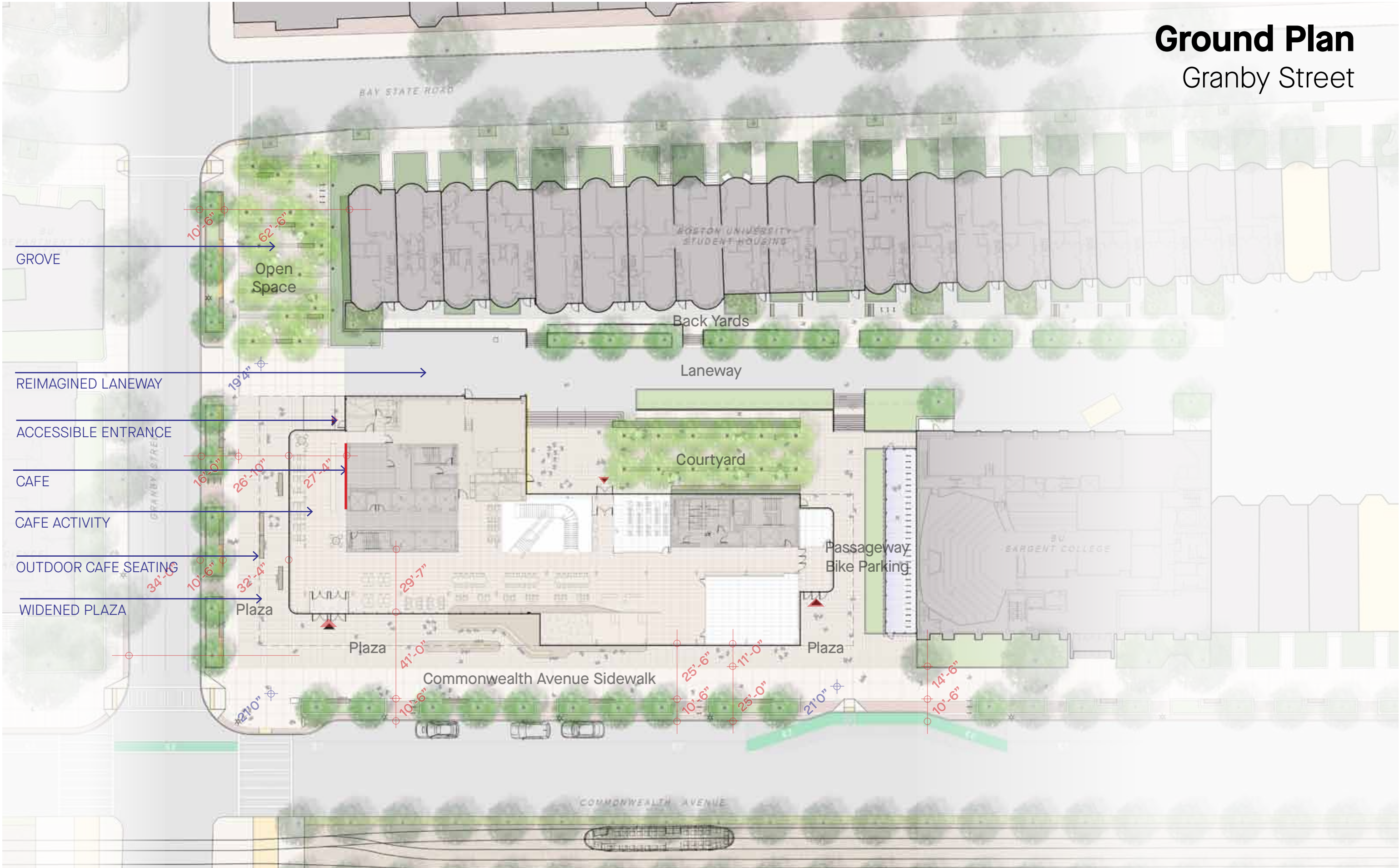
- Extend Open Space South to Commonwealth Ave.

- Plaza Program:

- OUTDOOR EXTENSION OF INDOOR CAFE
- PEDESTRIAN CIRCULATION / MOVEMENT
- BEGINNING OF OPEN SPACE
- COFFEE/LUNCH

# Ground Plan

## Granby Street



Plaza



View looking north from corner of Granby Street and Commonwealth Avenue



Open Space/Grove



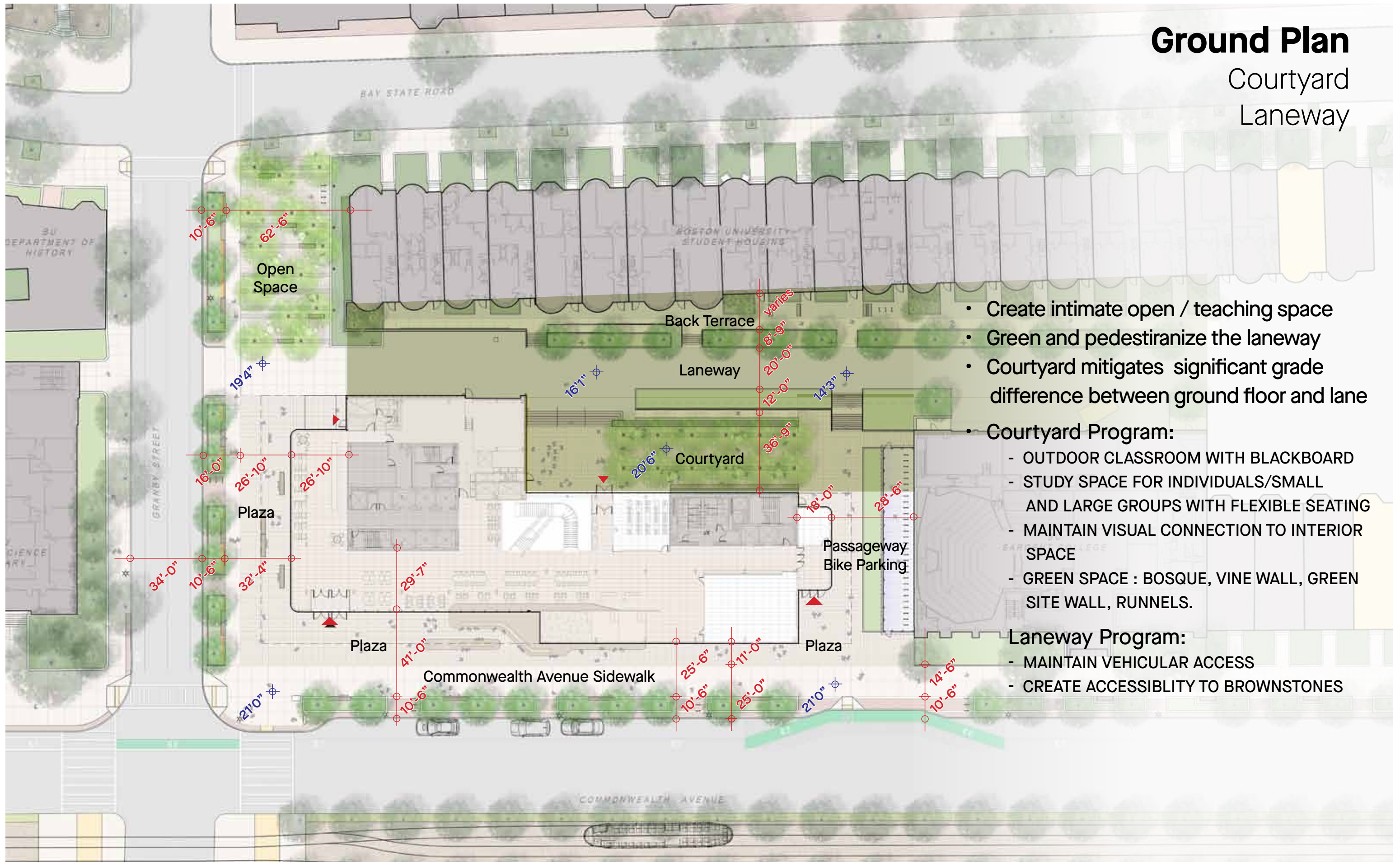
# Open Space/Grove



Open space at Granby Street and Baystate Road, looking south to Commonwealth Avenue

# Ground Plan

## Courtyard Laneway

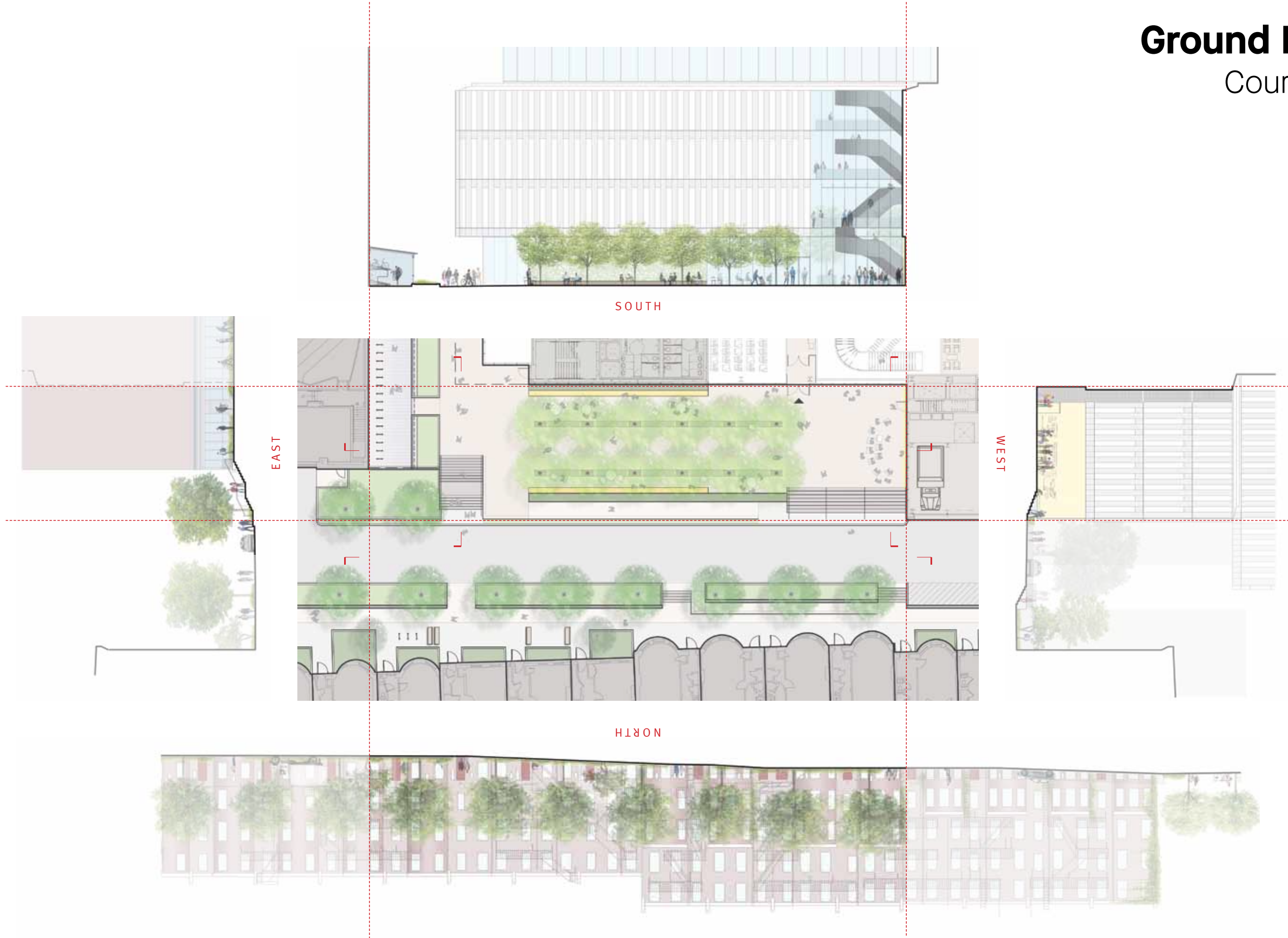


- Create intimate open / teaching space
- Green and pedestrianize the laneway
- Courtyard mitigates significant grade difference between ground floor and lane
- **Courtyard Program:**
  - OUTDOOR CLASSROOM WITH BLACKBOARD
  - STUDY SPACE FOR INDIVIDUALS/SMALL AND LARGE GROUPS WITH FLEXIBLE SEATING
  - MAINTAIN VISUAL CONNECTION TO INTERIOR SPACE
  - GREEN SPACE : BOSQUE, VINE WALL, GREEN SITE WALL, RUNNELS.
- **Laneway Program:**
  - MAINTAIN VEHICULAR ACCESS
  - CREATE ACCESSIBILITY TO BROWNSTONES

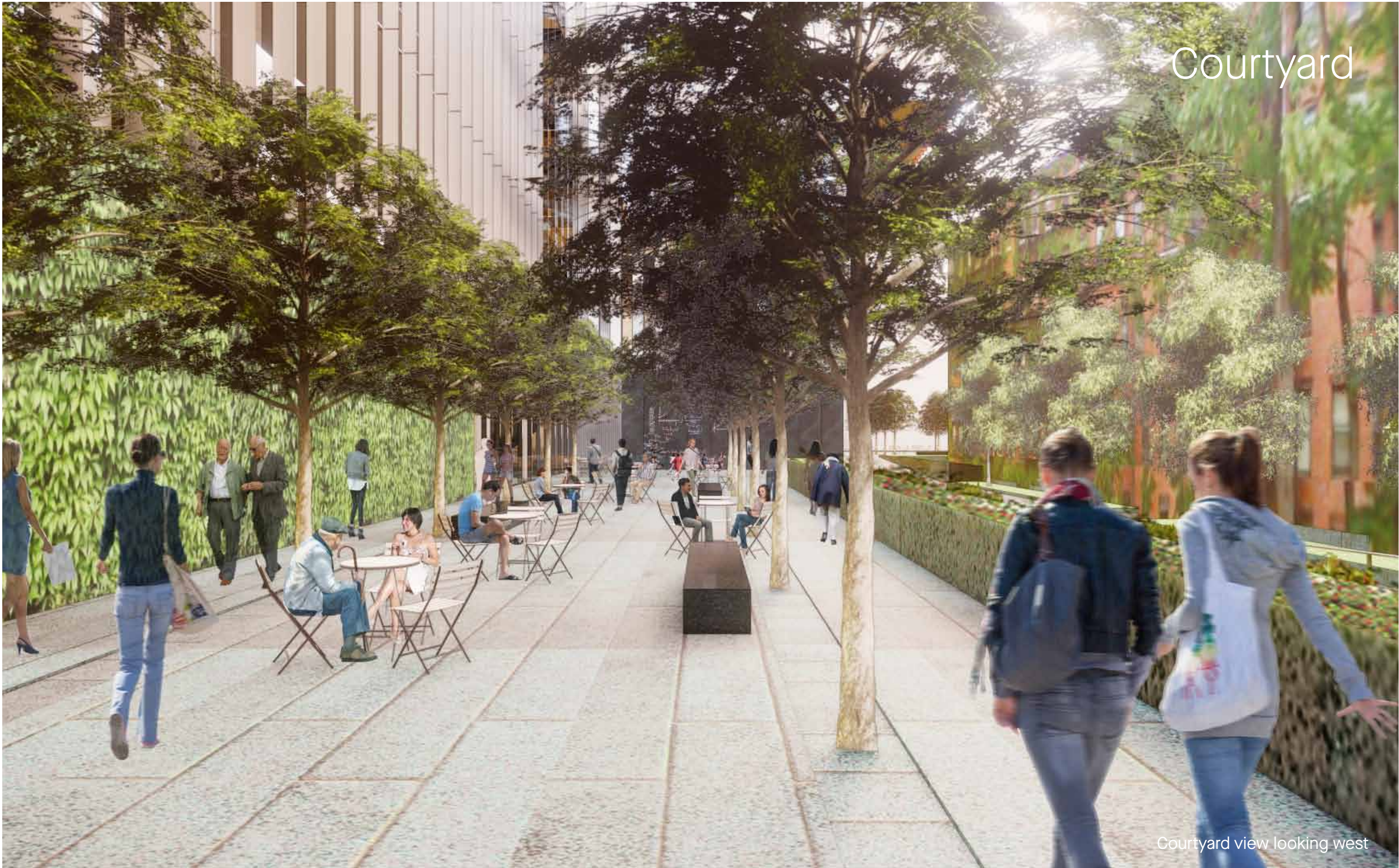


# Ground Plan

## Courtyard



# Courtyard



Courtyard view looking west

# Laneway



Laneway view looking west

# Courtyard/Laneway



Laneway view looking southeast to courtyard and interior atrium

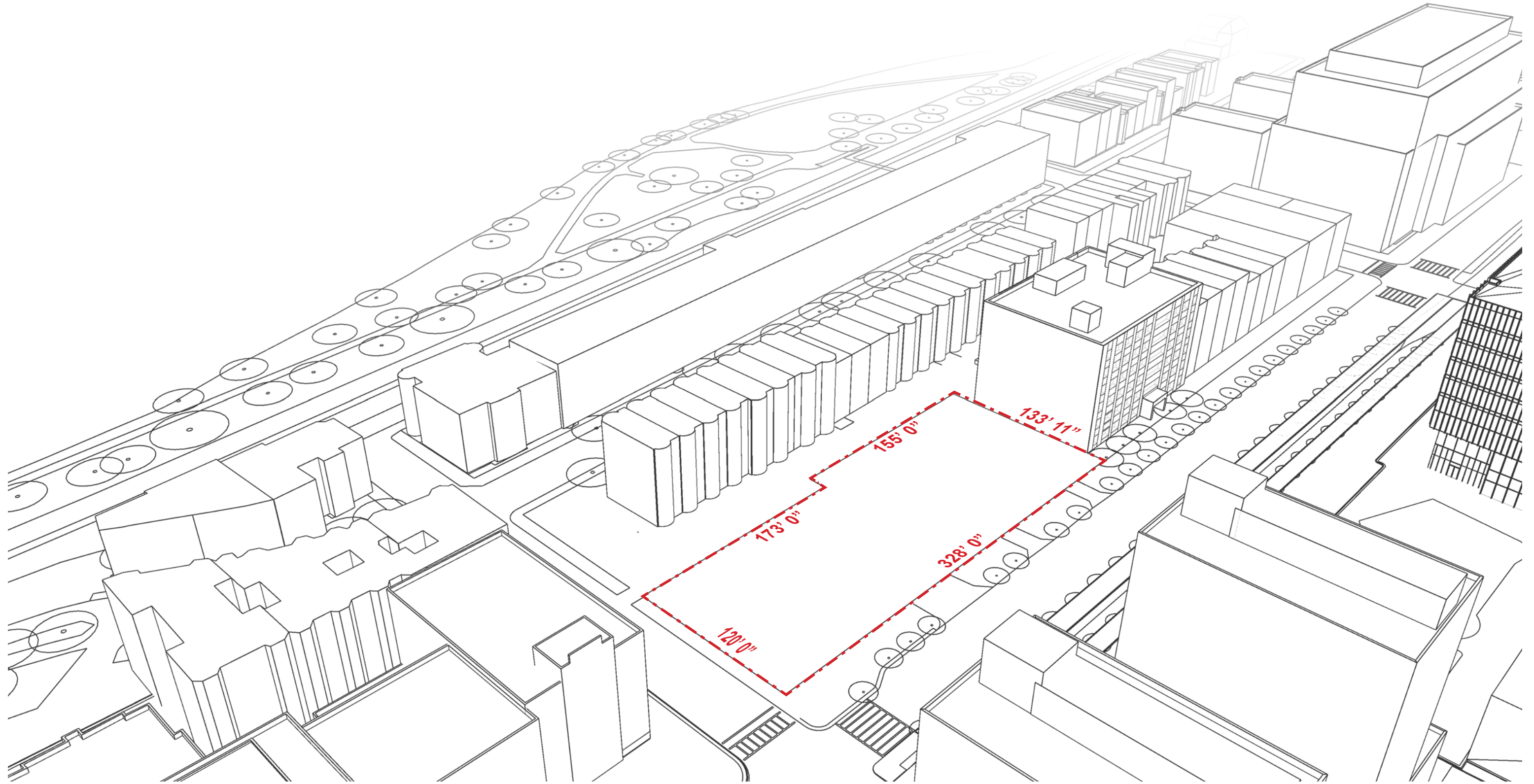
# Courtyard



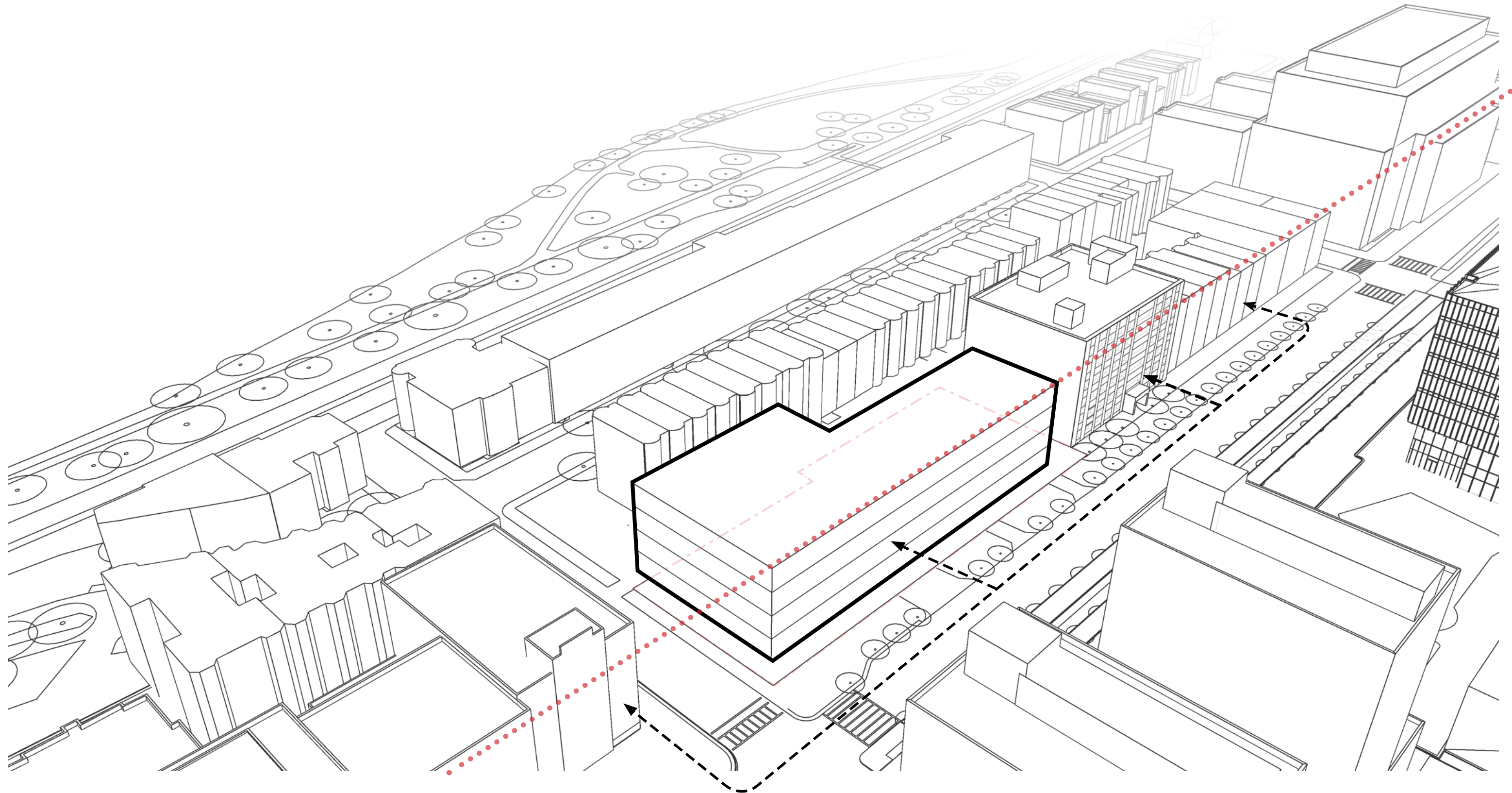
View from laneway looking south to courtyard and interior atrium



