



Boston University Charles River Campus Boston, Massachusetts

Institutional Master Plan Notification Form

October 28, 2022

2023 - 2033 Institutional Master Plan

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

submitted by **Trustees of Boston University**

prepared by **Fort Point Associates, Inc., A Tetra Tech Company**

in association with
AECOM
CBT Architects
Greenberg Consultants

TABLE OF CONTENTS

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION

1.1	INTRODUCTION.....	1-1
1.2	BOSTON UNIVERSITY HISTORY AND BACKGROUND	1-1
1.3	BOSTON UNIVERSITY MISSION AND OBJECTIVES	1-2
1.4	INSTITUTIONAL MASTER PLAN HISTORY	1-5
1.5	NEW INSTITUTIONAL MASTER PLAN.....	1-5
1.6	IMPACT OF COVID-19 ON THE UNIVERSITY	1-5
1.7	INSTITUTIONAL MASTER PLANNING PROCESS.....	1-6
1.8	PROJECT TEAM.....	1-7

CHAPTER 2: PROGRESS ON THE 2013-2023 INSTITUTIONAL MASTER PLAN

2.1	INTRODUCTION.....	2-1
2.2	UNDERGRADUATE ENROLLMENT	2-1
2.3	UNDERGRADUATE STUDENT HOUSING	2-4
2.4	PROGRESS ON PROPOSED INSTITUTIONAL PROJECTS	2-7
2.5	PROGRESS ON PUBLIC REALM IMPROVEMENTS.....	2-11

CHAPTER 3: EXISTING PROPERTY AND USES

3.1	INTRODUCTION.....	3-1
3.2	RESIDENTIAL PROPERTIES	3-1
3.3	ACADEMIC, ADMINISTRATIVE, AND OTHER PROPERTIES.....	3-9

CHAPTER 4: PLANNING FRAMEWORK

4.1	INTRODUCTION.....	4-1
4.2	CAMPUS DISTRICTS.....	4-1
4.3	CAMPUS GROWTH	4-2
4.4	SUMMARY	4-4

CHAPTER 5: DEVELOPMENT PROGRAM

5.1 INTRODUCTION..... 5-1

5.2 ACEDEMIC FACILITIES..... 5-1

5.3 RESEARCH FACILITIES 5-3

5.4 STUDENT HOUSING 5-4

5.5 PUBLIC REALM AND OPEN SPACE 5-5

5.6 PROJECT PLANNING..... 5-6

5.7 ZONING 5-7

5.8 POTENTIAL DEVELOPMENT SITES 5-11

CHAPTER 6: TRANSPORTATION AND PARKING

6.1 TRANSPORTATION GOALS..... 6-1

6.2 TRANSPORTATION DEMAND MANAGEMENT 6-3

6.3 CHANGES TO THE TRANSPORTATION NETWORK SINCE 2013 6-4

6.4 EXPECTED CHANGES TO THE TRANSPORTATION NETWORK..... 6-5

CHAPTER 7: ENVIRONMENT AND SUSTAINABILITY

7.1 INTRODUCTION..... 7-1

7.2 PROGRESS ON THE CLIMATE ACTION PLAN..... 7-2

7.3 OPERATIONS..... 7-2

7.4 EDUCATION AND RESESARCH..... 7-4

7.5 PUBLIC ENGAGEMENT 7-5

7.6 STORMWATER AND GROUNDWATER 7-6

7.7 HISTORIC PRESERVATION..... 7-6

CHAPTER 8: COMMUNITY BENEFITS

8.1 INTRODUCTION..... 8-1

8.2 COMMUNITY BENEFITS 8-1

8.3 ECONOMIC IMPACT 8-6

LIST OF TABLES

Table 2-1	Historical Full Time Undergraduate Enrollment
Table 2-2	Freshman Admissions and Enrollment
Table 2-3	Projected Full-Time Undergraduate Enrollment
Table 2-4	Full-time Undergraduate Student Housing
Table 2-5	Projected Full-time Undergraduate Student Housing
Table 3-1	List of Residential Properties
Table 3-2	List of Academic, Administrative, and Other Properties
Table 7-1	Climate Action Plan Progress Metrics
Table 8-1	Real Estate Tax and PILOT Payments

