



INSTITUTIONAL MASTER PLAN
COMMUNITY TASK FORCE MEETING

AUGUST 27, 2012

Overview

- IMP Schedule Update
- Chapter 5: Development Program
- Chapter 4: Urban Design
- Chapter 10: Economic Impact

IMP Schedule Update

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- IMP Filing with BRA August 14, 2012
 - IMP Plan Review Meetings August 16, 2012
August 27, 2012
 - Community Meeting on IMP September 10, 2012
 - BRA Board Approval October 18, 2012
 - Zoning Commission Approval November 14, 2012



Chapter 5: Development Program

Chapter 5: Development Program

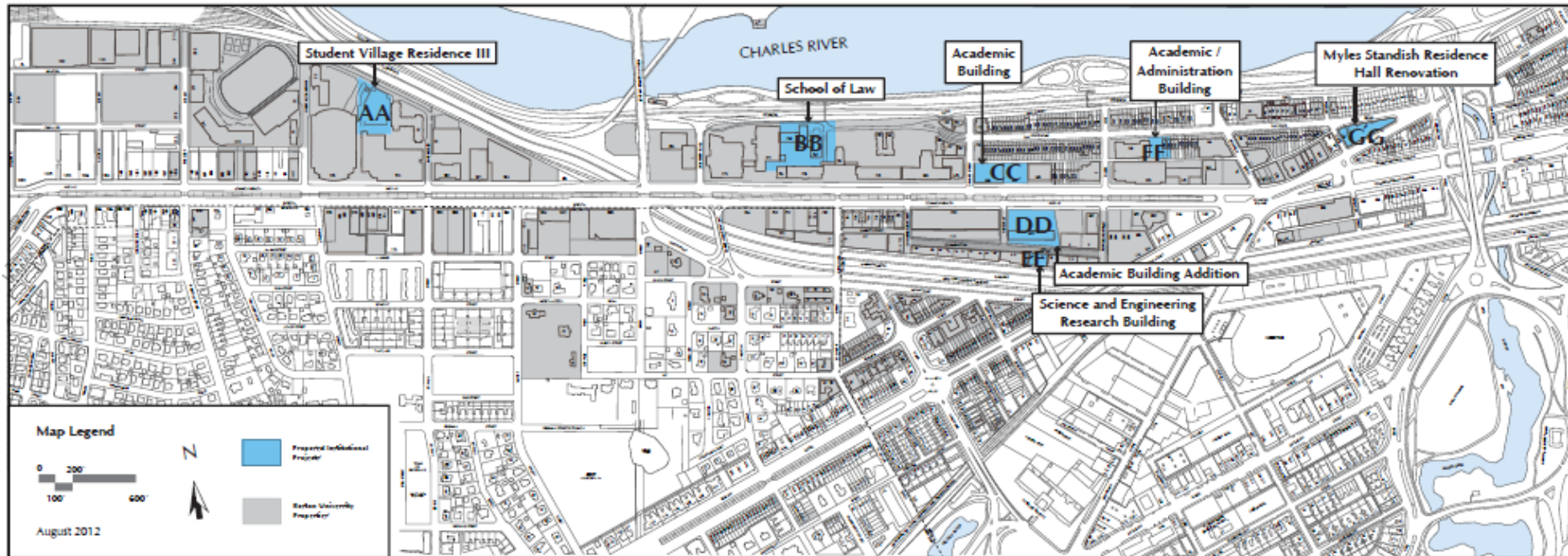
- Zoning and Regulatory Framework
- Seven (7) Proposed Institutional Projects
 - Academic
 - Research
 - Student Housing
- Public Realm Improvements
- Potential Development Sites

Chapter 5: Development Program

- IMP Zoning Overview
- Zoning Districts and Ordinances that cover the CRC:
 - Groundwater Conservation Overlay District
 - Restricted Parking Overlay District
 - Article 37 Green Buildings
 - Greenbelt Protection Overlay District
 - Neighborhood Design Overlay District
 - Bay State Road/Back Bay West Architectural Conservation District

Chapter 5: Development Program

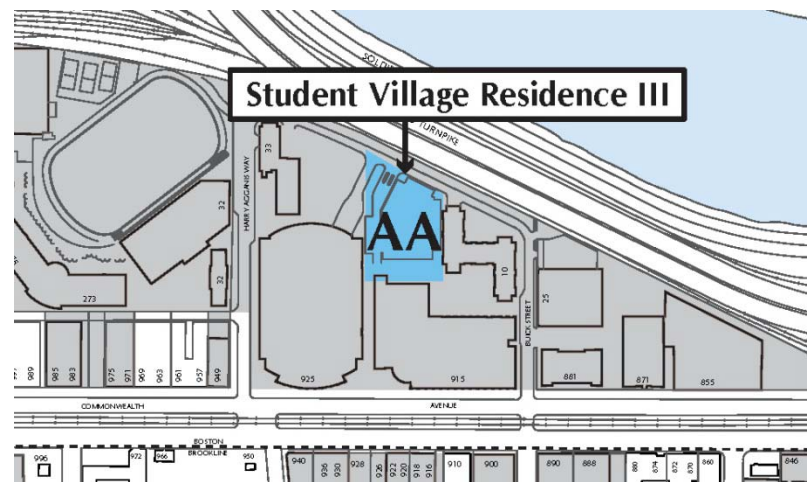
Proposed Institutional Projects



Chapter 5: Development Program

Student Village Residence III (Site AA)