# Site

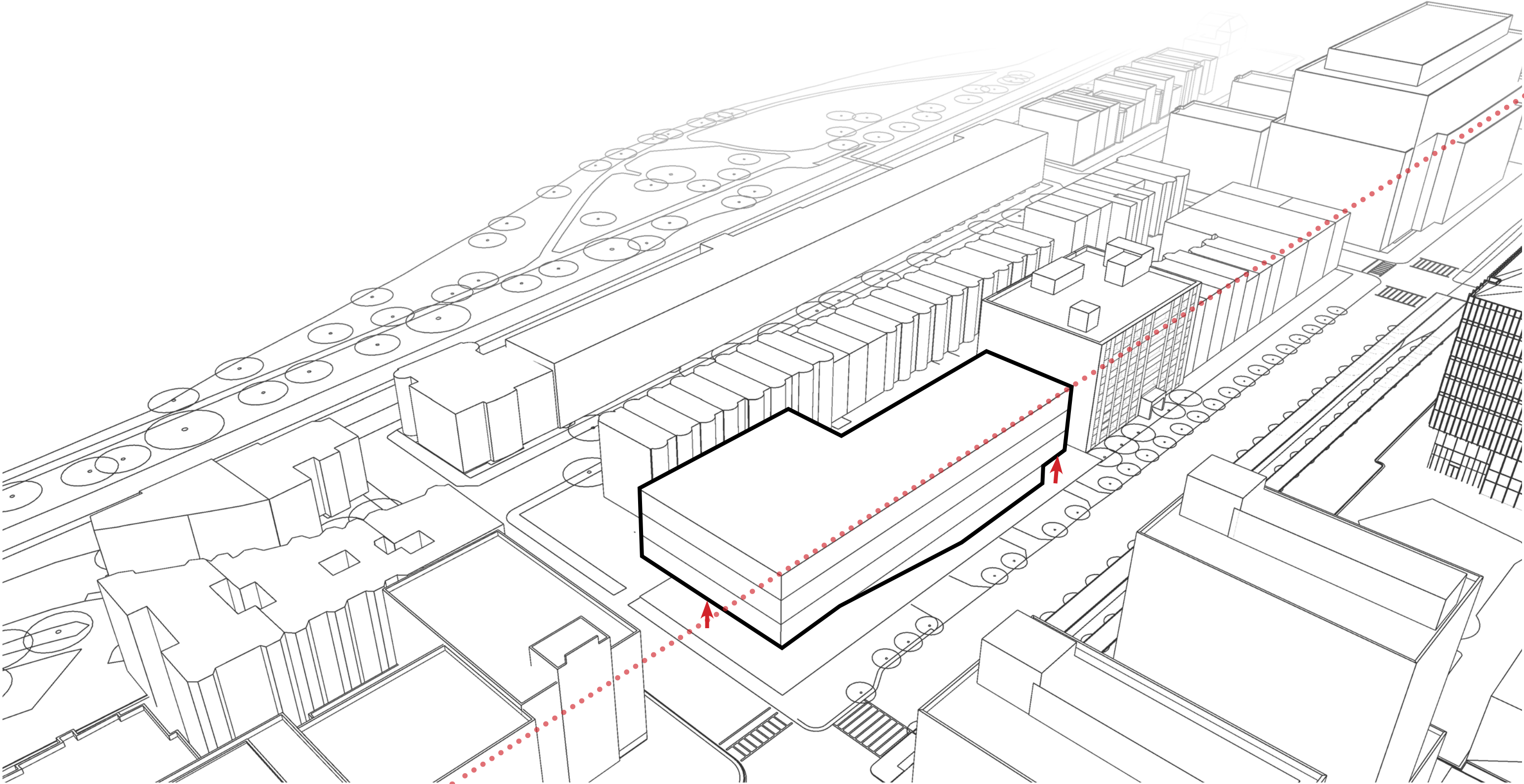


# Podium alignment with BU campus context





Lift podium at east and west end to create a more open Ground Floor

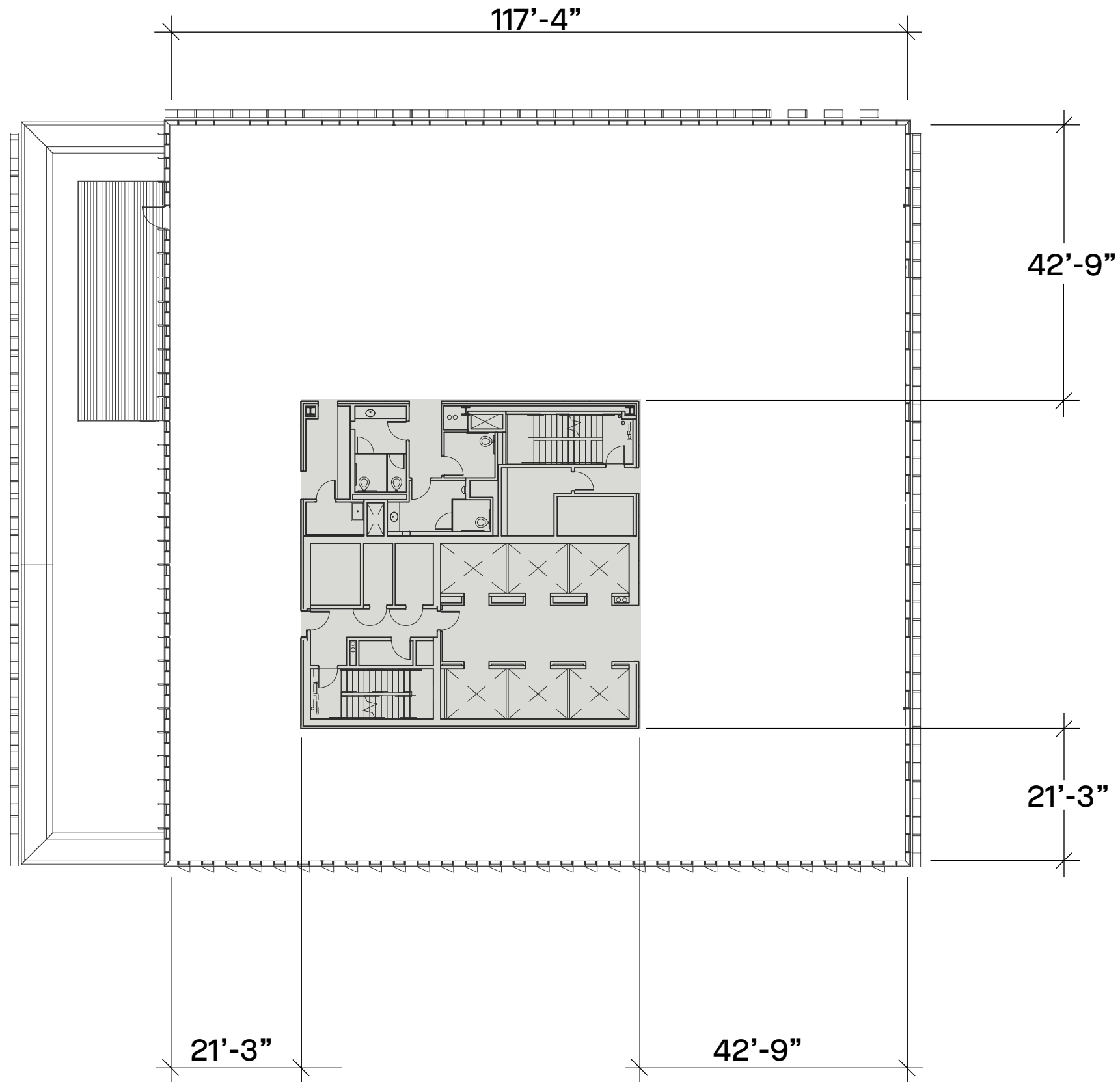


Core Placement aligned with west face of Bay State Rd. Brownstones



# Tower Floorplate

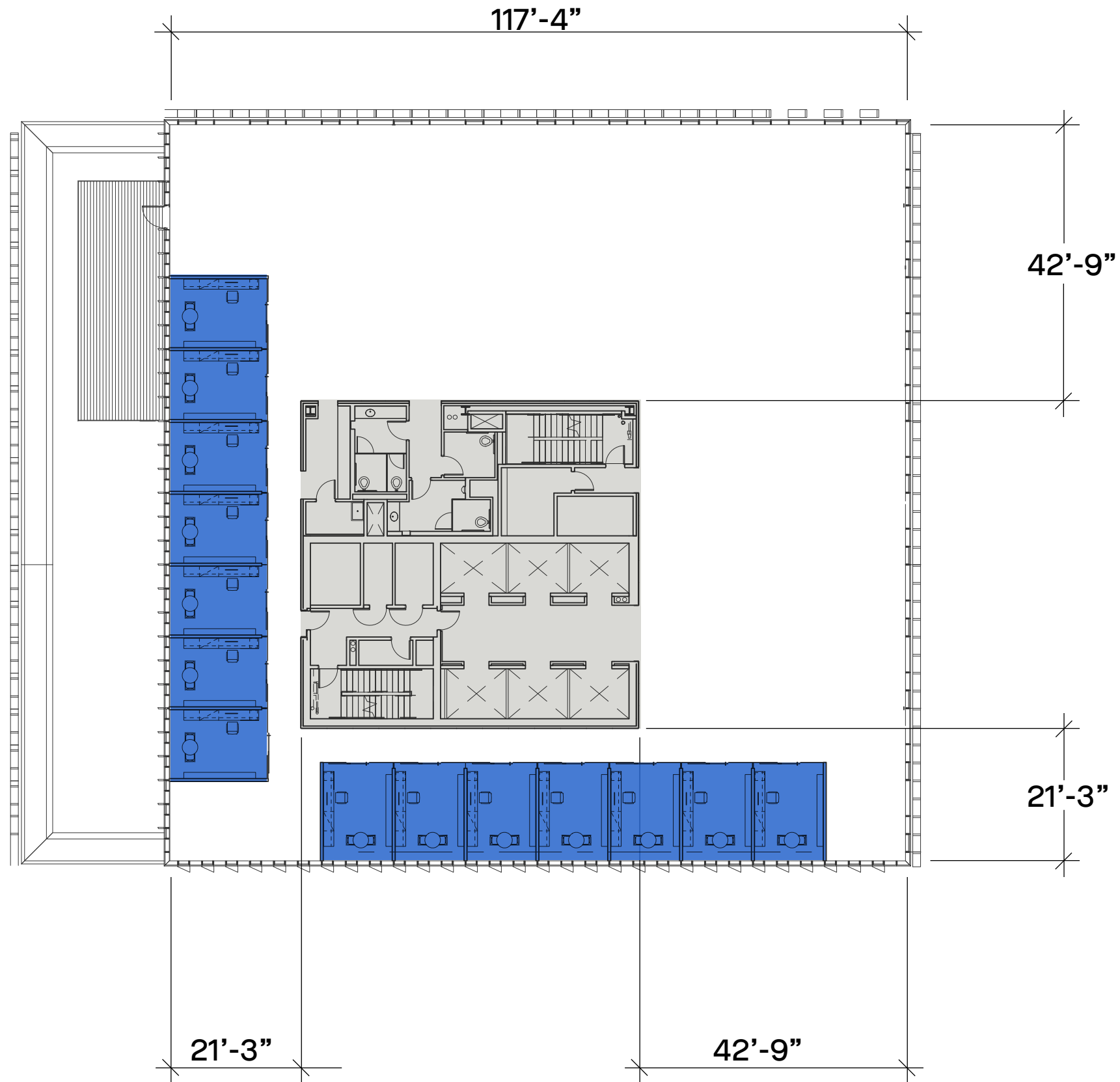
Conceptual Framework



- 14,280 sqft floorplate

# Tower Floorplate

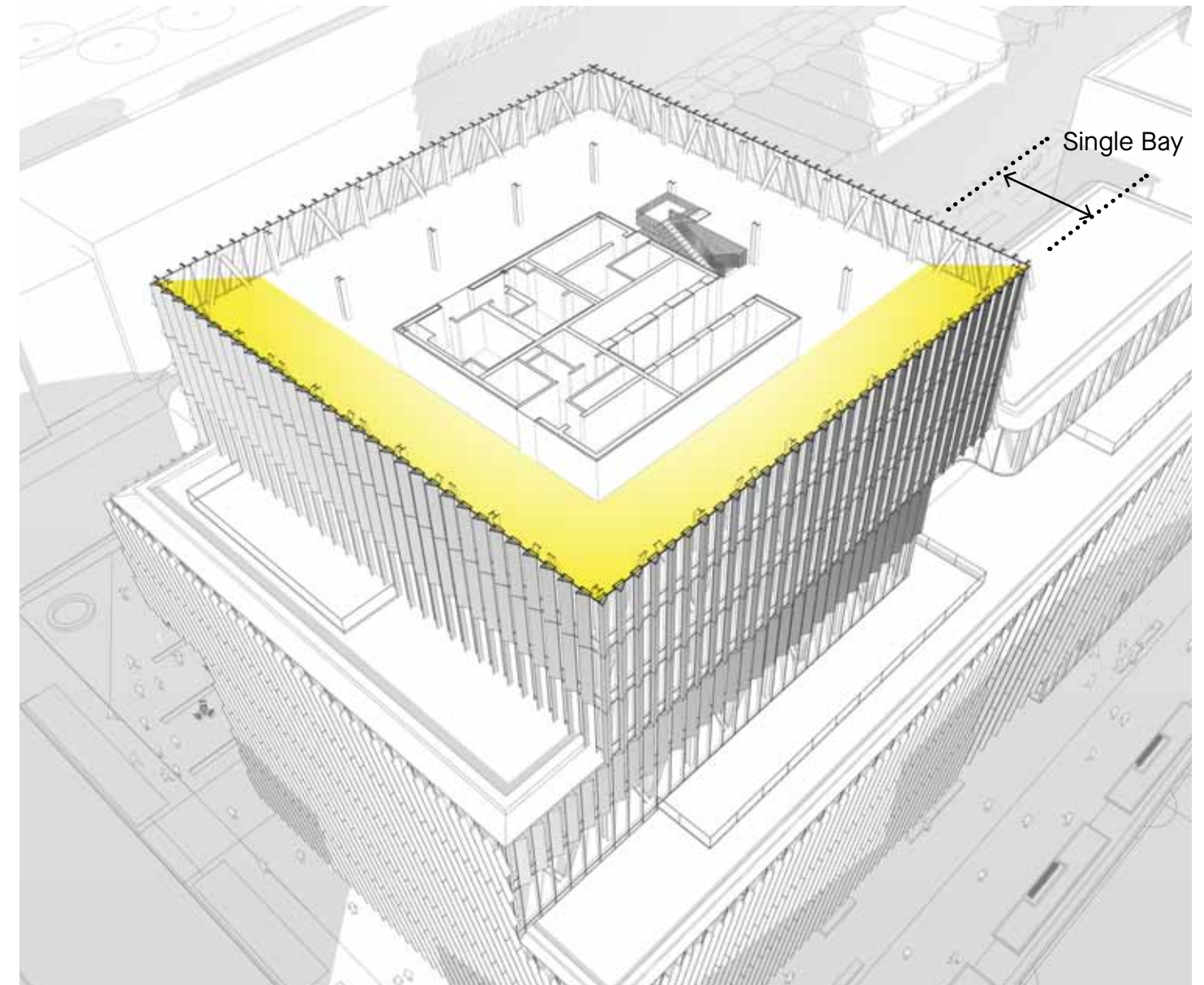
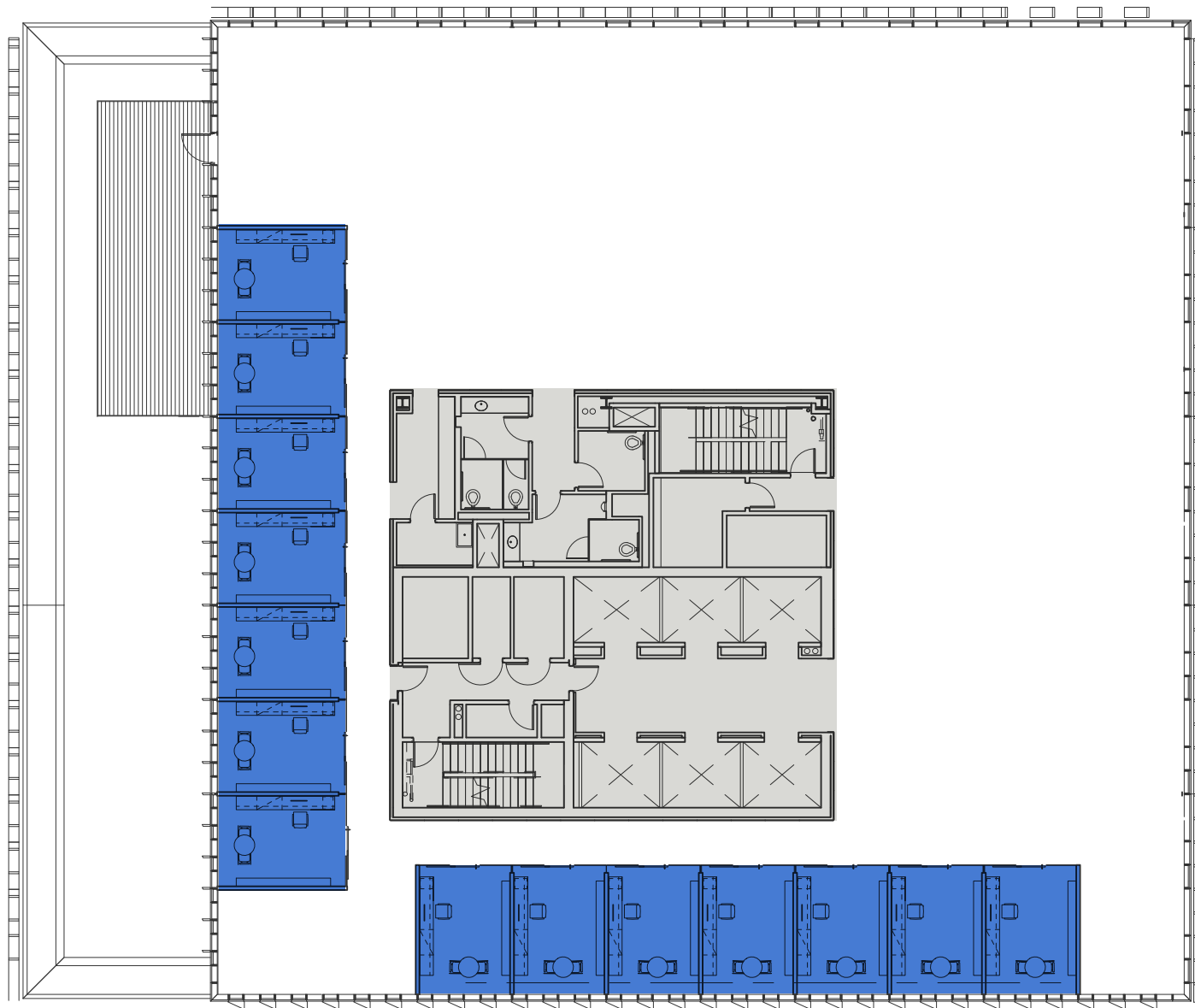
Conceptual Framework



- 14,280 sqft floorplate
- Single Bay Depth is Optimized for Private Offices

# Tower Floorplate

## Conceptual Framework

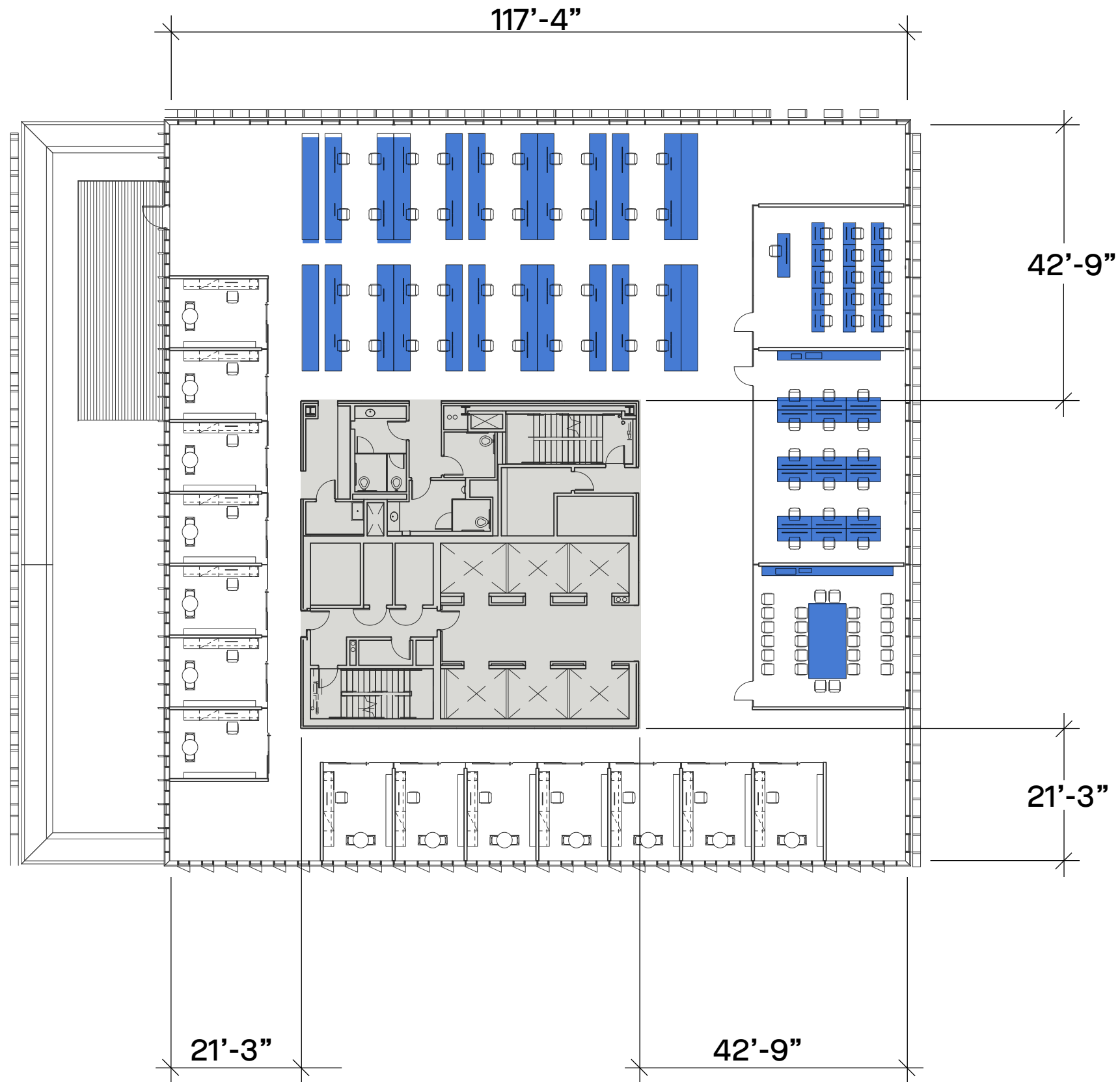


### Saw Tooth Facade Along Single Bay Depth

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.

# Tower Floorplate

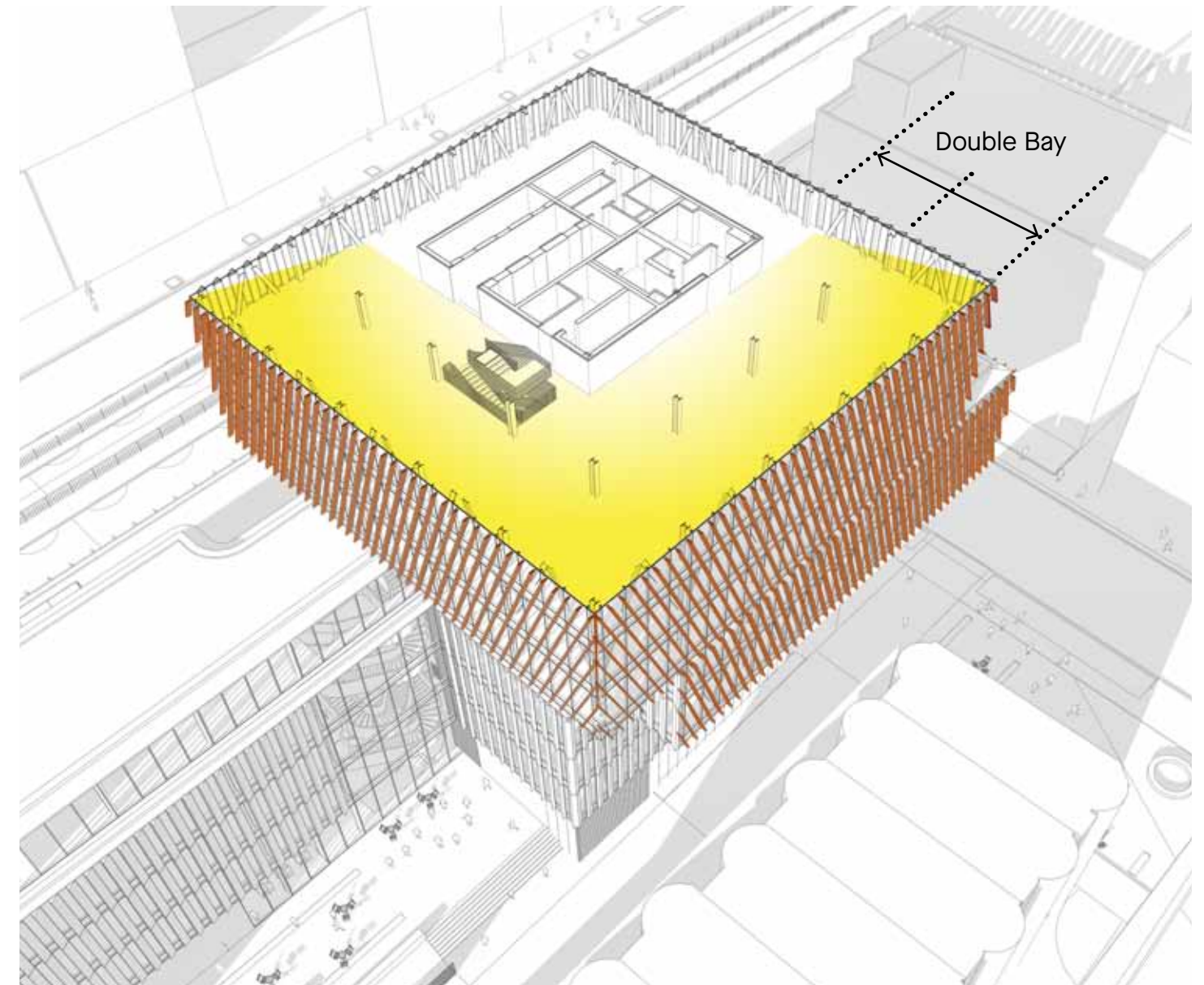
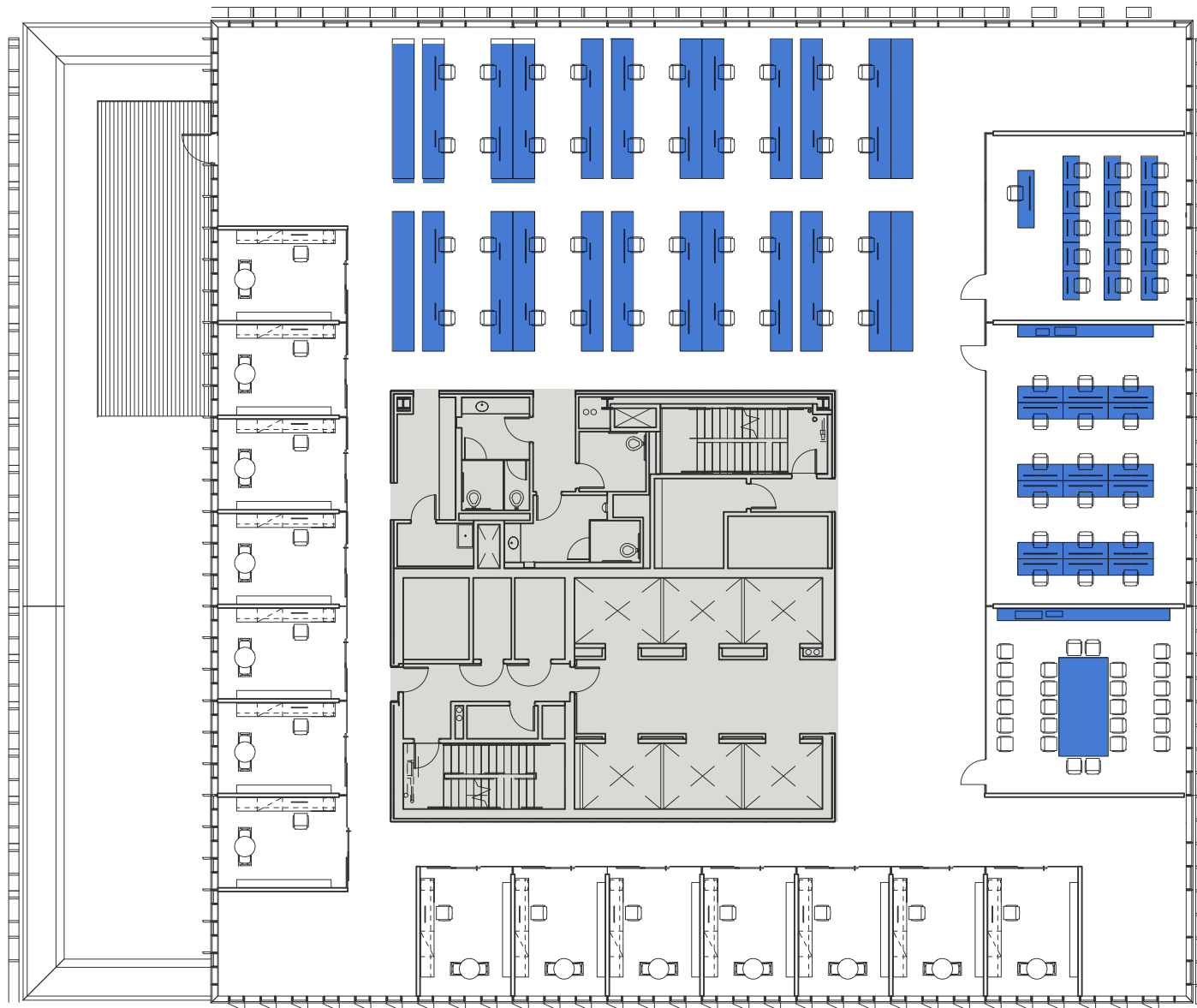
Conceptual Framework



- 14,280 sqft floorplate
- Single Bay Depth is Optimized for Private Offices
- Double Bay Depth Accommodates Larger Program Spaces and Open Workspace

# Tower Floorplate

## Conceptual Framework

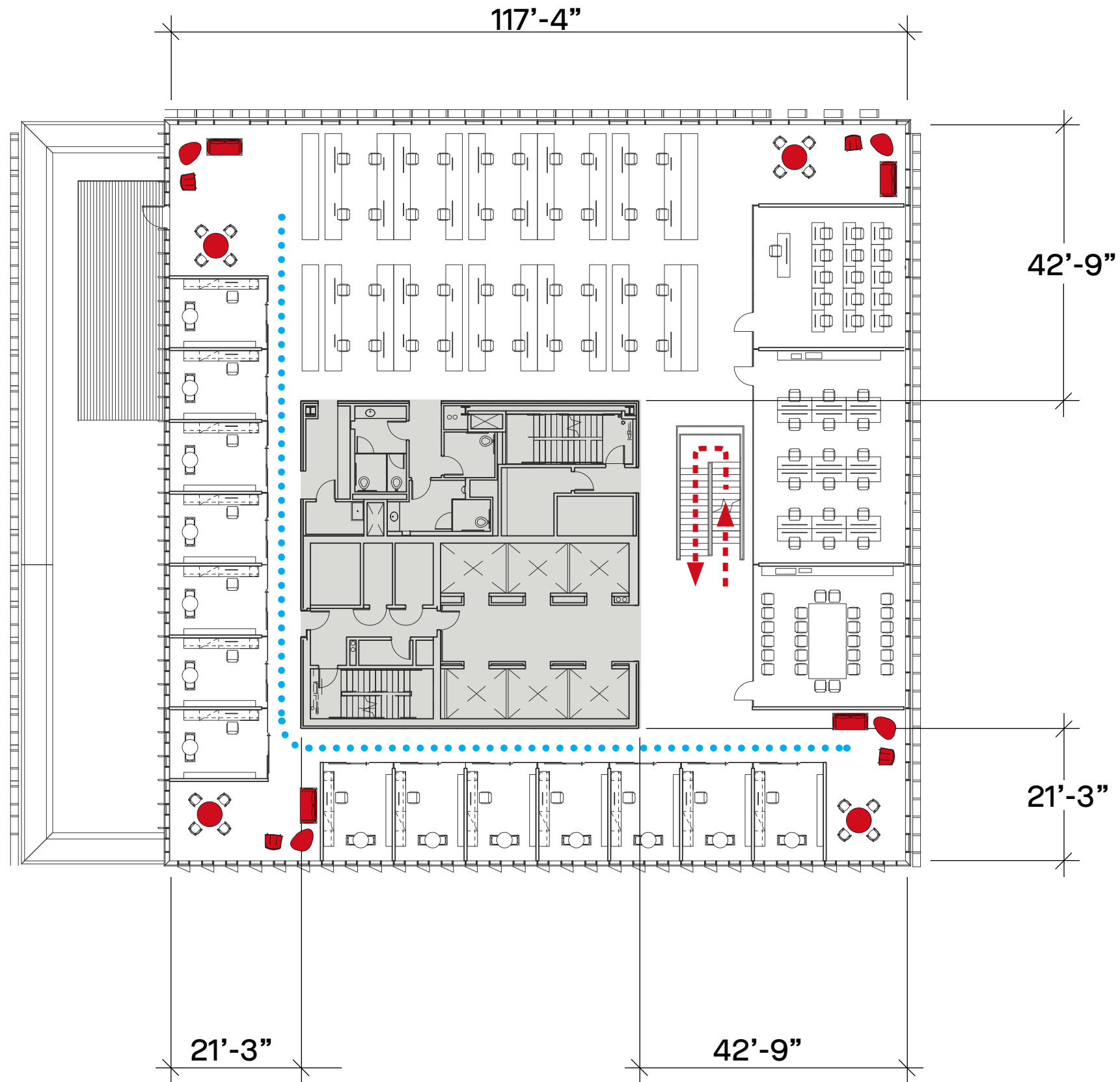


### Diagonal Louvers Along Double Bay Depth

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.