LIST OF FIGURES

Figure 3-1	Boston University Properties
Figure 5-1	Proposed Institutional Projects
Figure 5-2	Public Realm Improvements
Figure 5-3	Potential Development Sites

Chapter 1

INTRODUCTION

CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

Boston University (“BU” or the “University”) is a world-leading private research university spanning three campuses in the City of Boston. BU’s flagship campus, the Charles River Campus (“BU Charles River Campus”), consists of over 113 acres of land centered on Commonwealth Avenue between Massachusetts Avenue and Packard’s Corner. The BU Charles River Campus is currently guided by an Institutional Master Plan (“IMP”) approved by the Boston Planning & Development Agency (“BPDA”) in 2013 (the “2013 – 2023 IMP”). With this IMP set to expire in February 2023, the Trustees of Boston University (the “Proponent”) is pleased to submit this Institutional Master Plan Notification Form (“IMPINF”) to initiate the BPDA Article 80D IMP review process for the upcoming BU Charles River Campus 2023 – 2033 Institutional Master Plan (the “2023 – 2033 IMP”).

This IMPINF provides updates on the progress of the 2013 – 2023 IMP, describes existing property and uses, and identifies BU’s strategic priorities and development objectives for the BU Charles River Campus over the upcoming decade.

1.2 BOSTON UNIVERSITY HISTORY AND BACKGROUND

BU is the fourth-largest private nonprofit university in the nation, home to more than 35,000 students each year, and 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 BU, 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 BU Charles River Campus, the Medical Campus in the South End, and the Fenway Campus in the Longwood Medical Area.

The BU 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 113 acres, the BU Charles River Campus houses all of the University’s undergraduate and most 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 purpose-built facilities to provide a world-class educational environment.

Located two miles southeast of the BU Charles River Campus is the Medical Campus, which 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 educate a diverse group of 3,500 students a year, with a focus on underserved populations. The Medical Campus is currently guided by the BU Medical Campus 2021 – 2031 IMP, approved in February 2022.

The Fenway Campus was formed in 2018 after a merger between the University and Wheelock College. The property holdings of Wheelock College in the Longwood Medical Area of Boston and Brookline were assumed by the University and the area is now known as the BU Fenway Campus. Founded in 1888, Wheelock College was characterized by its focus on training future educators and social workers to improve the lives of children and families. 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 buildings on the Fenway Campus are used for a variety of programs, research institutes, and housing options that serve the entire BU community. The Fenway Campus is currently guided by the BU Fenway Campus 2021 – 2031 IMP, approved in January 2022.

1.3 BOSTON UNIVERSITY MISSION AND OBJECTIVES

BU is an international, comprehensive, private research university committed to educating students to be reflective and 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, in its tradition and standards of excellence, and in its dynamic engagement with the City of Boston and the world.

BU is composed of 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, the University continually innovates in education and research to ensure that it meets the needs of its students and an ever-changing world.

1.3.1 BU STRATEGIC PLAN

In 2020, the Board of Trustees approved a new, University-wide Strategic Plan outlining a vision statement and five strategic priorities to guide BU through 2030. The Strategic Plan is the culmination of two years of listening and planning by a Strategic Planning Task Force, consisting of a diverse group of faculty and staff from across the University.

The University's Mission Statement and feedback from the BU community helped to articulate the University's Strategic Vision Statement for the decade ahead:

- **Continue the ascent** of BU as a leading private research university focused on research excellence and outstanding, innovative residential undergraduate and

graduate education that prepares students for the evolving, global world of work.

- **Strengthen interconnectedness** across disciplines to create novel approaches in research and teaching, leading to bold discoveries and research impact.
- **Be a leader** in the utilization of state-of-the-art remote, digital, and online technologies to enhance our in-person programs and expand our educational outreach.
- **Become an even more diverse** and inclusive institution in which individuals can find their communities and thrive, and lead in social and racial justice scholarly work.

