

Boston University Charles River Campus 2012-2022 Institutional Master Plan

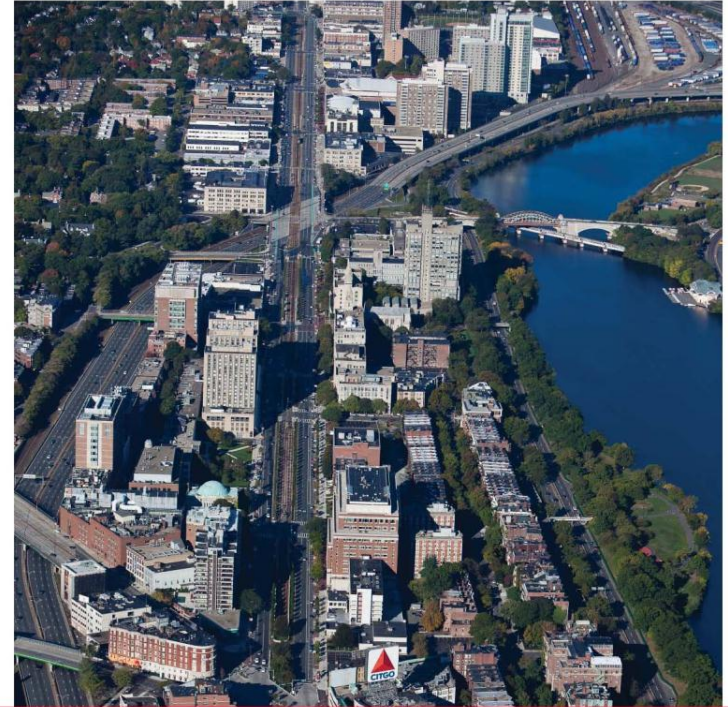
Community Meeting

September 10, 2012



Overview

- Master Plan Process
- Draft Master Plan:
 - University Mission and Goals
 - Campus Demographics
 - Student Housing Plan
 - Planning and Urban Design
 - Development Program
 - Transportation
 - Sustainability
 - Economic Impact
 - Community Benefits



Boston University Charles River Campus
2012-2022 Institutional Master Plan

August 9, 2012

Submitted by Trustees of Boston University
Submitted to Boston Redevelopment Authority
Prepared by Fort Point Associates, Inc.
in association with: CBT Architects
Greenberg Consultants, Inc.
Tetra Tech