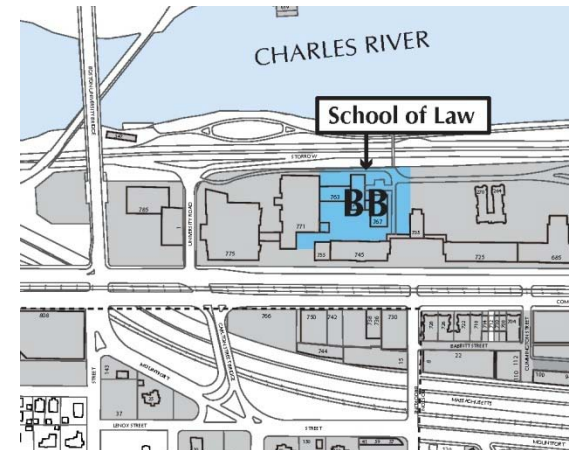
- Location – Student Village
- Lot Area – Part of larger parcel
- Existing Use – Surface parking
- Proposed Use – Student residence
- Proposed Maximum Height – TBD
- Proposed Maximum Size – TBD
- Proposed Maximum FAR – 3.3
- Current Zoning – PDA



Chapter 5: Development Program

Boston University School of Law (Site BB)

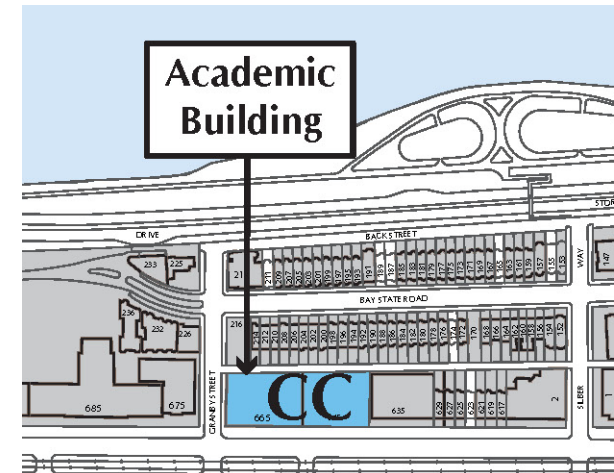
- Location - 763-767 Commonwealth Avenue
- Project Site Area - 93,150 square feet
- Existing Use - Academic use (School of Law)
- Proposed Use - Academic use (School of Law)
- Proposed Maximum Height - Existing tower at 264 feet
- Proposed Maximum Size - Existing 170,000 square feet, addition of up to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



Chapter 5: Development Program

Academic Buildings (Site CC)

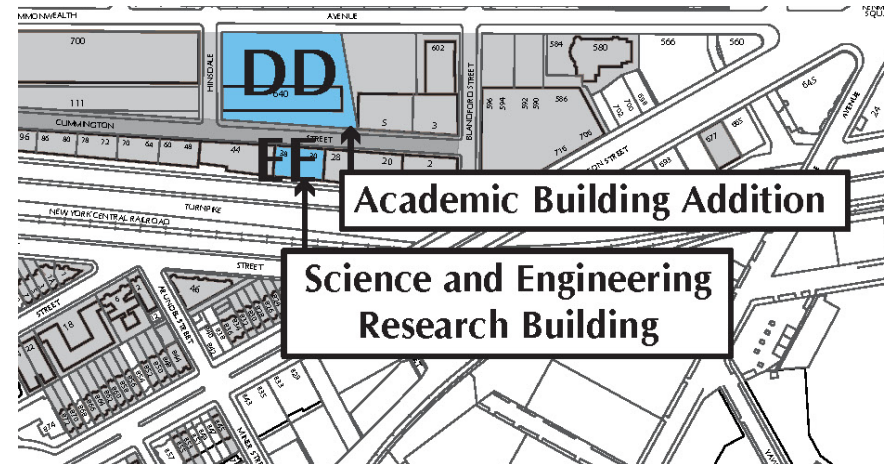
- Location - 645-665 Commonwealth Avenue
- Lot Area - 42,000 square feet
- Existing Use - Surface parking lot
- Proposed Use - University use, primarily academic uses for instruction, research, offices, and ancillary uses. Below grade parking.
- Proposed Maximum Height - 15 stories
- Proposed Maximum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



Chapter 5: Development Program

Academic Building Addition (Site DD)

