



Boston University Fenway Campus Boston, Massachusetts

2021-2031 Institutional Master Plan

September 23, 2021

submitted to the **Boston Planning & Development Agency**

submitted by **Trustees of Boston University**

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



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Chapter 1

INTRODUCTION AND OVERVIEW

CHAPTER 1: INTRODUCTION AND OVERVIEW

1.1 INTRODUCTION

Trustees of Boston University (“Proponent”) is pleased to submit this Institutional Master Plan (“IMP”) for the Boston University Fenway Campus (“BU Fenway Campus”) in accordance with the Boston Planning & Development Agency (“BPDA”) Article 80D Institutional Master Plan (“IMP”) review process. The BU Fenway Campus (formerly Wheelock College campus) was established following the merger of Wheelock College and Boston University in 2018 and is currently guided by the Wheelock College IMP. The amended IMP was approved on July 11, 2007 for an initial ten-year term and renewed through September 14, 2020 by the BPDA in September 2017.

The Proponent submitted an IMPNF on April 8, 2021 to initiate the BPDA Article 80D Institutional Master Plan review process for the creation of a new BU Fenway Campus 2021 – 2031 IMP. In response to the Scoping Determination issued on June 3, 2021, this IMP is being submitted to the BPDA in September 2021. With this IMP, the Proponent builds upon the success of the Wheelock College IMP to craft a future planning framework for the BU Fenway Campus.

1.2 BOSTON UNIVERSITY HISTORY AND BACKGROUND

Boston University (the “University”) is the fourth-largest private nonprofit university in the nation, home each year to more than 35,000 students. One of the oldest institutions of higher education in the Boston area, the University was founded in 1839 as the Newbury Biblical Institute in Vermont by a group of laymen and ministers committed to social equality and inclusiveness. The school relocated to Boston in 1867, and in 1869 the Massachusetts legislature granted a charter for Boston University, formally establishing the University as it is currently known. Originally scattered throughout Beacon Hill, downtown Boston, and the South End, the University has undergone dramatic physical and academic transformations since 1869. Today, more than 10,000 staff and faculty support 17 schools and colleges on three distinct campuses: the Charles River Campus, the Medical Campus in the South End, and the Fenway Campus described in this document.

The Charles River Campus, which serves as the core campus, began to take shape in 1920 when the University purchased 15 acres of land between Commonwealth Avenue and the Charles River. Now spanning 135 acres along a mile and a half of Commonwealth Avenue from Kenmore Square to Packard’s Corner, the Charles River Campus houses most of the University’s undergraduate and graduate programs in a diverse stock of buildings that varies

substantially in height, age, and style. The University has actively pursued both restoration of historic buildings and construction of state-of-the-art facilities to provide a world-class educational environment.

Located two miles southeast of the Charles River Campus, the Medical Campus is composed of three of the University's health science schools: the School of Medicine, the Henry M. Goldman School of Dental Medicine, and the School of Public Health. The Medical Campus has a rich history dating back to 1848, when its School of Medicine began as the New England Female Medical College, the first institution in the world to offer medical education to women and to graduate a black woman physician. The University acquired the Medical College in 1873, creating the first coeducational medical school in the nation. Together, the three schools of the Medical Campus each year educate a diverse group of 3,400 full and part-time students with a focus on underserved populations.

With this IMP, the Proponent is pleased to describe the vision for the Boston University Fenway Campus, the result of a merger with Wheelock College. Founded in 1888 by Lucy Wheelock as Miss Wheelock's Kindergarten Training School, the small, private institution was characterized by its focus on training future educators and social workers to improve the lives of children and families. Realized on June 1, 2018, the merger allows the University to again use its resources to strengthen and build upon the historic legacy of a Boston institution committed to bettering the lives of others.

The property holdings of Wheelock College (in the Fenway area of Boston and in Brookline) were assumed by the Proponent and thereafter became known as the BU Fenway Campus (see Figure 1-1, Locus Map). The buildings on the Fenway Campus are used for a variety of programs, research institutions, and housing options that serve the entire Boston University community. Wheelock College's School of Education, Child Life, and Family Studies merged with the University's School of Education and became known as the Wheelock College of Education and Human Development ("BU Wheelock"), an academic unit of Boston University. BU Wheelock is housed on both the Fenway Campus and the Charles River Campus.

1.2.1 FENWAY CAMPUS INSTITUTIONAL MASTER PLAN HISTORY

On February 21, 2007, Wheelock College filed its first IMP following a two-year campus planning effort. The IMP described the institution's mission and objectives, existing properties, and future development plans over a ten-year duration and was approved by the Boston Redevelopment Authority ("BRA"), now BPDA, later that year.

The Wheelock College IMP included three Proposed Institutional Projects ("PIPs"): the Campus Center and Student Residence, the East Wing Project, and the West Wing Project. During the term of the IMP, two amendments were submitted and approved by the BPDA. The First Amendment to the Wheelock College IMP (the "First

Amendment”) for the Riverway House Renovations and New Addition Project was approved in 2008. The Second Amendment to the Wheelock College IMP (the “Second Amendment”) for the Center for Learning and Innovation was approved in 2012. The status of these PIPs, as well as the campus urban design and open space, is further described in Chapter 2, Progress on the Wheelock College Institutional Master Plan.

In 2016, Wheelock College underwent a change of leadership and an extensive visioning process for future strategic planning of the campus. Prior to the expiration of the Wheelock College IMP, the college submitted an IMPNF for Renewal on July 10, 2017 to request a three-year extension while it explored options to move the institution into the future. The approved IMP Renewal expired on September 14, 2020, at which point Wheelock College had expected to submit a renewal of its IMP for a term of ten years. Boston University assumed responsibility for this 2021 – 2031 IMP after merging with Wheelock College in 2018.

This IMP provides updates on the five PIPs as well as other initiatives and community benefits identified in the 2007 Wheelock College IMP. Although described in its own IMP, the BU Fenway Campus is fully integrated with Boston University’s mission, programming, and facilities management.

1.3 BOSTON UNIVERSITY MISSION AND OBJECTIVES

Boston University is an international, comprehensive, private research university committed to educating students to be reflective, resourceful individuals ready to live, adapt, and lead in an interconnected world. The University is committed to generating new knowledge to benefit society.

The University remains dedicated to its founding principles: that higher education should be accessible to all and that research, scholarship, artistic creation, and professional practice should be conducted in the service of the wider community on a local and international scale. These principles endure in the University’s insistence on the value of diversity, tradition, standards of excellence, and dynamic engagement with the City of Boston and the world.

Boston University comprises a remarkable range of undergraduate, graduate, and professional programs built on a strong foundation of the liberal arts and sciences. With the support and oversight of the Board of Trustees and through its world-renowned faculty, the University continually innovates in education and research to ensure that it meets the needs of students and an ever-changing world.

In support of this mission, in 2018 the University began a two-year process to update its existing strategic plan, *Choosing to be Great*. The comprehensive effort builds upon the same core priorities of the previous plan and is a careful, collective assessment of the opportunities and challenges the University is expected to face through 2031. The plan, *Accelerating the*

Future, was endorsed by the Boston University Board of Trustees on April 16, 2020. Recognizing the changing landscape of higher education, it identifies five strategic priorities to guide the University through the next decade:

- **Vibrant Academic Experience:** Commit to residential undergraduate education and preparation for the world of work, as well as high-quality innovative academic and educational programs at the graduate level.
- **Research that Matters:** Commit to hiring and supporting world-class faculty in select areas across the University where it will promote excellence and local and global impact.
- **Diversity, Inclusion, and Access:** Commit to being a diverse and inclusive institution that provides fair access and opportunities to all faculty, staff, and students.
- **Community, Big yet Small:** Create opportunities for students, faculty, and staff to find their individual communities while benefiting from the resources of a large, urban university and a large number of accomplished alumni.
- **Global Engagement:** Expand the University’s global reach through student, faculty, and alumni engagement opportunities.

1.4 INSTITUTIONAL MASTER PLAN BACKGROUND

The Wheelock College IMP, which has guided the BU Fenway Campus since the merger, expired on September 14, 2020. In advance of this expiration, the University began the process of gathering information related to the BU Fenway Campus and identifying its needs over the next decade. On April 8, 2021, the University submitted an IMPNF to the BPDA for the BU Fenway Campus. This IMP is submitted in response to the Scoping Determination issued by the BPDA on June 3, 2021. See Appendix A: BPDA Scoping Determination. The BU Fenway Campus 2021 – 2031 IMP is based upon the program needs described throughout this document and is fully aligned with the strategic and management practices that guide each of the Boston University campuses. This IMP will help the University achieve its overall mission and maintain an exceptional environment for its students.

1.5 MASTER PLANNING PROCESS

In recognition of the impact of institutional development on the community, colleges and universities in Boston are required under Article 80D of the Zoning Code to submit a comprehensive development plan to the BPDA at least every ten years. While many PIPs are subject to further review under Article 80B, the IMP allows the BPDA to assess the collective impact and suitability of the campus development programs. The University welcomes the city’s participation in its development planning, viewing it as a chance to optimize its own plans and initiatives with the expertise of public agencies and to create a positive impact in

the community. A Scoping Session with the University and public agencies was held on April 20, 2021 to review and discuss the IMPNF and upcoming IMP. This IMP represents the collaborative efforts of the community, government agencies, elected officials, and the University.

1.5.1 BOSTON UNIVERSITY FENWAY CAMPUS TASK FORCE

After submitting the BU Fenway Campus IMPNF in early April 2021, the University met with BPDA staff to present plans for this IMP to a BU Fenway Campus Task Force (the “Task Force”) and to members of the public. The Task Force is comprised of the following representatives from areas surrounding the Fenway Campus:

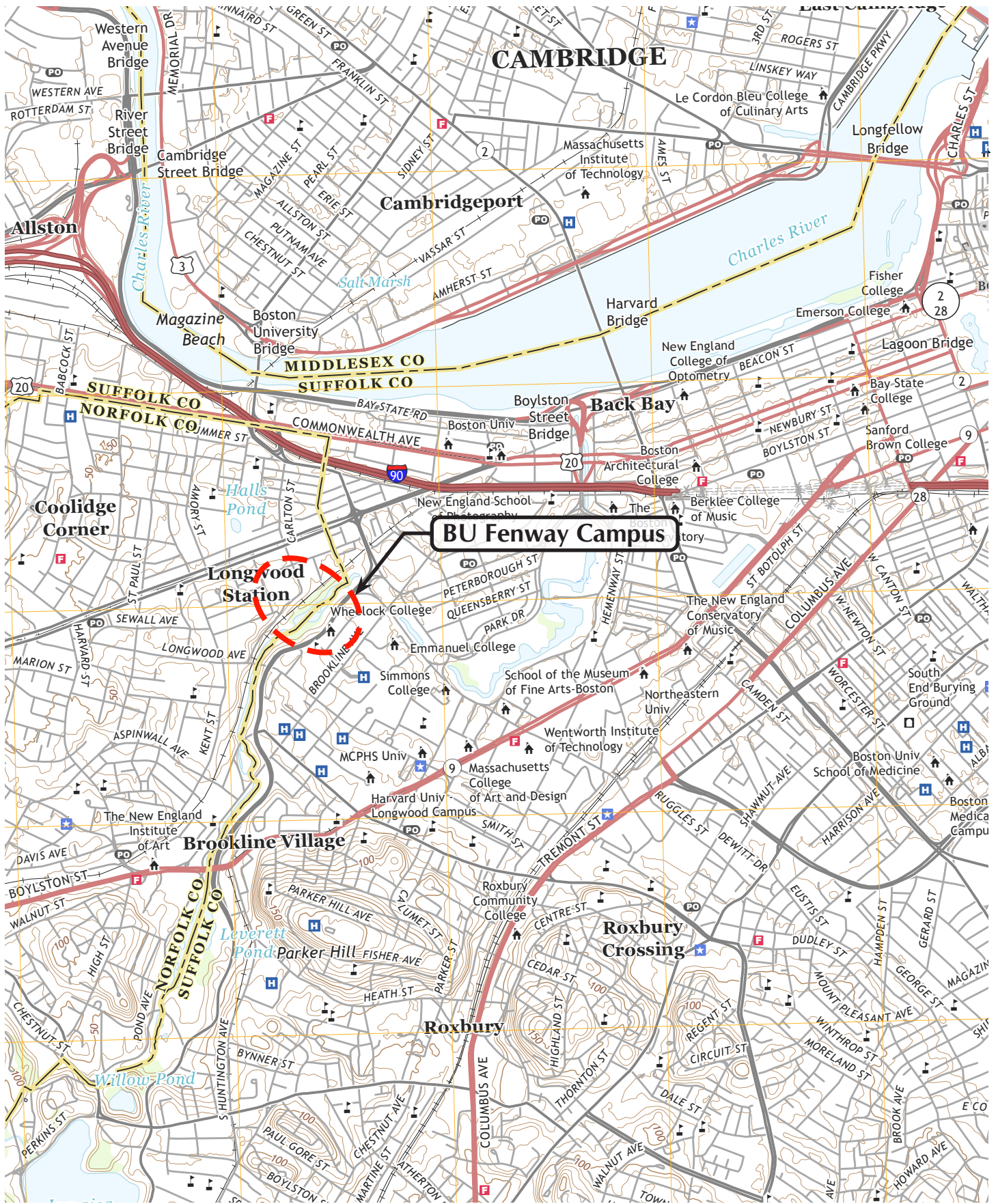
- Kelly Brilliant
- Laura Brink Pisinski
- Karen Geromini
- Molly Honan DiLorenzo
- Ruth Khowais
- Sarah Nailor
- Timothy Ney
- Cliff Rust
- Tom Yardley

A meeting of the Task Force, open to the wider public, was held on April 21, 2021 to discuss the proposed IMP. Future Task Force meetings will be scheduled following the submittal of this IMP. All Task Force meetings are open to the public. The University looks forward to continued collaboration with the city and elected officials and welcomes public participation in the IMP review process.

1.6 PROJECT TEAM

The primary contacts from the project team can be found below:

<p>Proponent</p>	<p>Trustees of Boston University One Silber Way Boston, MA 02215</p> <p>Contacts: Gary W. Nicksa, Senior Vice President for Operations nicksa@bu.edu Phone: 617-353-6500</p> <p>Michael Donovan, Vice President for Campus Planning and Operations donovanm@bu.edu Phone: 617-353-4468</p>
<p>Planning and Permitting</p>	<p>Fort Point Associates, Inc. 31 State Street, 3rd Floor Boston, MA 02109</p> <p>Contact: Jamie Fay, President jfay@fpa-inc.com Phone: 617-357-7044 x204</p>



Chapter 2

PROGRESS ON THE WHEELOCK COLLEGE INSTITUTIONAL MASTER PLAN

CHAPTER 2: PROGRESS ON THE WHEELLOCK COLLEGE INSTITUTIONAL MASTER PLAN

2.1 INTRODUCTION

The first Wheelock College IMP, adopted in 2007, described the institution’s vision and objectives for the following decade of development. Noting that Wheelock had not constructed a new building in nearly 40 years, the IMP emphasized the importance of improving campus facilities to provide faculty, staff, and students quality spaces to live, learn, and work. Three PIPs were proposed to support these goals and facility improvements, with two additional PIPs proposed in later IMP Amendments. The PIPs outlined in the IMP as amended included:

- Campus Center and Student Residence (“CCSR”), 150 Riverway;
- East Wing Project, 25 Pilgrim Road;
- West Wing Project, 160-162 Riverway;
- Riverway House Renovations and New Addition Project, 160-162 Riverway; and
- Earl Center for Learning and Innovation, 180 Riverway.

In addition to these building projects, the Wheelock College IMP identified ongoing urban design and planning objectives relating to the public realm and open space. Progress on these efforts is described in the following sections.

2.2 STATUS OF PROPOSED INSTITUTIONAL PROJECTS

Included in the Wheelock College IMP and its First and Second Amendments are five PIPs. The status of these PIPs is summarized below.

2.2.1 CAMPUS CENTER AND STUDENT RESIDENCE, 150 RIVERWAY

The CCSR was proposed in the IMP to accommodate Wheelock College’s required dormitory space, dining and other student facilities, and academic support space. The seven-story, 58,000 square foot (“sf”) building is located between Longwood House and the Library on the northeast portion of campus and includes a two-story campus center, student lounge, café, multipurpose rooms, 250-seat dining facility, and 108 student beds. The building, which opened in 2009, was designed to provide the campus with an institutional and focal presence while creating space for a wide range

of student-oriented and student-sponsored activities. A new courtyard built as part of the project provides significant green space and serves as an outdoor gathering and collaboration place for students, faculty, staff, and the public. The U.S. Green Building Council approved the building for Leadership in Energy and Environmental Design (“LEED”) Gold certification.

2.2.2 EAST WING PROJECT, 25 PILGRIM ROAD

As proposed in the IMP, the East Wing project envisioned creating a five- to seven-story mixed-use building on the site of the existing parking lot at 25 Pilgrim Road. The East Wing project has not yet been initiated. The University has no plans to pursue this project.

2.2.3 WEST WING PROJECT, 160-162 RIVERWAY

Originally proposed in the IMP, the West Wing project envisioned creating an approximately 75,000 gross square foot (“gsf”), five-story building with housing, student life, and academic space on the site of the existing Riverway House. The original West Wing project was abandoned in favor of the Riverway House Renovations and New Addition Project.

2.2.4 RIVERWAY HOUSE RENOVATIONS AND NEW ADDITION PROJECT, 160-162 RIVERWAY

Located on the site originally intended for the West Wing project, the Riverway House Renovations and New Addition project was proposed in the First Amendment to the IMP. Approximately 28,000 sf of the existing building were renovated, and a small infill addition was incorporated. The work provided a net increase of 31 bed spaces. The U.S. Green Building Council approved the building for LEED Silver certification. The Riverway House renovations were completed in August 2009.

2.2.5 EARL CENTER FOR LEARNING AND INNOVATION, 180 RIVERWAY

Proposed in the Second Amendment, the renovation and small addition to the Activities Building enabled the creation of additional classrooms, faculty offices, and a state-of-the-art technology and resource center to support students, faculty, alumni, and community members. The project improved the Pilgrim Road streetscape with an attractive modern façade, campus entry, and active use to promote community safety along this street. Completed in April 2013, the 8,840-sf project is occupied by classrooms, conference rooms, faculty offices, an academic resource center, and a technology center in a three-story structure.

2.3 OPEN SPACE AND URBAN DESIGN

Located along the Riverway Park in the historic Fenway neighborhood of Boston, the BU Fenway Campus has a modest presence in a growing district rich with other institutions and a variety of uses including residential and restaurants. Within approximately one half-mile are Boston Children’s Hospital, Beth Israel Deaconess Medical Center, Brigham and Women’s Hospital, Dana-Farber Cancer Institute, Harvard Medical School, the Isabella Stewart Gardner Museum, and the Museum of Fine Arts. Emmanuel College, Massachusetts College of Art and Design, the Massachusetts College of Pharmacy and Health Sciences, Simmons University, and Wentworth Institute of Technology, which together comprise the Colleges of the Fenway, are likewise within a short walking distance.

Existing buildings on and in the immediate vicinity of the BU Fenway Campus are typically a smaller scale than those in the surrounding Longwood Medical Center and Fenway-Kenmore neighborhoods. Southwest of the campus are the Winsor School, a private college preparatory day school for girls; and Temple Israel, the largest Jewish Reform Synagogue in New England. Across Pilgrim Road to the southeast is the Simmons College Residential Campus, which has been proposed as a redevelopment site following the construction of the new Living and Learning Center on the institution’s main campus. A residential condominium abuts the BU Fenway Campus to the east. Most of these buildings are five stories or fewer in height and feature similar early to mid-1900s architectural styles and building materials. Many have been inventoried as historic resources, although none are listed in the National Register of Historic Places.

Given the surrounding building context, creating a consistent, high-quality campus design framework emerged as a priority in the Wheelock College IMP. Compatible building materials and fixtures establish a uniform visual identity, while landmarks such as the CCSR mark the physical edges of the campus. With the construction of the CCSR, the campus strengthened its organization around a “campus spine,” which serves as an active pedestrian route between buildings. Scale-appropriate open space in the spine provides a series of landscaped areas that vary from walkways and hardscaped courtyards to the large, grassy quadrangle behind the CCSR.

The public face of the BU Fenway Campus fronts on the four-lane Riverway and the Frederick Law Olmsted-designed Riverway Park. Bordering Boston and Brookline, the park winds along the Muddy River, providing 34 acres of landscaped pathways inventoried in the National Register of Historic Places. A 20-foot building setback and tree-lined sidewalks create an expansive and inviting public pathway along this unique resource. In front of the buildings, landscaped areas such as the theatre plazas open out to the Riverway Park and create diverse visual connections through the campus.

Boston University will continue to maintain to a high standard the landscaping, signage, building features, and pedestrian amenities that contribute to this integrated design scheme.

2.4 FUTURE PROJECTS

The University has no current plans to advance specific future projects on the BU Fenway Campus. Should the desire or need for new PIPs arise, such projects will be addressed in future IMP Amendments.

Chapter 3

EXISTING PROPERTY AND USES

CHAPTER 3: EXISTING PROPERTY AND USES

3.1 INTRODUCTION

The BU Fenway Campus comprises 3.5 acres (153,650 sf) of land and eight buildings containing approximately 349,984 gsf of owned space in Boston. An additional building of 48,691 sf is located on a lot of 1.6 acres in the Town of Brookline. The campus is bounded by the Riverway, Pilgrim Road, and Short Street. Existing BU Fenway Campus properties are shown in Figure 3-1, Boston University Fenway Campus Map, and summarized in Table 3-1, Summary of Boston University Fenway Campus Properties. The Brookline property is not included in this inventory.

The majority of the buildings on the BU Fenway Campus were constructed in the early 1900s as apartments and are currently in use as student residences and academic and administrative spaces. Continuing Wheelock's responsible stewardship of these historic buildings, Boston University will maintain the buildings to a high standard. Renovations and/or small additions will be pursued as required to bring them into compliance with current accessibility, building, environmental, or energy standards.

Table 3-1, Summary of Boston University Fenway Campus Properties

Category	Quantity
Land Area (Acres)	3.5
Buildings	
Total Number of Buildings	8
Gross Square Feet	349,984
Classrooms	
Number of Classrooms	16
Seating Capacity – Classrooms	409
Parking Facilities	
Number of Off-Street Parking Spaces	96

3.2 RESIDENTIAL, ACADEMIC, AND ADMINISTRATIVE PROPERTIES

The BU Fenway Campus has eight buildings used for a mix of residential, academic, and administrative purposes. Three buildings are used exclusively for student residences and the remaining buildings contain more than one use. Approximately 386 students are housed on the BU Fenway Campus.