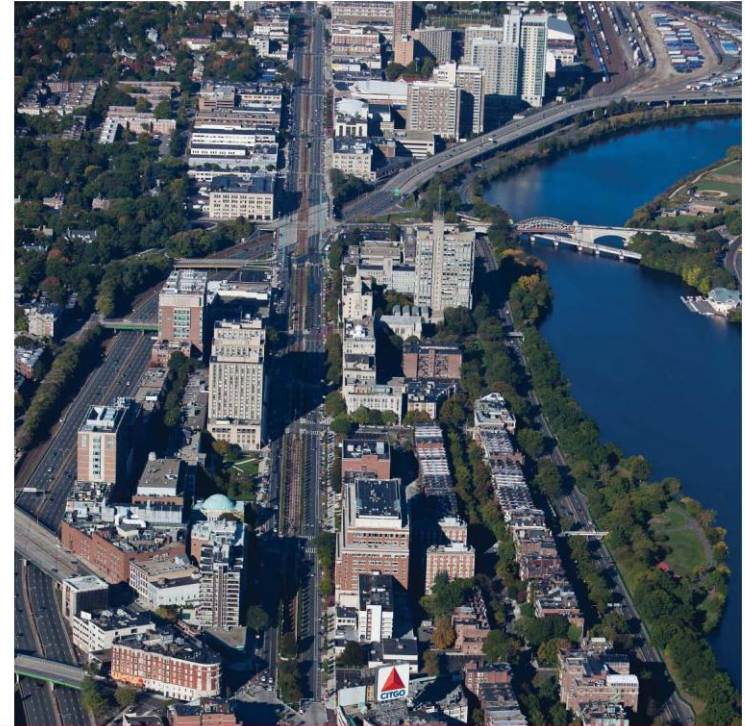


Institutional Master Plan Process

- Boston University Institutional Master Plan 2012-2022
 - 4th Charles River Campus Master Plan (1986, 1997, & 2003)
- 14 Month Public Process
 - 9 Community Task Force meetings Sept 2011 to July 2012
 - Notification Form (IMPNF) Filed December 23, 2011
 - Community Meeting on IMPNF February 1, 2012
 - IMPNF Comment Period Ended February 8, 2012
 - Master Plan Scope Issued April 4, 2012
 - Draft Master Plan Filed with BRA August 14, 2012
 - Community Meeting on Draft Plan September 10, 2012
 - Draft Plan Comment Period Ends October 14, 2012
 - BRA Board Public Meeting October 18, 2012
 - Zoning Commission Public Meeting November 14, 2012

University Mission and Goals

- Campus history and background
- University values, mission, and goals
- Master planning process
- Boston University Community Task Force



Boston University Charles River Campus
2012-2022 Institutional Master Plan

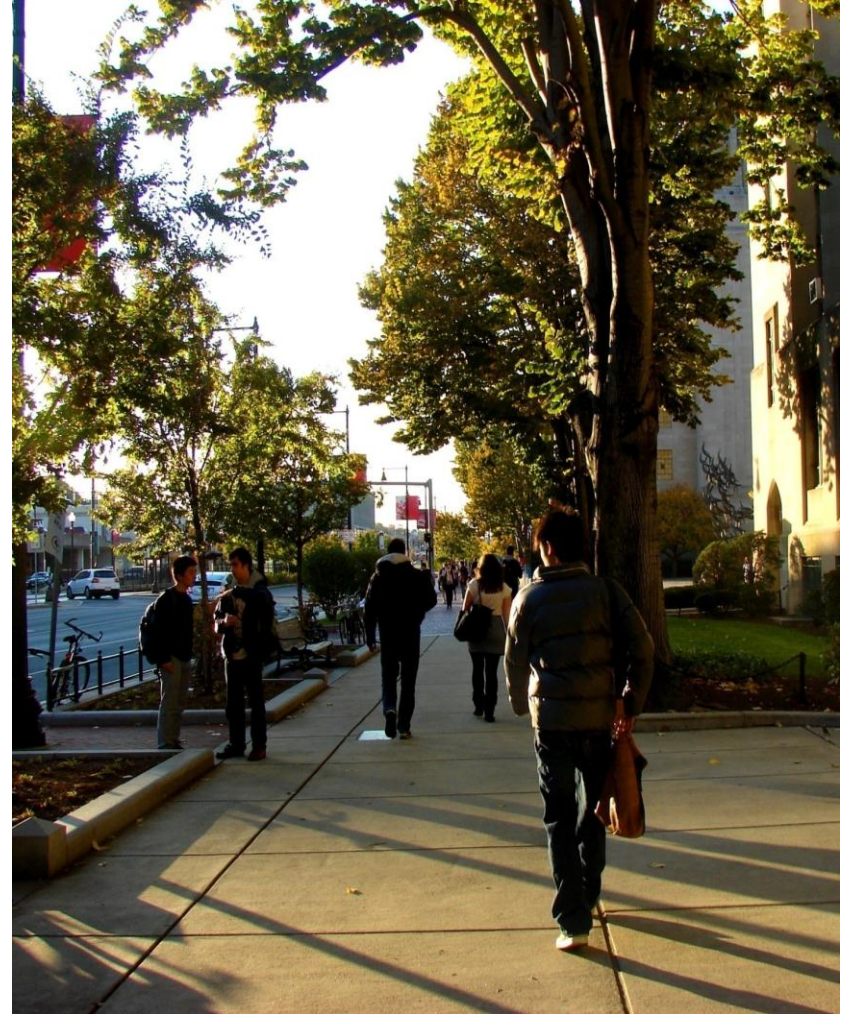
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Campus Demographics