# Tower Floorplate

Conceptual Framework

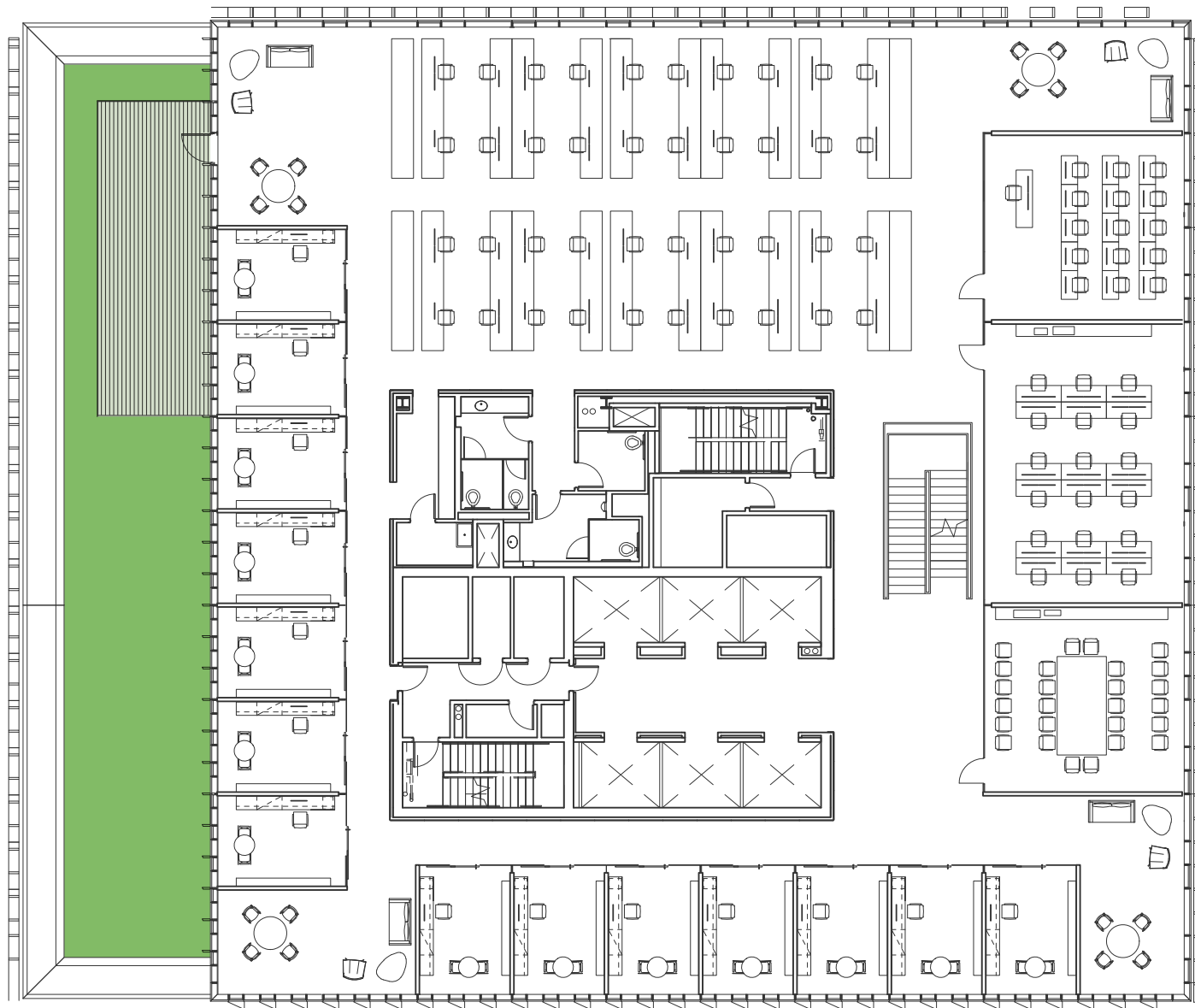


- 14,280 sqft floorplate
- Single Bay Depth is Optimized for Private Offices
- Double Bay Depth Accommodates Larger Program Spaces and Open Workspace
- Collaboration Spaces and Convenience Stair Catalyze Social Interactions
- Walkable floorplate



# Tower Floorplate

## Conceptual Framework

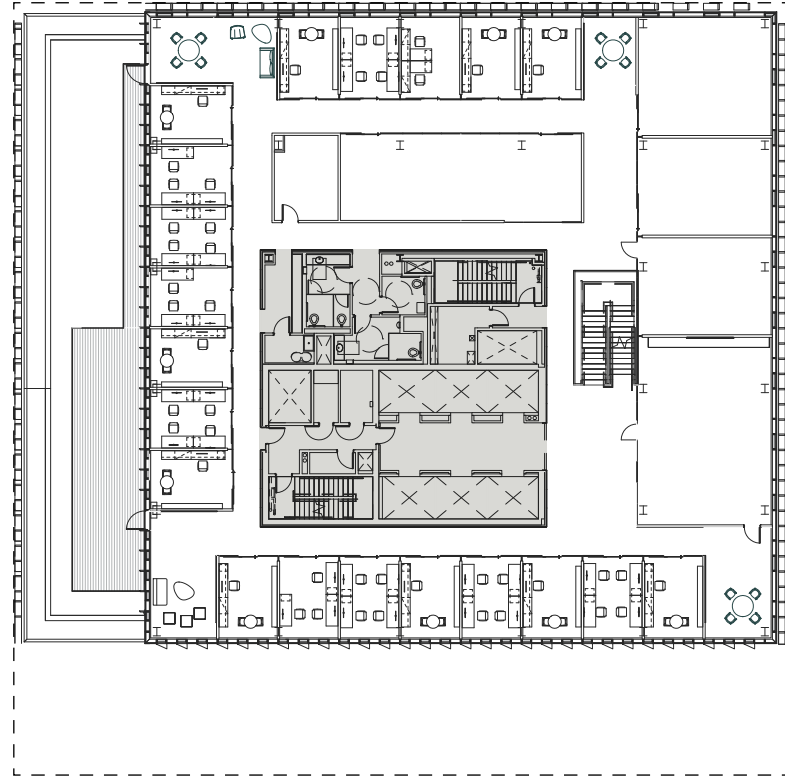


- 14,280 sqft floorplate
- Single Bay Depth is Optimized for Private Offices
- Double Bay Depth Accommodates Larger Program Spaces and Open Workspace
- Collaboration Spaces and Convenience Stair Catalyze Social Interactions
- Walkable floorplate
- **Shifted Massing Generates Outdoor Terraces / Green Space**

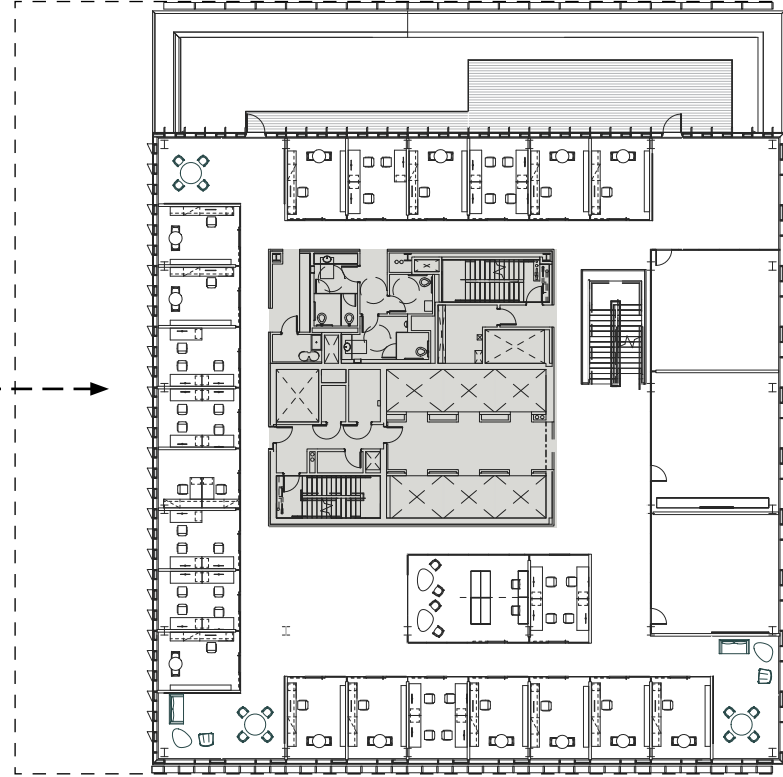
# Tower Floorplate

## Planning and Orientation

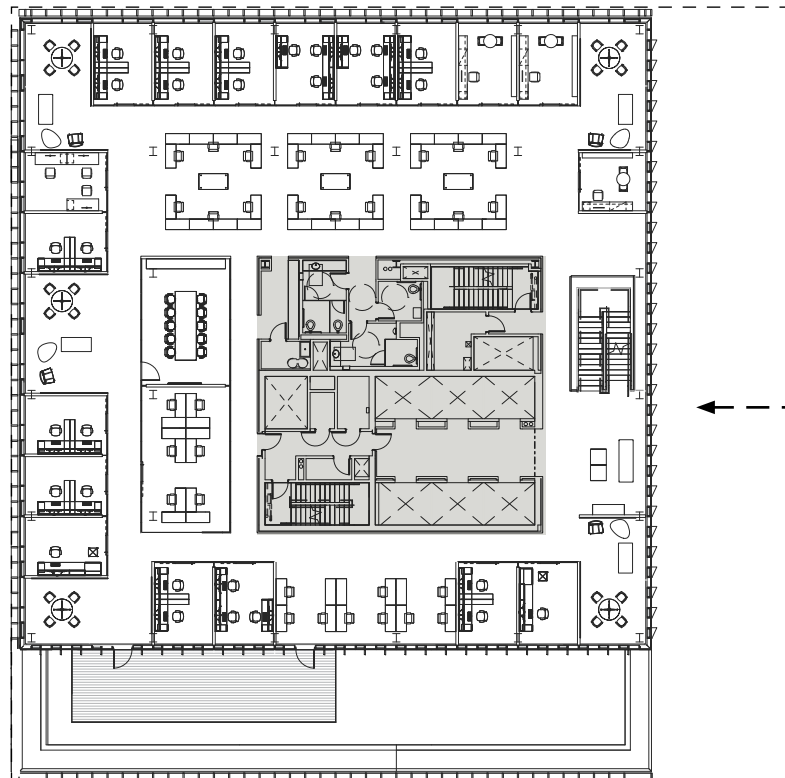
Level 7 - West Terrace



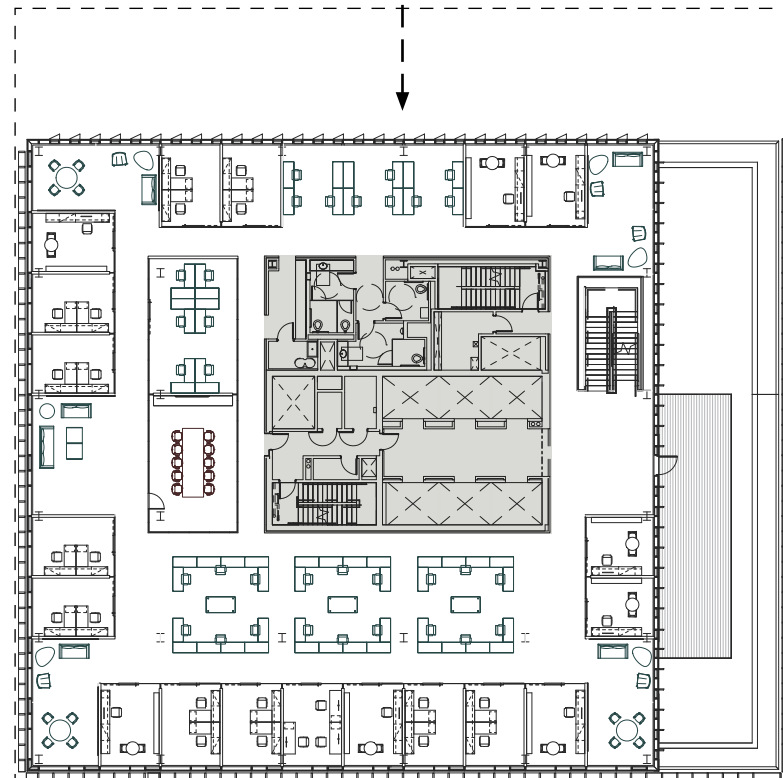
Level 10 - North Terrace



Level 15 - South Terrace



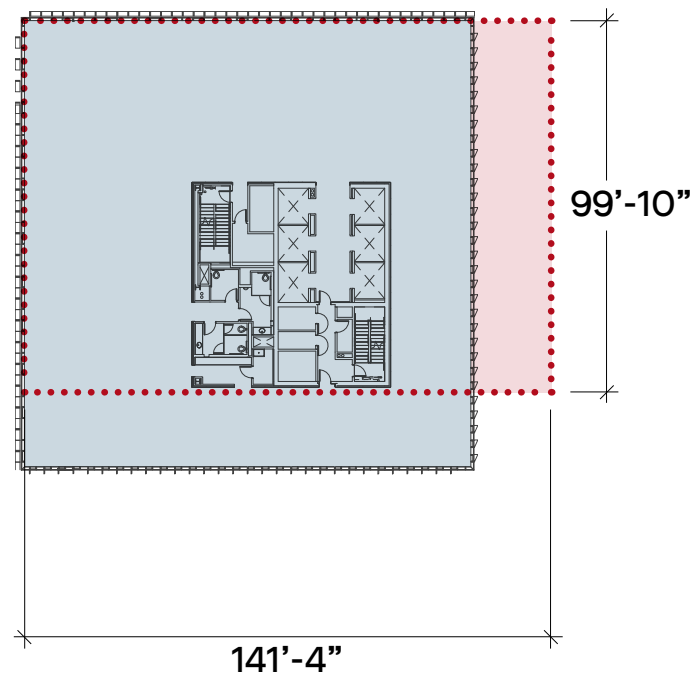
Level 12 - East Terrace



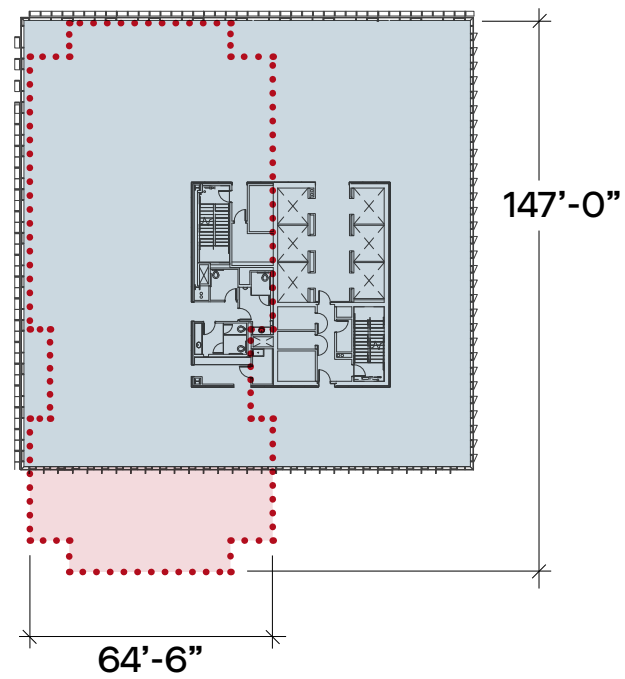
# Tower Floorplate

Scale of B.U. Campus Buildings

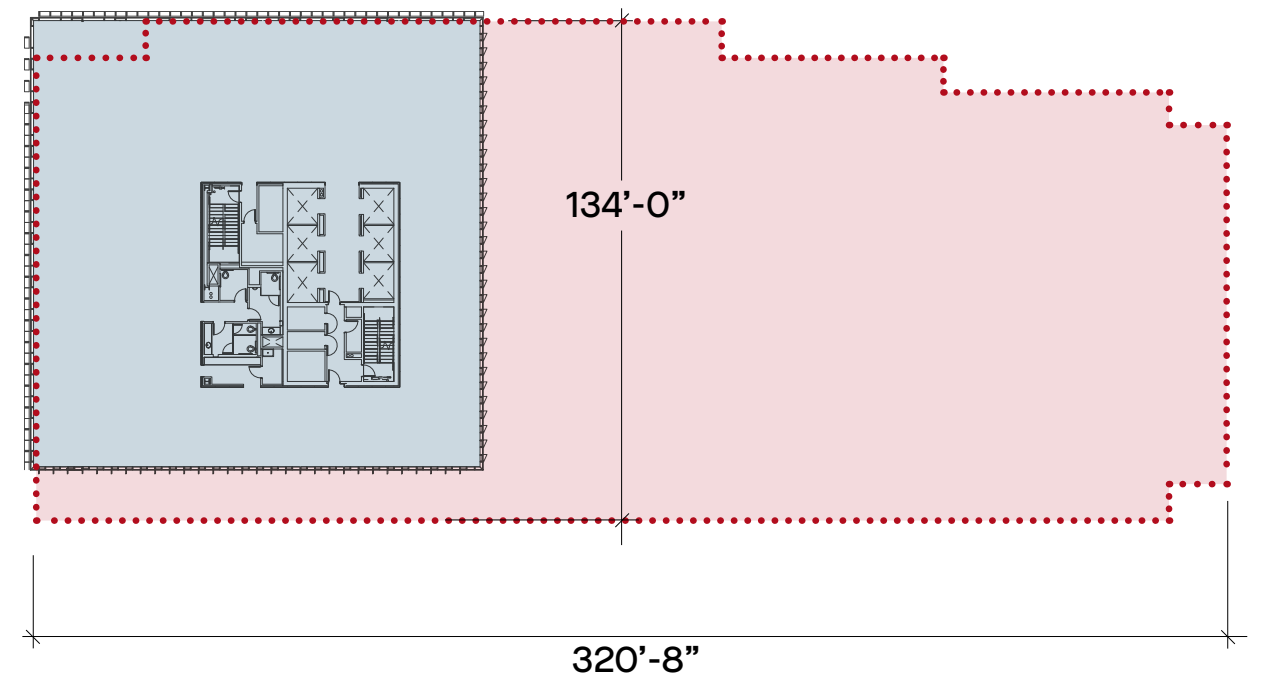
**Sargent College**  
FloorPlate = 14,134 sf



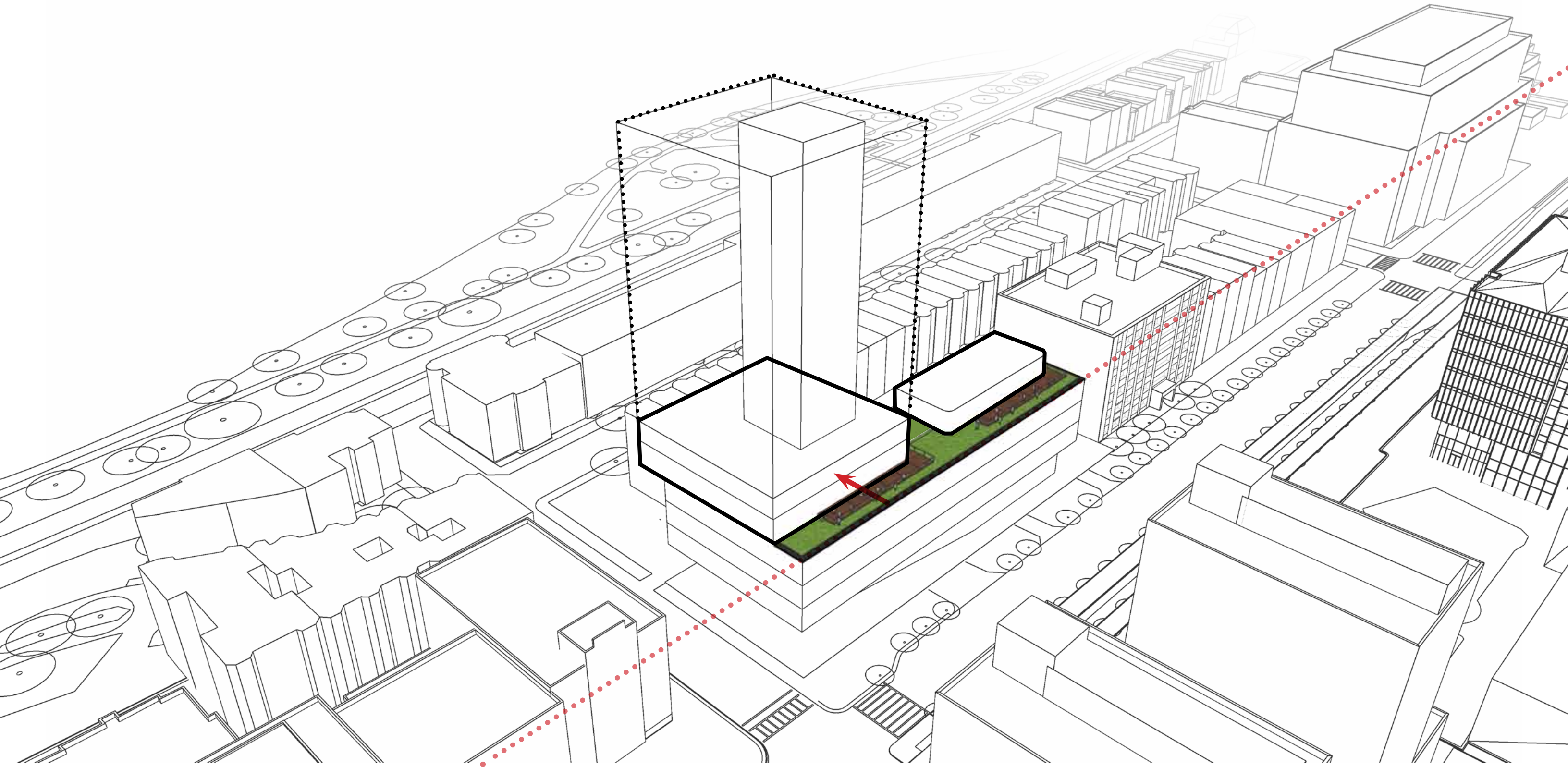
**School of Law**  
FloorPlate = 8,796 sf



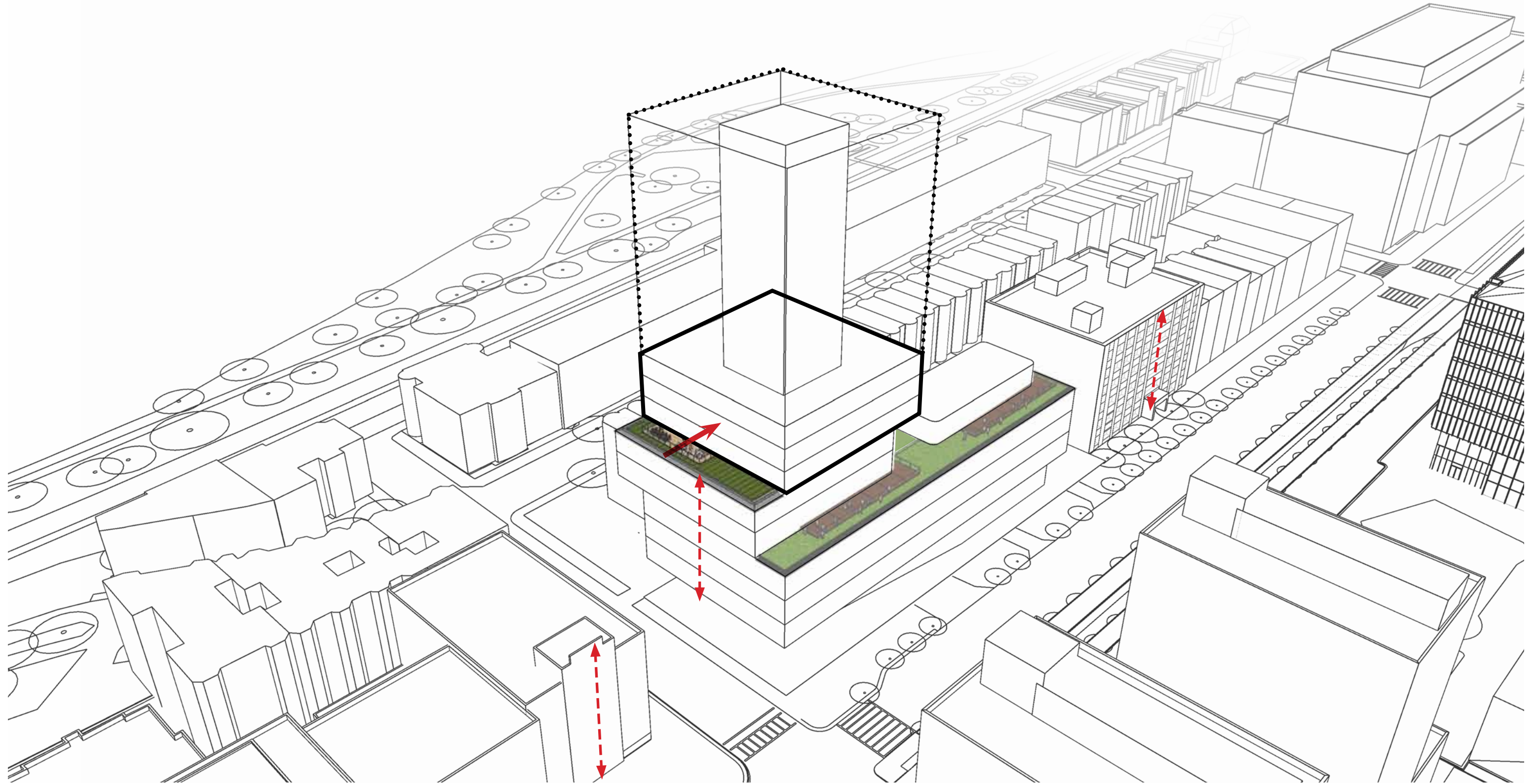
**School of Business**  
FloorPlate = 40,401 sf