The merger of Wheelock College and Boston University resulted in the relocation of some programs between the Charles River and Fenway campuses. Many of the faculty and staff who joined BU Wheelock have moved to the Charles River Campus, while certain research

centers moved to the recently vacated space on the BU Fenway Campus. Instruction space on the BU Fenway Campus was added to the University's general inventory and serves programmatic needs for the entire University.

Table 3-2, Inventory of Boston University Fenway Campus Properties

Facility	Year Built	Stories	Height	Building Area (GSF)	Use
25 Pilgrim Road	1941	4	44'	19,860	Academic
37-41 Pilgrim Road, Pilgrim House	1911	4	44'	29,723	Student Residences, Academic, Administrative
132 Riverway	1915	8	84'	28,845	Academic
150 Riverway, Campus Center and Student Residence	2008	7	75'	57,107	Student Residences, Administrative, Auxiliary
154 Riverway, Longwood House	1914	4	44'	17,525	Student Residences
160-162 Riverway, Riverway House	1915	4	44'	31,106	Student Residences
180-200 Riverway	1915	5	44'	107,182	Academic, Administrative, Theatre, Parking
210 Riverway, Peabody Hall	1910	6	80'	58,636	Student Residences

University-owned properties listed in Table 3-2 above are deemed to be in compliance with this IMP. Occasionally, properties may be repositioned to meet different University uses. In addition, building renovations and/or small additions may be required to bring buildings into compliance with accessibility standards or current building, environmental, or energy standards. Subject to these projects being reviewed under Article 80B, Article 80E, or through design review, as applicable, these changes are also deemed to be consistent with this IMP.

3.3 HISTORIC PRESERVATION

The University's building stock consists of a wide range of building types and ages, a large portion of which are historic properties inventoried by the Massachusetts Historical Commission ("MHC"). Maintaining and appropriately restoring these historic properties has been a major undertaking on all three of the University's campuses.

In December 2017, the Boston Preservation Alliance completed and submitted for MHC review an inventory of the Wheelock College Area. Covering the entirety of the BU Fenway

Campus, the Historic Inventory Area includes a variety of buildings constructed as private apartment houses in the early 20th century and academic buildings built for Wheelock College from the early 20th until the early 21st century. Buildings are typically low-scale, brick constructions with flat roofs. While the district is not recommended for listing in the National Register of Historic Places at this time, two BU Fenway Campus buildings within the district have been recommended individually with significance at the local level: the Riverway Studio Building at 132 Riverway and the Lucy Wheelock Memorial Auditorium on Pilgrim Road. In total, there are eight inventoried properties on the BU Fenway Campus.

Following the protocols established for the Charles River Campus, the University will carefully preserve and update these historic buildings on the BU Fenway Campus as needed to ensure they comply with local and state building codes and accessibility standards. Small additions and/or renovation projects may be required to meet these standards. Subject to these projects being reviewed under Article 80B, Article 80E, or design review, as applicable, such changes should be deemed consistent with the BU Fenway Campus 2021 – 2031 IMP. The University has no plans to advance building upgrades at this time.

3.4 ZONING

The BU Fenway Campus is located within the Boston Proper zoning district. Other zoning districts that cover the BU Fenway Campus include the Groundwater Conservation Overlay District and Restricted Parking Overlay District. The section below addresses the relationship between this IMP and these overlay zoning districts.

3.4.1 GROUNDWATER CONSERVATION OVERLAY DISTRICT

The Groundwater Conservation Overlay District (GCOD) was established under Article 32 of the Boston Zoning Code to protect and restore groundwater levels within the City of Boston and, by doing so, to protect and enhance the city's historic neighborhoods and structures. Many of the city's historic buildings are constructed on wood pilings in areas of historic fill and are subject to deterioration and damage if groundwater levels are not maintained. GCOD covers the entirety of the BU Fenway Campus.

Activities subject to GCOD include new construction, substantial rehabilitation, excavation, and paving. Projects subject to GCOD generally need to demonstrate that they will not adversely affect groundwater levels and will have a groundwater recharge system capable of capturing one inch of precipitation over the impervious area of the lot.

While there are no PIPs included in this IMP, for any future PIPs on the BU Fenway Campus, the University will document compliance with GCOD standards by obtaining a letter from the Boston Water and Sewer Commission confirming

compliance with Article 32 of the Zoning Code. The University shall provide a copy of this letter to the BPDA and Boston Groundwater Trust prior to the issuance of any Certification of Consistency. As such, the PIP shall be deemed to be in compliance with Article 32 of the Zoning Code and shall not need a conditional use permit from the Board of Appeal.

3.4.2 RESTRICTED PARKING OVERLAY DISTRICT

The Restricted Parking Overlay District (RPOD) is a Special Purpose Overlay District established under the provisions of Section 3-1A of the Zoning Code. The RPOD requires that off-street parking facilities, including parking lots, parking garages, and ancillary or accessory parking for nonresidential uses to obtain a conditional use permit. All BU Fenway Campus properties are covered by the RPOD.

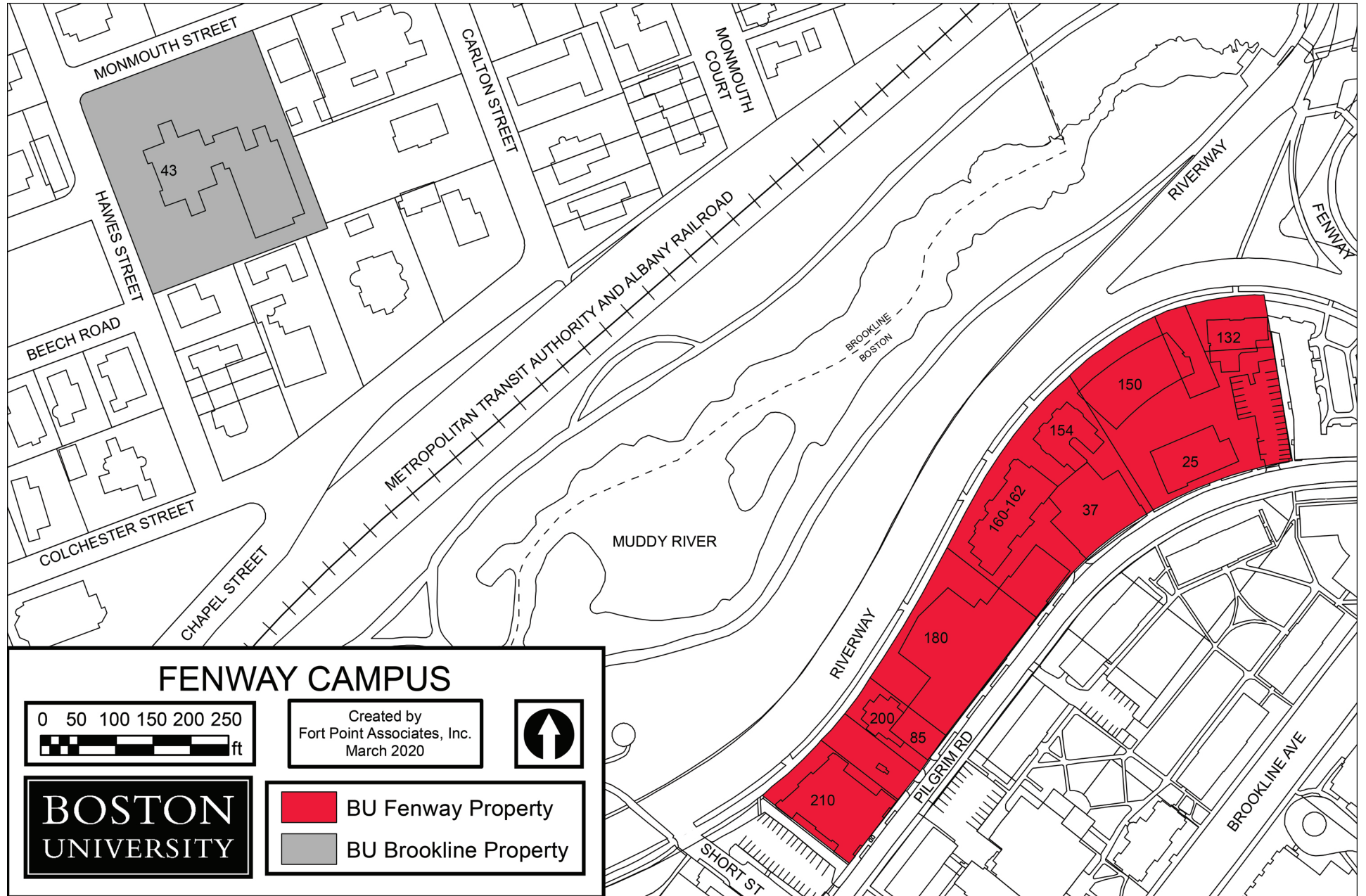
Through transportation demand management, the University's success has been outstanding in managing the transportation needs of students, faculty, and staff, while reducing the use of single occupancy vehicles as a mode of transportation. The parking supply on the BU Fenway Campus is well-managed both for ordinary campus needs and for special event situations. Chapter 5 describes the supply and demand for parking on campus and the measures taken to promote alternative transportation modes. Through its transportation demand management plan, the University will properly manage the parking supply.

While there are no PIPs or any changes in parking supply included in this IMP, for any future changes, the University will document the compliance with the RPOD standards through a BPDA Certificate of Consistency with the Institutional Master Plan. As such, any parking supply changes shall be deemed to be in compliance with the Zoning Code and shall not need a conditional use permit from the Board of Appeal.

3.5 SIGNAGE AND WAYFINDING

In February 2018, following the merger of the two institutions, the University developed a comprehensive signage and wayfinding plan that included specifications, standards, and locations for several types of signs on the BU Fenway Campus. This plan will be used as a blueprint for future signage and wayfinding on the campus and provides predictability in the signage design review process for the University and the BPDA.

The signing and wayfinding plan was approved by the BPDA in June 2018. The signage and wayfinding plan is included in this IMP as Appendix B.



Chapter 4

ENVIRONMENT AND SUSTAINABILITY

CHAPTER 4: ENVIRONMENT AND SUSTAINABILITY

4.1 INTRODUCTION

Prior to its merger with Boston University, Wheelock College made considerable progress toward incorporating a wide variety of sustainable initiatives across the campus. The construction of the new CCSR achieved LEED Gold certification, and the renovated Riverway House achieved LEED Silver certification. The most recent significant project, the Earl Center for Learning and Innovation, was designed and constructed with sustainable design principles. Throughout the campus, LED lighting conversions and enhanced recycling programs supported by faculty, staff, and students have helped reduce the campus's overall carbon footprint.

Now part of Boston University, the BU Fenway Campus has been fully incorporated into the Boston University Sustainability Program. Composed of BU Sustainability and Dining Services Sustainability, the Sustainability Program was established a decade ago and is strongly positioned to serve as the collaborative catalyst of sustainability on campus and beyond. Through partnerships and collaborations across the University's three campuses, the BU Sustainability team works on operational and academic initiatives to achieve the goals set forth in the University's Climate Action Plan ("CAP").