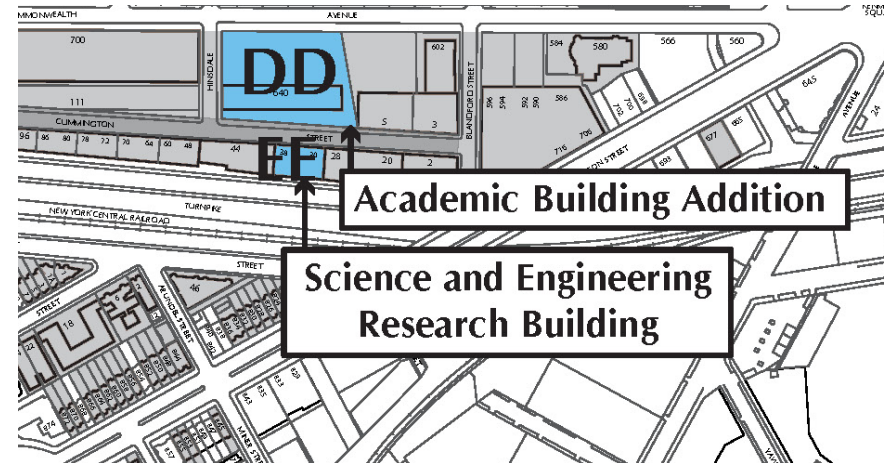
- Location - 640 Commonwealth Avenue
- Lot Area - 67,232 square feet
- Existing Use - Academic use
- Proposed Use - University use, primary academic uses, including instruction, research, and offices.
- Proposed Maximum Height - 3 stories
- Proposed Maximum Building Area - 50,000 square feet
- Proposed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



Chapter 5: Development Program

Science and Engineering Research Building (Site EE)

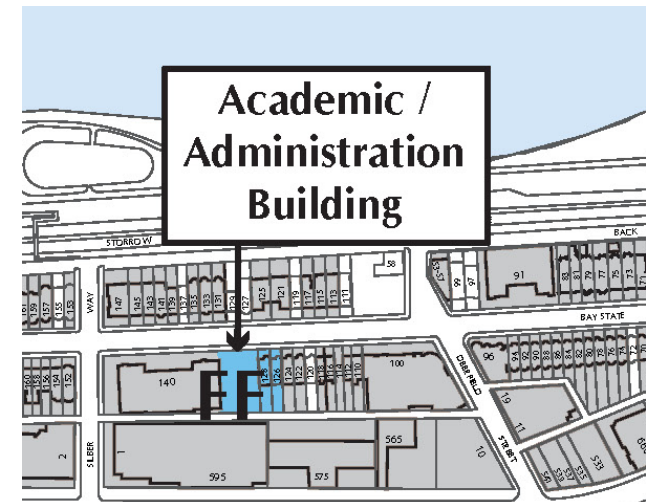
- Location - 30-38 Cummington Mall
- Lot Area - 25,000 square feet (including portion of street)
- Existing Use - Academic
- Proposed Use - University use, primary academic uses, including instruction, research, offices, and student study spaces
- Proposed Height - 11 stories
- Proposed Maximum Building Area - 165,000 square feet
- Proposed Maximum FAR - 7.0
- Current Zoning - M-2



Chapter 5: Development Program

Academic/Administrative Building (Site FF)

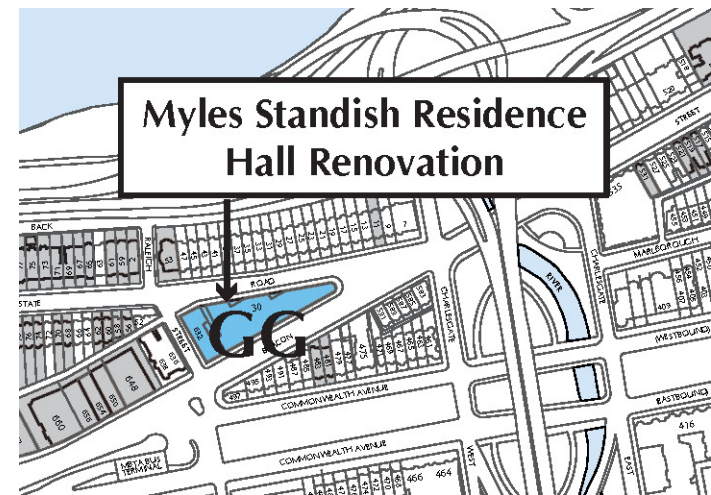
- Location - 130 Bay State Road
- Lot Area - +/- 19,000 square feet
- Existing Use - Academic, vacant, and open space
- Proposed Use - University use, including academic, research, office, and administrative uses
- Proposed Maximum Height - 45 feet on Bay State Road, stepping up to 75 feet
- Proposed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