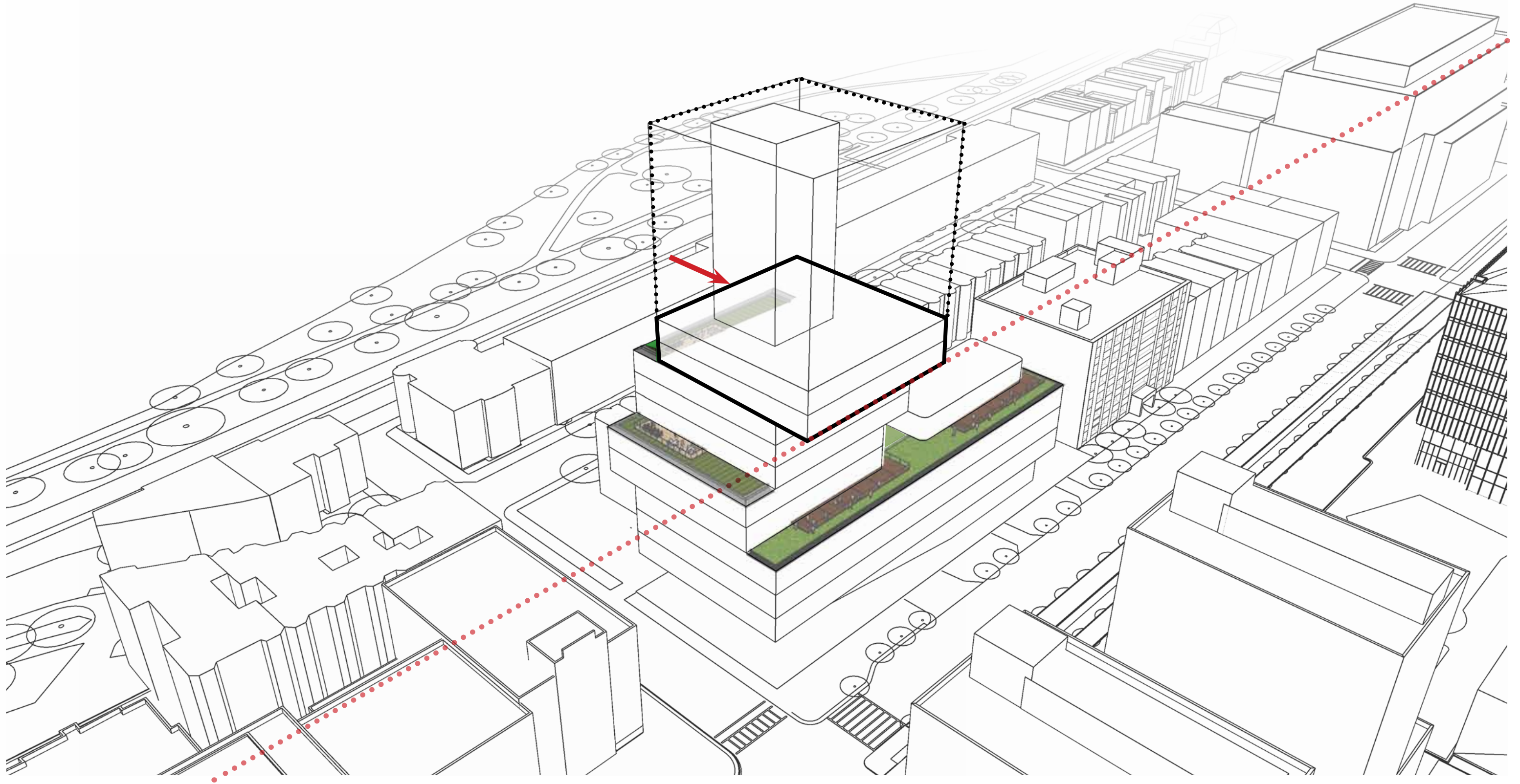
Tower is set back from Commonwealth Avenue to create a podium alignment with BU Context,  
and a south facing terrace overlooking Commonwealth Avenue



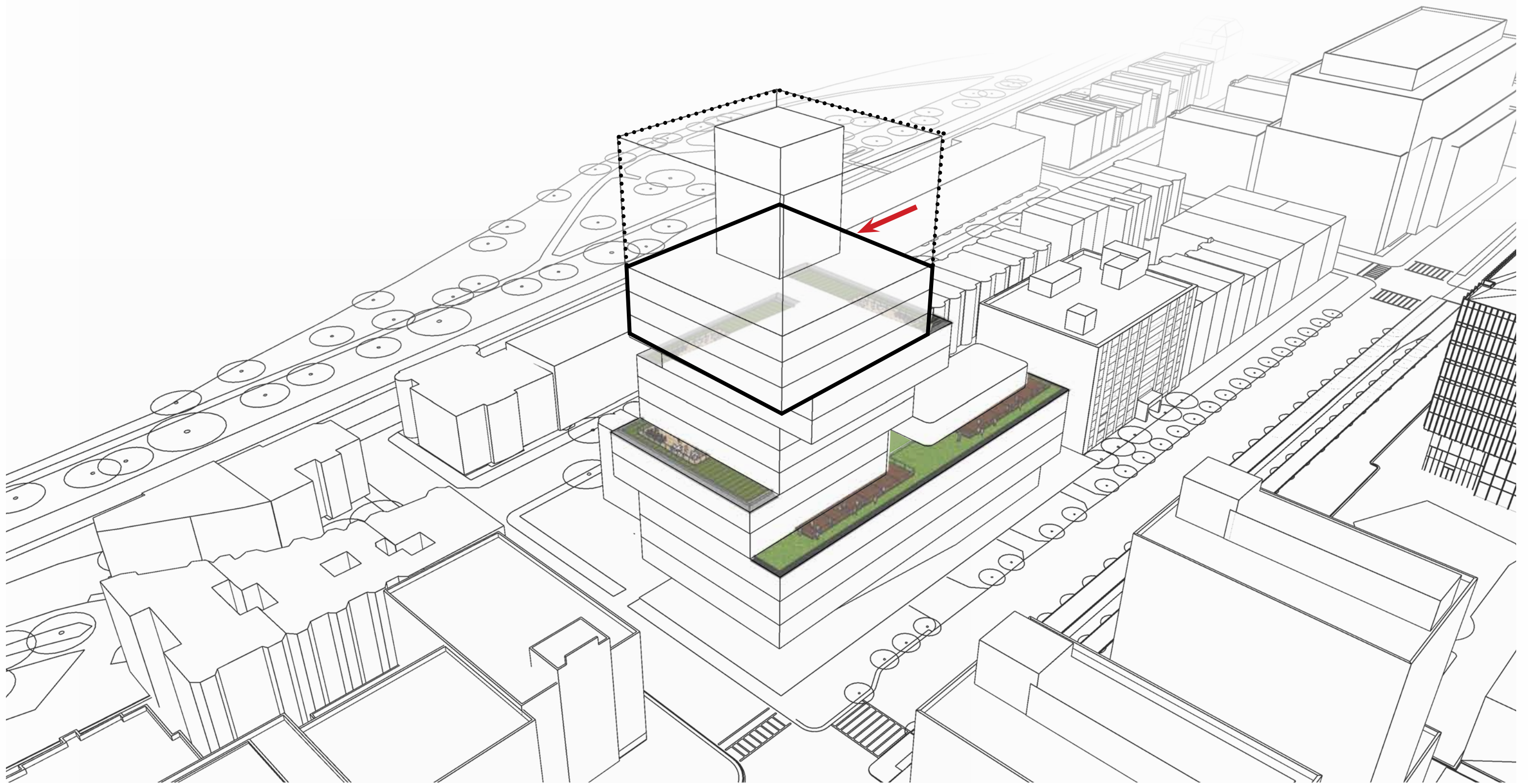
# West Terrace



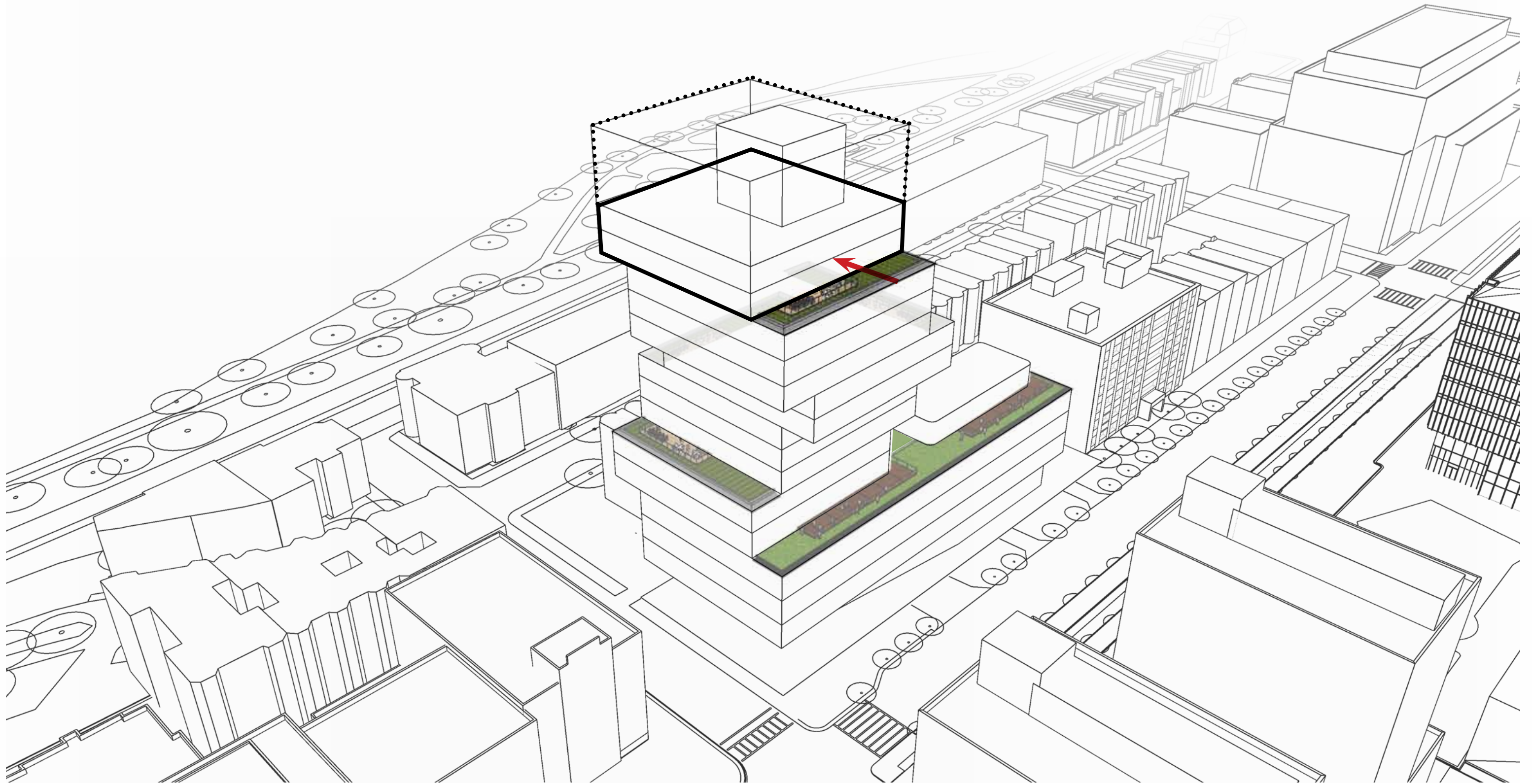
North Terrace overlooking Charles River  
Volume Shift aligns with top of Questrom School of Business



# East Terrace facing Downtown

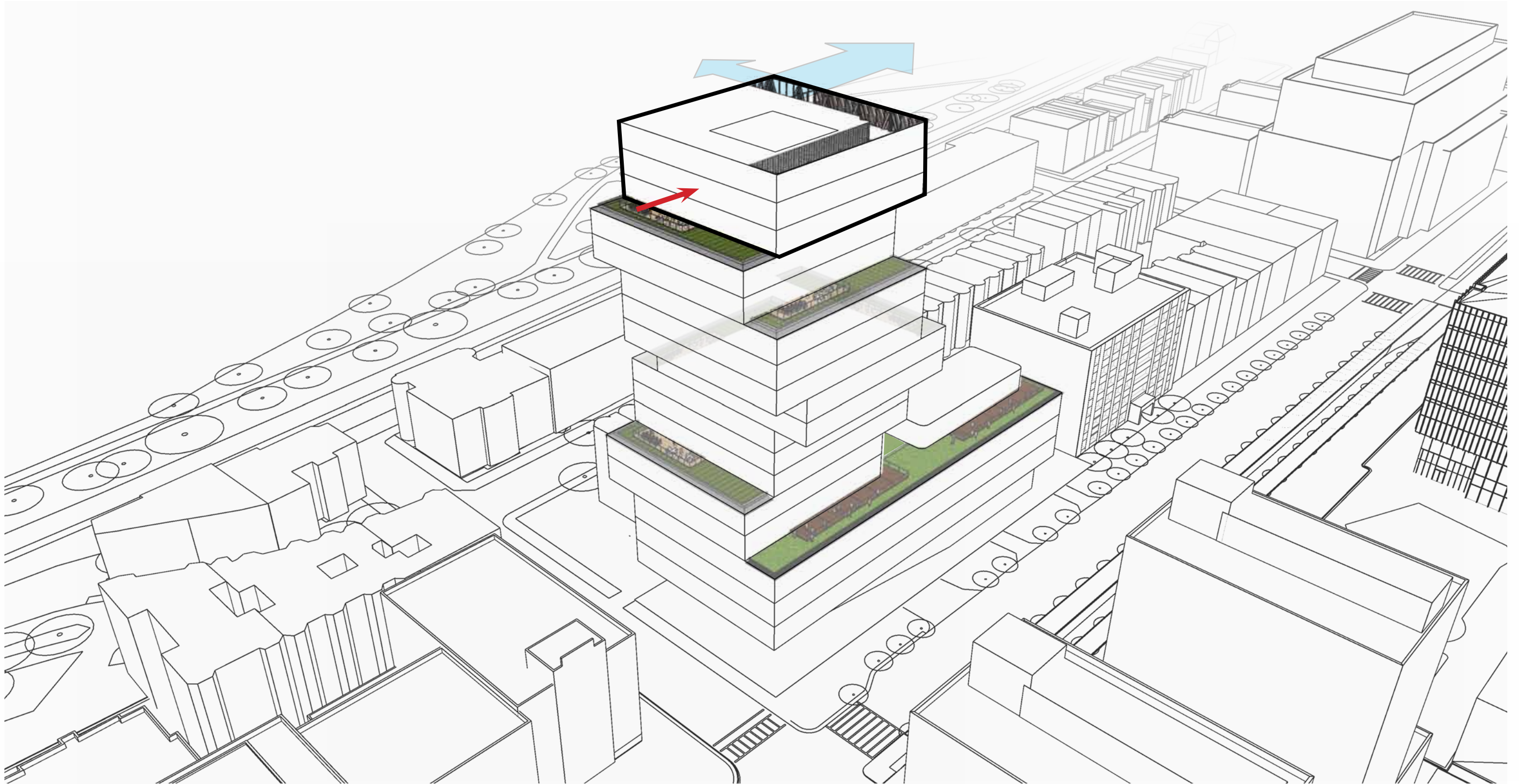


# Upper South Terrace on Commonwealth Avenue





Upper West Terrace + South/East skycourt oriented to the river and city



# Terraces



L07 Terrace looking North to the Charles River and Cambridge



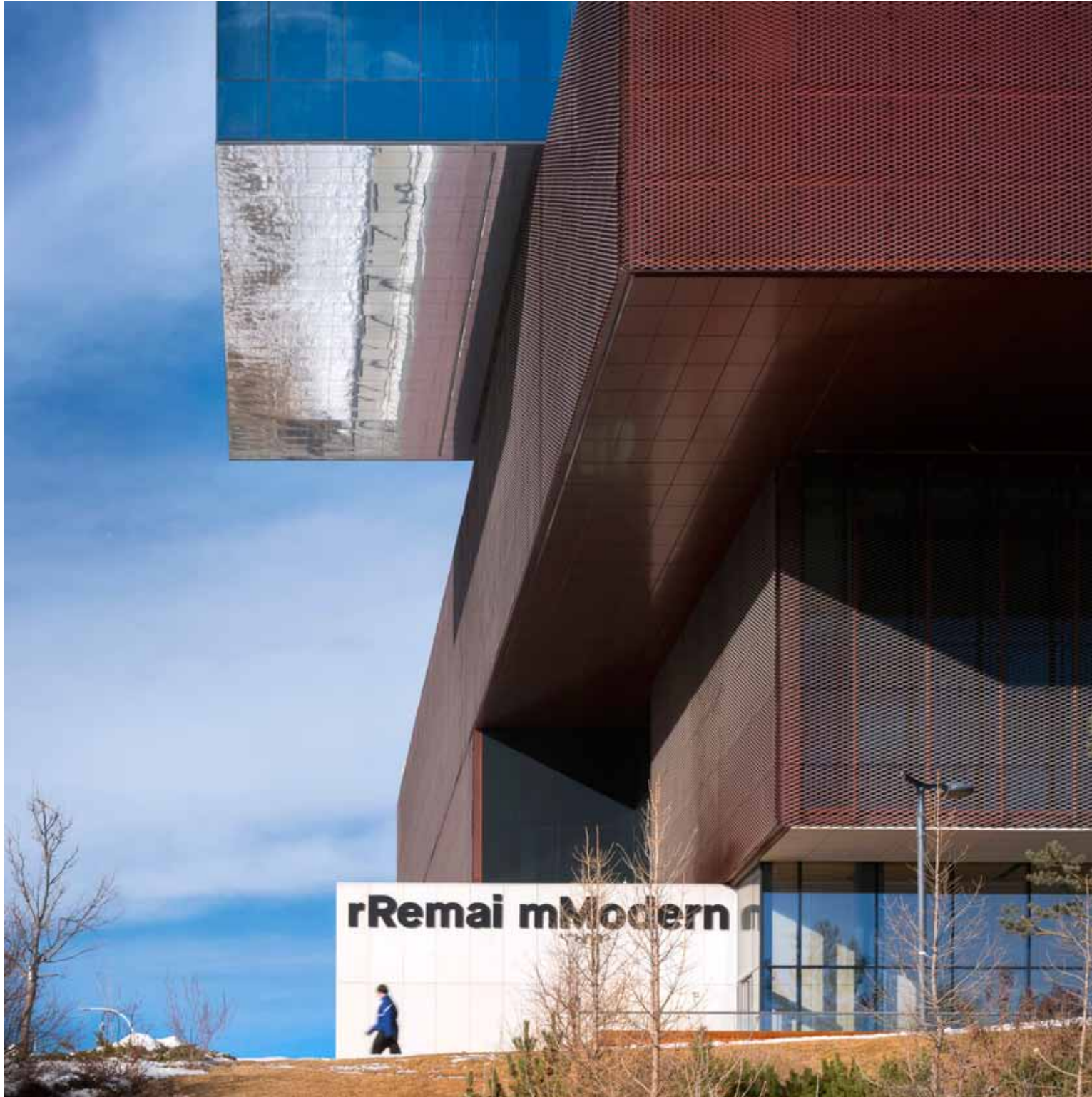
George Brown College \_ Toronto



L10 Terrace looking Northeast to the Charles River and the City



Northwestern University \_ Kellogg School of Management



Remai Modern Museum \_ Saskatoon



University of Toronto \_ Rotman School of Management

Red Brick color wraps and steps vertically clockwise up the building



# BU Limestone Context from west infills recessed facades

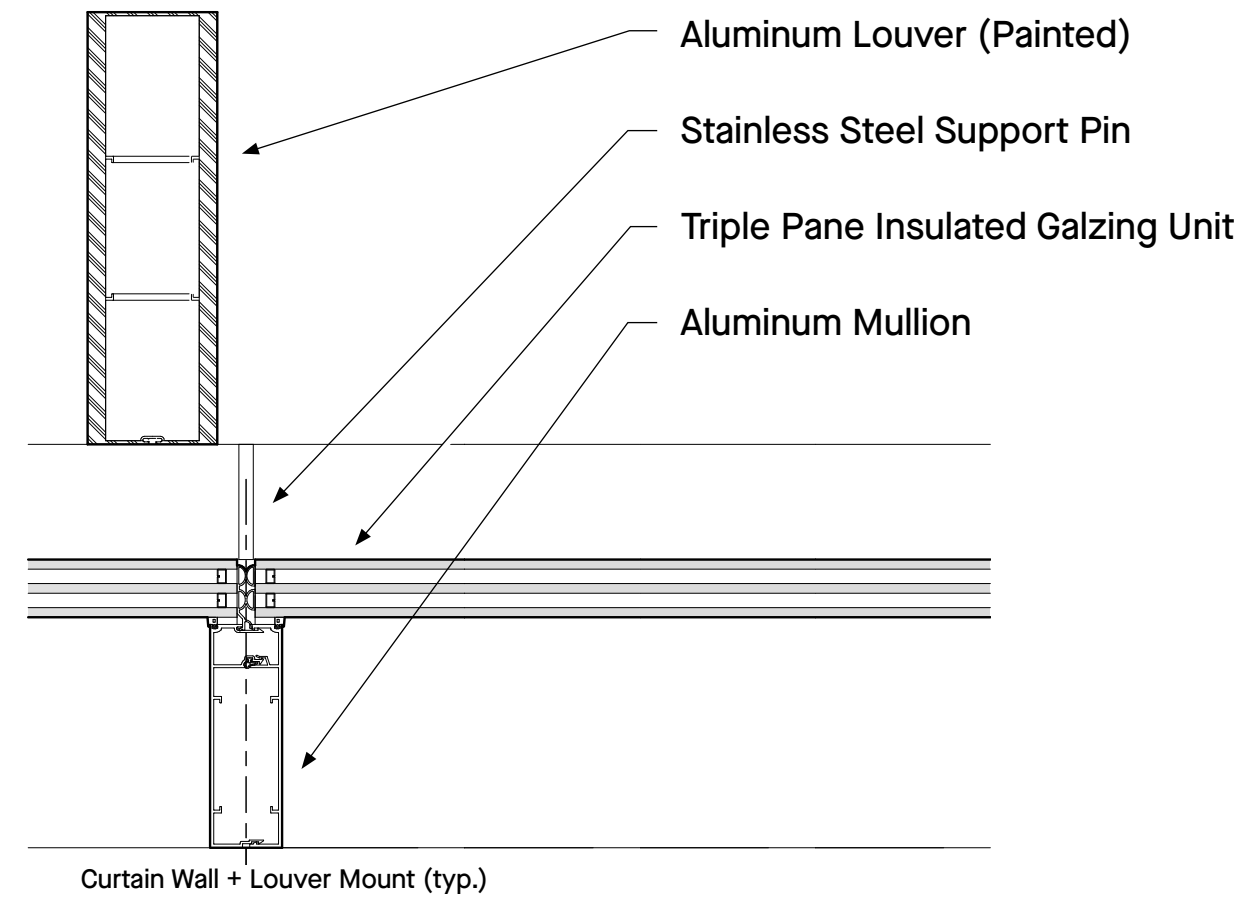


Shifted rotating volumes breaks down scale into vertical neighbourhoods  
and create outdoor spaces on all sides of building



# Materiality

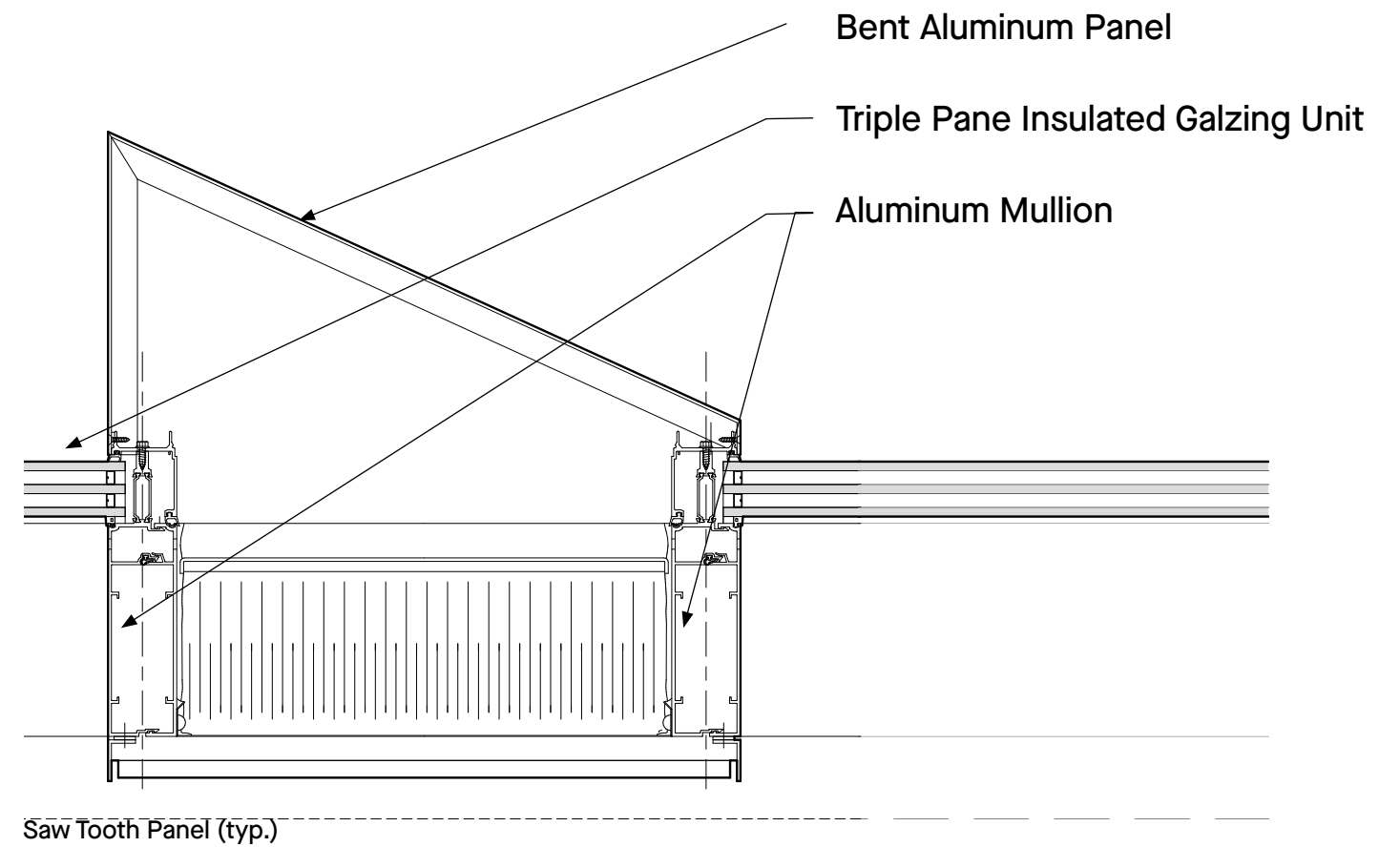
## Louvered Facade Assembly



1. Painted Aluminum Louver
2. Aluminum Mullion
3. Triple Pane Insulated Glazing Units

# Materiality

## Sawtooth Facade Assembly





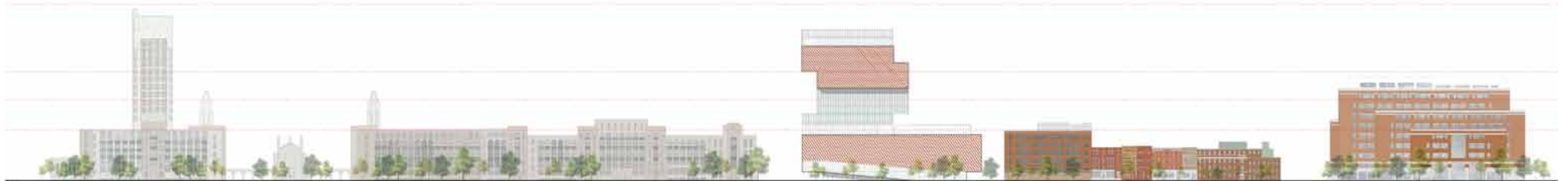
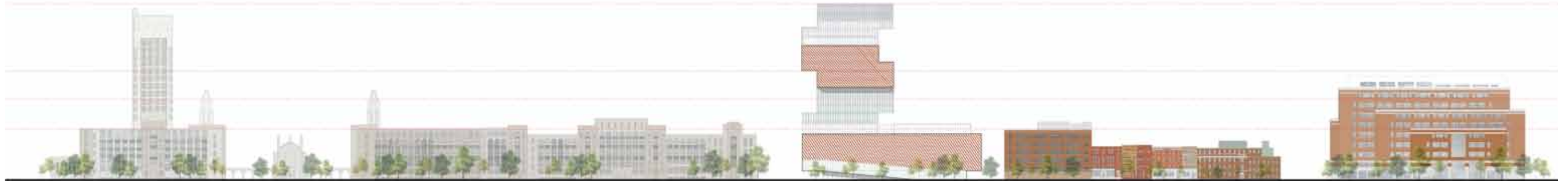
# Massing Studies





# Tower Floorplate

Add One Bay (23'-0")