Approved by the Board of Trustees in December 2017, the CAP is an ambitious roadmap to dramatically cut greenhouse gas emissions and pursue broad infrastructure improvements in preparation for the impacts of a changing climate. The CAP 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 plans to reduce indirect emissions from the supply chain, waste stream, transportation, and mobility
4. Integrate climate change into the University's education and research mission
5. Integrate the Climate Action Plan with the University's Strategic Plan

While the CAP is specific to Boston University, it was developed in the context that climate change is a global problem that extends beyond the University's campuses. Implementation of the CAP, which began in 2018, will elevate the University's position as a leader by

addressing the challenges of climate change in its educational programs, research, operations, finance, and community engagement. Specific goals include:

- Reduce building energy use 31% by 2032, including growth;
- Match 100% of electrical demand with renewables beginning in 2020 through a power purchase agreement for wind power in South Dakota (production began December 1, 2020);
- Shift to fossil fuel free heating and cooling; and
- Begin the transition of BU's fleet of vehicles to electric (began August 2021).

These efforts, achieved through the sustainability initiatives described in the following section, are being pursued on each of the University's three campuses.

4.2 SUSTAINABILITY INITIATIVES

The University's commitment to sustainability has made it a leader among peer institutions. Innovations and activities in education, research, and energy conservation have included waste management projects, sustainable construction, environmentally conscious planning, and ongoing programs for public engagement. Since 2006, the campus facilities of Boston University have grown by 12% to a total of 15 million square feet. Over that time, there has been a 40% reduction in CO₂ emissions, an 11% reduction in overall energy use, a 7% reduction in use of water, and a 20% reduction in the generation of waste.

Integral to this achievement are the University's programs to pursue renewable energy sources and convert buildings to LED lighting, its Zero Waste goals, and its use of sustainable cleaning materials and operational practices. In 2020, BU Sustainability launched the Campus Climate Lab to inspire and fund new initiatives for student/faculty research related to campus operations. The same year, faculty from across the University convened a workshop to explore interdisciplinary collaboration on the development of sustainability and climate change curriculum.

The University's Sustainability Program comprises a broad range of stakeholder groups throughout all three campuses to provide a diversity of representation and opinion. Operational efforts are primarily focused on the following key areas: Energy Conservation, Climate Action Planning, Green Building Design, Zero Waste Planning, Community Engagement, Communications, Food, and Transportation. A key selection of these initiatives is described below.

4.2.1 SUSTAINABLE DESIGN

The University uses the LEED Certification System to track activities for sustainable building practices. As described in the CAP, both new construction and major renovations target LEED Gold certification on all campuses. To date, the University has over 1.1 million square feet of LEED certified space, 89% of which has achieved Gold certification.

As an example of the University's leadership, the Center for Computing & Data Sciences, currently under construction, will become the largest fossil fuel free building in Boston. It is on target for LEED Platinum certification and is an ambitious demonstration of the University's commitment to green building practices.

4.2.2 BU WIND

In 2018, the University executed a Power Purchase Agreement ("PPA") for a wind project in South Dakota to match 100% of the University's electricity demand. The project is designed to generate an average of 205,000 MWh of electricity each year from 48.6 MWs of generation capacity. This represents approximately 20 wind turbines and provides a 53% reduction in the University's carbon footprint for campus operations.

The University has additionally hosted several workshops on large-scale renewable energy purchasing to enable other institutions and organizations to accelerate their own procurement processes. These workshops have been conducted in collaboration with the Boston Green Ribbon Commission and the Association for the Advancement of Sustainability in Higher Education ("AASHE").

4.2.3 SOLAR INITIATIVE

The University has engaged solar energy and structural engineers to conduct a solar feasibility study across all three campuses. The study explored over 80 buildings and sites. With a maximum potential installed generation capacity of approximately 2.4 MW, it is the University's intention to aggregate these projects into PPAs phased in over five years. A request for proposals is currently underway for five buildings totaling nearly 1.2 MW of generation capacity.

4.2.4 ZERO WASTE INITIATIVE

The CAP established a Zero Waste Sustainable goal that would divert 90% of operations and construction waste from landfills and incineration. Through system design, operational improvements, student programs, recycling education, Dining Services practices, and material reductions, the University achieved a diversion rate of 42% in 2019, up from 3% in 2006.

The Zero Waste Task Force, made up of diverse University stakeholders, developed 21 initiatives in the Zero Waste Plan. The University launched the Zero Waste Plan in March 2021 and is now implementing the plan.

4.2.5 EDUCATION AND RESEARCH

Consistent with its commitment to fostering student engagement and service to the community, the University has invested heavily in academic and research programs that prepare students to address the challenges of a sustainable future. There are 172 sustainability courses and an additional 218 courses that include sustainability offered at all levels of study through 58 of the University's academic departments. These opportunities include a broad range of topics including energy, climate change, ecology, environmental policy and science, development, and public health. Faculty and students likewise perform a wide range of interdisciplinary research to develop a more effective understanding of the impending sustainability transition.

4.3 CITY OF BOSTON PROGRAMS

In addition to its own initiatives, the University participates in several programs that are advanced by the City. These include:

- Green Ribbon Commission: Boston University has been a member and supporter of the City of Boston's Green Ribbon Commission since its inception. President Brown sits on the Green Ribbon Commission and the Carbon Free Boston Working Group. The University's Associate Vice President for sustainability co-chairs the Commission's Higher Education Working Group, a collaborative body of Boston area academic institutions convening around emerging and best practices on energy efficiency, large scale renewables procurement, climate preparedness, green labs, etc.
- Emissions Performance Standard: Boston University participated in the development of the update to the Building Energy Reporting and Disclosure Ordinance proposed by City Council President Matt O'Malley.
- Carbon Free Boston: Boston University's Institute for Sustainable Energy developed the process and implemented the analysis and reporting for Carbon Free Boston to help the City understand the policies and programs that need to be put in place if the City is going to meet its goal to be carbon free by 2050.
- Zero Waste Advisory Committee: The University participated in the City of Boston's Zero Waste Advisory Committee to make recommendations for 19 Zero Waste options for implementation in the short-, medium-, and long-term.

4.4 FUTURE SUSTAINABILITY GOALS AT THE FENWAY CAMPUS

Future sustainability projects at the BU Fenway Campus will be fully aligned with the CAP, which also governs the Charles River and Medical campuses. As discussed in Chapter 3, Existing Property and Uses, the historic buildings on the BU Fenway Campus may require minor additions and/or renovations in order to comply with accessibility, building, environmental, and energy standards. However, there are no current plans to upgrade these buildings.

Chapter 5

TRANSPORTATION

CHAPTER 5: TRANSPORTATION

5.1 INTRODUCTION

The BU Fenway Campus is located in the Fenway area of Boston. The campus is bounded by the Riverway to the north and west, Pilgrim Road to the east, and Short Street to the south. The BU Fenway Campus is neighbored by several other institutions including the Colleges of the Fenway, Winsor School, and hospitals within the Longwood Medical Area. This chapter provides an overview of Transportation Demand Management (“TDM”) initiatives, transportation serving the campus, and parking facilities.

5.2 TRANSPORTATION DEMAND MANAGEMENT

Boston University Parking & Transportation Services has established a set of TDM initiatives with the goal of reducing the number of vehicles on the University’s campuses and increasing the use of sustainable transportation modes. Specific programs available to students, faculty, and staff include:

- A web-based ride matching program and parking incentives for University employees who carpool;
- Pre-tax payroll deduction purchase options and a 50% subsidy for employee MBTA passes;
- 50% subsidized employee parking at transit stations;
- A student MBTA semester pass program that provides an 11% discount;
- The free Boston University Shuttle (BUS) service, which connects the three campuses at high frequency during weekday peak hours and provides late-night service seven days per week;
- Safe and secure bicycle storage at all major BU facilities;
- Bicycle safety programs, cosponsored by Boston University Police Department and Parking & Transportation Services, which distribute helmets and lights and provide educational outreach;
- Discounted bicycle and car-sharing memberships, with easy on-campus access to services;

- Membership in Allston-Brighton TMA, A Better City TMA, and MASCO (Medical Academic and Scientific Community Organization) – all Transportation Management Associations (TMAs) with robust TDM programming for their members including:
 - Carpool matching and incentives
 - A Guaranteed Ride Home program via Uber
 - A bike commuter reimbursement benefit
 - Trip tracking incentives including monthly prizes
 - Member events including talks and bike repair clinics

These services are mostly provided via the statewide “GoMassCommute” platform.

- On-campus housing for approximately 75% of undergraduates.

In addition, several strategies employed by the University manage parking supply and demand, including:

- Parking permit program fees for employees and students who bring vehicles to campus,
- Restriction of the availability of parking permits issued to undergraduate students, and
- Limits on the construction of new parking spaces.

Prior to the merger, Wheelock College leased 30 additional spaces for faculty and staff use. The University has eliminated these spaces and encouraged other modes of transportation through the above TDM measures. The University will continue to work closely with city agencies including the Boston Transportation Department (“BTD”) to enhance current transit, parking management, and other TDM measures for the BU Fenway Campus.

5.3 BICYCLE ACCOMODATIONS

BU Fenway Campus is located in close proximity to bicycle sharing locations. Bluebikes is Metro Boston’s public bike share program, which now consists of over 3,000 bikes and over 350 stations across Boston, Brookline, Cambridge, and eight other municipalities. Three Bluebikes stations are located within a short walking distance of the BU Fenway Campus. The locations of these Bluebikes stations are listed below.

- Longwood Ave at Binney St
- Landmark Center – Brookline Ave at Park Dr

➤ Colleges of the Fenway – Fenway at Avenue Louis Pasteur

As a “Bronze Sponsor” of Bluebikes, the University provides discounted and subsidized Bluebikes memberships for all BU Fenway Campus employees and students. With the discount/subsidy, an annual membership is \$60 (normally \$109) and entitles members to unlimited Bluebikes trips up to 45 minutes in duration.

To help students, faculty, and staff maintain their bikes, the University has installed a bike repair station with tools and a tire pump outside of Pilgrim House, a residential building on the BU Fenway Campus. Additionally, the University provides free bike helmets and bike lights, a Bicycle Commuter Reimbursement Benefit, and other promotional activities to encourage bicycling.

5.4 PUBLIC TRANSPORTATION

BU Fenway Campus is a short distance from stops on several MBTA bus routes and stops on the C and D branches of the MBTA Green Line. The campus is also served by the Boston University Shuttle (“BUS”), which provides free shuttle service between the three Boston University campuses.

5.4.1 MBTA BUS SERVICE

Five MBTA bus routes stop at Brookline Ave at Pilgrim Road, located 0.1 miles from the BU Fenway Campus. Brookline Ave opposite Short Street and Brookline Ave at Short Street are two additional stops served by MBTA bus routes within 0.1 miles of the campus. MBTA bus service at the campus is summarized in Table 5-1.

Table 5-1, MBTA Bus Service

Bus Route	Origin–Destination	Rush-hour Frequency (min)
8	Harbor Point – Kenmore Station	15-30
19	Fields Corner Station – Kenmore or Ruggles Station	15-30
47	Central Square, Cambridge – Broadway Station	10-15
60	Chestnut Hill – Kenmore Station	27
65	Brighton Center – Kenmore Station	8-11
CT2	Sullivan Square Station – Ruggles Station	25-32
CT3	Beth Israel Deaconess Hospital – Andrew Station	20-25

Sources: www.mbt.com, 2021 System Map

5.4.2 MBTA SUBWAY SERVICE

The closest stop on the MBTA Green Line D Branch is Fenway, located 0.3 miles away. The closest stop on the MBTA Green Line C Branch is Saint Mary's Street, located 0.5 miles away from the BU Fenway Campus. The frequency of stops along both branches is approximately every eight minutes during peak demand and no more than 13 minutes during off-peak demand.

