



# Boston University

Update on the Fenway Campus Institutional Master Plan

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Submitted by **Trustees of Boston University**

Submitted to **Boston Planning & Development Agency**

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## Update on the Fenway Campus Institutional Master Plan

### 1. INTRODUCTION

Boston University (aka “University”) is pleased to provide this update on the Fenway Campus (formerly Wheelock College) Institutional Master Plan (“IMP”) as required by the provisions of Article 80D-7 of the Boston Zoning Code. The Wheelock College campus and facilities became the Fenway Campus following the merger of Wheelock College and the University. The IMP was approved on July 11, 2007, and reflected Wheelock College’s two-year campus planning effort for the student activities and services space, modern dormitories, and academic support space.

The First Amendment to the IMP (the “First Amendment”) for the Riverway House Renovations and New Addition Project was approved in 2008. The Second Amendment to the IMP (the “Second Amendment”) for the Center for Learning and Innovation was approved in 2012. The Boston Planning and Development Agency (“BPDA”) voted in September 2017 to renew the amended IMP through September 14, 2020.

A merger between the University and Wheelock College, a 130-year old private institution composed of three schools focusing on education, social work, and arts and sciences, was realized May 30, 2018. The property of Wheelock College (in the Fenway area of Boston and in Brookline) was assumed by the Trustees of Boston University on June 1, 2018. In addition, the Wheelock College of Education and Human Development (WCEHD) became a new academic unit of Boston University on June 1, 2018. The new academic unit merged the University’s School of Education and the former Wheelock College’s School of Education, Child Life, and Family Studies.

Prior to the merger, Wheelock College enrolled approximately 1,000 undergraduate and

graduate students. Wheelock College students in good academic standing who wished to continue at the University became students of a program within the University and had the option to live in the residence halls on the former Wheelock College campus or to apply to live in residences on the University's Charles River campus.

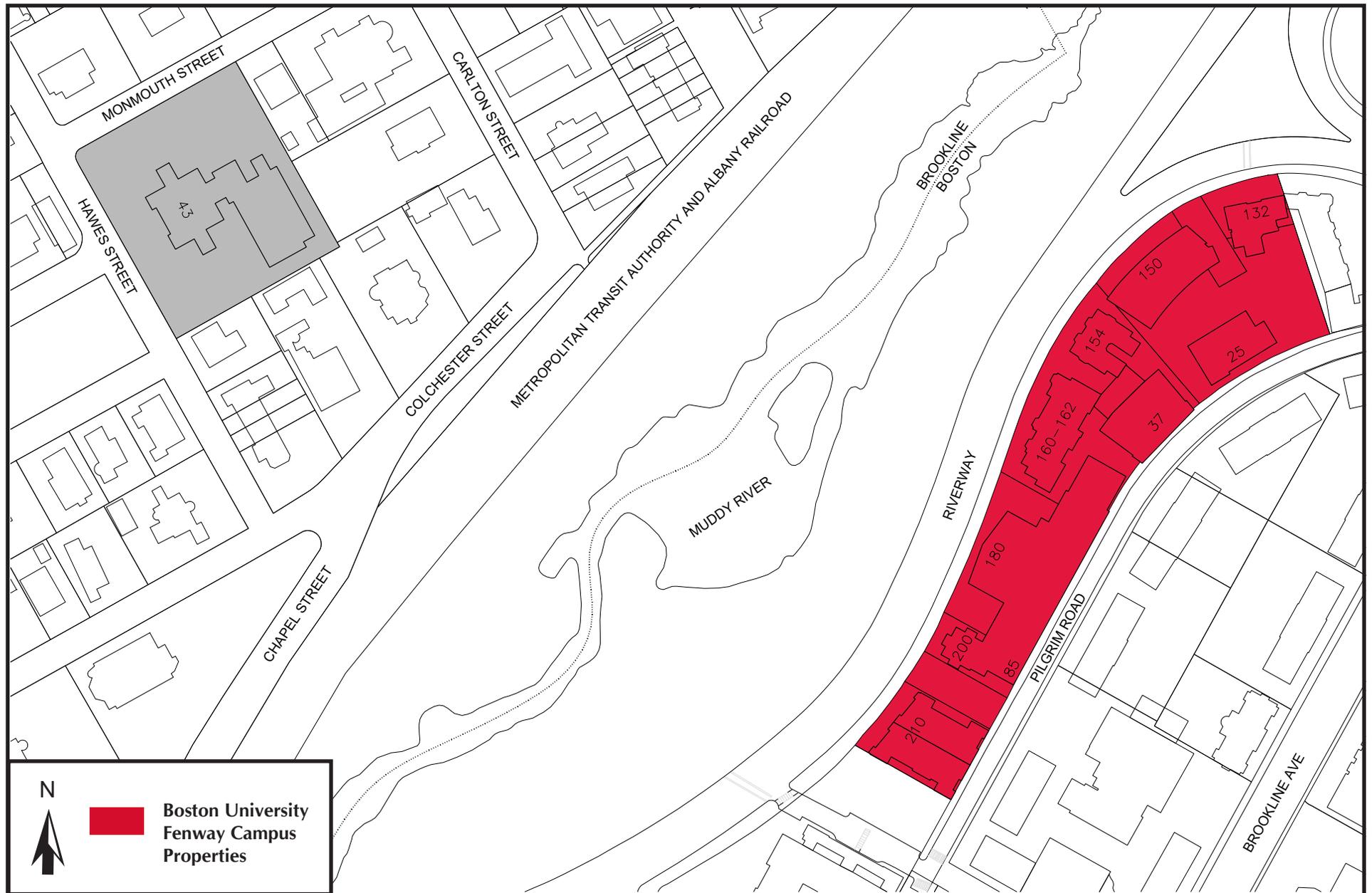
Boston University is pleased provide this updated on the status of the IMP since its renewal in September 2017.