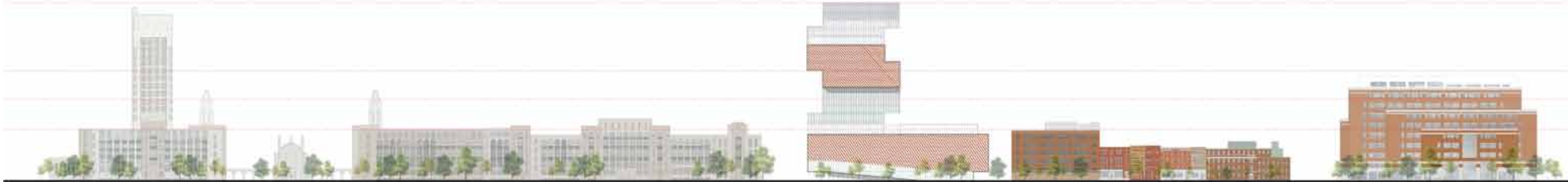
# Tower Floorplate

Add One Bay (23'-0")



# Tower Floorplate

Add Two Bays (46'-0")



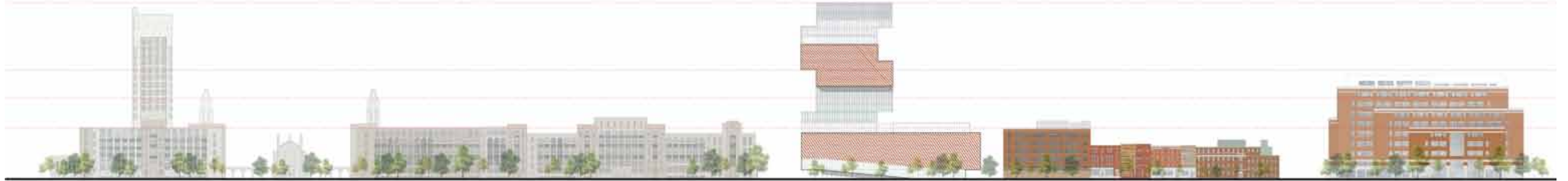
# Tower Floorplate

Add Two Bays (46'-0")



# Tower Floorplate

Add Three Bays (69'-0")



# Tower Floorplate

Add Three Bays (69'-0")

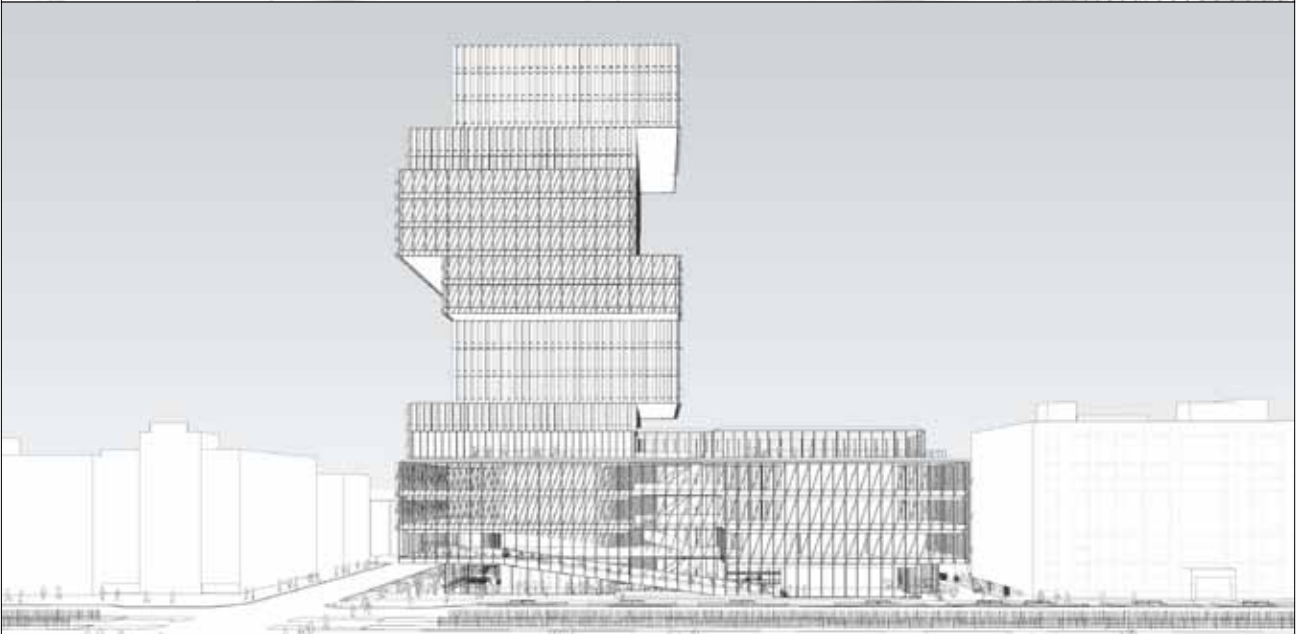
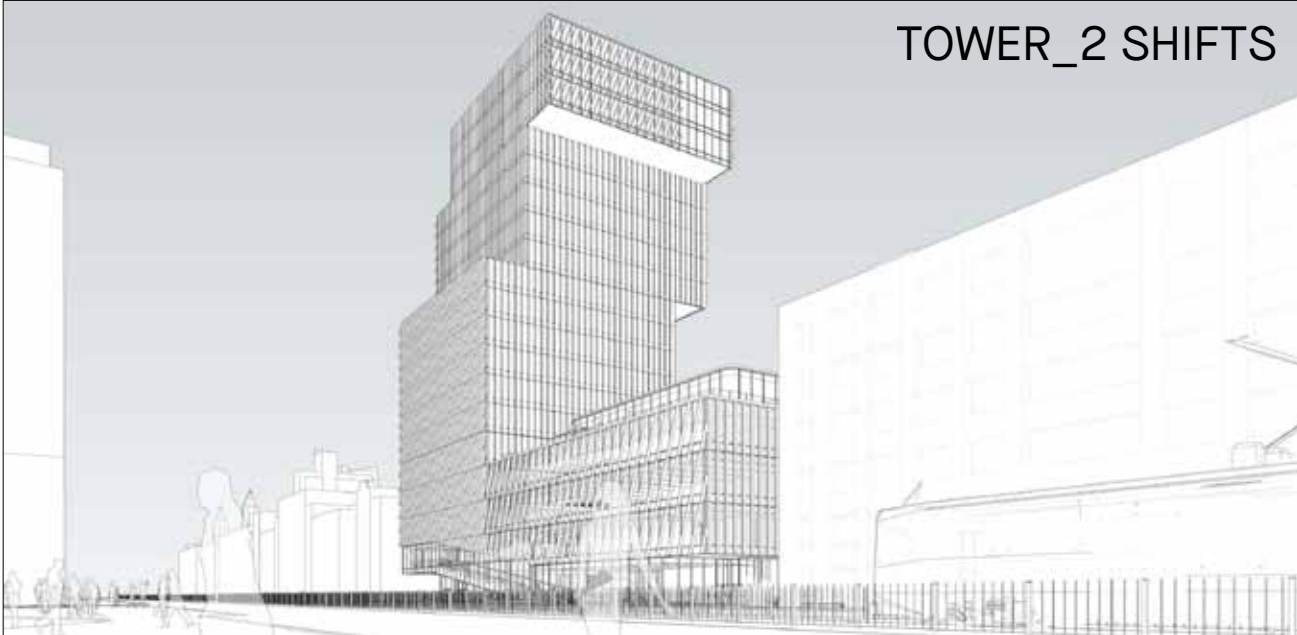




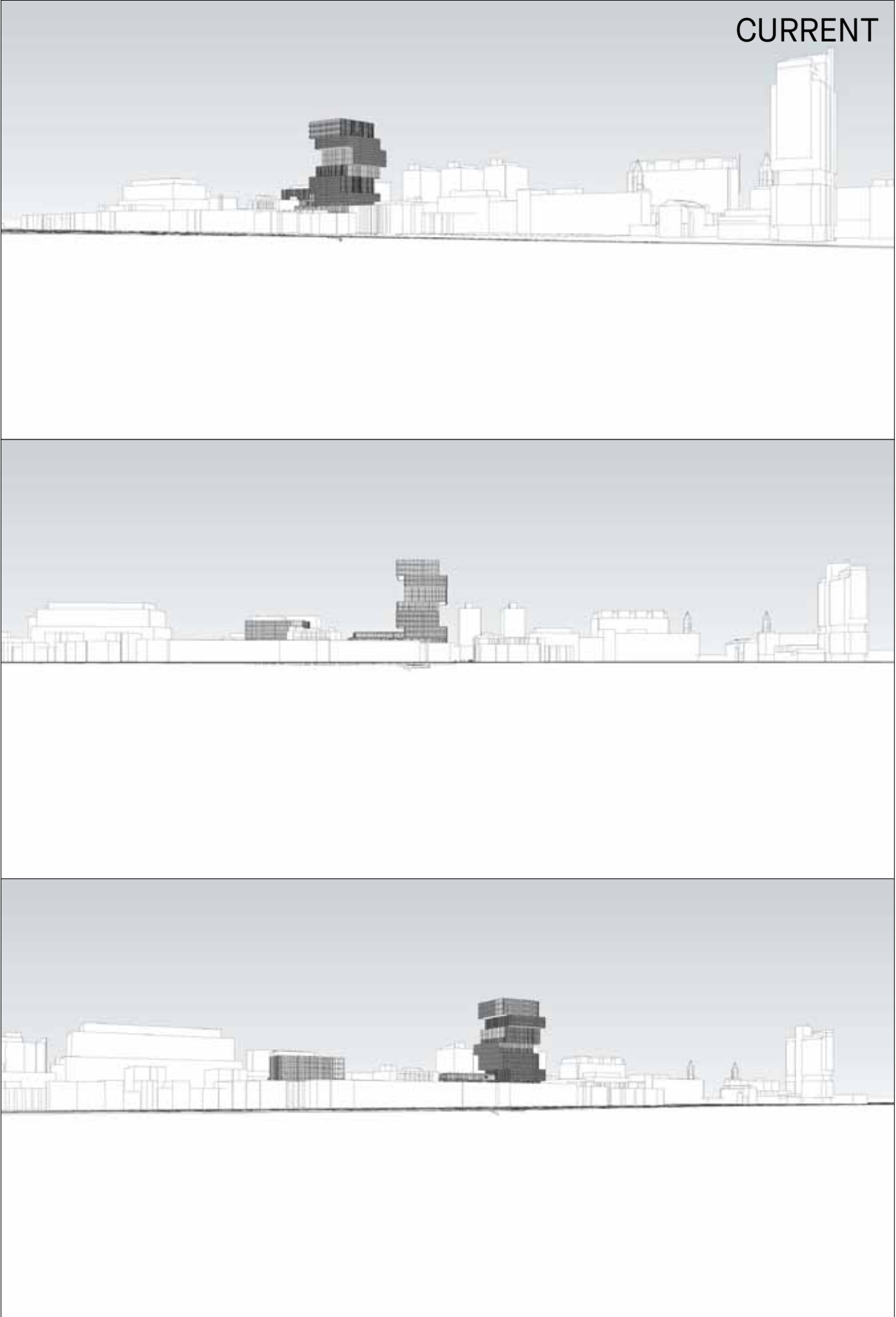
CURRENT



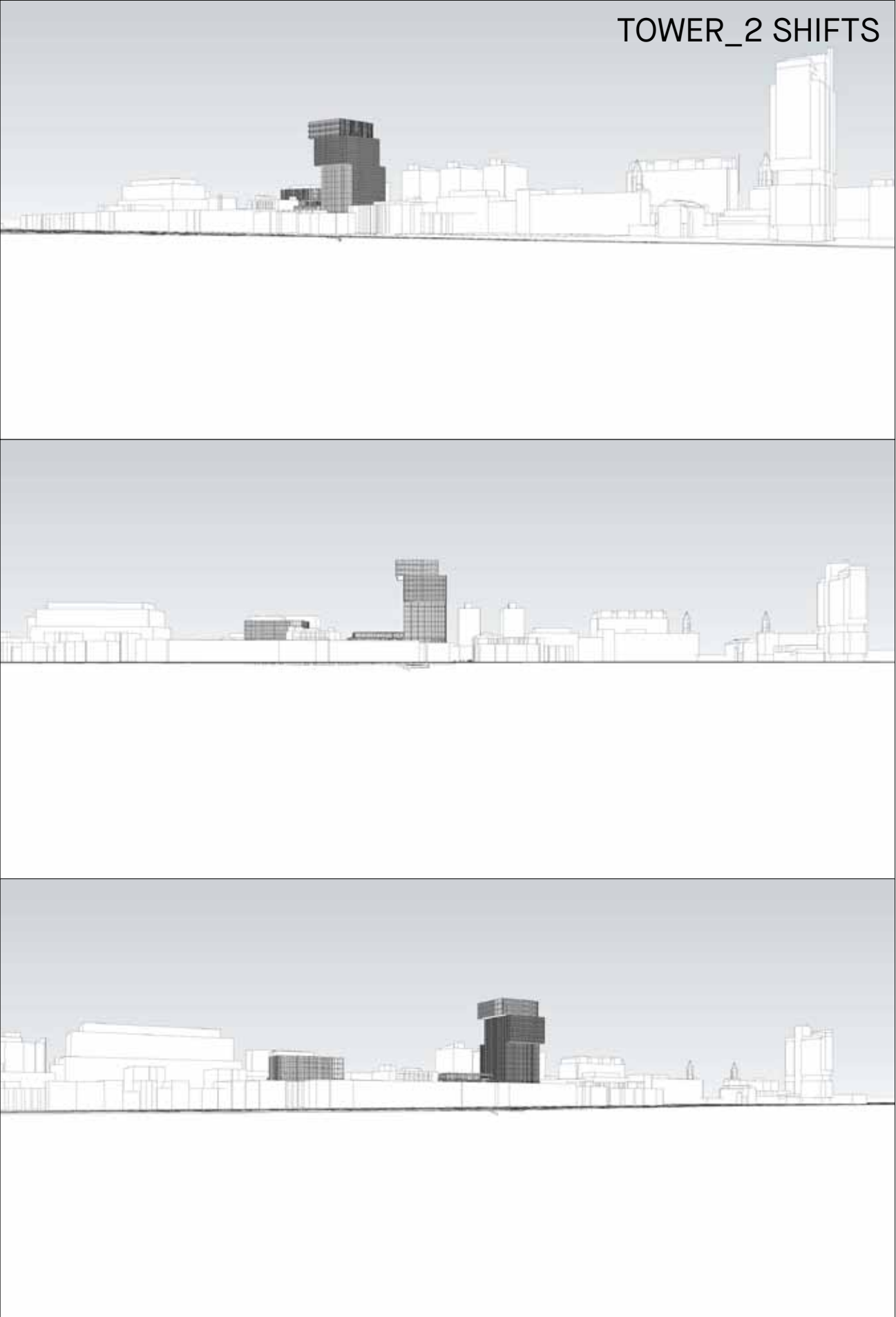
TOWER\_2 SHIFTS



CURRENT



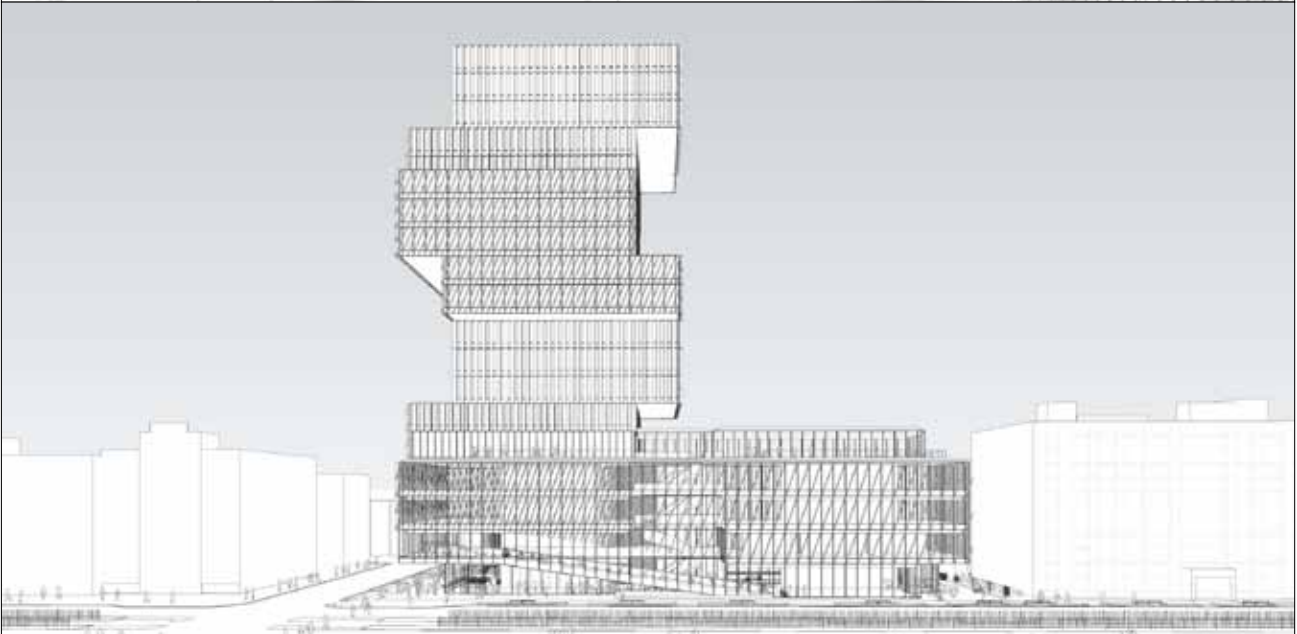
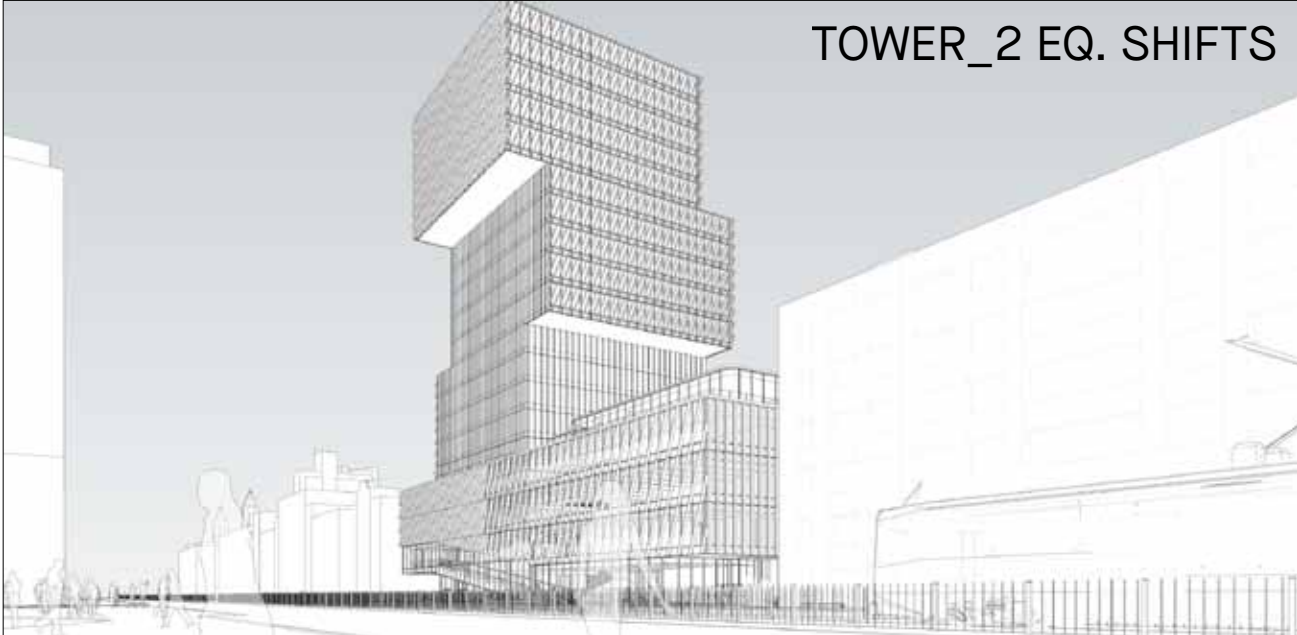
TOWER\_2 SHIFTS



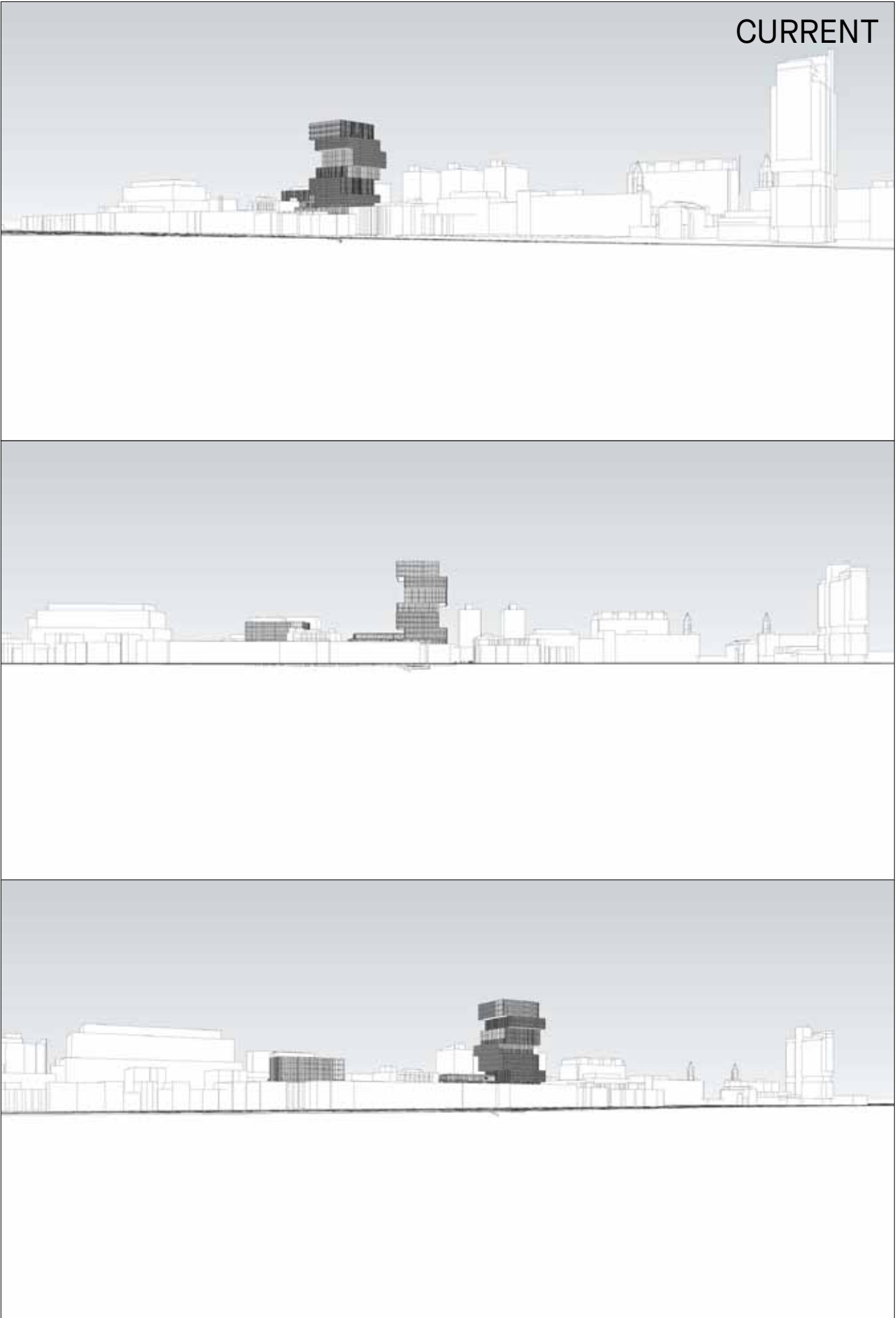
CURRENT



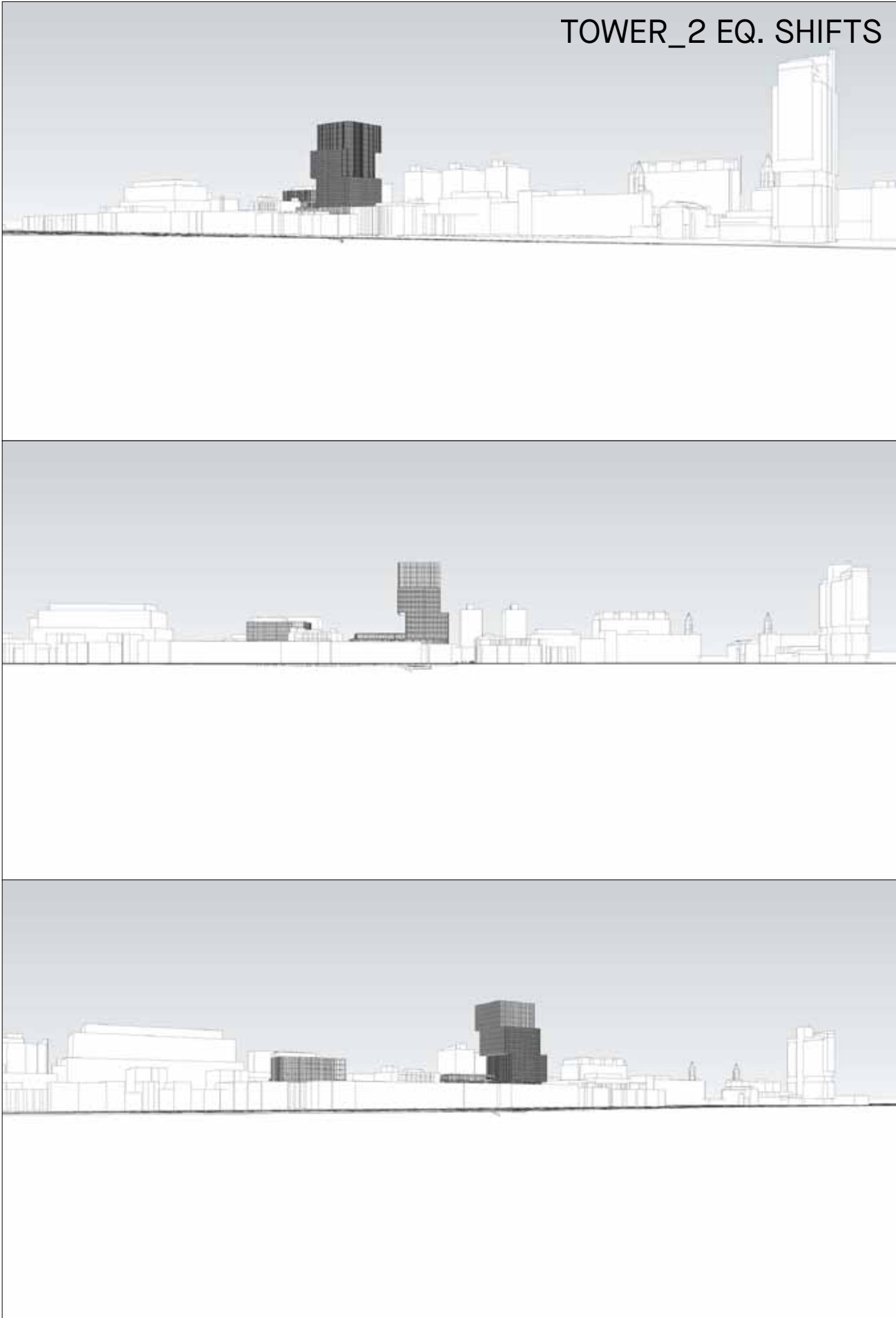
TOWER\_2 EQ. SHIFTS



CURRENT



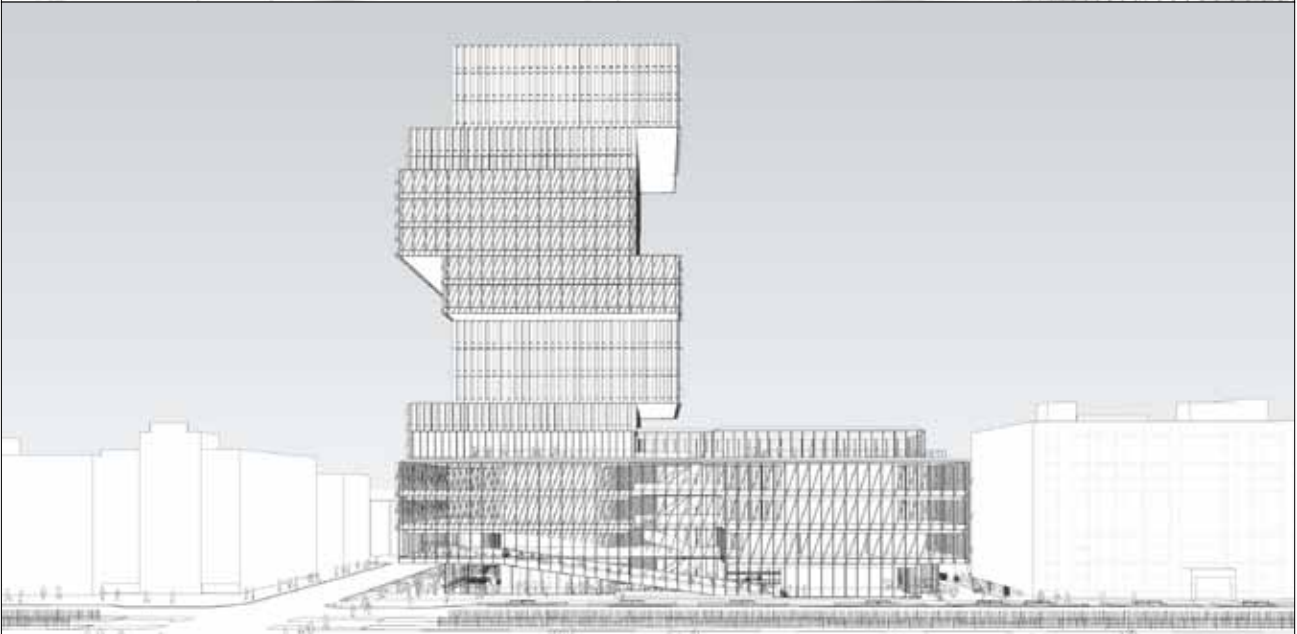
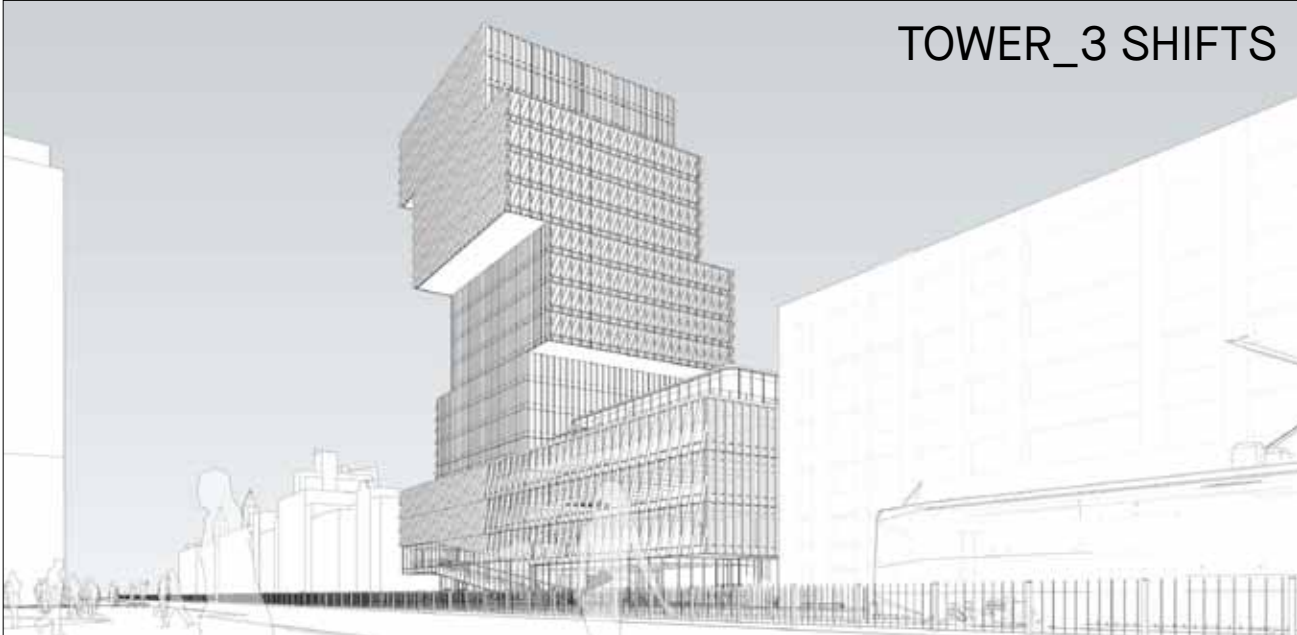
TOWER\_2 EQ. SHIFTS