5.4.3 BOSTON UNIVERSITY SHUTTLE ("BUS")

The BUS Fenway route connects the Fenway and Charles River campuses, providing service every 20 minutes to its five stops weekdays during the fall and spring semesters between the hours of 7 a.m. and 10 p.m. The Fenway Campus is also served by the Night route, which provides service every 15 minutes between the Charles River and Fenway campuses on the following days and times during the fall and spring semester:

- Monday through Wednesday: 10 p.m. – 2 a.m.
- Thursday: 10 p.m. – 4 a.m.
- Friday: 11:30 p.m. – 4 a.m.
- Saturday: 7 p.m. – 4 a.m.
- Sunday: 7 p.m. – 2 a.m.

5.5 PARKING FACILITIES

The University provides 96 off-street parking spaces at the BU Fenway Campus. The spaces are managed by Boston University Parking & Transportation Services following the same policies as those on the Charles River Campus. In keeping with its TDM efforts, the University has severely limited the number of student parking permits and strongly discourages students from bringing cars to campus.

Table 5-2, Parking Facilities

Address	Type	Number of Parking Spaces
25 Pilgrim Road	Surface Lot	57
85 Pilgrim Road	Surface Lot	4
180-200 Riverway (aka 55 & 65 Pilgrim Road)	Below-Grade Garage	35

Chapter 6

COMMUNITY BENEFITS

CHAPTER 6: COMMUNITY BENEFITS

6.1 INTRODUCTION

From its founding in 1839 through its growth into the largest university in Boston and the fourth-largest private not-for-profit university in the country, Boston University has stayed true to its commitment to conduct research, scholarship, artistic creation, and professional practice in the service of the surrounding community. The 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 the University's signature scholarship programs, this section highlights community benefits related to the BU Fenway Campus. 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/>.

6.2 NEW AND ENHANCED COMMUNITY PROGRAMMING SINCE THE BOSTON UNIVERSITY/WHEELOCK MERGER

In June 2018, Wheelock College and the University's School of Education officially merged to establish Boston University's Wheelock College of Education and Human Development ("BU Wheelock"), housed on both the Charles River and Fenway campuses. Since the merger, the implementation of several key initiatives including education policy, teacher education research and positive youth development, that will propel the new BU Wheelock into a leading institution for education and human development at a major urban research university, are underway. BU Wheelock has a significant number of ongoing efforts with the Boston Public Schools ("BPS") and continues to foster collaboration that supports the needs of the district. Having a positive impact in local and global communities remains central to everything BU Wheelock does, as exemplified through its involvement in the following programs:

- Upward Bound and Upward Bound Math Science help 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.
- Jumpstart, a key partnership for both historic Wheelock College and BU's School of Education, continues after the merger allowing BU Wheelock students to mentor preschoolers in Boston's South End neighborhood.

- The Earl Center for Innovation and Learning allows teachers and students to explore technological advances and innovative practices designed to create more equitable learning environments with a focus on STEM learning. The Earl Center hosts an institute for STEM educators, with BPS teachers representing the majority of the participants.
- The American Association of Colleges for Teacher Education Holmes Scholars Program provides mentorship and professional support to doctoral students and post-doctoral fellows from underrepresented communities.
- BU Wheelock has hosted the Boston Public Schools' ("BPS") New Teacher Institute, bringing over 300 new teachers to campus for a two-day series of workshops and professional development opportunities. BU Wheelock regularly engages BPS educators to come to campus for workshops and professional development opportunities.
- Annually, BU Wheelock students serve throughout the Boston communities in a range of non-profit settings including ABCD Head Start sites, Bay Cove Human Services, Boston Children's Hospital, Dana Farber Cancer Institute, and Spaulding Rehabilitation Hospital. During the academic year, hundreds of BU Wheelock students perform fieldwork in over 50 BPS sites. Students also perform fieldwork and internships with over 45 non-profits in Boston.
- 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.
- Through the Boston University Initiative for Literacy Development ("BUILD"), graduate students partner with the BU Student Employment Office to coordinate work-study literacy tutors who serve over 800 children at 13 elementary school sites in Boston.
- The College Access & Student Success Office (CASS) is home to effective, efficient, and student-centered outreach programs and research work that aims to improve educational outcomes for students traditionally underserved by U.S. higher education. CASS regularly hosts workshops and campus visits at several local K-12 schools.

6.3 ECONOMIC IMPACT

The University makes direct financial contributions to the City of Boston and the Town of Brookline in the form of real estate taxes, payment in lieu of taxes ("PILOT"), and linkage payments. 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 to the City of Boston by \$200,000 to reflect, in part, the addition of the Fenway Campus.

With an annual operating budget of \$2.5 billion, the University has a substantial impact on the local and regional economies through direct employment, purchased services, and student, faculty, and staff spending. In addition to the approximately \$3 billion of economic activity it generates, the University contributes the follow direct annual payments to the City of Boston:

Table 6-1, Real Estate Tax and PILOT Payments to the City of Boston

Year	Real Estate Tax	Payment in Lieu of Taxes	Linkage Payments	Total
FY20	\$4,212,670	\$6,300,000	\$3,213,582*	\$13,726,252
FY19	\$3,885,591	\$6,300,000	\$0	\$10,185,591
FY18	\$4,682,263	\$6,100,000	\$202,521	\$10,984,784
FY17	\$4,802,364	\$6,100,000	\$0	\$10,902,364
FY16	\$4,190,441	\$6,100,000	\$1,067,489	\$11,357,930
FY15	\$3,933,972	\$6,043,376	\$1,150,931	\$11,128,279
FY14	\$4,003,865	\$6,043,376	\$206,706	\$10,253,947
FY13	\$5,048,113	\$6,043,373	\$1,584,472	\$12,675,958
Total	\$34,759,279	\$49,030,125	\$7,425,701	\$91,215,105

*FY2020 Linkage Payments comprise a payment of \$531,612 for the balance due for the renovation and expansion of the Goldman School of Dental Medicine, and a payment of \$2,681,970, which is the total due for the construction of the Center for Computing and Data Sciences.

6.4 COMMUNITY PARTNERSHIPS, PROGRAMS, AND SERVICES

Over one hundred years ago, Boston University's third president described the University as an institution "in the heart of the city, in the service of the city." This description rings truer today than ever, and it serves as the basis for the University's extensive and ever-growing array of community benefits and services.

In addition to the University's status as the long-standing leader in PILOT contributions to the City of Boston each year, the University's signature community benefit is its Boston Scholars Program. A multi-faceted scholarship program benefitting graduates of BPS, it includes the Thomas M. Menino Scholarship Program and the Community Service Scholarship Program and is the largest and longest-running program of its kind in the country.

Beyond these signature institutional community benefits programs, Wheelock College created a longstanding tradition of community service that has led to the development of programs and services that are now fixtures within the Boston University community. These programs, which continue to thrive under the University's long-term support and investment, have become dependable sources of care and information for community members.

6.4.1 THOMAS M. MENINO SCHOLARSHIP PROGRAM

The University's signature program, the Thomas M. Menino Scholarship Program, was previously known as the Boston High School Scholarship Program and was renamed for Mayor Tom Menino in June 2013 to celebrate the late Mayor's involvement in the program and his passion for education. The Menino Scholarship Program is the longest-running and largest scholarship program of its kind. Each year, 25 or more exceptional BPS high school seniors are awarded four-year, full-tuition merit scholarships to Boston University. Since the program's inception in 1973, over 2,000 BPS students have been awarded more than \$170 million in full-tuition scholarships from Boston University.

5.4.2 BOSTON UNIVERSITY COMMUNITY SERVICE SCHOLARSHIP PROGRAM

In 2009, to further expand scholarship opportunities for local students, the University committed to meeting the full financial need (without loans) of any Boston Public Schools graduate admitted to Boston University through the creation of the Community Service Scholarship. The Boston University Community Service Scholars constitute the only cohort of students anywhere for which the University makes this uncapped, no-loan commitment of financial aid. Since the program's inception in 2009, over 500 BPS students have received more than \$60 million in Community Service Scholarship funding.

5.4.3 SCHOLARSHIP PROGRAM EXPANSION – BPS TRANSFER STUDENTS

In December 2017, the University announced the expansion of the Community Service Scholarship program, which had previously been limited to incoming freshmen, to include incoming transfer students who are graduates of BPS. All transfer students who graduated from a BPS high school are eligible, including those who have attended a two-year community college program and are looking to transfer to a four-year institution. This expansion builds on the University's commitment to expanding higher education opportunities for all BPS graduates.

The recipients of these awards represent the talented and diverse population of the city, and many students who participate in the University's Scholarship Programs are the first in their family to attend college. These awards provide BPS 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.

6.4.4 WHEELOCK FAMILY THEATER AT BOSTON UNIVERSITY

Following the merger of Wheelock College and Boston University, the award-winning Wheelock Family Theatre became a program of the University. Wheelock Family Theatre at Boston University ("WFT@BU") brings the transformative power of

professional theatre to the greater Boston area, particularly children and families, through an unwavering commitment to diversity, affordability, access, and inclusion. WFT@BU creates three to four mainstage productions each year, offers a variety of theater classes and workshops, and provides 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 addition to public performances, 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.

6.4.5 SOCIEDAD LATINA “¡EMPRENDE!” PROGRAM

Since 2018, Boston University has hosted Sociedad Latina on campus for its “¡emprende!” summer program. Through an innovative, intensive 10-week program, Latino and English learner youth explore 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. Students also participate in a tour of the University as they begin to prepare for the college admissions process.

In 2020, with colleagues in the Wheelock College of Education and Human Development and the College of Arts and Science, the partnership with Sociedad Latina was deepened through a grant from the National Science Foundation (NSF). Alongside Sociedad Latina, the interdisciplinary team at BU has been developing teaching and learning strategies to support youth success in pursuing STEM career pathways.

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 its 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 within Sociedad Latina and its wide referral network.

6.4.6 MOTHERS FOR JUSTICE AND EQUALITY (“MJE”)

The University has continued the existing partnership between Wheelock College and MJE and continues to host the organization's 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 its communities, MJE restores a sense of hope and purpose for children, youth, and adults.

6.4.7 BOSTON PUBLIC SCHOOLS GRADUATE ENROLLMENT PROGRAM

The BU Wheelock College of Education and Human Development offers a significant tuition discount for certain programs for Boston Public School (BPS) employees. Those who enroll in the Master of Education in Curriculum and Teaching or Master of Arts in Educational Policy Studies programs will get scholarships equal to 33% of their tuition, while those who've already earned a master's degree will receive the same assistance if they pursue Wheelock's Certificate of Advanced Graduate Study in Curriculum and Teaching.

6.4.8 STEP UP

Boston University is part of a five-university coalition partnered with the City of Boston and the BPS in order to share institutional resources with ten Boston public schools. Working with two partner schools—the William M. Trotter Elementary School in Dorchester and the Boston English High School in Jamaica Plain—as well as all ten schools involved in the initiative, Boston University provides specific programs and initiatives in response to needs identified by each partner school, ensuring that all support is aligned with the curricular goals of the BPS and the Massachusetts Department of Education. Step UP's multifaceted approach, which includes academic support for schools, extended learning opportunities, health and wellness programs, and parent and community engagement, has helped these public schools to effectively deal with the complex issues they face.