## 2. EXISTING PROPERTY AND USES

The Fenway Campus is composed of eight parcels, totaling approximately 3.5 acres, and eight buildings, totaling 349,984 gross square feet (gsf), within the Riverway area (See Figure 1). Wheelock College sold two Brookline properties (116 Colchester Street and 295 Kent Street) prior to the merger. Following the merger, the University owns one property in Brookline (43 Hawes Street). Table 1 provides a list of the current Fenway Campus facilities located in Boston and their current programmed uses.

Table 1: Fenway Campus Facilities and Uses

Building Name	Address	Year Built	Building Area (gsf)	Current Use
Activities Building	180-200 Riverway	1967	107,182	Academic, Parking
Campus Center and Student Residence	150 Riverway	2008	57,107	Administrative, Residential
Classroom Building	25 Pilgrim Road	1941	19,860	Academic
Library	132 Riverway	1915	28,845	Academic
Longwood House Residence Hall	154 Riverway	1914	17,525	Residential
Peabody Residence Hall	210 Riverway	1910	58,636	Residential
Pilgrim House Residence Hall	37-41 Pilgrim Road	1911	29,723	Academic, Administrative, Residential
Riverway House Residence Hall	160-162 Riverway	1915	31,106	Residential
Parking Lot	25 Pilgrim Road	n/a	n/a	Parking
Parking Lot	85 Pilgrim Road	n/a	n/a	Parking





*Riverway House Residence Hall provides housing for undergraduate students.*

The Fenway Campus facilities continue to have the same programmed uses as prior to the merger.

The residential buildings continue to provide student housing. Riverway House provides undergraduate housing for 130 students while the Campus Center and Student Residence provides housing for 106 undergraduates and is the dining facility for the campus. Peabody Residence Hall provides 138 beds for University graduate students. Pilgrim House Residence Hall (76 beds) and Longwood House Residence Hall (74 beds) have been leased to Bay State College and Simmons University as undergraduate housing.