Part of, and integral to, this Strategic Vision are the five strategic priorities that will be emphasized in order to achieve the University's Strategic Vision:

1. **A Vibrant Academic Experience:** BU will provide all students a high-quality, residential educational experience, including academic offerings that address the world's complex challenges, keep pace with rapidly advancing pedagogy, and prepare students for global citizenship.
2. **Research that Matters:** BU will continue its trajectory of excellence and grow the eminence of its collective research portfolio by hiring and supporting world-class, diverse faculty and enabling research across interconnecting disciplines to address society's biggest challenges.
3. **Diversity, Equity, and Inclusion:** BU will be a more diverse institution with equitable access, inclusive practices, and opportunities for all faculty, staff, and students while also contributing to leading research and programs on social justice.
4. **Community, Big Yet Small:** BU will be an institution that empowers students, staff, and faculty to cultivate diverse communities where individuals can learn, grow, and engage across a large, urban campus and around the world.
5. **Global Engagement:** BU will build and grow its presence in global hubs that support continued excellence in research that transcends national boundaries, offer compelling academic programs, and strengthen partnerships with alumni and other institutions for global impact.

1.3.2 DIVERSITY & INCLUSION INITIATIVES

From its beginnings, BU has strived to open its doors to all. Today, we aim for greater diversity, equity, and inclusion because we know that diversity—of people, ideas, experiences, and approaches to problem-solving—leads to excellence. This pledge is one of five pillars in the [University's Strategic Plan](#).

Building and sustaining a vibrant community of scholars, students, and staff remains essential to our mission of contributing to, and preparing students to thrive in, an increasingly interconnected world.

We strive to create environments for learning, working, and living that are enriched by racial, ethnic, and cultural diversity. We seek to cultivate an atmosphere of respect for individual differences in life experience, sexual orientation, and religious belief, and we aspire to be free of intellectual parochialism, barriers to access, and ethnocentrism.

Success in a competitive, global milieu depends upon our ongoing commitment to welcome and engage the wisdom, creativity, and aspirations of all peoples. The excellence we seek emerges from the contributions and talents of every member of the BU community.

We are creating space on campus for students, faculty, and staff to gather and connect in small, like-minded groups within the larger University and greater Boston community to build a sense of belonging for all.

By becoming a more diverse, equitable, and inclusive institution, BU strives to live up to its historical roots as an institution founded by abolitionists that later became the home of Martin Luther King, Jr. and Howard Thurman. We will also become a stronger university and a better place for all members of our community to learn, work, and live. This strategic priority is a foundational element within each of the four other priorities; it is both distinctly important and necessarily embedded in all we do. Objectives of this effort include:

- **Recruit and Retain Diverse, World-Class Faculty, Students, and Staff:** Cultivate a campus community that is welcoming and inclusive to all.
- **Inclusive Pedagogy that Engages All Students:** Ensure course materials feature diverse voices and perspectives and teaching techniques reach a wider variety of students.
- **Ensure that Those with Financial Need have Access to BU:** Build upon our commitment to ensure access for students of all socioeconomic backgrounds and provide support and programming to ensure they graduate and move on to productive lives.
- **A University-Wide Research Program that Advances Diversity:** Bring together scholars, students, and practitioners around diversity issues and initiatives in the social sciences and humanities.
- **Educational Opportunities for Faculty, Staff, and Students to Engage with Issues of Diversity:** By becoming more knowledgeable individuals, we can become a more equitable and inclusive institution.
- **Support Diverse Business, especially within our Surrounding Boston Community:** The University's Sourcing and Procurement organization has

developed a Supplier Diversity Program to align with goals and objectives outlined in the University's Strategic Plan. The primary goal of this effort is to create a more diverse and inclusive supplier base and provide increased access and opportunity to underrepresented diverse businesses, both locally and nationally, to provide products and service to the BU community. The vision of this initiative is to be the leader amongst peer urban research universities in providing increased access and opportunity to certified diverse businesses.

1.4 INSTITUTIONAL MASTER PLAN HISTORY

BU was the first university in the City of Boston to prepare an IMP. The first BU Charles River Campus IMP was approved by the Boston Redevelopment Authority ("BRA"), now BPDA, in 1986. Subsequent IMPs were approved in 1997, 2003, and 2013.

Since the 2013 – 2023 IMP was approved, the University has sought and received approval for six amendments to the IMP in order to modify or add to the list of Proposed Institutional Projects ("PIPs") identified in the 2013 – 2023 IMP. A brief description of each of these amendments is found in Chapter 2.