6.4.9 BOSTON UNIVERSITY INITIATIVE FOR LITERACY DEVELOPMENT (BUILD)

Since 1997, the Boston University Initiative for Literacy Development ("BUILD"), in collaboration with selected schools and community programs, provides extra help to support the development of literacy skills of elementary school children in Boston. Boston University work-study students tutor children in preschool through fifth grade in classrooms, after school programs, and at one area hospital. Their contributions enhance and support the education of children in these target programs and communities.

6.4.10 UPWARD BOUND

Boston University Upward Bound is a college preparatory program that is a part of the Boston University Wheelock College of Education and Human Development's College Access and Student Success office. In addition to Upward Bound, the office also hosts Upward Bound Math Science. Upward Bound is a part of the federally funded TRIO program that provides academic support to low-income and first-generation college bound students.

The Upward Bound program is based on the Boston University campus and include after school tutoring and classes held weekday afternoons, college visits, field trips and an academically intensive six-week summer residential program. Students participate in a College and Career Day where they hear from several professionals and participate in a college fair. Students participate in both the school year and summer components upon entry to the program until high school graduation. All program services are free and students receive a small stipend for their participation.

6.4.11 UPWARD BOUND MATH SCIENCE

Upward Bound Math Science is a part of the federally funded TRIO programs, whose purpose is to prepare low-income and first-generation college bound students for success in higher education. The goal of Upward Bound Math Science is to help students recognize and develop their potential to excel in math and science and to encourage them to pursue postsecondary degrees in those subjects.

The program serves students from Boston Green Academy, Josiah Quincy Upper School, Chelsea High School, and Charlestown High School, who have the opportunity to do joint activities with students from Boston University's Upward Bound Program, which has been in operation since 1989.

5.4.12 WELCOMING PARTNERS TO CAMPUS

As a large urban institution located in the heart of the city, Boston University welcomes the opportunity to host groups and events on campus, including numerous community partners and other local stakeholders. Examples of recent partners and events that have come to campus include:

- 100RC Network Exchange: Equitable and Resilient Cities (three-day event hosted by the City of Boston and 100 Resilient Cities)
- Beth Israel Deaconess Medical Center
- Boston University Pre-K Committee

- Longwood Medical Area Child Care Center
- Massachusetts General Hospital STEM Scholars Summer Program
- Massachusetts Youth Justice Organizations (e.g., Department of Youth Services; Boston Children Youth and Families)
- Sociedad Latina
- Mothers for Justice and Equality

Appendix A

BPDA SCOPING DETERMINATION



June 3, 2021

Mr. Gary W. Nicksa
Senior Vice President for Operations
Boston University
One Silber Way
Boston, MA 02215

Re: **Scoping Determination for the proposed Boston University Fenway Campus Institutional Master Plan**

Dear Mr. Nicksa:

Please find enclosed the Scoping Determination for the proposed Boston University Fenway Campus ("BU Fenway Campus") Institutional Master Plan. The Scoping Determination describes information required by the Boston Planning & Development Agency in response to the Institutional Master Plan Notification Form ("IMPNF"), which was submitted under Article 80D of the Boston Zoning Code on April 8, 2021 by the Trustees of Boston University. Additional information may be required during the course of the review of the proposal.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4422.

Sincerely,

A handwritten signature in cursive script that reads "Edward Carmody".

Edward Carmody
Institutional Planner & Project Manager

CC: Michael Christopher, BPDA
Jerome Smith, Mayor's Office of Neighborhood Services

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY**

SCOPING DETERMINATION

FOR

**BOSTON UNIVERSITY FENWAY CAMPUS
INSTITUTIONAL MASTER PLAN**

PREAMBLE

On April 8, 2021, the Trustees of Boston University (the “University”) submitted to the Boston Planning & Development Agency (“BPDA”) an Institutional Master Plan Notification Form (“IMP NF”) seeking approval of a Boston University Fenway Campus Institutional Master Plan (“IMP”) for its Campus in the Longwood Medical Area/Fenway neighborhood. The BU Fenway Campus (formerly Wheelock College campus) was established following the merger of Wheelock College and Boston University in 2018 and is currently guided by the Wheelock College IMP. The University has initiated the BPDA Article 80D Institutional Master Plan review process for the creation of a new BU Fenway Campus 2021 – 2031 IMP. The property holdings of Wheelock College were assumed by the University and thereafter became known as the BU Fenway Campus. The buildings on the Fenway Campus are used for a variety of programs, research institutions, and housing options that serve the entire Boston University community. Wheelock College’s School of Education, Child Life, and Family Studies merged with the University’s School of Education and became known as the Wheelock College of Education and Human Development (“WCEHD”), an academic unit of Boston University. The WCEHD is housed on both the Fenway Campus and the Charles River Campus. The University has no current plans to propose new development projects within the term of the Proposed IMP. Should the University desire to propose any new projects, such projects should be addressed in the Proposed IMP or in future Amendments to the Proposed IMP.

The BPDA will review the Proposed IMP pursuant to Section 80D of the Boston Zoning Code (“Code”). As part of the BPDA’s Article 80 review, the University is required to prepare and submit to the BPDA a Proposed IMP pursuant to Section 80D. The documents must set forth in sufficient detail the planning framework of the institution and the cumulative impacts of any Proposed Future Projects included in the IMP to allow the BPDA to make a determination about the merits of the Proposed IMP. **The Proposed IMP shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.**

Copies of the IMPNF were made available to the public in both electronic and hard copy format. A Task Force Meeting, open and advertised to the wider public, was held on April 21, 2021 at which the Proposed IMP was presented, and a Scoping Session was held on April 20, 2021 with public agencies. The comment deadline for the IMPNF was May 10, 2021.

Based on review of the IMPNF, related comments, as well as a Scoping Session and Task Force Meeting, the BPDA hereby issues its written Scoping Determination (“Scope”) pursuant to Section 80D of the Code. The University is requested to respond to the specific elements outlined in this Scope. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP or in another appropriate manner over the course of the review process. At other points during the public review of the IMP, the BPDA and other City agencies may require additional information to assist in the review of the Proposed IMP.

To facilitate the preparation and review of the document referenced above, the Scope sets forth the submission requirements for the IMP. In addition to the specific submission requirements outlined in the sections below, please note the following comments.

SUMMARY OF COMMENTS

While no new development projects are proposed during the length of the IMP, the BPDA considers this planning process useful in forecasting campus growth and impacts on the surrounding neighborhood and the City as a whole. As such, please

consider the following comments from BPDA Staff and the community in preparation of a detailed IMP.

Master Plan for Signage

A ten-year IMP is an opportunity to develop a master signage plan that can be used as a blueprint for signage and wayfinding on the campus over many years.

A master signage plan is intended to provide predictability in the signage review process for the BPDA, owner, and tenant. Signage that conforms to an approved signage master plan can quickly be approved. Signage that does not conform can still be reviewed following a typical Article 80 signage review process. Please work with BPDA Staff to develop a signage master plan as part of the IMP review process.

A signage master plan should include at minimum:

- Retail storefront layouts including sign locations and space limits; acceptable types of signage including flat, blade, and window signage; Acceptable sign construction types; associated elements including awnings; and typical details for how these would fit together
- Tenant building signage - suggested sizes, locations, and limits
- Interpretive signage (as necessary) along Harborway or to identify the publicly-accessible open spaces
- Signage for wayfinding

If there exists an approved master signage plan from the most recent IMP, please review it with BPDA Staff to ensure conformance with the above parameters.

Transportation

The University should commit to working with the City, community and neighboring stakeholders on advancing transportation planning goals and mobility improvements in the Fenway Campus area. BTDA Staff are particularly interested in the potential for utilizing Short Street as a future public cycling connection between Brookline Avenue and the Emerald Necklace.

Other comments

- The BPDA encourages the Proponent to continue to work closely with City agencies, including the Boston Transportation Department (“BTD”). In particular, collaboration with the Transportation Demand Management (TDM) program and coordinator is strongly encouraged to enhance the University’s current transit, parking management, and other TDM measures.
- While no additional parking is proposed in the IMP, the BPDA and BTD encourage the University to consider how additional vehicular trips generated by campus growth over the course of the IMP can be mitigated via transit and design solutions.

SUBMISSION REQUIREMENTS

FOR THE

BU FENWAY CAMPUS IMP

The Scope requests information required by the BPDA for its review of the proposed IMP in connection with the following:

1. Approval of the BU Fenway Campus IMP pursuant to Article 80D and other applicable sections of the Code.
2. Recommendation to the Zoning Commission for approval of the BU Fenway Campus IMP.

The BU Fenway Campus IMP should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP at public meetings. Ten (10) hard copies of the full report should be submitted to the BPDA, in addition to an electronic version in .pdf format. Hard copies of the document should also be available for distribution to the BU Fenway Campus Task Force, community groups, and other interested parties in support of the public review process. The IMP should include a copy of this Scoping Determination. The IMP should include the following elements:

MISSION AND OBJECTIVES

- **Organizational Mission and Objectives.** Define the University's institutional mission and objectives and describe how the development contemplated or proposed in the IMP advances the stated mission and objectives.
- **Major Programs and Initiatives.** Update any major programs or initiatives that will drive physical planning in the future. Included in the description should be current and future trends that are impacting the University and shaping program objectives, employment numbers, number of beds, etc. Provide any updates to the University's current employee population, disaggregated by faculty/staff, full-time/part-time, Boston residents/non-residents, as well as projected employment over the term of the new IMP.

EXISTING PROPERTY AND USES

The IMP should present applicable updated maps, tables, narratives, and site plans clearly providing the following information:

- **Owned and Leased Properties.** Provide an updated inventory of land, buildings, and other structures in the City of Boston owned or leased by the University as of the date of submission of the IMP, with the following information for each property.
 - Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.
 - Land and building uses.
 - Building gross square footage and, when appropriate, number of dormitory beds or parking spaces.
 - Building height in stories and, approximately, in feet, including mechanical penthouses.
 - Tenure (owned or leased by the University).

PROPOSED FUTURE PROJECTS

Article 80D Requirements. Pursuant to Article 80D, the IMP should provide the following information for the Proposed Projects:

- Site location and approximate building footprint.
- Uses (specifying the principal sub-uses of each land area, building, or structure, such as classroom, laboratory, parking facility).
- Square feet of gross floor area.
- Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
- Floor area ratio.
- Building height in stories and feet, including mechanical penthouses.
- Parking areas or facilities to be provided in connection with Proposed IMP Projects.
- Any applicable urban renewal plans, land disposition agreements, or the like.
- Current zoning of site.
- Total project cost estimates.
- Estimated development impact payments.

- Approximate timetable for development of proposed institutional projects, with the estimated month and year of construction start and construction completion for each.

Rationale for Proposed Project. Discuss the rationale for the program and location of proposed buildings in light of discussions on mission, facilities needs, and campus planning objectives. Discuss the rationale for the scale of the proposed buildings.

PLANNING FRAMEWORK

This section should discuss, at a minimum, the following:

- **Existing Context.** Describe BU Fenway Campus in the broader context of adjacent land uses, and the surrounding neighborhoods. Reference any City policies or plans that shape the planning context for the area and for the Campus.
- **Factors Driving Facilities Needs.** Provide any update of current facilities utilization rates and the University's ability to accommodate patient number growth with existing facilities, by type of facility.
- **Campus Vision and Identity.** Describe any updates to the University's vision of its desired physical identity and, in general terms, strategies for achieving that identity.
- **Overview of Urban Design Guidelines and Objectives.** Discuss any current or new urban design guidelines and objectives that have emerged and strategies for implementing them in conjunction with the Proposed IMP Projects or in the future.
- **Public Realm.** Discuss any updates to the existing public realm conditions (i.e. parks, plazas, streetscapes) in the vicinity of BU Fenway Campus facilities, regardless of ownership. Discuss key urban design and public realm goals and objectives proposed by the University for the campus, with a focus on creating a high-quality interface between the campus and the surrounding neighborhoods and transit stations.
- **Pedestrian Circulation Goals and Guidelines.** Provide a statement of goals and guidelines for pedestrian circulation both within and through the campus and in relation to the Proposed IMP Projects.

TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN

The following submission requirements relate to the proposed IMP. In addition to the submissions detailed in this Scope, the University should continue to work closely with the Boston Transportation Department (“BTD”) to outline an appropriate scope for studying and mitigating any transportation impact of the Proposed IMP Projects.

- **Existing Conditions.** Provide any updates to the University’s existing transportation and parking characteristics, including data on mode share for employees, parking spaces owned and operated by the University, and policies regarding patient, visitor and employee parking, transportation demand management measures in place, etc.

ECONOMIC DEVELOPMENT

The IMP should address the following topics:

- **Employment and Workforce Development.** Provide any updates to existing and proposed programs to train and hire Boston residents for University jobs.

COMMUNITY BENEFITS PLAN

The IMP should describe the BU Fenway Campus Community Benefits Plan in general and in relation to the Proposed IMP Projects.

ENVIRONMENTAL SUSTAINABILITY

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. The University will be expected to work with the BPDA, the City of Boston Environment Department, and others to set and meet ambitious environmental sustainability goals in the design of the Proposed IMP Projects. The IMP should present as much information as possible on the topics below, with the understanding that not all of them may be relevant at this current time.

- **Existing Sustainability Measures.** Update if applicable the University's existing sustainability measures at the building and campus-wide level, including but not limited to energy, stormwater, solid waste, transportation, and infrastructure and utilities. Explain the administrative structure for making decisions about and promoting innovation in the area of building a sustainable campus. Describe any formal goals or principles that the University has adopted in the area of sustainability.
- **Green Building.** New campus buildings should achieve a superior level of performance in the areas of materials and resources (recycled content, construction waste management, local/regional materials), energy (energy performance, renewable energy), water management (water efficiency, stormwater management, graywater and stormwater recycling, etc.), indoor environmental quality, and other standard performance areas of high-performance or "green" buildings. Whenever possible, buildings should achieve a high level of certification through LEED or another appropriate system.
- **Energy Use.** Future campus development should consider the impact of new buildings on the existing heating and cooling infrastructure. Reducing the current energy use of existing buildings should be addressed prior to expanding or building new power plants. Planning should consider the possible benefits of localized heating and cooling systems within a section of the campus or within an individual building, allowing for alternative energy sources to be easily explored.
- **Water Use.** Future campus development should incorporate water use, conservation, and rainwater harvesting strategies at a campus level. New construction allows opportunities for storage systems to be installed for use by the new and adjacent buildings. Collected water can be used for flushing, HVAC make-up water, and irrigation.
- **Stormwater Retention/Treatment/Reuse and Groundwater Recharge.** The Fenway Campus's development should go beyond the minimum requirements related to stormwater runoff. In particular, the new developments proposed as part of this IMP should set a goal of reducing stormwater discharge from the sites into the storm sewers, not simply avoiding any additional runoff. This goal should be considered in conjunction with strategies for reuse of retained stormwater and strategies for groundwater recharge. Individual building design, site design, and street-level interventions should all maximize the opportunities for stormwater retention, treatment, and reuse, as well as groundwater recharge, through innovative approaches. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area.
- **Solid Waste.** Campus master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings.

OTHER

- **Public Notice.** The University will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of the submission of the IMP to the BPDA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP by the BPDA. In accordance with Article 80, public comments on the IMP shall be transmitted to the BPDA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, the University shall submit to the BPDA a copy of the published Notice together with the date of publication.

APPENDIX 1
PUBLIC COMMENTS

THE WINSOR SCHOOL



May 7, 2021

Mr. Edward Carmody
Institutional Planner & Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Boston University Institutional Master Plan Notification Form, Fenway Campus

Dear Mr. Carmody,

I write to express The Winsor School's strong support of the Boston University Fenway Campus IMPNF. Since arriving on Pilgrim Road, Boston University has established a sustained and real commitment to the Fenway neighborhood and to working collaboratively with The Winsor School.

Their staff has been proactive, friendly, and communicative in Pilgrim Road's traffic coordination and the mobility needed between Winsor and BU.

I look forward to working with the BU Task Force Committee going forward as they craft and issue the IMP.

Put simply, BU has been a welcomed addition to Pilgrim Road and a good neighbor.

Sincerely

Karen Geromini
Chief Operating Officer
Winsor School



May 10, 2021

Dear Mr. Carmody (Edward) ,

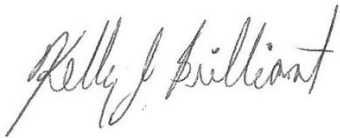
On behalf of the Fenway Alliance, I am writing in support of the IMPNF recently filed by Boston University for its Fenway Campus. Boston University has rigorously studied the existing conditions and become knowledgeable about the surrounding Fenway community in which the BU campus resides. In its current Master Plan, Boston University has not indicated plans for significant changes to the campus, and in fact noted some architectural sound buildings developed by the former institutional owner, Wheelock College.

In addition, Boston University has committed to maintaining the landscaping, signage and other amenities that integrate this campus into the Fenway neighborhood. We appreciate this commitment. Boston University has also committed to preserve the Fenway campus according to City and Commonwealth guidelines from a historical and accessibility standpoint. BU has also integrated this Fenway campus into the University's overarching environmental and sustainability plan.

With its Fenway campus located in a highly connected, vibrant community with numerous existing effective partnerships, Boston University has begun to forge relationships among its neighboring institutions, community organizations and residents. Boston University is working diligently to get to know its neighbors here, identifying mutually beneficial ways in which to work with us.

The Fenway Alliance is pleased to support Boston University's Fenway Campus, and welcome another valuable mission-driven educational organization to our neighborhood and within the Fenway Cultural District.

Sincerely,

A handwritten signature in cursive script that reads "Kelly J. Brilliant".

**Kelly Brilliant, Executive Director
The Fenway Alliance**

MEMBER INSTITUTIONS

Beth Israel Deaconess
Medical Center
Boston Children's Hospital
Brigham and Women's
Hospital
Dana-Farber Cancer Institute
Emmanuel College
Harvard University
Harvard Medical School
Harvard School of
Dental Medicine
Harvard T.H. Chan School
of Public Health
Isabella Stewart Gardner
Museum
Joslin Diabetes Center
Judge Baker Children's Center
Massachusetts College of Art
and Design
Massachusetts College of
Pharmacy and Health
Sciences University
Massachusetts Department
of Mental Health
Simmons University
Temple Israel
Wentworth Institute of
Technology
The Winsor School

ASSOCIATE MEMBERS

Boston University Wheelock
College of Education & Human
Development
Fenway Community
Health Center
Massachusetts Eye and Ear
Infirmary
Merck Research Laboratories

May 10, 2021

Mr. Brian Golden, Director
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Attn: Mr. Edward Carmody
RE: Boston University Fenway Campus Institutional Master Plan Notification Form
(IMP/NF)

Dear Director Golden,

As a member of the Task Force and as stewards of the public realm in the Longwood Medical and Academic Area (LMA), MASCO is pleased to support Boston University's IMP for the Fenway Campus, with no new projects included.

Since BU merged with Wheelock College in 2018 and joined the LMA neighborhood, they made a noted effort to be good neighbors: active in MASCO committees and maintaining the campus to high standards. During the pandemic, higher education has been forced to wrestle with reduced campus populations, a shortfall in revenues to support auxiliary services, an abrupt pivot to virtual and hybrid classes, and testing programs to keep people safe. BU has adjusted to this new reality and stepped in to make the Wheelock campus available to others in need, including Pine Street employees and Brookline emergency responders. They also continued to foster and expand upon the Wheelock tradition of community service work through the BU School of Education Wheelock College of Education and Human Development, including programs with Boston Public Schools students and teachers, both of which are housed on the Fenway Campus. We also commend BU for their sustainability leadership, including the co-authorship of the Carbon Free Boston reports and co-chairing the City's Green Ribbon Commission Higher Education Working Group.

Thank you for your consideration of our comments and our support of the IMP. We look forward to ongoing partnerships and initiatives with BU in the Fenway and beyond.

Sincerely,

A handwritten signature in black ink that reads "Tom Yardley".

Tom Yardley
Vice President of Area Planning and Development, MASCO



Edward Carmody <edward.carmody@boston.gov>

Support for Wheelock Family Theatre @ Boston University

1 message

Holly Joy Oh < >
To: "edward.carmody@boston.gov" <edward.carmody@boston.gov>
Cc:

Thu, May 13, 2021 at 4:43 PM

Dear Mr. Carmody,

I write to express my support for the Wheelock Family Theatre (WFT) @ Boston University. I am a Pediatrician caring for children in Roxbury, Dorchester, Mattapan, and surrounding neighborhoods, and a parent of a child who has grown from her participation in WFT's educational programs and mainstage performance opportunities. Wheelock Family Theatre holds a very important role in the Greater Boston world, both in the arts community and, in my opinion, in any community that values diversity, inclusion, and access. WFT lives the vision that "Live Theatre Transforms Lives."

WFT's dedication to inclusion and accessibility, regardless of people's abilities or identities, shows up consistently, whether in the accessibility of their performances to all audiences, in the casting, in their artistic content, or in their educational programs. From my vantage point as a pediatrician, their model is impactful in assuring positive, constructive development, not only for individual children, but also for families and communities.

Finally, I applaud the supportive partnership between Boston University and WFT, especially during these early years of the merger. As a professional who is invested in uplifting children and families from underserved communities in Boston, I support the important work of the Wheelock Family Theatre @ Boston University without reservation.

Please do not hesitate to reach out with any questions.

Sincerely yours,

Holly Oh

Holly J. Oh, MD

Pediatrician



BU Fenway IMPNF

1 message

tim -- < >

Mon, May 10, 2021 at 6:13 PM

To: Edward Carmody <edward.carmody@boston.gov>

Cc: Kenzie Bok <kenzie.bok@boston.gov>, Karen Mauney-Brodek

Mr. Carmody,

I am writing in reference to Boston University's proposed Fenway Campus Institutional Master Plan for the next ten years.

Boston University, in operating their Charles River and Medical Campuses, has been a most responsible partner with the city of Boston.

Now that BU has expanded its physical footprint with the acquisition of the Fenway campus, there is an opportunity for the university to strengthen its fulfillment of Community Benefits to the city. In preparing the IMP and maintaining a presence in the Fenway, I encourage BU to play a role improving the neighborhood's Quality of Life for those who live and work in the Fenway.

Two ways to do this would be for BU to use it's institutional expertise and resources by 1) engaging in and supporting the creation of an early education center in [the Fenway](#). (2) helping the public realm beautification with plants and flowers along the daylighted section of the Muddy River along Park Drive/Fenway across from the campus.