Several buildings on campus support academic use. The Classroom Building, Pilgrim House, and the Library are used for academic offices, instructional and study spaces along with the Activities Building which also is the home to the Wheelock Family Theatre.

The use of campus parking facilities at the Fenway Campus is centrally managed through Boston University Parking and Transportation Services. Faculty, Staff, and Student parking is available through the centralized campus parking permit system. The Boston University Shuttle (BUS) Fenway Route and Late Night Route provide service between the Fenway Campus and Charles River Campus.

### 3. PROGRESS ON PROPOSED INSTITUTIONAL PROJECTS

Included in the IMP, First Amendment, and Second Amendment are five Proposed Institutional Projects (PIPs). The PIPs outlined in the IMP included:

- Campus Center and Student Residence (CCSR), 150 Riverway (Completed)
- East Wing Project, 25 Pilgrim Road (Under Study)
- West Wing Project, 160-162 Riverway (Abandoned)
- Riverway House Renovations and New Addition Project, 160-162 Riverway (Completed)
- Earl Center for Learning and Innovation, 180-200 Riverway (Completed)

Several PIPs have progressed, while others have been abandoned or will continue to be analyzed for viability in the longer term. The CCSR building and associated courtyard opened in 2009. The East Wing project will continue to be analyzed for its viability in the longer term for the University. The West Wing project evolved to the point that the original project was abandoned in favor of the Riverway House Renovations and New Addition Project, which was completed in August 2009. The most recent project, Earl Center for Learning and Innovation, was completed in April 2013.



*The Earl Center for Learning and Innovation within the Activities Building provides an intellectual and physical space allowing faculty, staff, and students the opportunity to engage in experiential learning programs and workshops.*

## 4. SUSTAINABILITY

The Fenway Campus is fully incorporated into the University's sustainability, administrative, and cultural programs and systems.

Prior to the merger with Boston University, Wheelock College made considerable progress incorporating a wide variety of sustainable initiatives in its projects. The Campus Center and Student Residence achieved Leadership in Energy and Environmental Design (LEED) Gold certification. The renovated Riverway House achieved LEED Silver certification. The most recent significant project, the Earl Center for Learning and Innovation was designed and implemented to LEED-certifiable standards. LED lighting conversions and enhanced recycling programs have helped reduce the campus's carbon footprint.

Boston University endeavors to reduce the University's environmental footprint by effecting change on campus and integrating sustainability into existing programs in education, research, and operations. Boston University's Sustainability Office, [sustainability@BU](mailto:sustainability@BU), was established in 2009 in order to reduce the University's environmental footprint by integrating sustainability into existing programs, facilities, and operations. As the campus changes, Boston University strives to focus on conserving energy and decreasing greenhouse gas emissions throughout all University buildings and operations.



*The Campus Center and Student Residence achieved LEED Gold certification. Its courtyard creates a connection through the campus to Pilgrim Road and provides an area for the community to relax and gather.*

Approved by the Board of Trustees in December 2017, Boston University's Climate Action Plan (the "Plan") has five major commitments:

1. Prepare the University for the impacts from climate change that can no longer be avoided
2. Reduce greenhouse gas emissions to operate the University to net zero by 2040
3. Develop a plan to reduce indirect (Scope 3) emissions
4. Integrate climate change into the University's education and research mission
5. Integrate the Climate Action Plan with the University's Strategic Plan

As the University was negotiating its Power Purchase Agreement for 100% of its electrical load, the merger with Wheelock College was announced. The University negotiated the additional load required for Wheelock College into the purchase to insure its commitment to source 100% renewable energy was met.

## 5. COMMUNITY BENEFITS

Boston University expresses the great value of its dynamic relationships with the City of Boston through the wide range of educational, cultural, social, legal, and medical community programs and services it provides. In addition to these community programs and services, the University also makes direct financial contributions to the City of Boston's Payment in Lieu of Taxes (PILOT) Program. Prior to the merger, Wheelock College was not in a position to contribute to the PILOT Program. In FY2019, the University increased its PILOT contribution by \$200,000 to reflect, in part, the addition of the Fenway Campus.