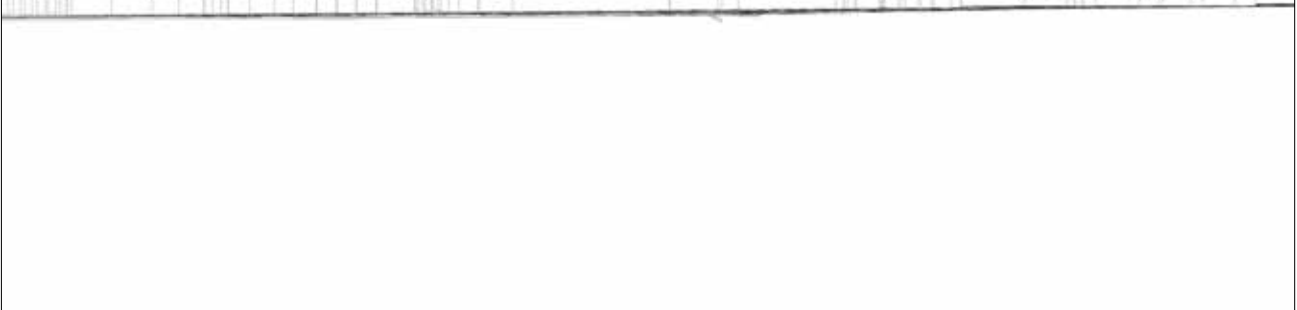
CURRENT



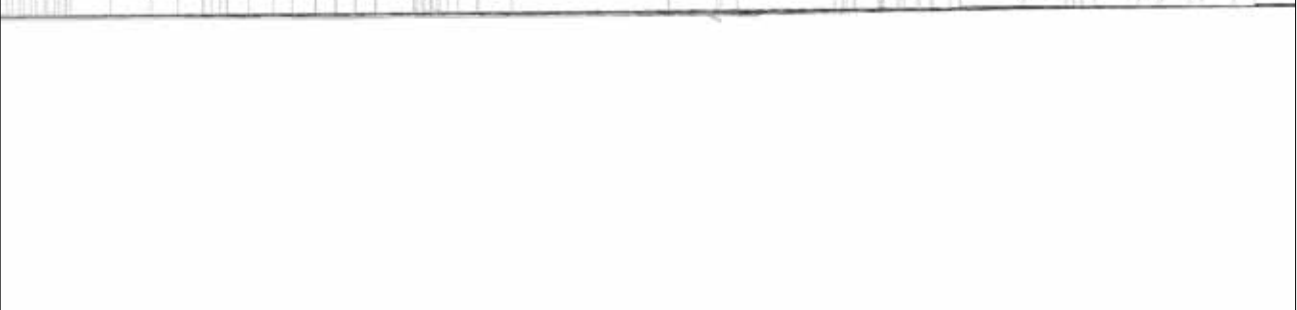
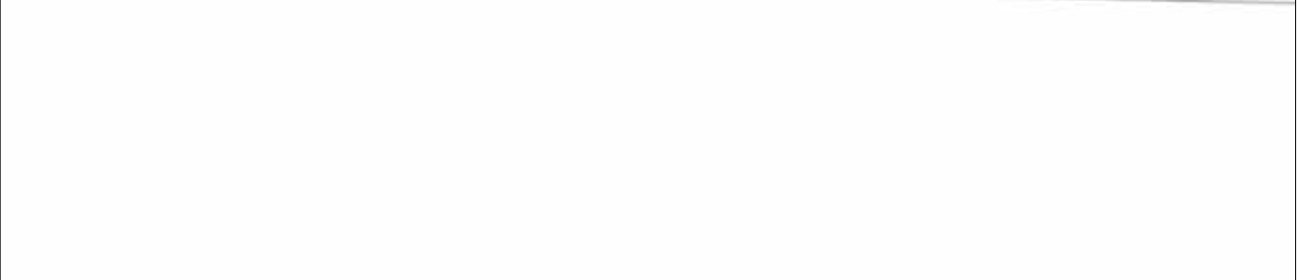
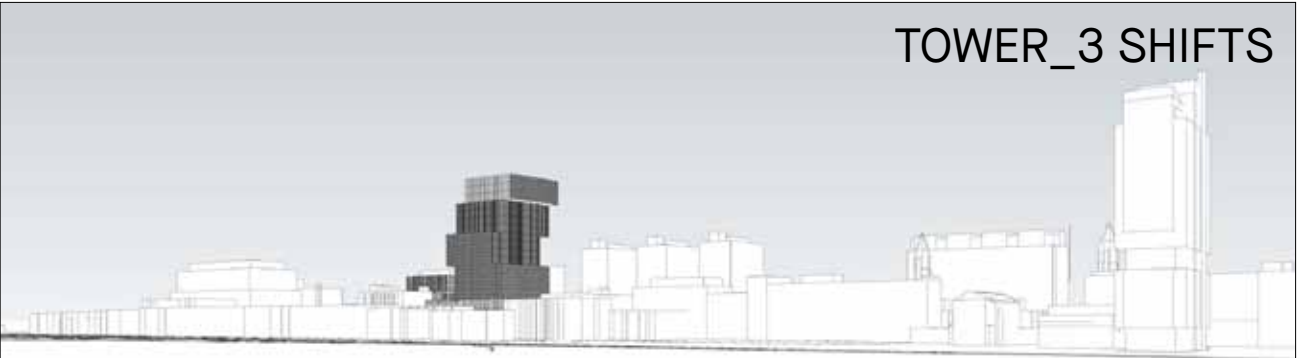
TOWER\_3 SHIFTS



CURRENT



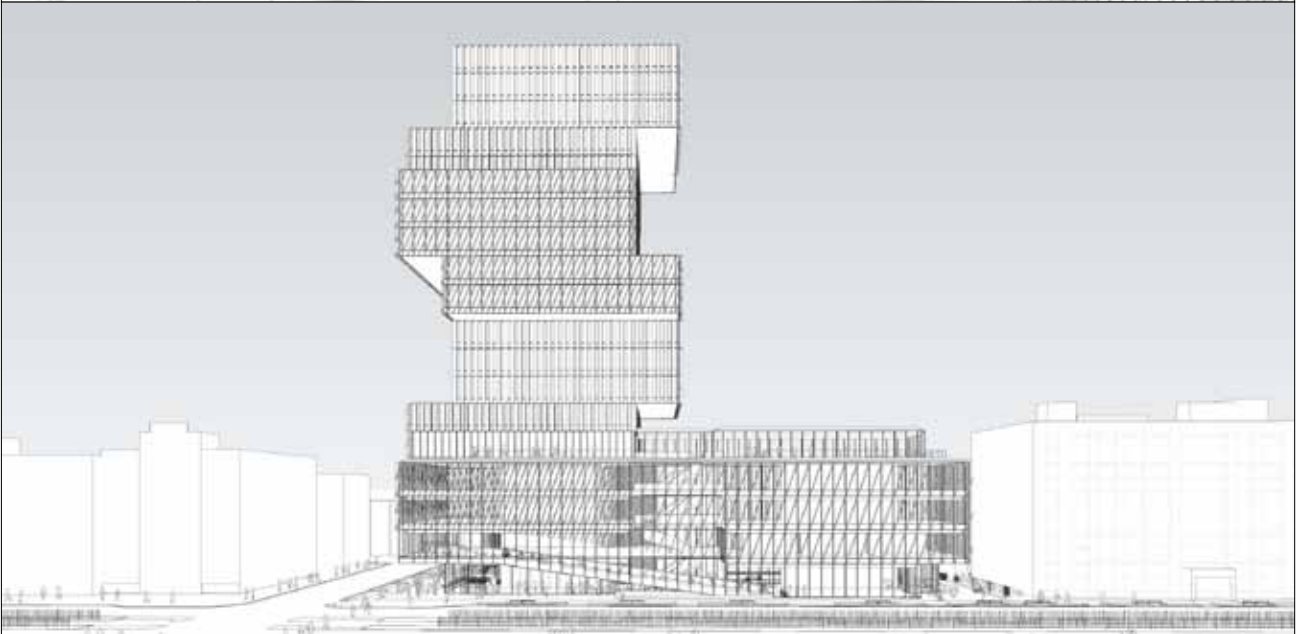
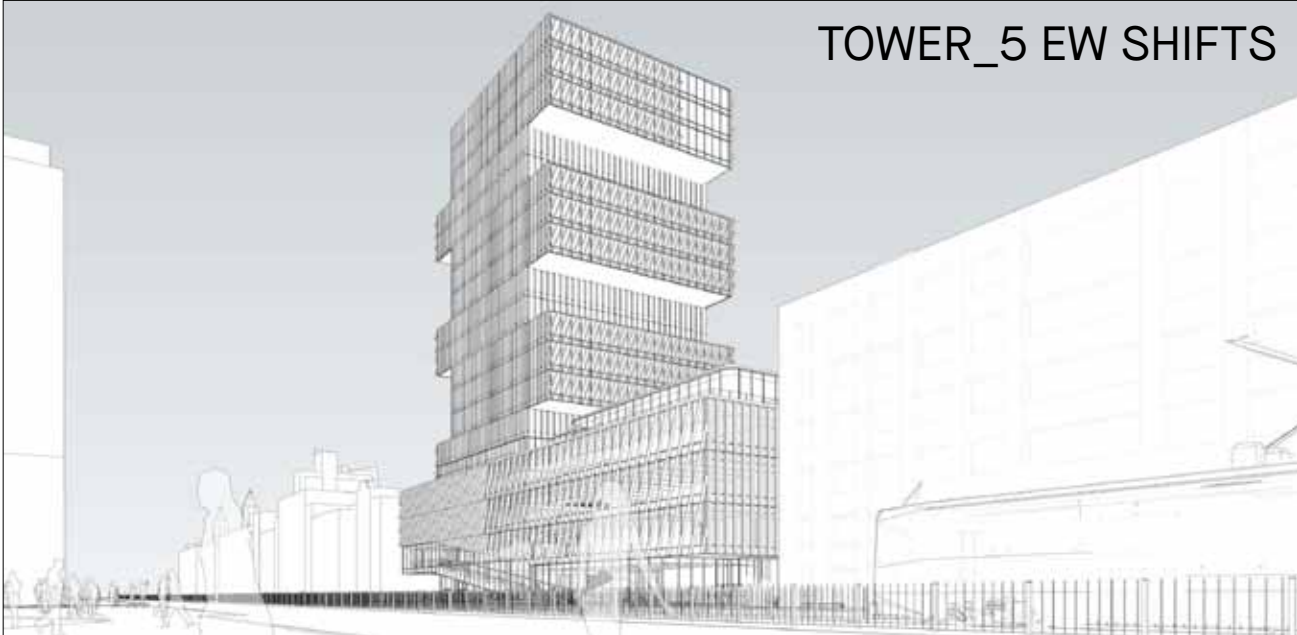
TOWER\_3 SHIFTS



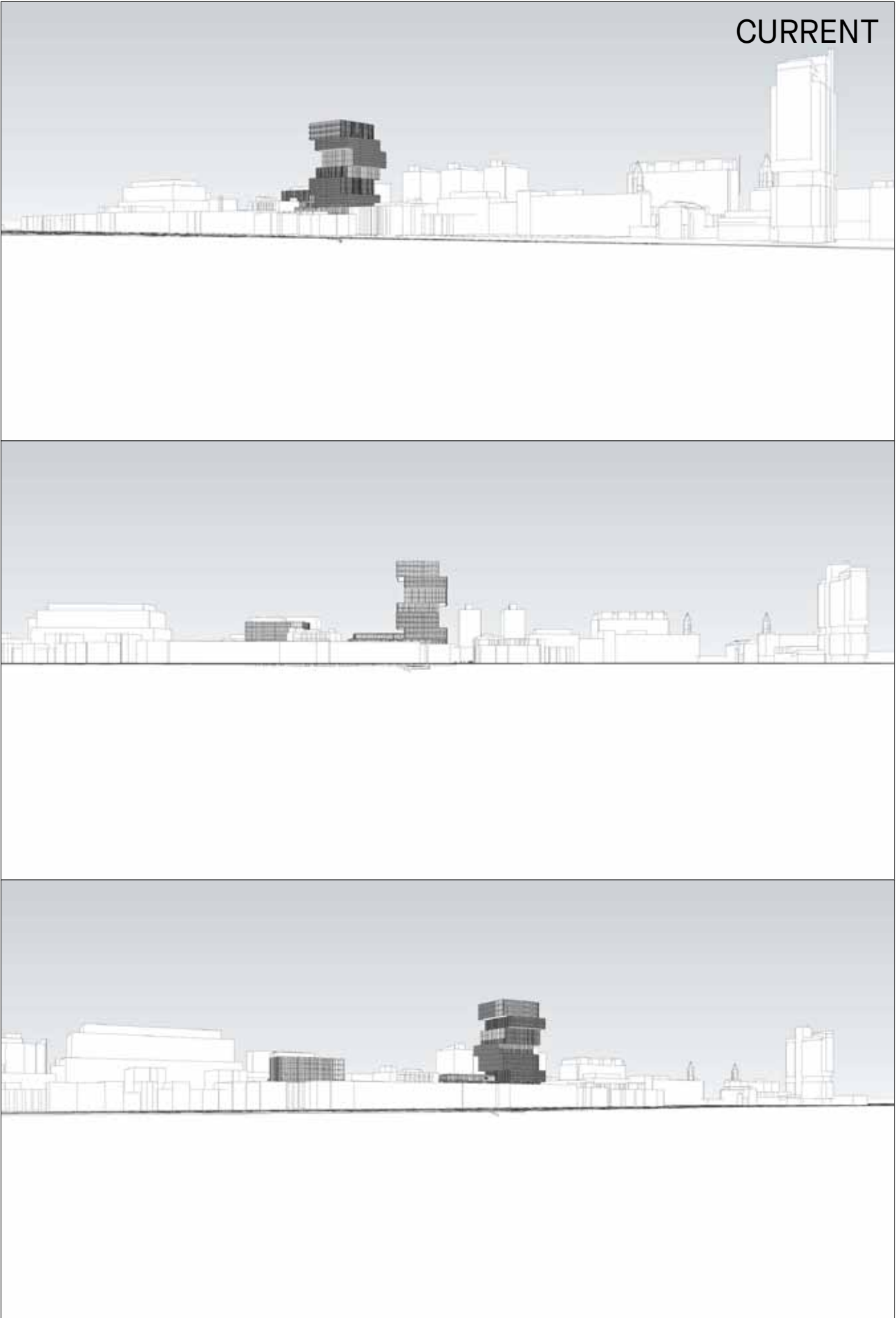
CURRENT



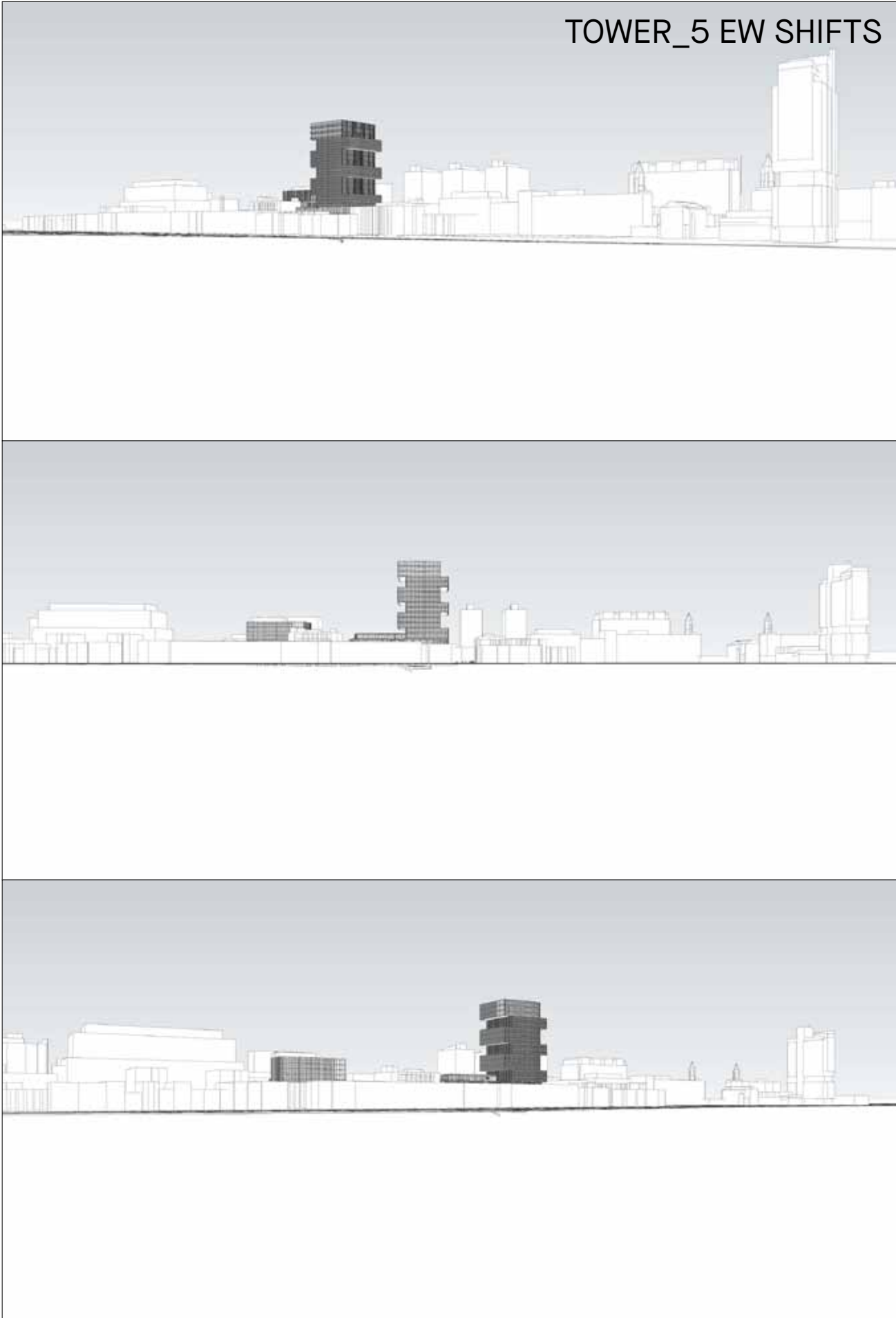
TOWER\_5 EW SHIFTS



CURRENT



TOWER\_5 EW SHIFTS

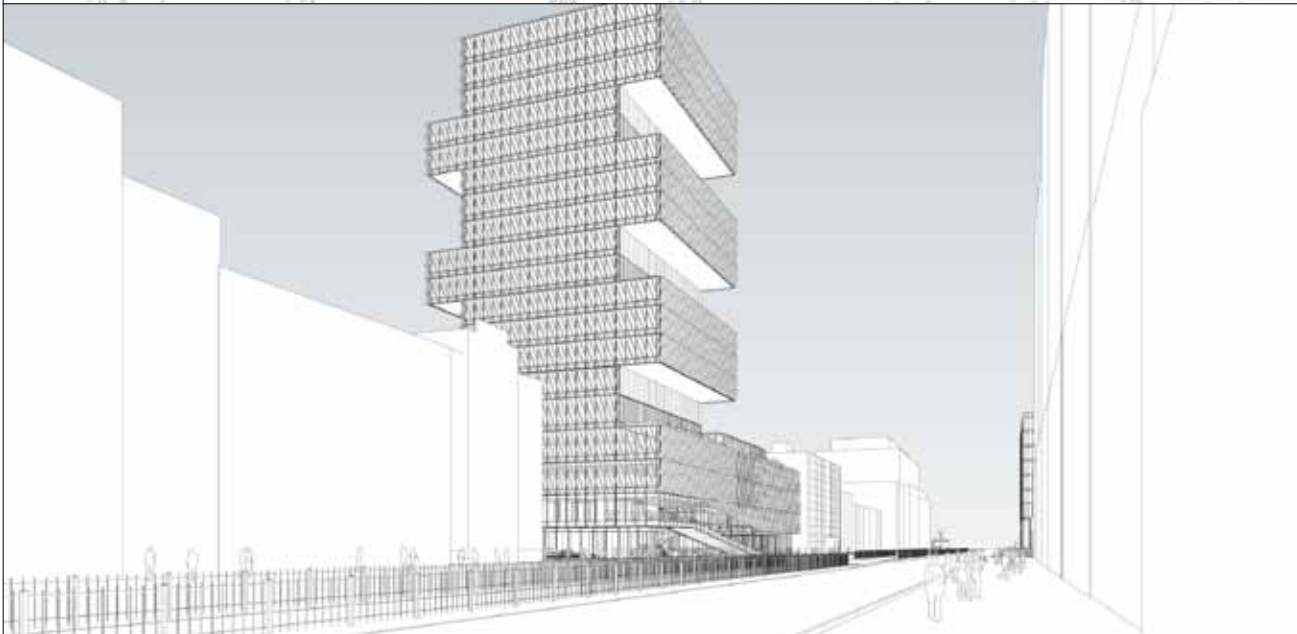
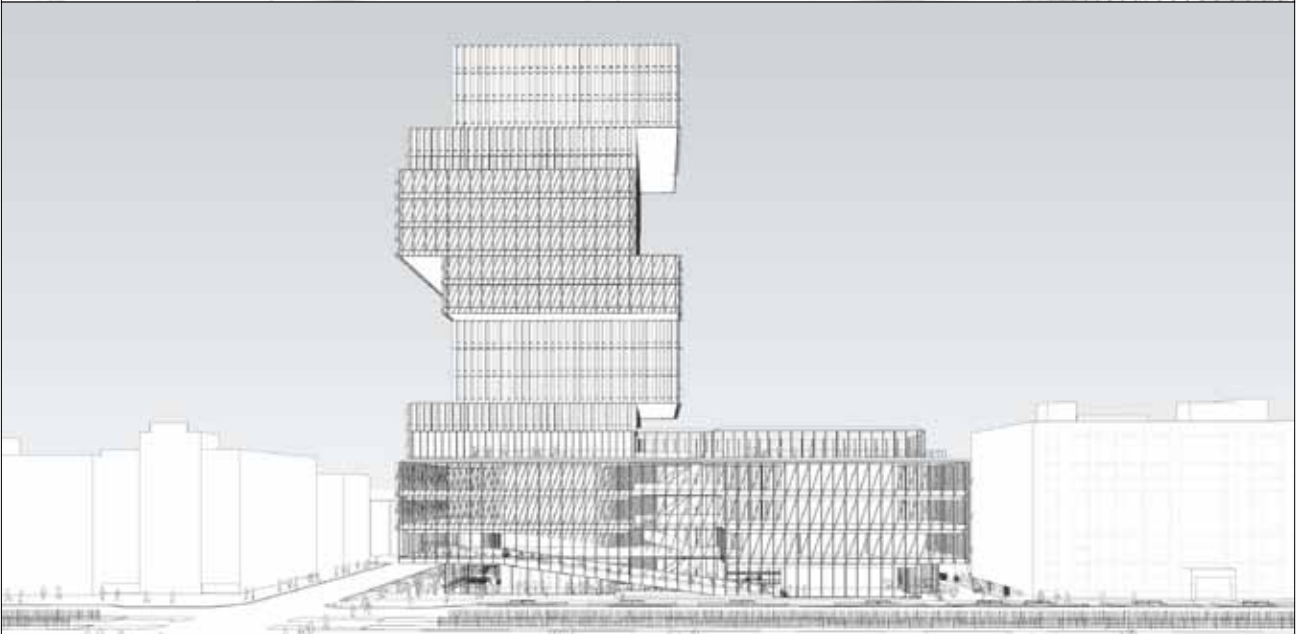
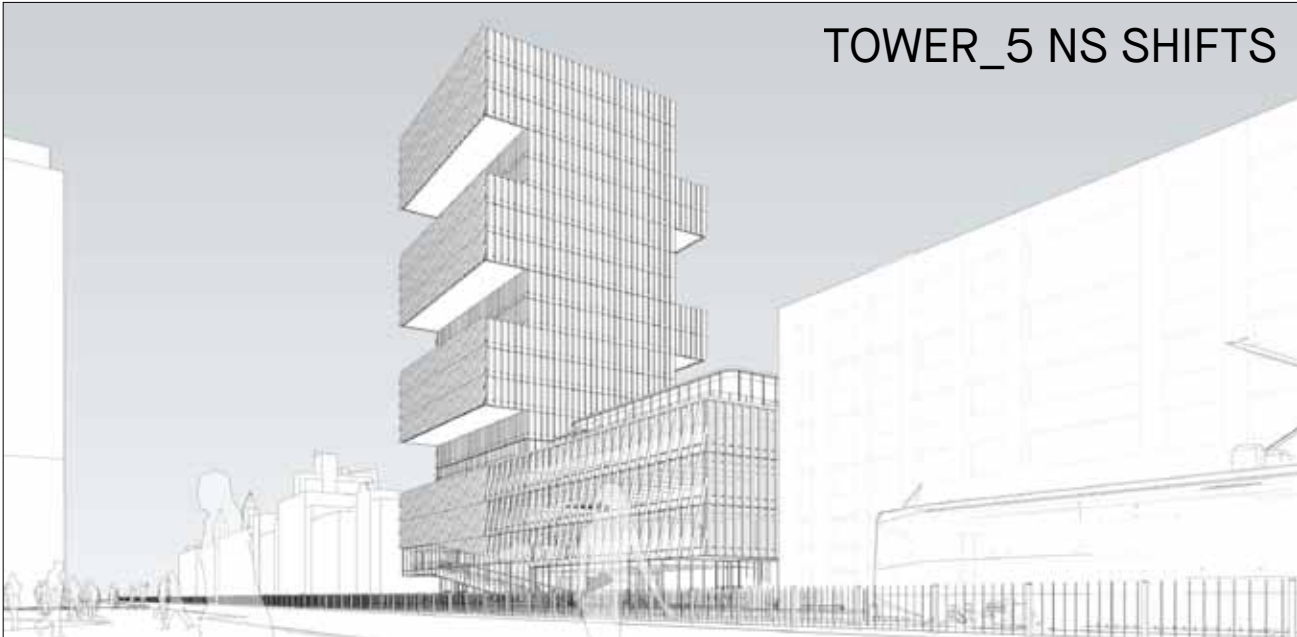