Best
Timothy Ney



Edward Carmody <edward.carmody@boston.gov>

Public Comment - Boston University Fenway Campus Master Plan

1 message

Dan Deutsch

Mon, May 10, 2021 at 10:39 PM

To: edward.carmody@boston.gov

Dear BPDA,

Having attended the April 21st BPDA open meeting regarding the BU Fenway Campus Institutional Master Plan it is our pleasure to pledge our support. Boston University continues to be a great neighbor and has shown a commitment to continue their institutional mission in our neighborhood. The plan is carefully thought out and will continue to deliver a vibrant academic experience for their students while securing a small community feel.

I am impressed with the parking and transportation services program which will keep demand in-check allowing our neighborhood work towards our sustainability goals. I am also excited to see that Boston University will honor the legacy of Wheelock College as they continue to run parts of their Education and Human Development program onsite.

It is clear that this master plan is good for the Fenway and LMA neighborhoods. On behalf of Temple Israel of Boston, I am in full support of the current BU Fenway Campus Institutional Master Plan.

Sincerely,

Dan Deutsch

Executive Director of Temple Israel of Boston

--

Dan Deutsch, Executive Director
Temple Israel
[477 Longwood Avenue](#)
Boston, MA 02215

[Participate in Temple Israel life virtually.](#)

[Do you need help? View our COVID-19 Resources.](#)





Edward Carmody <edward.carmody@boston.gov>

BU Support Letter

1 message

Molly Honan DiLorenzo >
To: Edward Carmody <edward.carmody@boston.gov>

Tue, May 11, 2021 at 6:39 AM

Dear Edward-

My apologies for not submitting this by yesterday's deadline. I at least wanted to send a brief note of support from Boston University's IMPNF for the former Wheelock campus. I found the submission and live presentation to be thorough and thoughtful. BU has been a good neighbor to us in the Fenway. We had used dormitory space at Peabody Hall for some of our student overflow in the past and imagine we will collaborate in other ways in the future.

Best,

Molly

Molly Honan DiLorenzo

Vice President of College Relations

Emmanuel College

400 The Fenway | Boston | MA 02115

www.emmanuel.edu



**EMMANUEL
COLLEGE**





Edward Carmody <edward.carmody@boston.gov>

Support for BU Fenway Campus IMPNF

1 message

Laura Brink Pisinski

Wed, May 5, 2021 at 11:40 AM

To: Edward Carmody <edward.carmody@boston.gov>

Cc: "Nardi, Cecilia"

Dear Eddie,

I am writing in support of the IMPNF recently filed by Boston University for their Fenway Campus. BU has seamlessly integrated this campus into its physical plan including it within its overall mission. While BU has not indicated plans for significant changes to the campus, they have committed to maintaining a high standard for the landscaping, signage and other amenities that integrate this campus into the Fenway/LMA neighborhood. Given the extensive street view of the campus, this is an important and valuable commitment. In addition, they have committed to preserve the Fenway campus according to City and Commonwealth guidelines from a historical and accessibility standpoint. Finally, they have integrated this campus into the University environmental and sustainability plan that encompasses all BU properties.

Simmons University is pleased to support our neighbor as they continue to be a vital member of the Fenway/LMA community.

Laura Brink Pisinski

VP of University Real Estate and Facilities Management

Simmons University

300 The Fenway

Boston, MA 02115

APPENDIX 2
SAMPLE PUBLIC NOTICE

SAMPLE

PUBLIC NOTICE

The Boston Planning & Development Agency (BPDA), acting pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that an Institutional Master Plan (IMP) has been received from _____

(Name of Applicant)

for _____
(Brief Description of Project)

proposed at _____.
(Location of Project)

The IMP may be reviewed or obtained at the Office of the Secretary of the BPDA Boston City Hall, Room 910, between 9:00 A.M. and 5:00 P.M., Monday through Friday, except legal holidays. Public comments on the IMP, including the comments of public agencies, should be transmitted to Edward Carmody, Institutional Planner & Project Manager, Boston Planning & Development Agency, Boston City Hall, Boston, MA 02201, within sixty (60) days of this notice or by _____. Approvals are requested of the BPDA pursuant to Article 80 for _____.

The BPDA shall issue an Adequacy Determination approving, conditionally approving, or disapproving the IMP pursuant to Section 80D-5.4(c) of the Boston Zoning Code.

BOSTON REDEVELOPMENT AUTHORITY

Teresa Polhemus, Executive Director/Secretary

Appendix B

SIGNAGE AND WAYFINDING PLAN

BOSTON UNIVERSITY
FENWAY CAMPUS

SIGNAGE & WAYFINDING DESIGN MODIFICATIONS

JUNE 2018

ANNA FARRINGTON graphic arts & design

150 Riverway - Campus Center



150 Riverway - Campus Center

22B - Map Kiosk

COMPREHENSIVE SIGN APPROVAL
BOSTON ZONING CODE, ART. 11, AS AMENDED

URBAN DESIGN DEPT.
BOSTON REDEVELOPMENT AUTHORITY

APPROVED BY  DATE 6.13.18



150 & 154 Riverway

23D - Freestanding Pedestrian Directional



Existing Conditions Reference Image

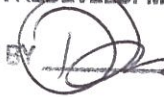
COMPREHENSIVE SIGN APPROVAL
BOSTON ZONING CODE, ART. 11, AS AMENDED

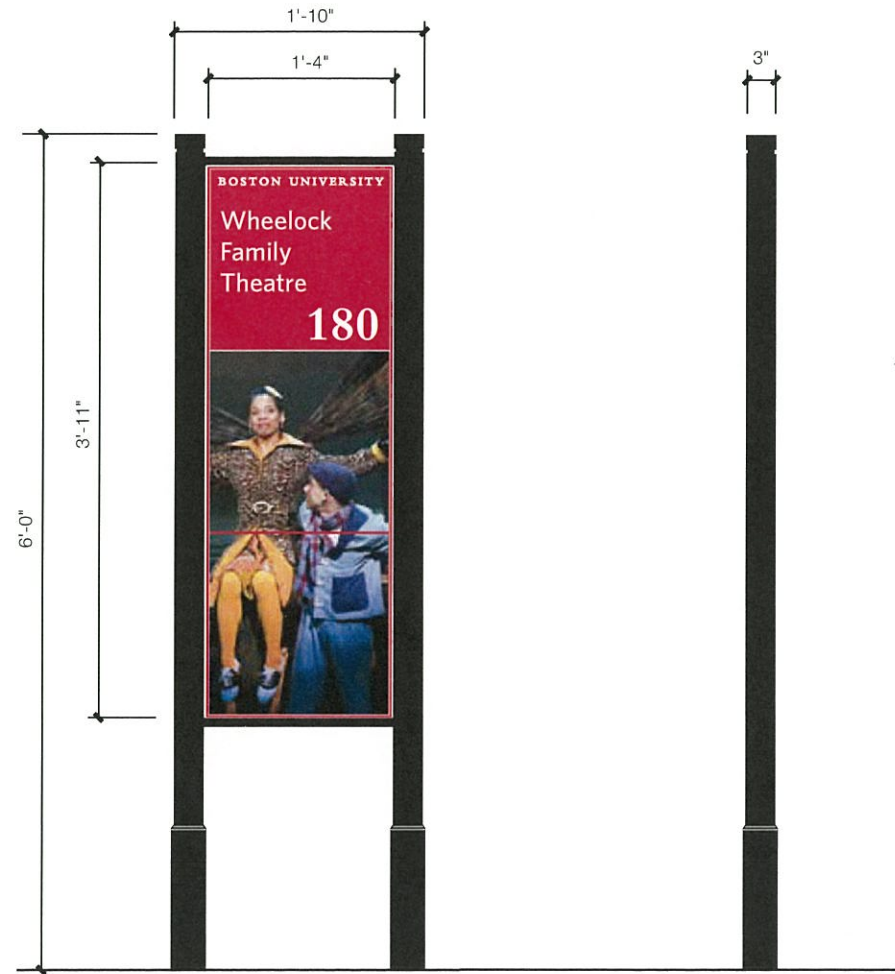
URBAN DESIGN DEPT.
BOSTON REDEVELOPMENT AUTHORITY

APPROVED BY  DATE 6-13-18

23C - Freestanding Identification Sign

23D - Freestanding Pedestrian Directional

COMPREHENSIVE SIGN APPROVAL
 BOSTON ZONING CODE, ART. 11, AS AMENDED
 URBAN DESIGN DEPT.
 BOSTON REDEVELOPMENT AUTHORITY
 APPROVED BY  DATE 6.13.18



A: Elevation - Side A Shown
 3/4" = 1' - 0"

B: Side View



A: Elevation - Side A Shown
 3/4" = 1' - 0"

B: Side View



C: Elevation - Side B Shown
 3/4" = 1' - 0"

180 Riverway
23C - Freestanding Identification Sign

COMPREHENSIVE SIGN APPROVAL
BOSTON ZONING CODE, ART. 11, AS AMENDED

URBAN DESIGN DEPT.
BOSTON REDEVELOPMENT AUTHORITY

APPROVED BY [Signature] DATE 6.13.18



200 Riverway

21 - Information Sign & 22B - Map Kiosk

COMPREHENSIVE SIGN APPROVAL
BOSTON ZONING CODE, ART. 11, AS AMENDED

URBAN DESIGN DEPT.
BOSTON REDEVELOPMENT AUTHORITY

APPROVED BY  DATE 6.13.18



21 - Information Sign

22B - Map Kiosk

COMPREHENSIVE SIGN APPROVAL
 BOSTON ZONING CODE, ART. 11, AS AMENDED

URBAN DESIGN DEPT.
 BOSTON REDEVELOPMENT AUTHORITY

APPROVED BY  DATE 6-13-18

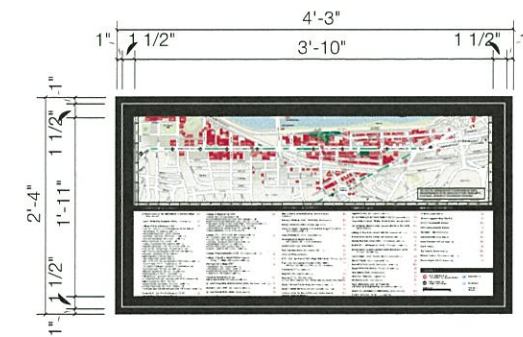


A: Directional Panel
 1/2" = 1' - 0"

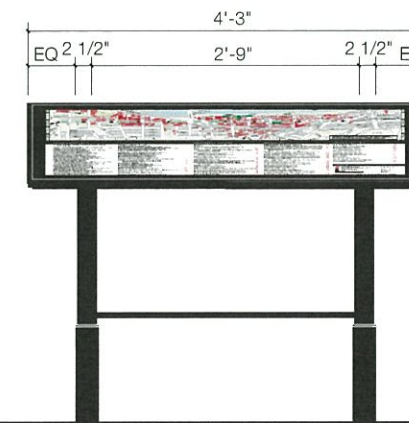
B: Legacy Panel

C: Image Panel

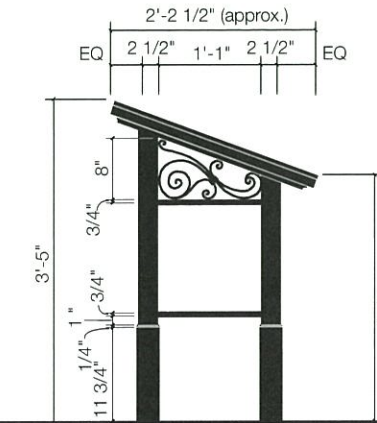
D: Image Panel



A: Top View
 1/2" = 1' - 0"



B: Elevation
 1/2" = 1' - 0"



C: Side View