In addition to BU's signature scholarship programs, this section highlights community benefits related to the Fenway Campus for 2018-2019. A comprehensive list of other community programs and services is included in the University's most recent IMP which can be viewed at <http://www.bu.edu/community/masterplans/>.

### Signature Scholarship Programs

The University's signature program, the Thomas M. 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. This year the program enrolled 26 new recipients. Since the program's inception in 1973, nearly 2,000 Boston Public School (BPS) students have been awarded more than \$170 million in full-tuition scholarships from Boston University.

In 2009, to further expand scholarship opportunities for local students, the University committed to meeting the full financial need (without loans) of any BPS graduate admitted to Boston University through the creation of the Community Service Scholarship. Since the program's inception in 2009, 466 BPS students have received over \$59 million in Community Service Scholarship funding.

In December 2017, Boston University and Mayor Walsh announced the expansion of the Community Service Scholarship program, which had previously been limited to incoming freshman, to include incoming transfer students who are graduates of BPS. So far, 46 students have received approximately \$2.2 million in funding. This expansion builds on Mayor Walsh's commitment to expanding the educational opportunities for all BPS graduates.

In 2018-19 the program served 192 undergraduates (who matriculated as first years or transfers), 93 mentors with students performing 6,829 hours of community service and six-year graduation rate is 89% for Class 2017.

The recipients of these awards represent the talented and diverse population of the City, and many students who participate in BU's Scholarship Programs are the first in their family to attend college. These awards provide Boston Public School students the opportunity to graduate from college with a world class education and with little or no debt without ever having to leave their hometown.

### **New and Enhanced Community Programming Since the BU/Wheelock Merger**

In June of 2018, Wheelock and the University's School of Education officially merged to establish Boston University's Wheelock College of Education and Human Development (WCEHD). Planning is well underway to develop the initiatives in teacher education and evidence-based research that will propel the new BU Wheelock into a leadership position for K-12 education at a major urban research university. Having a positive impact in local and global communities remains central to everything the new colleges does:

- Upward Bound and Upward Bound Math Science helps prepare low-income and first-generation college students to succeed in higher education
- The Aspire Institute connects educators, community partners, and families to improve education, human development and community wellness
- Intergenerational Literacy Program offers English literacy classes to immigrant parents and children
- Jumpstart allows BU Wheelock Students to mentor preschoolers in Boston's South End neighborhood
- The Earl Center of Innovation and Learning allows teachers and students to explore technological advances and innovative practices

- Educators Rising BU gives high school students hands-on teaching experiences
- The American Association of Colleges for Teacher Education Holmes Scholars Program provides mentorship and professional support to doctoral students from under-represented communities
- BPS New Teacher Institute. In August 2019, Wheelock hosted BPS's New Teacher Institute, bringing over 300 new teachers to campus for a two-day series of workshops and professional development opportunities.
- Field Placements. During the 2018-2019 academic year, 221 students performed fieldwork in 52 Boston Public Schools. 87 students fulfilled fieldwork and internship requirements through work in 45 nonprofits in Boston. These included ABCD Head Start sites, Bay Cove Human Services, Boston Children's Hospital, Dana Farber Cancer Institute, and Spaulding Rehabilitation Hospital.
- STEM Institute. The Earl Center for Learning and Innovation hosted an institute for STEM educators. 65% of the attendees were BPS teachers.
- Learn Launch Lunch. The Earl Center partnered with Learn Launch Accelerator to bring educators and Edtech companies together for a free series in April during BU Innovation week.
- Boston University Initiative for Literacy Development (BUILD). Wheelock graduate students partnered with the BU Student Employment Office to coordinate 115 BU work-study literacy tutors served an estimated 858 children at 13 elementary school sites in Boston. Senior Lecturer Evelyn Ford-Connors continued to provide literacy expertise to support BUILD Book Clubs at the Tobin, Mason, Trotter and Hurley schools; a fundraiser initiated by BU's Office of Enrollment & Student Affairs raised \$1,830 in funding for BUILD Book Clubs in 2018-19.
- Campus Visits to Promote College Awareness. Through the work of a graduate assistant, the College Access & Student Success Office hosted or ran workshops at the following campus visits:
  - 24 students from Bates Elementary School on October 26, 2018.
  - 45 students from the Trotter K-8 and the Young Achievers School in Boston (organized by Citizen Schools) on November 9, 2018.
  - 52 students from the Trotter School on March 22, 2019.