1.5 NEW INSTITUTIONAL MASTER PLAN

The current 2013 – 2023 IMP will expire on February 15, 2023. The University has begun the process of compiling information related to the upcoming 2023 – 2033 IMP and identifying its needs over the next decade to achieve the vision outlined in the Strategic Plan. The University is committed to taking the time necessary to thoroughly evaluate the future needs of the BU Charles River Campus and to develop a creative and thoughtful plan to realize the University's overall goals and objectives. The University will continue to work with faculty, staff, students, and the surrounding community to define its next steps. This document is a framework to setting forth those goals and working with the City of Boston and the community to define the 2023 – 2033 IMP.

1.6 IMPACT OF COVID-19 ON THE UNIVERSITY

Like many colleges and universities, BU continues to navigate challenges to campus life because of the ongoing COVID-19 pandemic. When the virus first appeared in early 2020, the University was able to quickly put in place comprehensive health and safety protocols, thanks to the excellence of its faculty, staff, and researchers and extraordinary cooperation from the entire University community. These protocols included a clinical testing lab, a dedicated healthcare team, and later, immunization clinics and mandatory vaccination and booster shots.

For the 2020 – 2021 academic year, the University offered students a choice of attending in-person classes or taking classes remotely under a new hybrid teaching format called Learn *from* Anywhere ("LfA"). The flexibility of LfA was designed to accommodate safety requirements that were imposed by public health authorities to control the spread of COVID-19, as well as by travel and other challenges faced by students. The aim was to present the same academic content to all students, whether they were in a classroom, in a

BU residence, or in an off-campus location, and to allow all students to take part in the same classroom discussions.

The impacts of the LfA format and other disruptions caused by the COVID-19 pandemic are reflected in much of the data included in this IMPNF. Data from the past two years concerning enrollment, housing, and transportation are indicative of the extraordinary effects of the pandemic on campus operations. As the University transitioned back to more typical campus life during the 2021 – 2022 school year and is no longer offering the LfA format, these enrollment, housing, and transportation numbers are returning to pre-pandemic levels.

1.7 INSTITUTIONAL MASTER PLANNING PROCESS

In recognition of the impact of institutional developments 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 every ten years, at a minimum. While many PIPs are subject to further review under Article 80B, the IMP allows the BPDA to assess the impact and suitability of the institution’s development programs. The purpose of this IMPNF is to initiate the BPDA Article 80D IMP review process for the creation of the BU Charles River Campus 2023 – 2033 IMP.

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. The forthcoming BU Charles River Campus 2023 – 2033 IMP will represent the collaborative efforts of the community, government agencies, elected officials, and the University.

1.7.1 BOSTON UNIVERSITY CHARLES RIVER CAMPUS TASK FORCE

In 2021, the BU Task Force celebrated its 35th anniversary. In 1986, BU was the first institution in Boston to establish such a committee, and it has benefited from the diverse experience and perspectives of the committee’s constituent members. The Task Force advises the City and University on the implementation of the IMP. Concurrent with the submission of the IMPNF to the BPDA, the University will meet with BPDA staff to present the planned IMP to the Task Force and to members of the public.

1.8 PROJECT TEAM

The primary contacts from the Project Team can be found below:

Project Team	Contact Information
Proponent	Trustees of Boston University One Silber Way Boston, MA 02215 Contacts: Derek Howe Senior Vice President for Operations (617) 353-6500 dhowe@bu.edu Michael Donovan Vice President for Campus Planning and Operations (617) 353-4468 donovanm@bu.edu Proponent Team also includes: Amy Barrett Sonia Richards Paul Rinaldi Ken Ryan Gregg Snyder Jake Sullivan
Planning and Permitting	Fort Point Associates, Inc. 31 State Street, 3 rd Floor Boston, MA 02109 Contact: Jamie Fay, AICP President (617) 279-4384 jfay@fpa-inc.com