- Student enrollment:
 - Historical trends
 - Current population
 - Future enrollment projections
- Employment



Student Housing Plan

- Housing policies
 - Residency requirements
 - Assignment process
 - 4-year guarantee
- Housing plan
 - Residential projects
 - Student housing targets



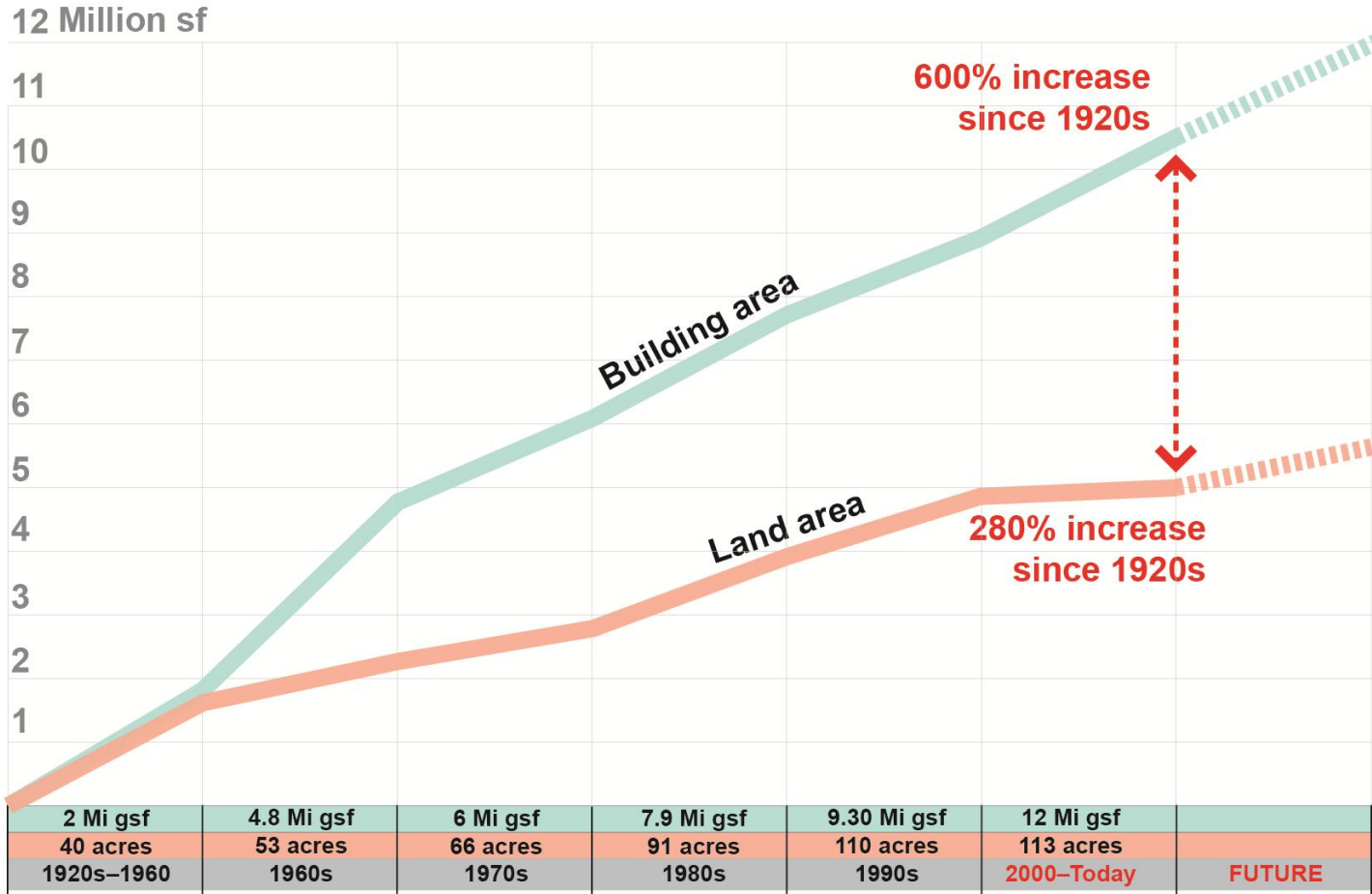
Planning and Urban Design



Urban design principles:

- Mixed-use, high-density urban campus massing and urban infill
- Forging north-south connections/reconnecting to the Charles River
- Enhancing the public realm

Planning and Urban Design

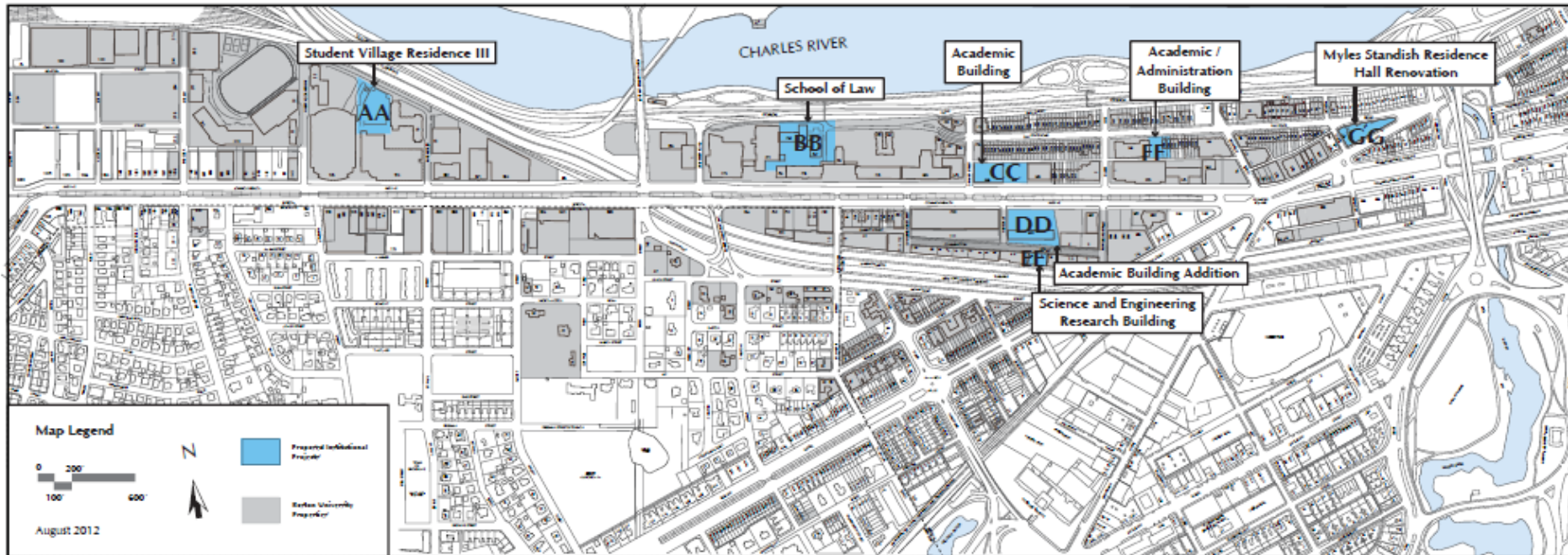


Development Program

- Proposed Institutional Projects (7)
 - Student Village Residence III (Site AA)
 - School of Law (Site BB)
 - Academic Building (Site CC)
 - Academic Building Addition (Site DD)
 - Science and Engineering Building (Site EE)
 - Academic/Administration Building (Site FF)
 - Myles Standish Residence Hall Renovation (Site GG)
- Public Realm Improvements
- Potential Development Sites