*The 623-seat Wheelock Theatre offers live theater shows, theater classes, and workshops.*

### **Wheelock Family Theater at Boston University**

Following the merger of Wheelock College and the University, Wheelock Family Theatre became a program of Boston University. Wheelock Family Theatre at Boston University (WFT@BU) brings the transformative power of theatre to the greater Boston area through an unwavering commitment to diversity, affordability, access, and inclusion. WFT@BU creates three to four mainstage productions each year, as well as offering a variety of theater classes and workshops, and providing training to students at area schools and community organizations.

WFT@BU partners with dozens of community organizations to make reduced-priced or free tickets available to families who would not otherwise be able to afford to attend the theatre. In 2019, WFT@BU put on 70 total public performances, 140 education programs and student matinees, with 12,200 youth in grades K-12 participating.

In addition to public performance, WFT@BU also offers tuition assistance for education programs based on economic need. No student has ever been turned away from WFT@BU's education program due to cost, and this year WFT@BU awarded over \$100,000 in scholarships. The 2018 Summer Program was attended by nearly 700 students throughout Massachusetts, including Boston and 50 other cities and towns in the region.

### **Sociedad Latina “¡emprende!” Program**

Since 2018, Boston University has hosted Sociedad Latina on campus for their “¡emprende!”

summer program. Through an innovative 10-week program, Latino and English learner youth explored the fields of entrepreneurship and business by creating business plans, executing soft launches of prototypes, exploring postsecondary academic and career options, and pitching their ventures to a panel of “mock” potential investors. During the summer, youth have the opportunity to participate in an intensive 10-week entrepreneurship curriculum. Students also participated in a tour of Boston University as they begin to prepare for the college admissions process.

Through educational, cultural, social-emotional, and professional supports rooted in the community, Sociedad Latina empowers youth to succeed in school, build critical 21st century and workforce development skills, take pride in their culture, and engage in their community. With our Pathways model, youth and families grow long-term relationships with staff who consistently hold them to high standards and connect them with needed support services, both within Sociedad Latina and through our wide referral network.

### **Mothers for Justice and Equality (MJE)**

Boston University has continued the existing partnership between Wheelock College and MJE and continues to host their annual “Mothers Against Violence National Empowerment Conference” on campus. The annual conference offers women a chance to connect, network and inspire each other with the mission of empowering women into action.

The mission of MJE is to end neighborhood violence by empowering mothers and youth to challenge the normalization of violence and become effective catalysts for change in their homes, schools, and communities. By reclaiming the identity of our communities MJE restores a sense of hope and purpose for children, youth, and adults.

### **“100RC Network Exchange: Equitable and Resilient Cities” with the City of Boston and 100 Resilient Cities**

In the fall of 2018, Boston University welcomed to campus the “100RC Network Exchange: Equitable and Resilient Cities,” a three-day Network Exchange on Equitable and Resilient Cities hosted by the City of Boston and 100 Resilient Cities (100RC). Chief Resilience Officers and high-level officials from eight cities in the United States, Canada, and the United Kingdom, convened to build on the City’s groundbreaking work in addressing deep-rooted issues of racial disparity and systemic inequity by creating a global conversation and developing and sharing further municipal-level solutions to promote equity, inclusivity, and social cohesion.

100 Resilient Cities – Pioneered by the Rockefeller Foundation (100RC) is an initiative focused on helping cities around the world become more resilient to the physical, social, and economic challenges that are a growing part of the 21st century.