Chapter 5: Development Program

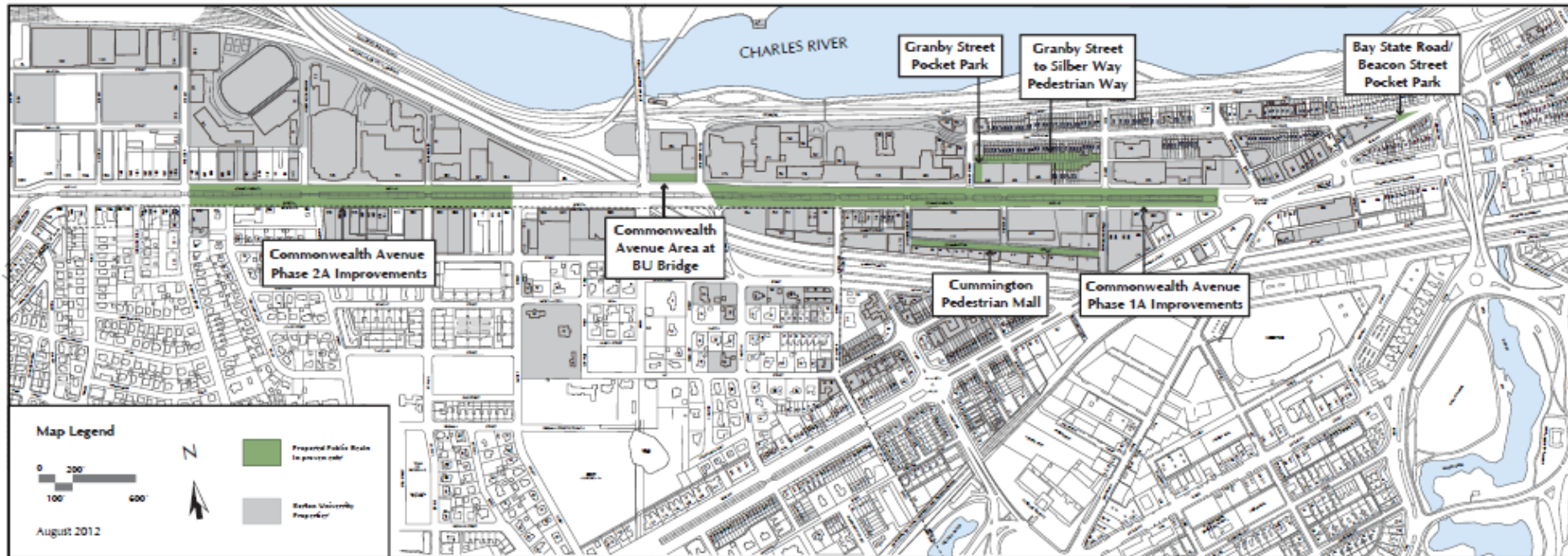
Myles Standish Residence Hall and Myles Standish Annex Rehabilitation (Site GG)