Development Program

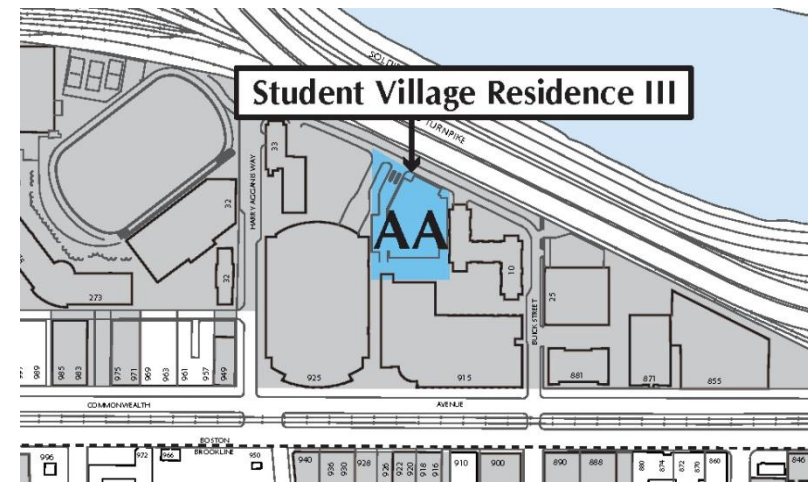
Seven (7) Proposed Institutional Projects



Development Program

1. Student Village Residence III (Site AA)

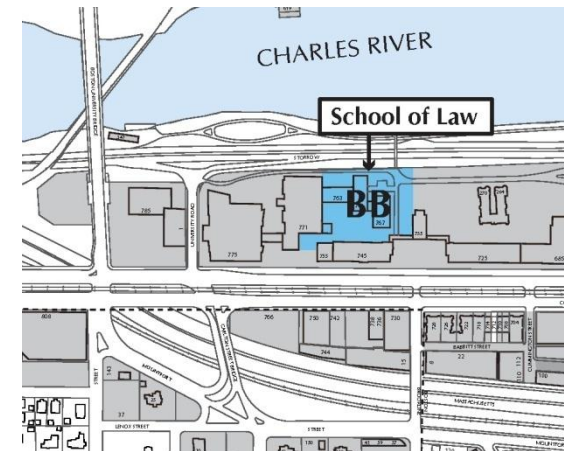
- Location - John Hancock Student Village
- Lot Area - Part of larger parcel
- Existing Use - Surface parking
- Proposed Use - Student residence
- Proposed Maximum Height - TBD
- Proposed Maximum Size - TBD
- Proposed Maximum FAR - 3.3
- Current Zoning - PDA



Development Program

2. Boston University School of Law (Site BB)

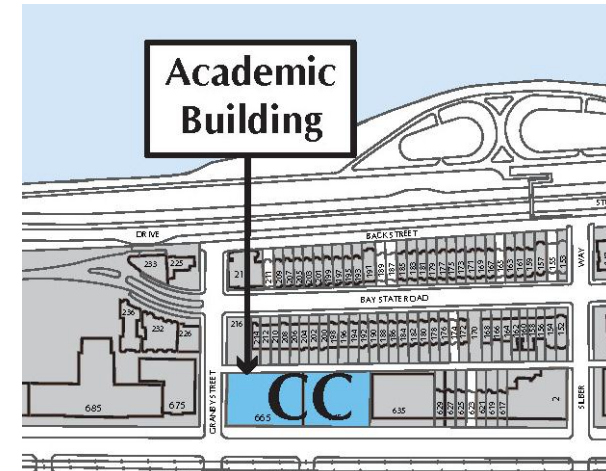
- Location – 763–767 Commonwealth Avenue
- Project Site Area – 93,150 square feet
- Existing Use – Academic use (School of Law)
- Proposed Use – Academic use (School of Law)
- Proposed Maximum Height – Existing tower at 264 feet
- Proposed Maximum Size – Existing 170,000 square feet, addition of up to 100,000 square feet
- Proposed Maximum Floor Area Ratio (FAR) – 3.0 (including Pappas Library)
- Current Zoning – H-4