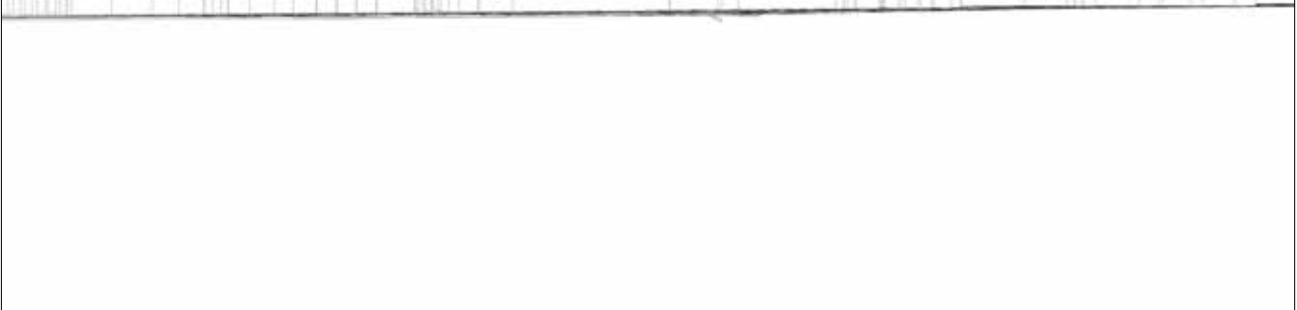
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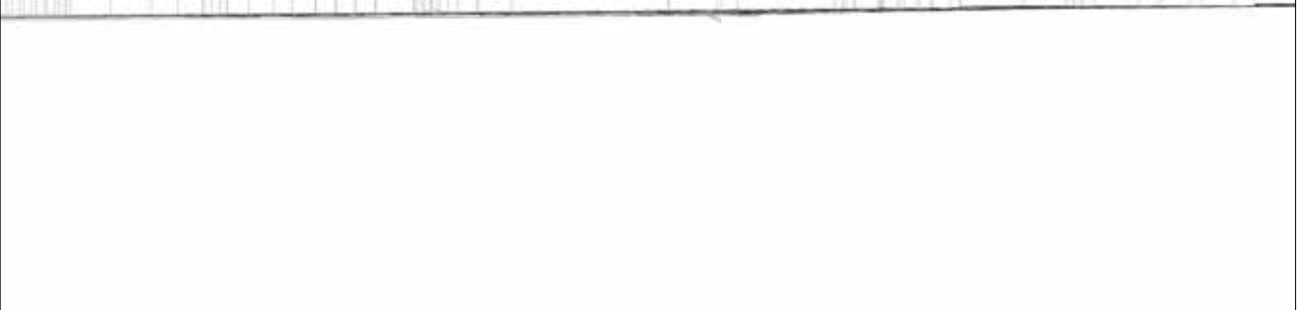
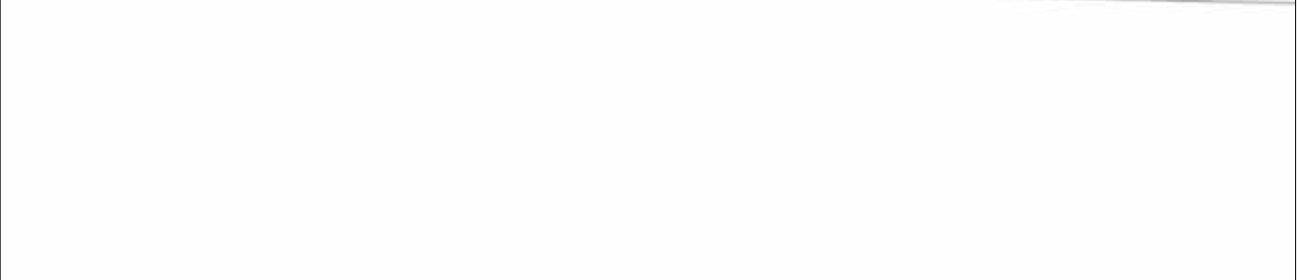
TOWER\_5 NS SHIFTS



CURRENT



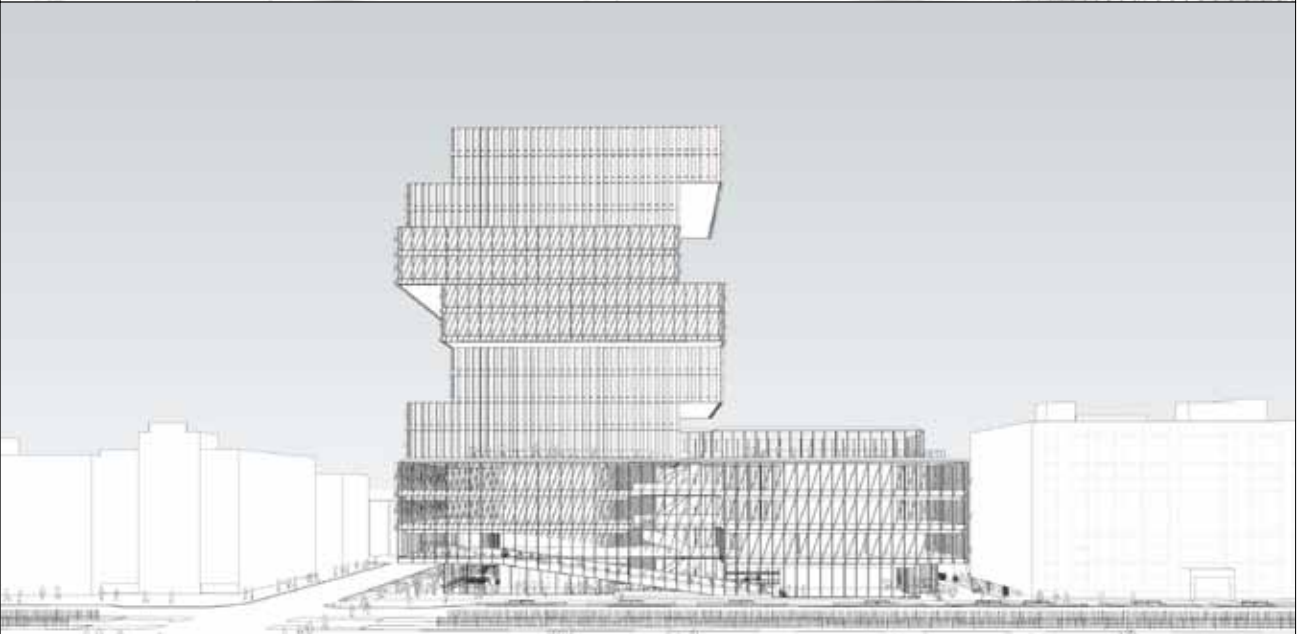
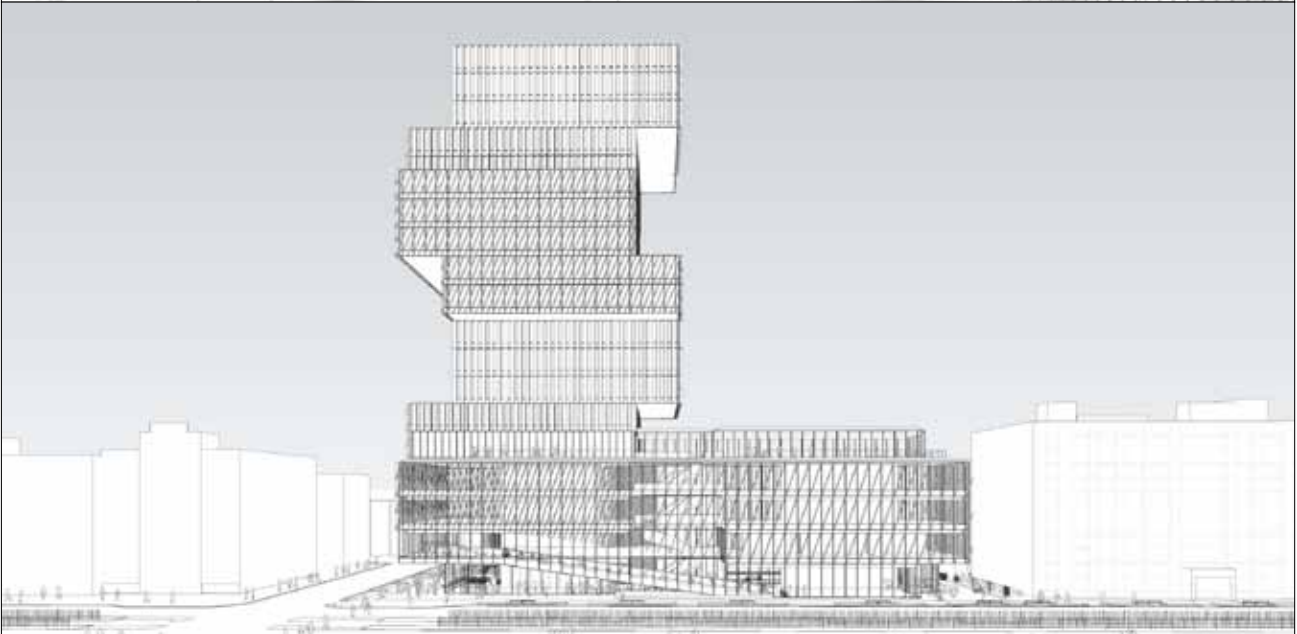
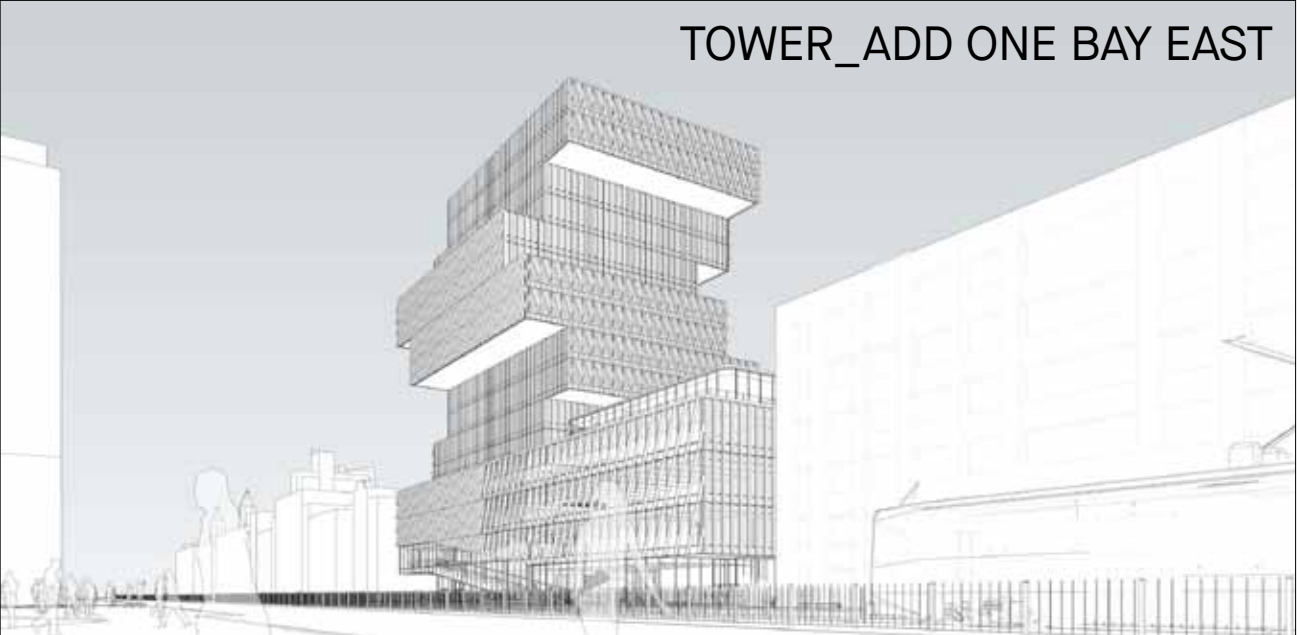
TOWER\_5 NS SHIFTS



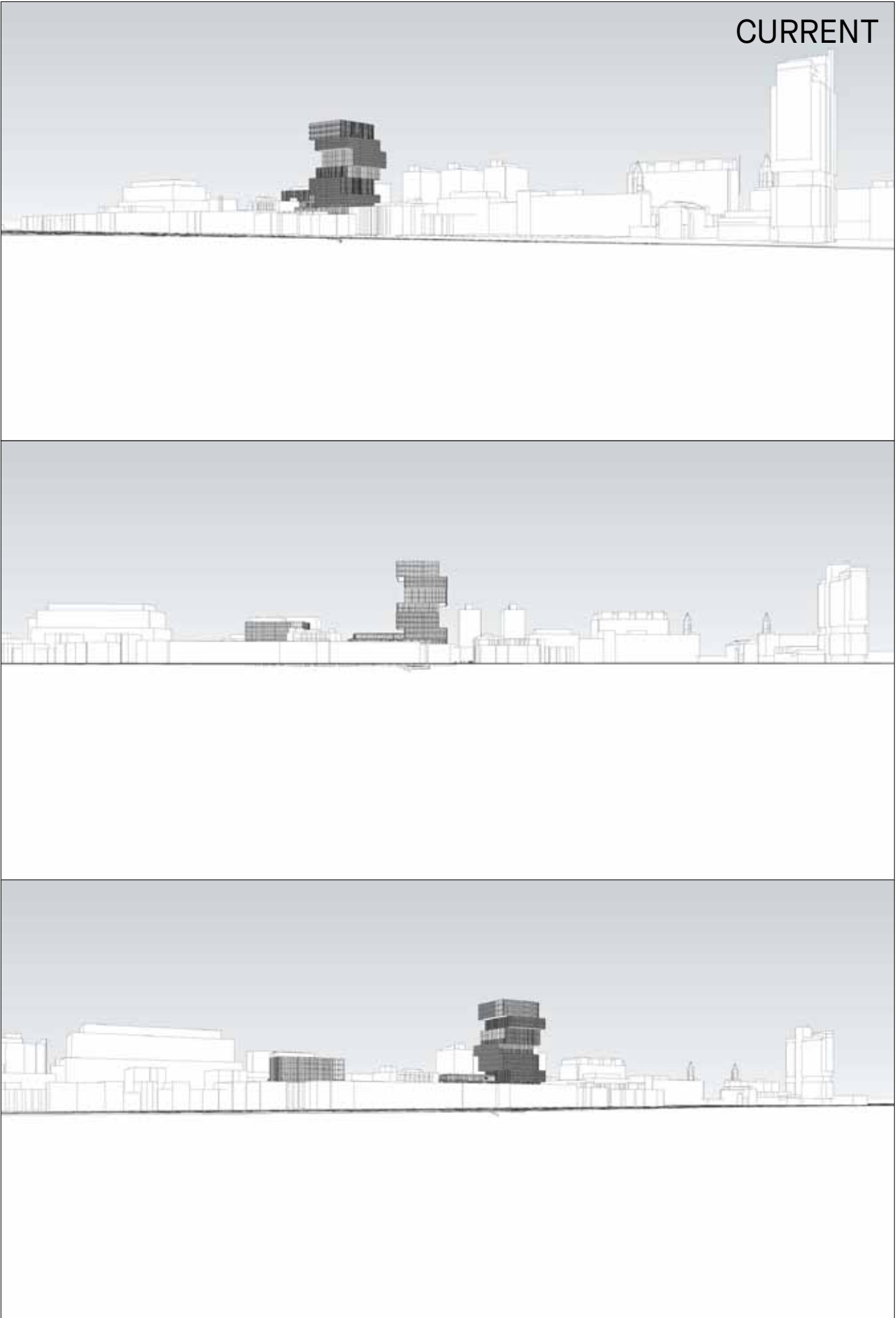
CURRENT



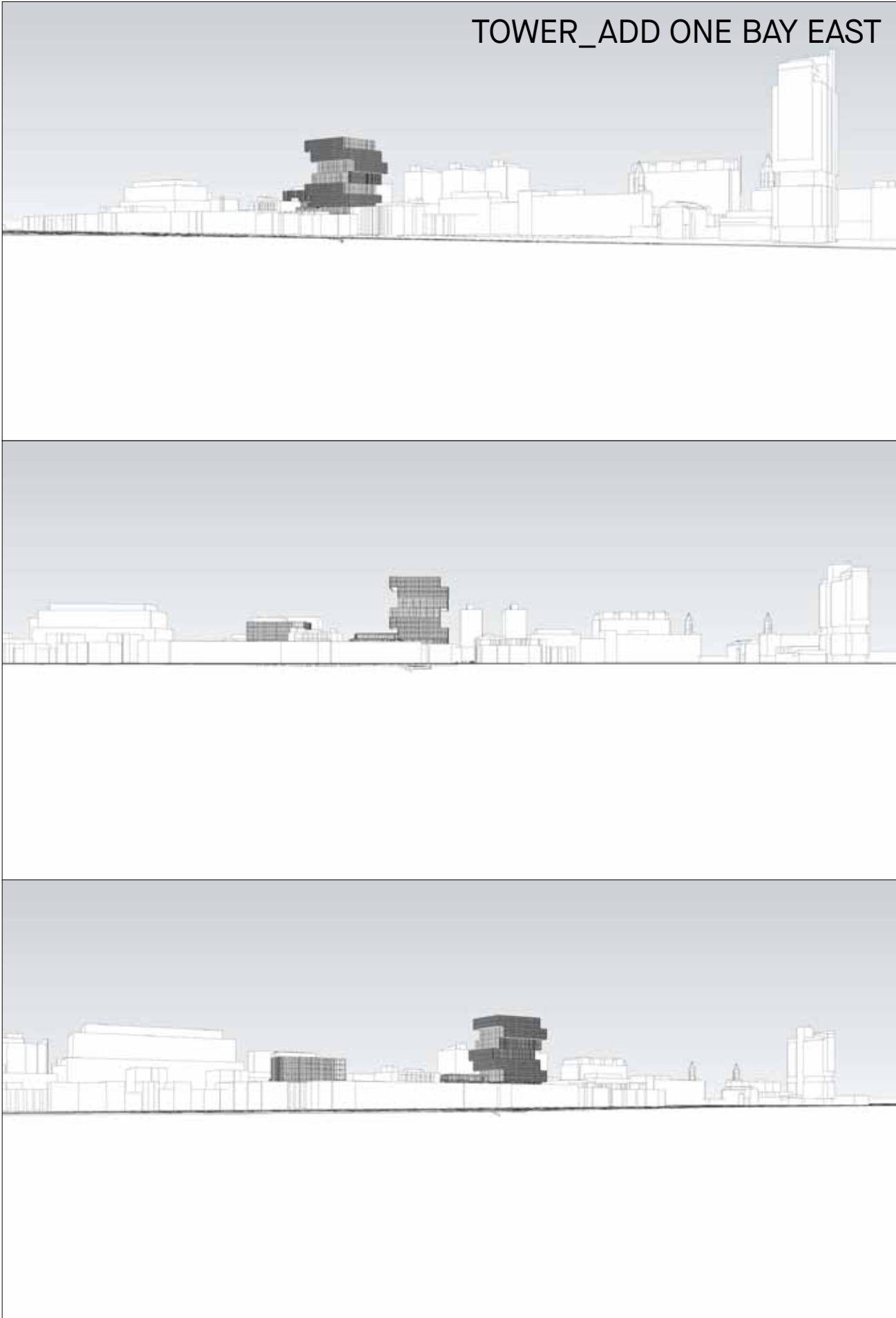
TOWER\_ADD ONE BAY EAST



CURRENT



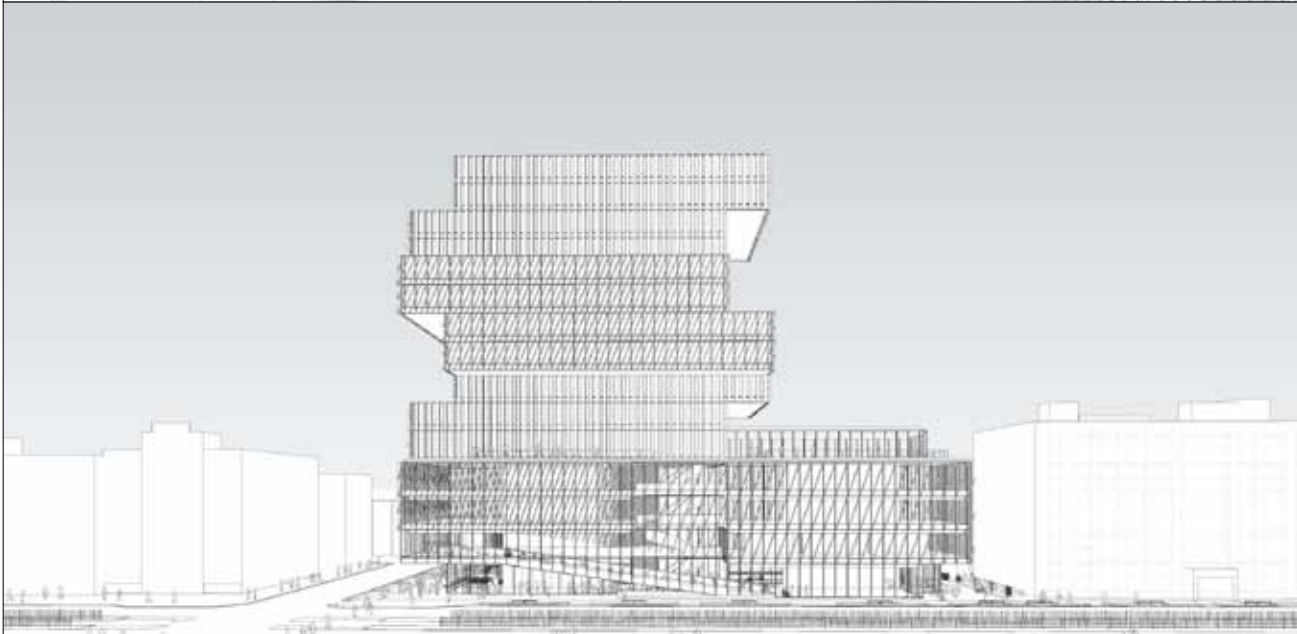
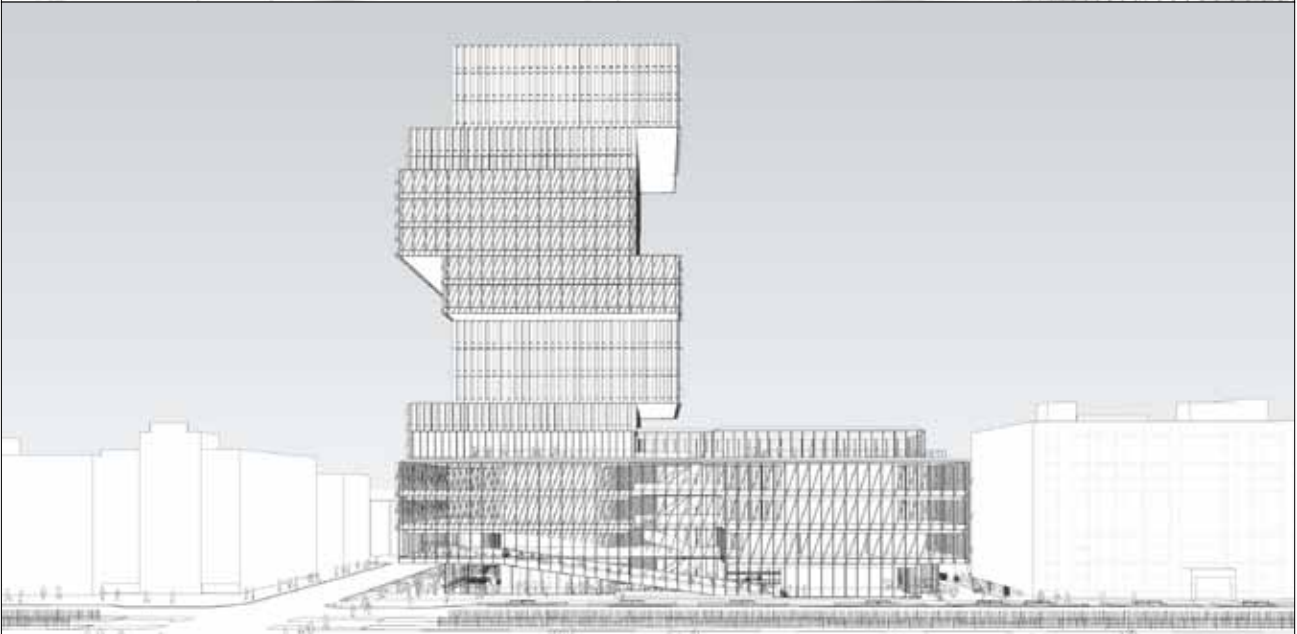
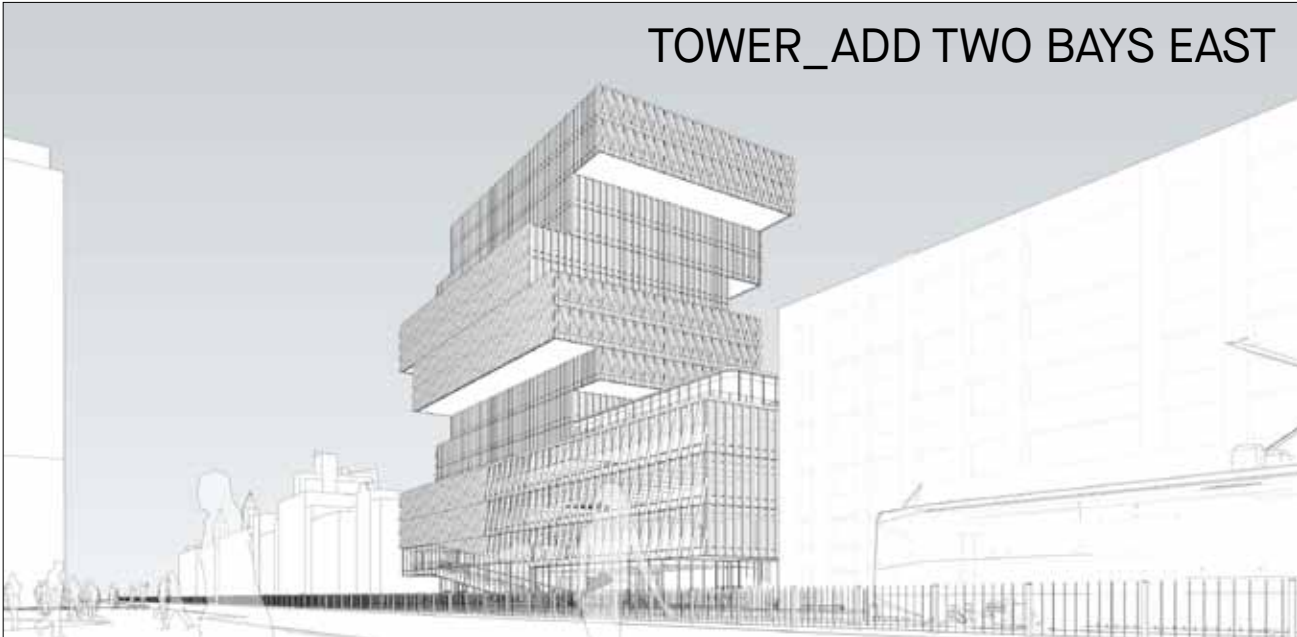
TOWER\_ADD ONE BAY EAST