- 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



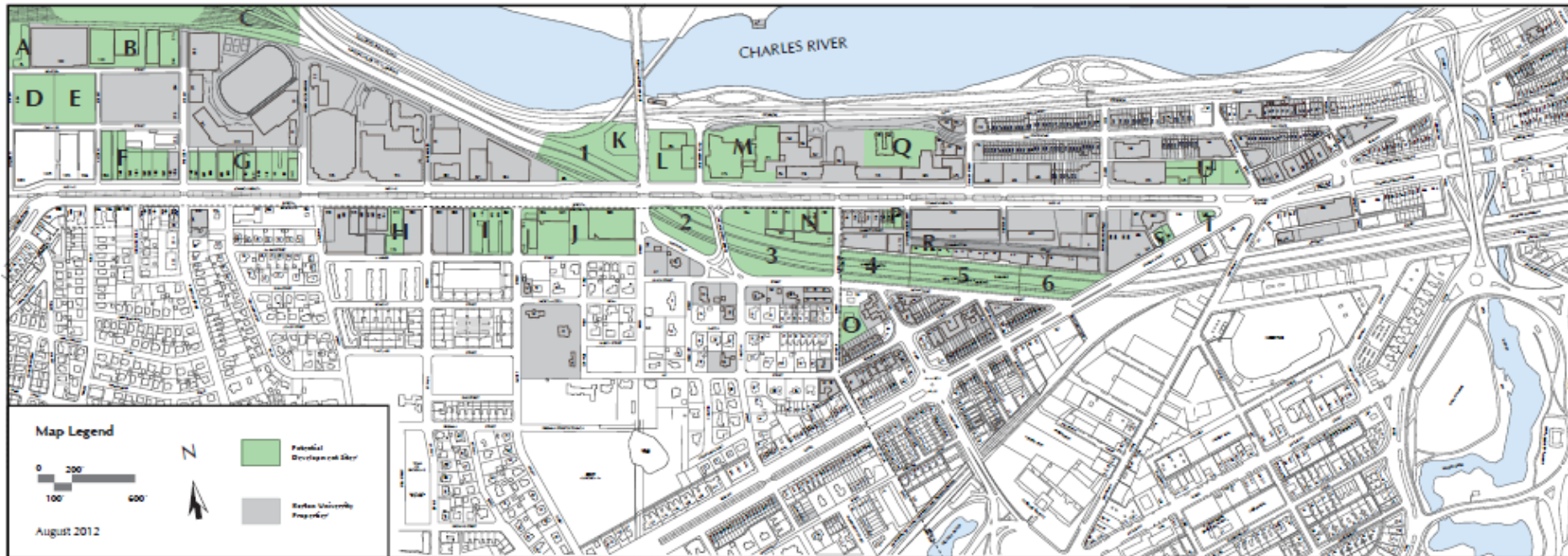
Chapter 5: Development Program

Public Realm Improvements



Chapter 5: Development Program

Potential Development Sites

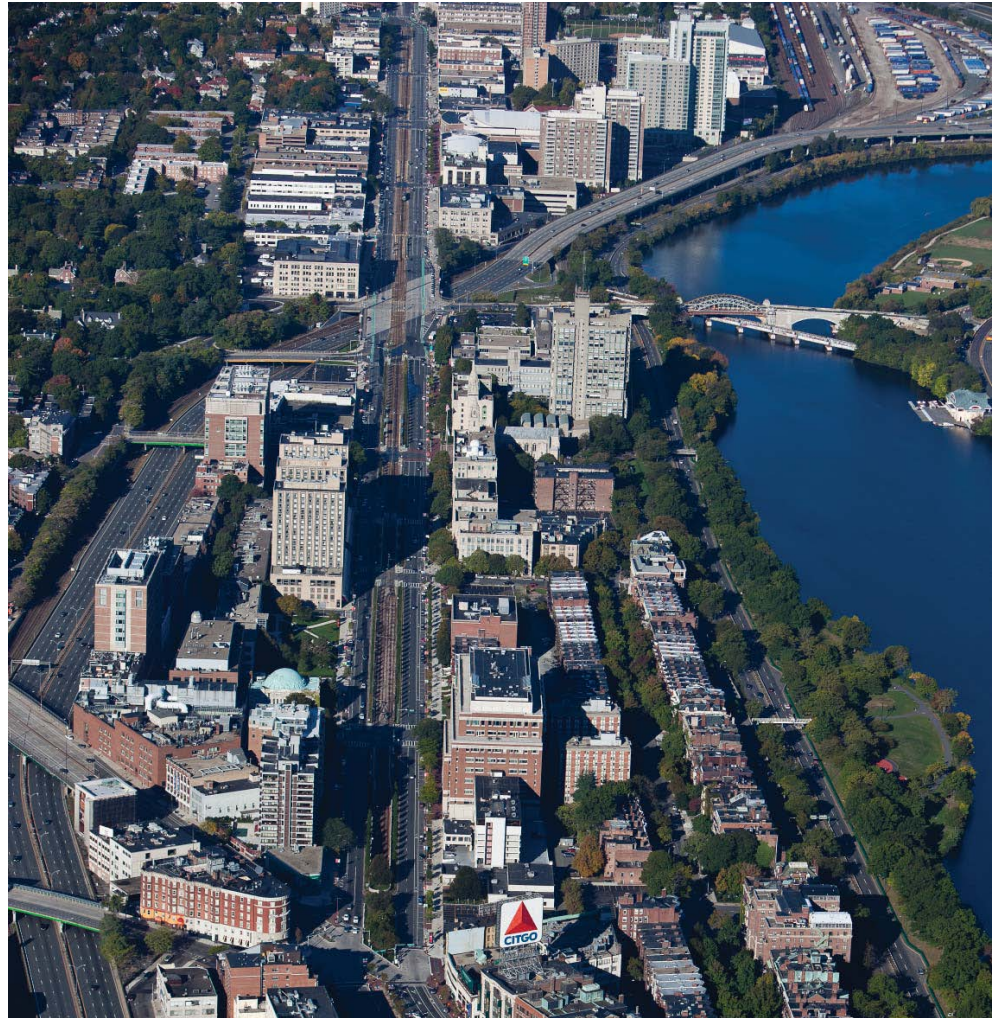


An aerial, grayscale photograph of a city skyline, likely Chicago, viewed from a high angle. The image shows a dense urban landscape with numerous skyscrapers and buildings. A large body of water, possibly Lake Michigan, is visible in the background, with a bridge spanning across it. The foreground shows a mix of residential and commercial buildings, with a prominent white, oval-shaped structure in the lower left. The overall scene is a detailed representation of urban planning and design.