Development Program

3. Academic Buildings Granby Street (Site CC)

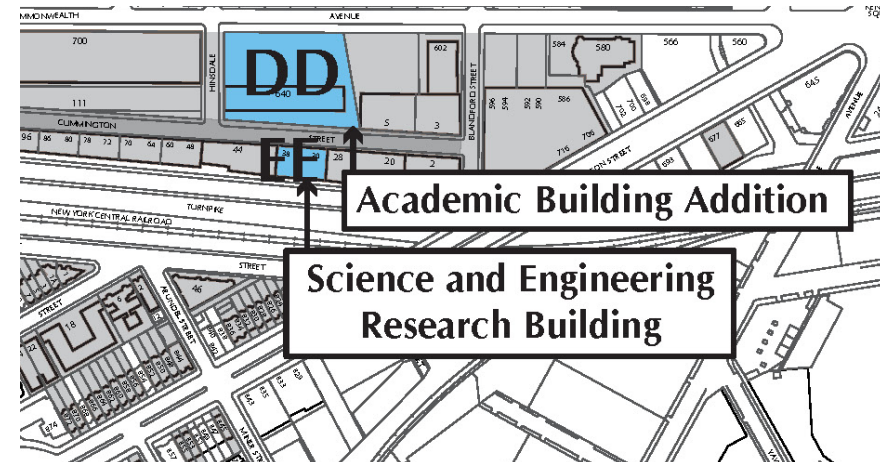
- Location - 645-665 Commonwealth Avenue
- Lot Area - 42,000 square feet
- Existing Use - Surface parking lot
- Proposed Use - University use, primarily academic uses for instruction, research, offices, and ancillary uses. Below grade parking.
- Proposed Maximum Height - 15 stories
- Proposed Maximum Building Area - 350,000 square feet
- Proposed Maximum FAR - 8.4
- Current Zoning - H-4



Development Program

4. Academic Building Addition Hinsdale Mall (Site DD)

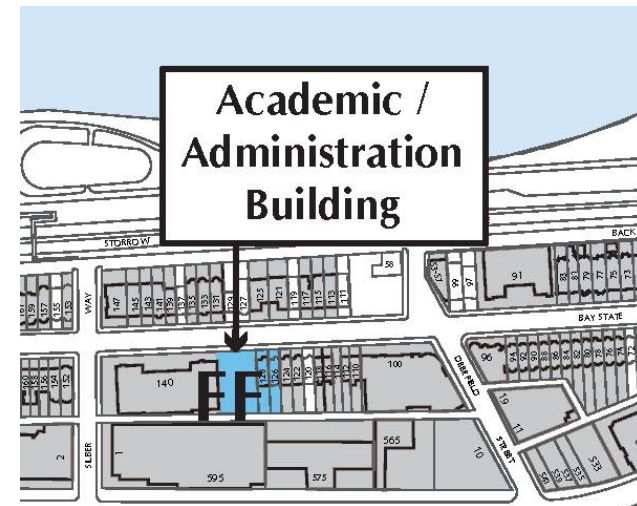
- Location - 640 Commonwealth Avenue
- Lot Area - 67,232 square feet
- Existing Use - Academic use
- Proposed Use - University use, primary academic uses, including instruction, research, and offices.
- Proposed Maximum Height - 3 stories
- Proposed Maximum Building Area - 50,000 square feet
- Proposed Maximum FAR - 4.0 (existing)
- Current Zoning - H-4



Development Program

6. Academic/Administrative Building Bay State Road (Site FF)

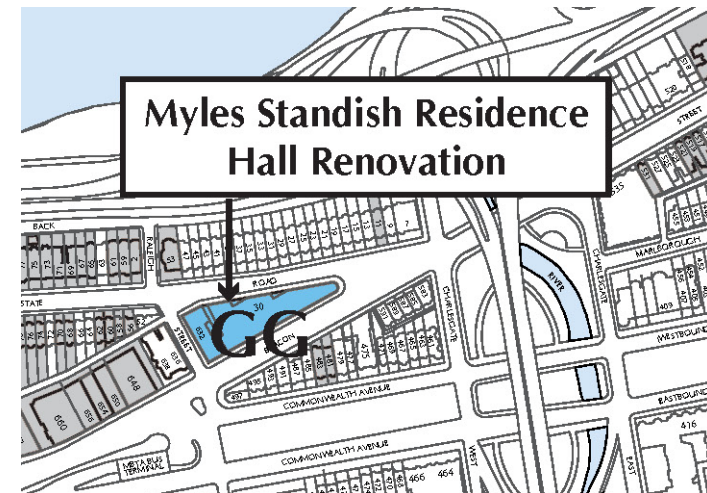
- Location - 130 Bay State Road
- Lot Area - +/- 19,000 square feet
- Existing Use - Academic, vacant, and open space
- Proposed Use - University use, including academic, research, office, and administrative uses
- Proposed Maximum Height - 45 feet on Bay State Road, stepping up to 75 feet
- Proposed Maximum Building Area - 60,000 square feet
- Proposed Maximum FAR - 4.0 (existing)
- Current Zoning - H-4