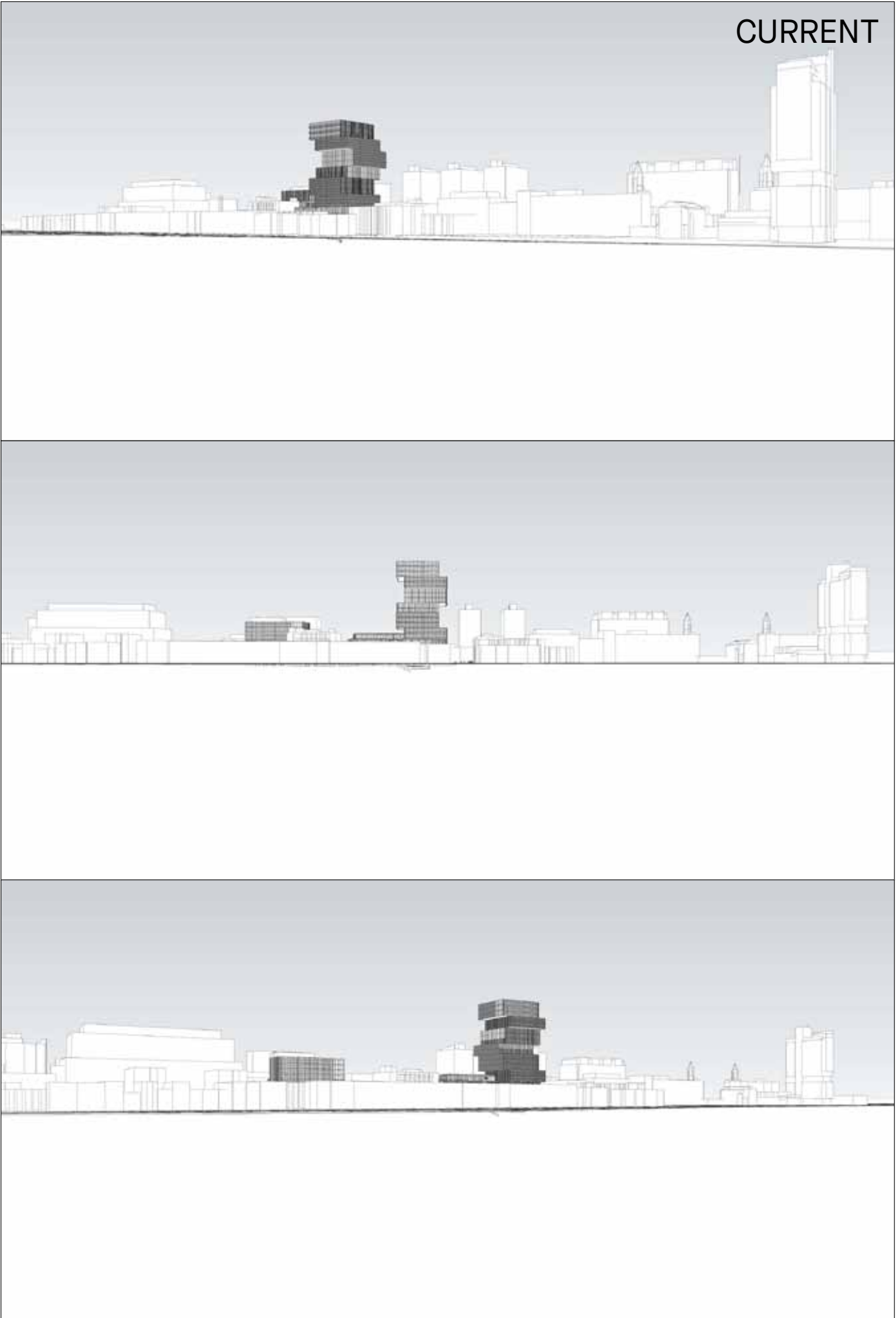
CURRENT



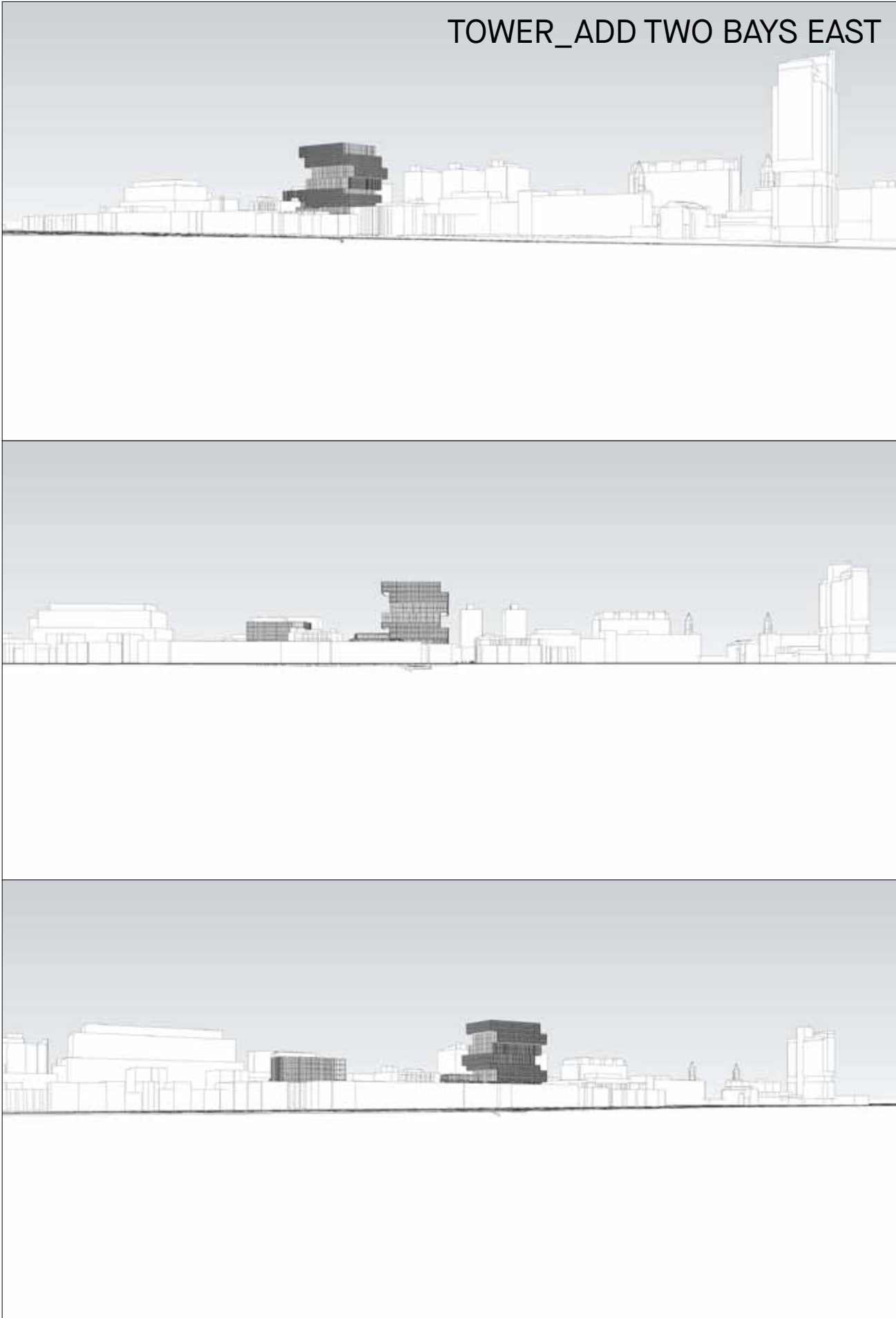
TOWER\_ADD TWO BAYS EAST



CURRENT



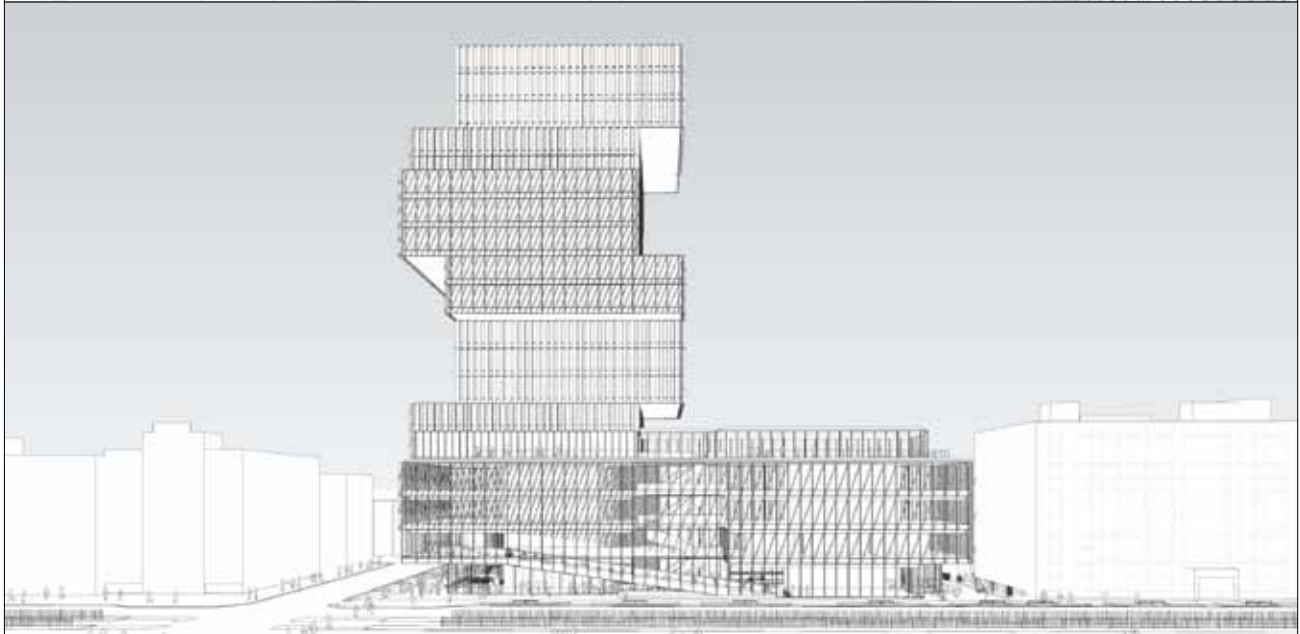
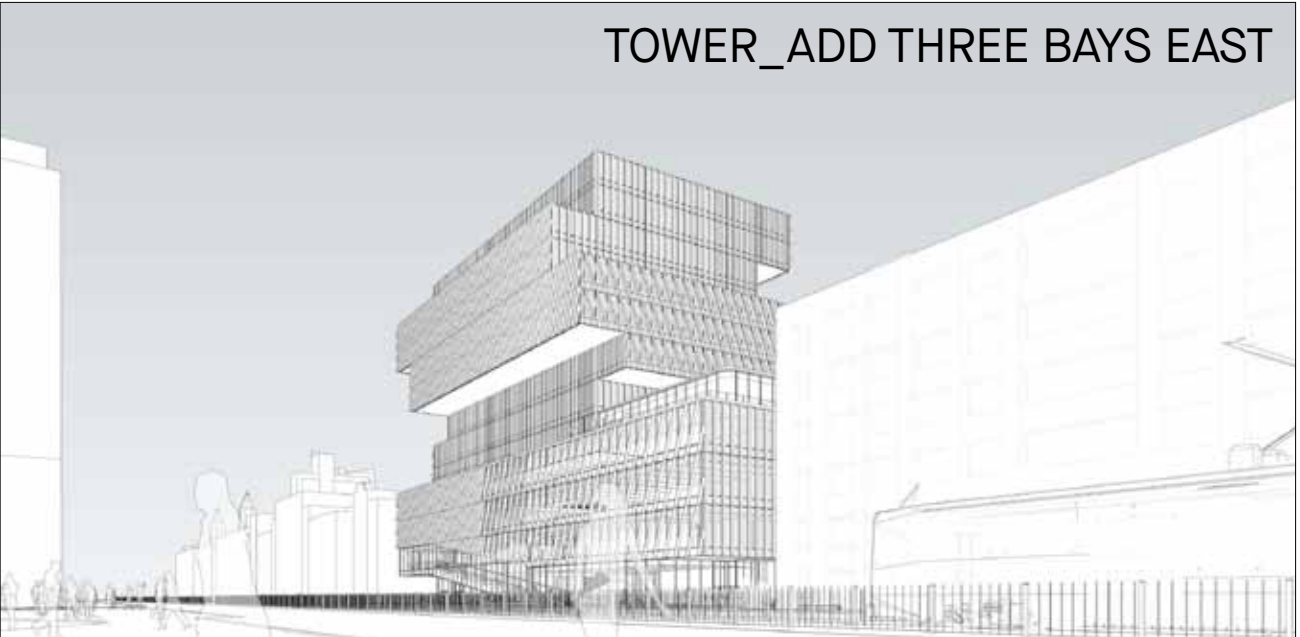
TOWER\_ADD TWO BAYS EAST



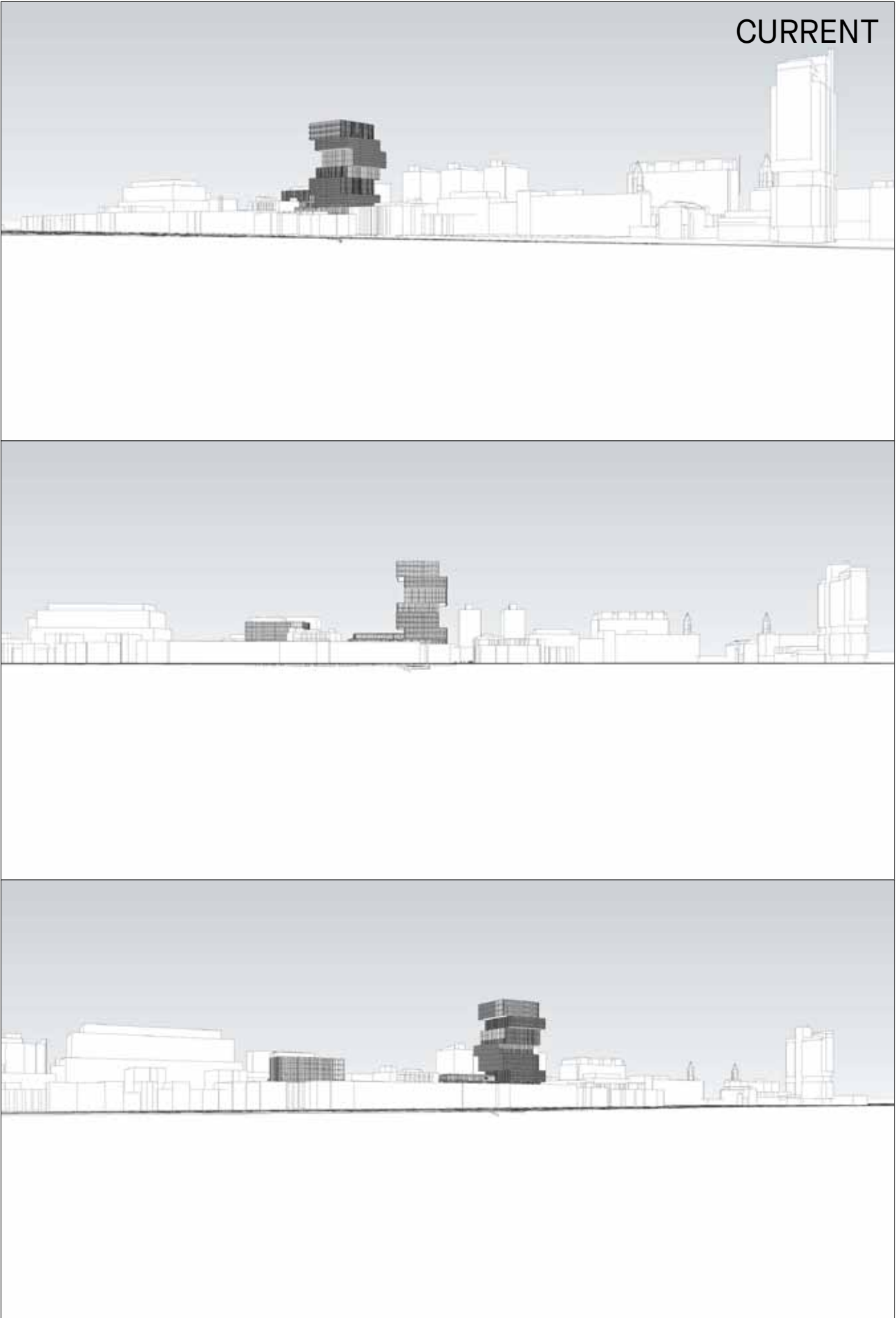
CURRENT



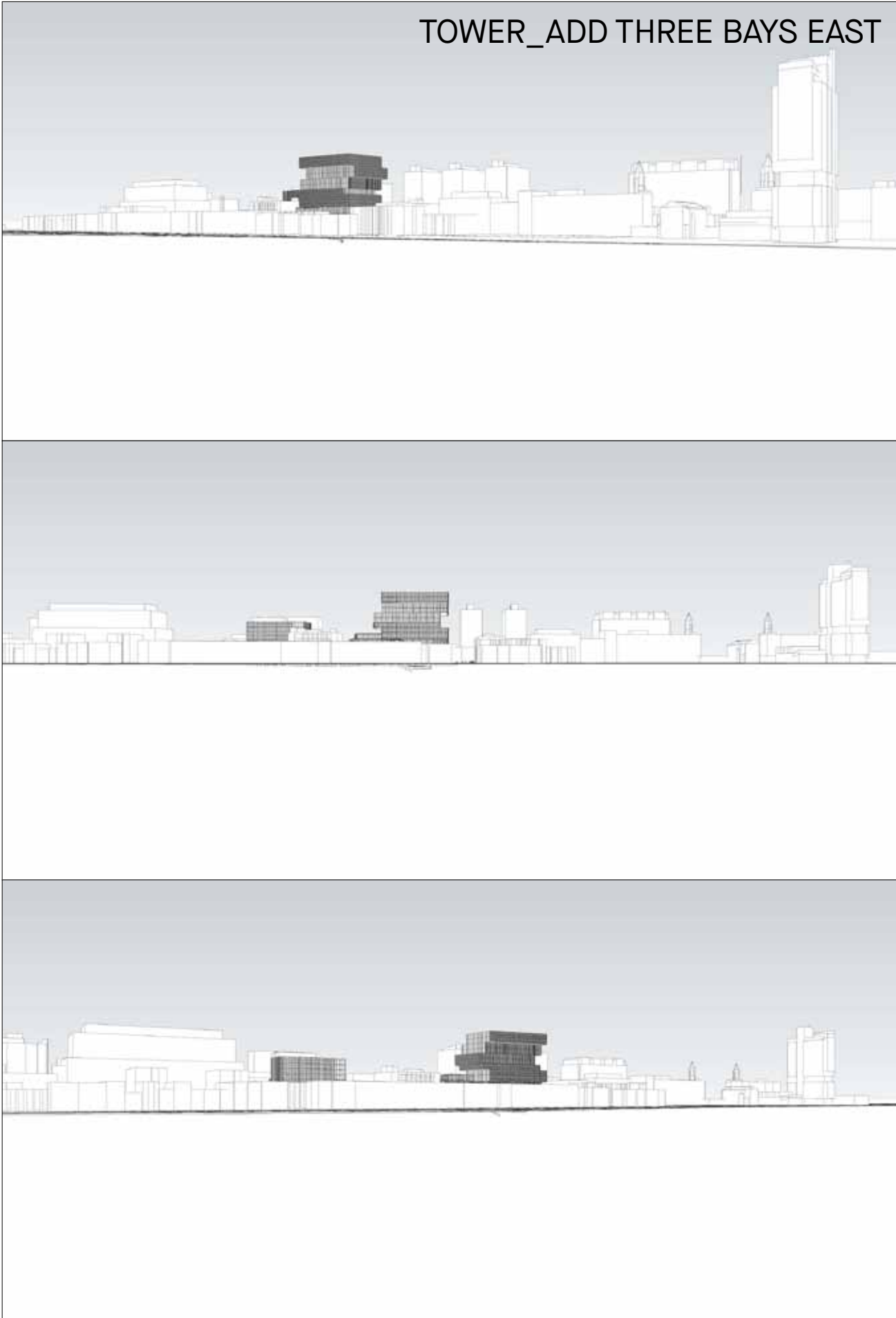
TOWER\_ADD THREE BAYS EAST



CURRENT



TOWER\_ADD THREE BAYS EAST





# Campus and City





# Top of Building

Opening the Skycourt to the Downtown



Revised top of building - view looking west along Commonwealth Avenue with open skycourt

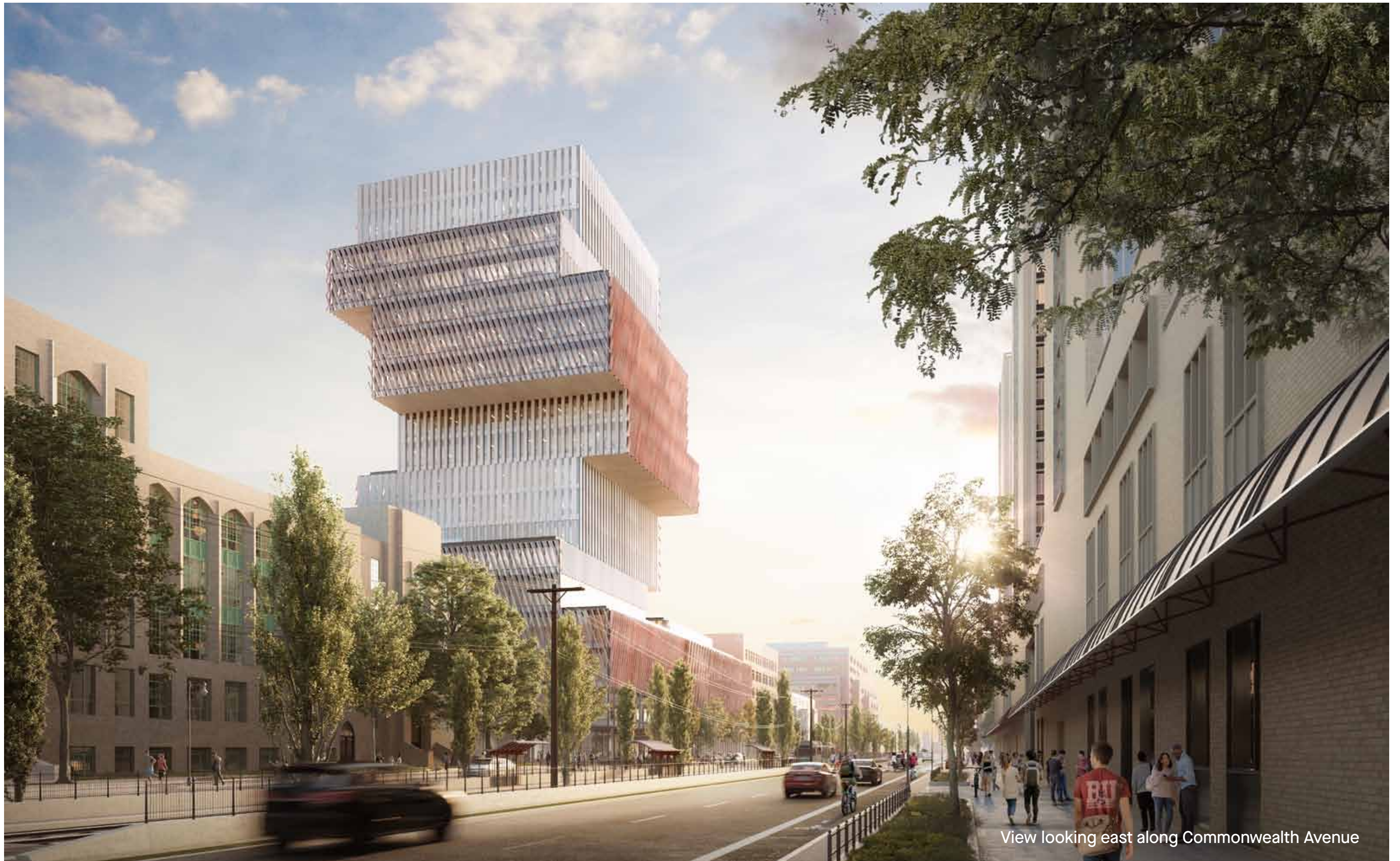


Revised top of building - view looking west along Commonwealth Avenue with open sky-



Commonwealth Avenue Elevation





View looking east along Commonwealth Avenue



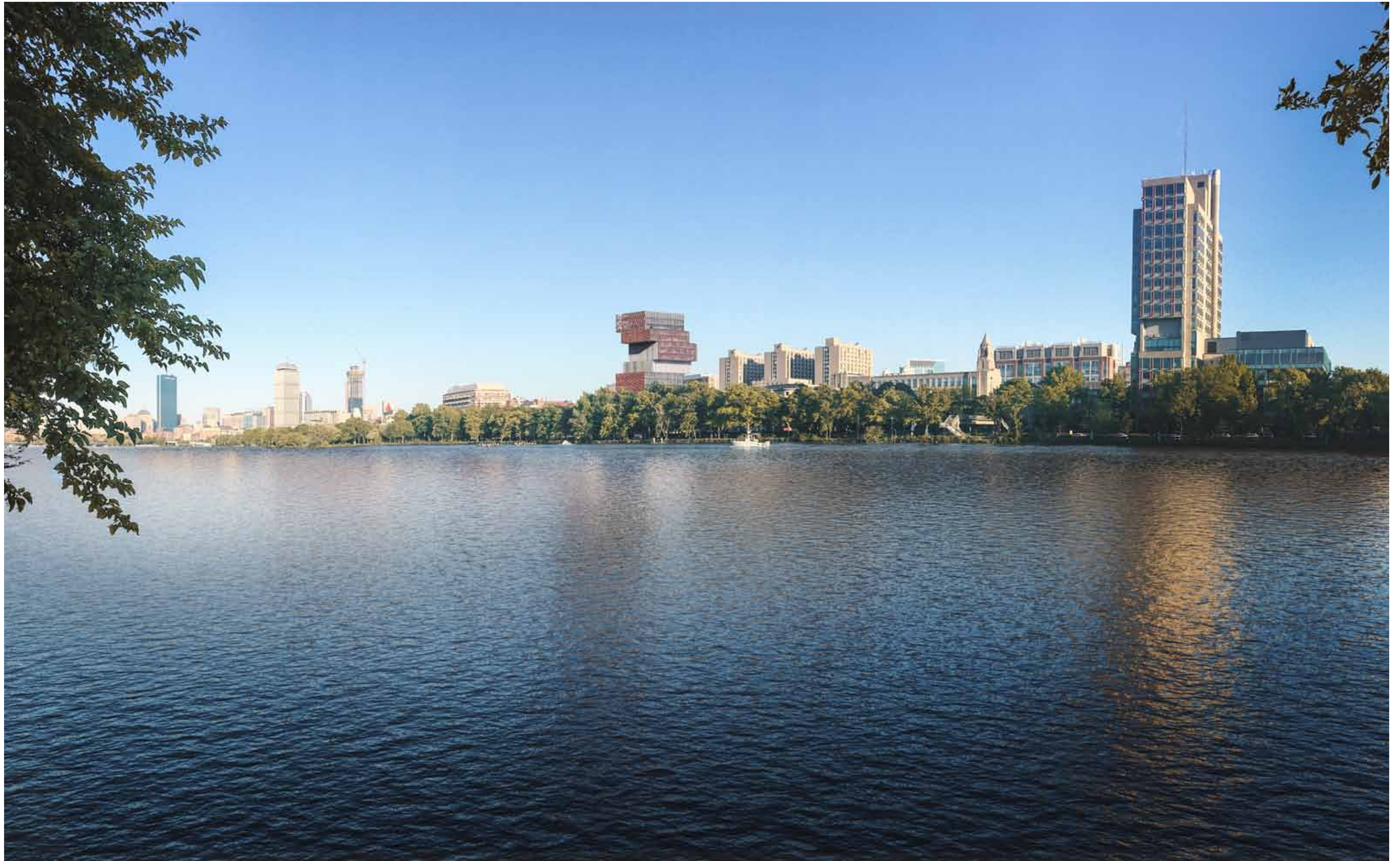














**Thank You**