Chapter 4: Planning and Urban Design

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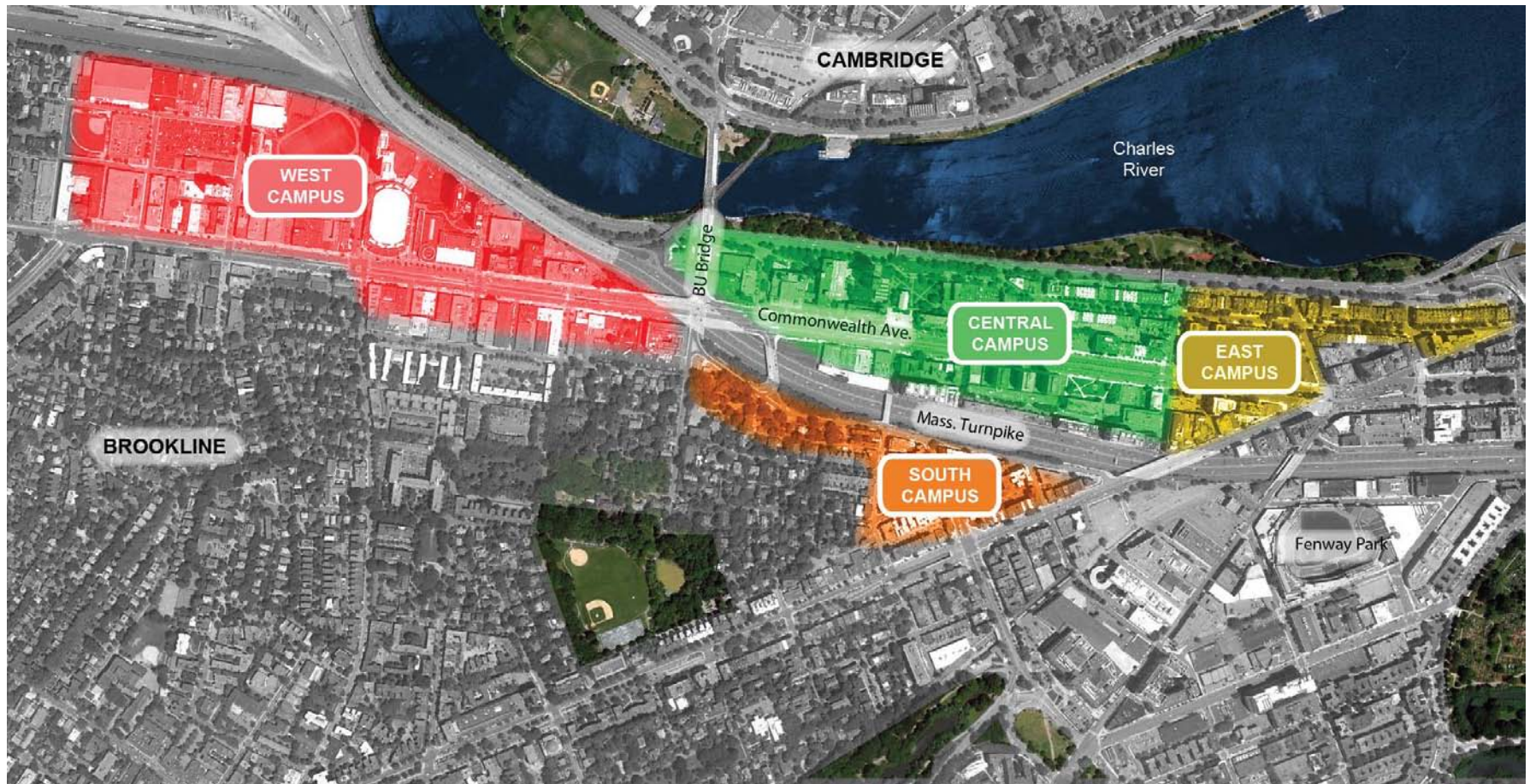
- Historical Context
- Neighborhood Context
- Transportation Context
 - Storrow Drive
 - Massachusetts Turnpike
 - Commonwealth Avenue