Development Program

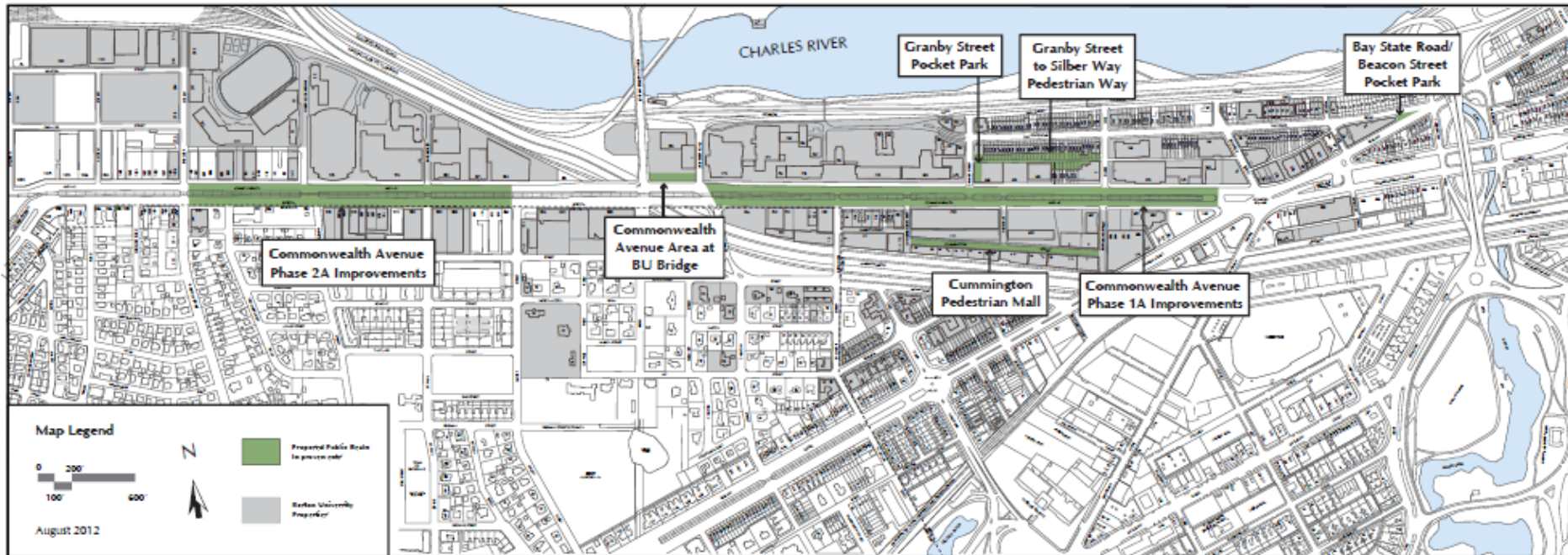
7. Myles Standish Residence Hall and Annex Beacon Street (Site GG)

- Location – 610 Beacon Street (also referred to as 30 Bay State Road) and 632 Beacon Street
- Lot Area – 26,100 square feet (both properties)
- Existing Use – Student residence
- Proposed Use – Student residence
- Proposed Maximum Height – Nine stories, 80 feet (existing height)
- Proposed Maximum Building Area – 230,000 square feet
- Proposed Maximum FAR – 8.8
- Current Zoning – H-4