Chapter 4: Planning and Urban Design

Framework and Vision: Charles River Campus

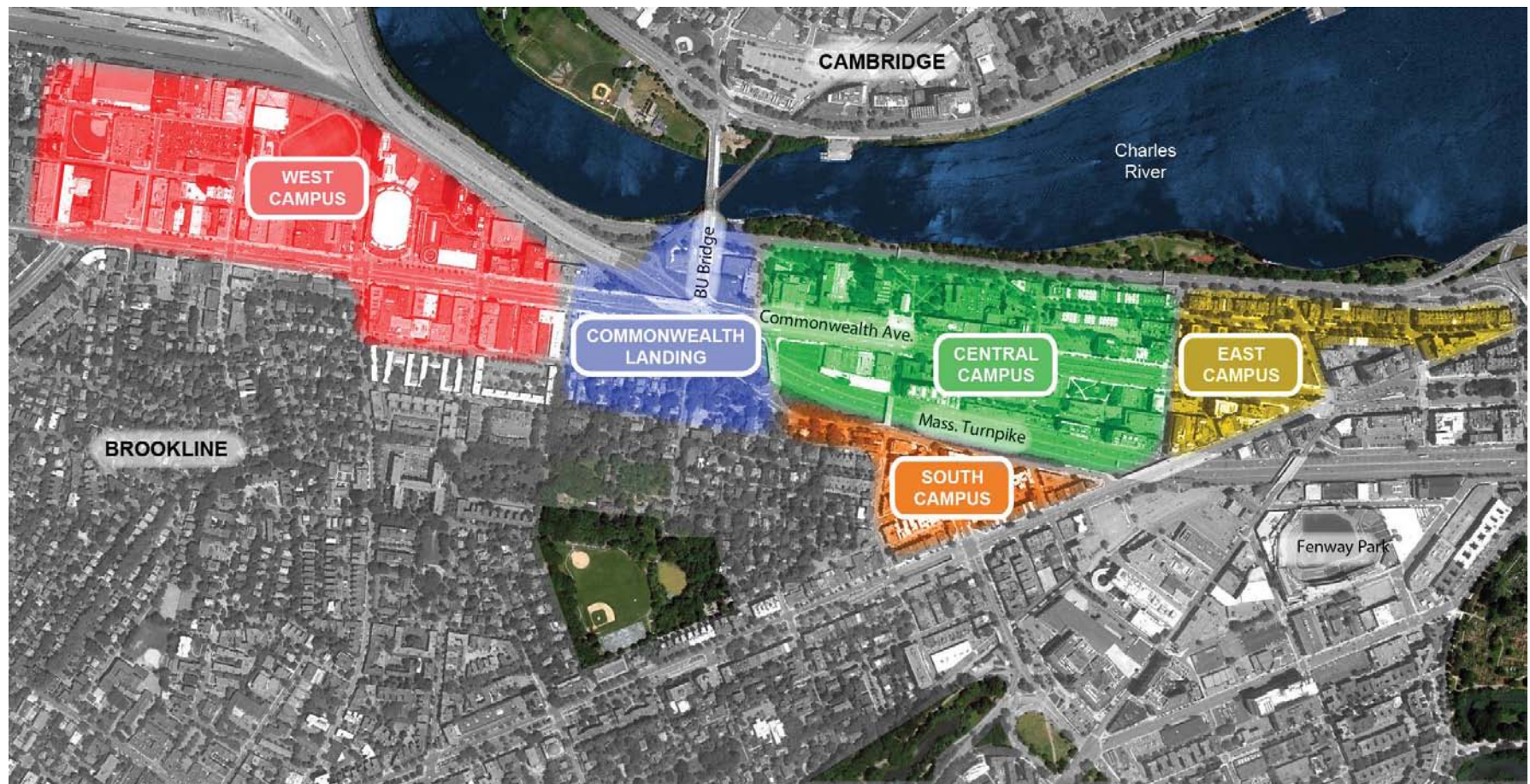
Existing Precincts



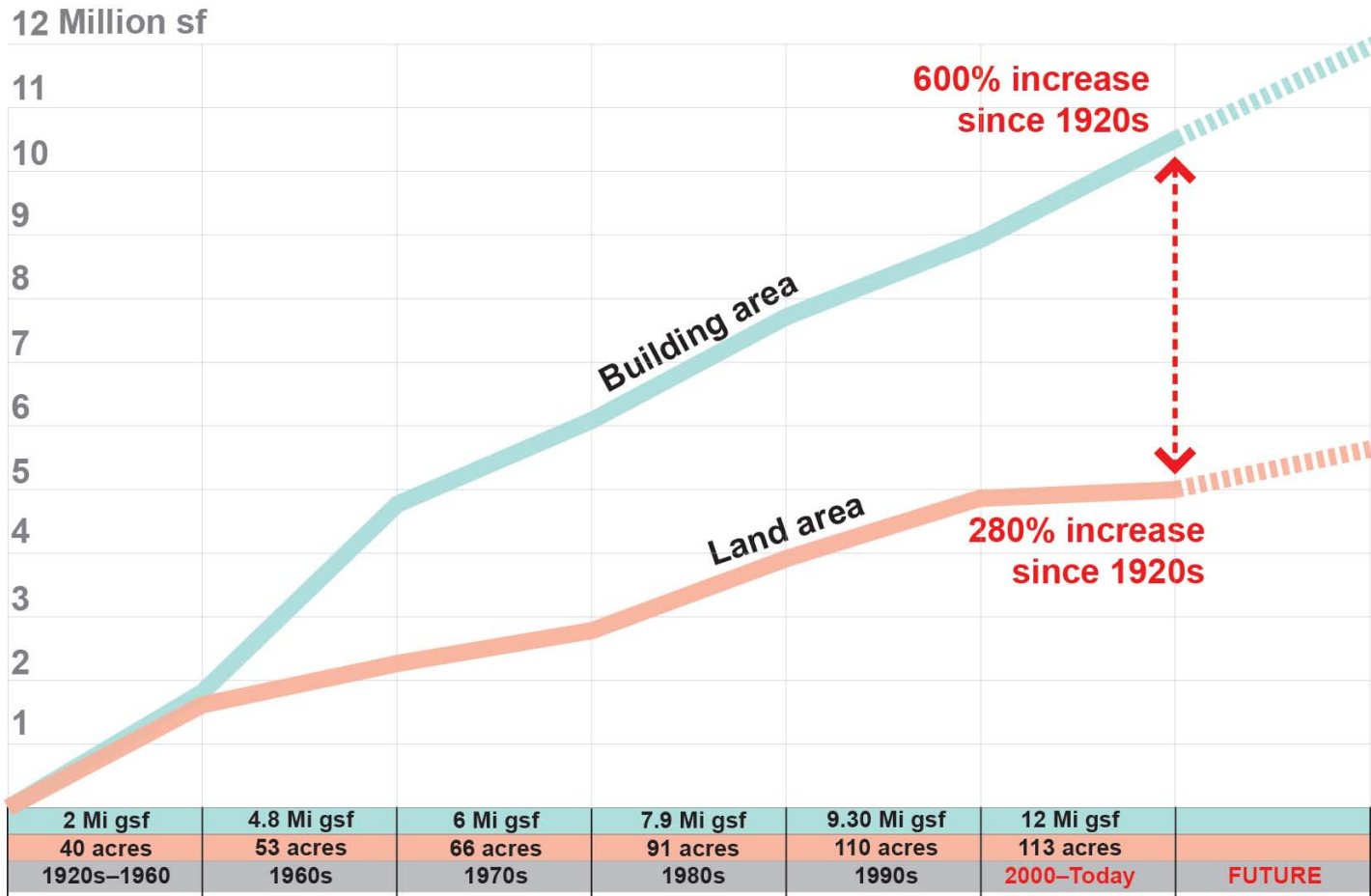
Chapter 4: Planning and Urban Design

Framework and Vision: Charles River Campus

New Precincts



Chapter 4: Planning and Urban Design



Chapter 4: 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
- Future Infrastructure Planning and Relationship to Campus Planning

Chapter 4: Planning and Urban Design

Student Village Residence III (Site AA)



Chapter 4: Planning and Urban Design

Boston University School of Law (Site BB)



Chapter 4: Planning and Urban Design

Academic Buildings (Site CC)



Chapter 4: Planning and Urban Design

Academic Building Addition (Site DD)



Chapter 4: Planning and Urban Design

Science and Engineering Research Building (Site EE)



Chapter 4: Planning and Urban Design

Academic/Administrative Building (Site FF)



Chapter 4: Planning and Urban Design

Myles Standish Residence Hall and Myles Standish Annex Rehabilitation (Site GG)





Chapter 10: Economic Impact

Chapter 10: Economic Impact

Highlights

- Annual budget of more than \$2.1 billion
- Enrolls 33,500 students in 16 schools and colleges
- Faculty generate nearly \$549 million annually in research and training grants and contracts
- Ranks 74th in the nation for the number of start-up companies formed, 66th in the nation for patents received as a result of faculty research
- Total economic impact on the City of Boston: \$1.12 billion per year

Chapter 10: Economic Impact

- University spending
 - Purchases of good, 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
- Other Considerations

Chapter 10: Economic Impact

Summary of Boston University Economic Impact [annual]

	City of Boston	Boston Metropolitan Area	Commonwealth of Massachusetts