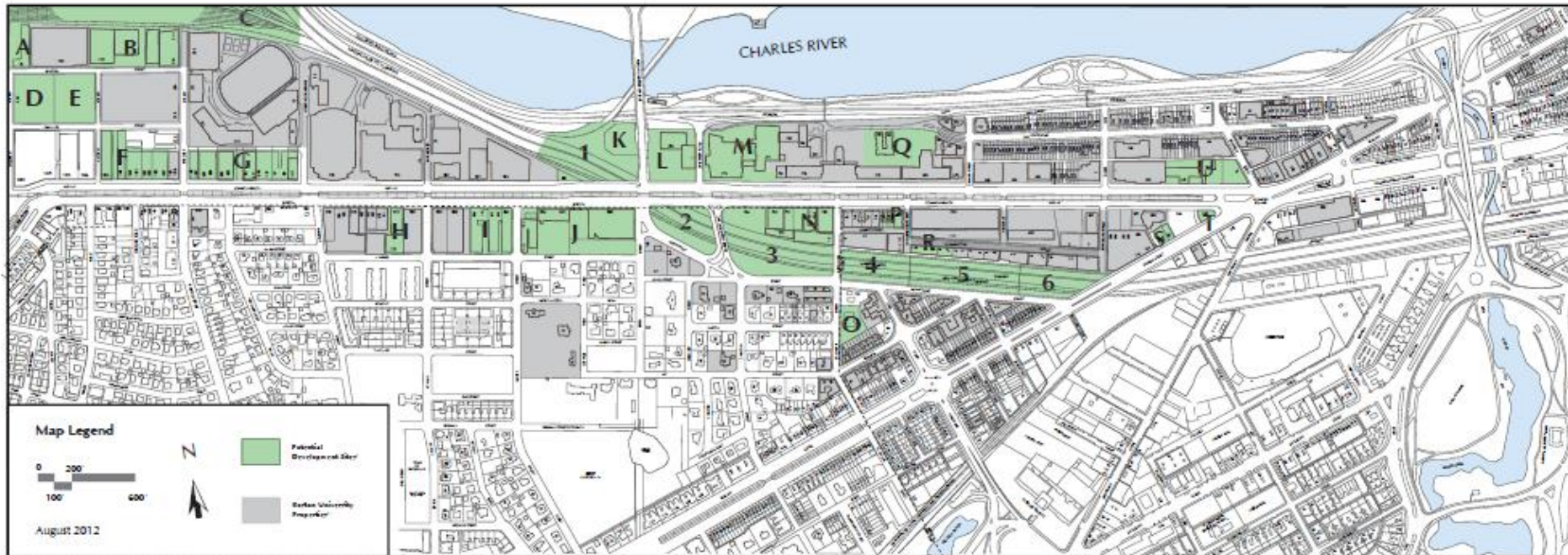
Development Program

Public Realm Improvements



Development Program

Potential Development Sites



Transportation



2012-2022 Goals:

- Improve safety for all modes of travel in collaboration with City and State Agencies
- Increase use of sustainable modes of commuting to the Charles River Campus through rideshare and other BU sponsored services
- Minimize traffic and parking impacts on adjacent communities through parking policies and management plans

Sustainability

- Leadership, outreach, and education
- Operations
 - Climate and energy
 - Water conservation
 - Waste reduction and recycling
 - Dining services
- New construction



Economic Impact



- University spending
 - Purchases of goods, services, and capital expenditures
 - Wages, benefits, and salaries
- Student and out-of-state visitor spending
- Regional economic development
- Direct payments and services to local communities

Community Benefits

- New and enhanced community programming
 - Community partnerships
 - Sports and recreational programs
 - Scholarship aid
 - Programs and services provided by the University's schools and colleges
 - Volunteer service programs
 - Cultural resources
- Government and community affairs



Questions?

<http://www.bu.edu/community/institutional-master-plan/>

http://www.bostonredevelopmentauthority.org/DevelopmentProjects/PipeDocs/Boston%20University%20IMP%202012/Boston%20University%20IMP%202012_IMP.pdf