Direct Boston University Spending			
Salaries and Benefits	\$248,475,290	\$979,381,484	\$1,013,875,965
Purchased Goods and Services	\$180,186,631	\$330,719,192	\$370,702,314
Total Salaries, Benefits, and Purchases	\$428,661,921	\$1,310,100,676	\$1,384,578,279
Direct Student and Visitor Spending			
Essential Living Expenses	\$198,444,628	\$311,012,155	\$317,269,826
Non-Essential Purchases	\$39,298,144	\$54,988,847	\$54,988,847
Total Student Spending	\$237,742,772	\$366,001,002	\$372,258,673
Out-of-State Visitor Spending	\$31,798,007	\$44,399,875	\$44,399,875
Total Student and Visitor Spending	\$269,540,779	\$410,400,877	\$416,658,548
Total Direct Spending	\$698,202,700	\$1,720,501,553	\$1,801,236,827
Indirect Spending	\$422,503,869	\$1,802,507,372	\$2,065,876,719
Total Economic Impact	\$1.12 B	\$3.52 B	\$3.87 B

Chapter 10: Economic Impact

Direct payments and services to local communities (FY2011) :

- \$5 million in real estate property taxes to the City of Boston
- \$5.2 million to the City of Boston for voluntary payments in lieu of taxes.
- \$1.6 million in real estate taxes to the City of Brookline, \$389,000 in voluntary payments in lieu of taxes, and \$202,000 for permits, licenses and other town fees
- \$3 million in street, sidewalk, MBTA track maintenance
- \$4 million toward Commonwealth Avenue Improvements (2007-2011)
- \$120,000 for rubbish removal services
- \$107,000 for City of Boston police details
- Boston University Police Department

Chapter 10: Economic Impact

Employment at Boston University

	City of Boston	Boston Metropolitan Area	Commonwealth of Massachusetts
Direct Jobs	*13,978	**26,288	**27,019
Indirect Jobs	1,443	12,917	15,634
Total Jobs	*15,421	**39,205	**42,653

*Includes 9,530 student jobs.

**Includes 12,131 student jobs.

Master Plan Update 2012-2022

Questions?