Architecture and Urban Design	<p>CBT Architects 110 Canal Street Boston, MA 02114</p> <p>Contact: Kishore Varanasi, AICP Principal and Director of Urban Design (617) 646-5180 varanasi@cbtarchitects.com</p> <p>Greenberg Consultants 20 Niagara Street Toronto, ON M5V 3L8</p> <p>Contact: Ken Greenberg Principal (416) 603-3777 info@greenbergconsultants.com</p> <p>Architecture and Urban Design Team also includes: Anthony Polidoro Devanshi Purohit Bill Toohey III</p>
Legal	<p>Rubin and Rudman, LLP 53 State Street Boston, MA 02109</p> <p>Contact: James H. Greene, Partner (617) 330-7000 jgreene@rubinrudman.com</p> <p>Boston University Jason A. Mahler, Associate General Council (617) 353-9857 jamahler@bu.edu</p>
Transportation	<p>AECOM 1 Federal Street, 8th Floor Boston, MA 02110</p> <p>Contact: James Doyle, AICP Vice President (978) 905-2188 jay.doyle@aecom.com</p>

Chapter 2

PROGRESS ON THE 2013-2023 INSTITUTIONAL MASTER PLAN

CHAPTER 2: PROGRESS ON THE 2013-2023 INSTITUTIONAL MASTER PLAN

2.1 INTRODUCTION

The University has made significant progress in implementing many of the objectives described in the 2013-2023 IMP. This chapter details the progress made in the areas of enrollment and student housing, provides updates on the PIPs included in the 2013 – 2023 IMP and the First through Sixth Amendments, as well as describes improvements to the public realm and other facilities.

2.2 UNDERGRADUATE ENROLLMENT

The strategic management of enrollment at BU is a top priority of University leadership. Enrollment is carefully managed with a strategic vision to maintain a full-time undergraduate population of approximately 16,000 students. The University's domestic undergraduate students come from all 50 states with over half hailing from Massachusetts, New York, California, and New Jersey. BU's international undergraduate students come from 133 different countries, with the majority coming from China, India, and South Korea.

Full-time undergraduate enrollment at the BU Charles River Campus increased from 15,419 to 16,997 between 2012 and 2021, which is a 10% increase over a decade. (See Table 2-1: Historical Full-time Undergraduate Enrollment). Over this period of time two major occurrences had an impact on enrollment:

- In the summer of 2018, BU merged with Wheelock College and enrolled 311 undergraduate students.
- In 2020, the University's undergraduate enrollment reflects the impact of the COVID-19 pandemic. Implementing the LfA program allowed enrollment to hold steady, but the rebound effect raised enrollment to 16,997 students. Similar to other institutions, this increase is likely attributed to the students who deferred attending their freshman year remotely.

Table 2-1: Historical Full Time Undergraduate Enrollment

Fall	Enrollment	Freshman Class Size
2012	15,419	3,877
2013	15,402	3,807
2014	15,458	3,915
2015	15,463	3,628
2016	15,673	3,551
2017	15,865	3,498
2018*	16,350	3,611
2019	16,103	3,156
2020**	15,929	2,912
2021	16,997	4,010

* Enrollment number includes 311 Wheelock College transfer students

** LfA program due to COVID-19 pandemic

As outlined in Table 2-1, fall enrollment has been in line with the University's Strategic Vision of 16,000 on average for the past 10 years.

Successful recruitment efforts, coupled with a rising reputation as a leading research university, have led to increased applications for undergraduate admissions (more than 80,000) and unexpected increases in yield of admitted students for the past two years as outlined in Table 2-2, Freshman Admissions and Enrollment. From 2016 to 2022, the number of applications increased by 42% while the number admitted declined by 33%.

Table 2-2: Freshman Admissions and Enrollment

	<i>Actual</i>					<i>Forecast</i>
	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2021	Fall 2022
Applications	57,441	60,825	64,481	62,224	75,778	81,321
Admitted	16,907	15,273	14,247	11,786	14,129	11,385
Freshman Enrollment	3,550	3,498	3,611	3,156	4,010	3,600
Selectivity (% of applicants admitted)	29.4%	25.1%	22.1%	18.9%	18.6%	14.0%
Yield (% of admitted who enrolled)	21.0%	22.9%	25.3%	26.8%	28.4%	31.6%

For the purpose of this analysis, fall 2020 was excluded because of the pandemic

The increase in freshmen enrollment was not by design, due to the rebound effect from COVID, and these numbers will decrease over the next few years, as shown in Table 2-3. The result has been freshmen enrollment that exceeds projections, despite an increase in selectivity down to 14%.

In order to align the total undergraduate enrollment with the strategic vision, the University will aim to reduce its undergraduate enrollment by targeting a freshman class size of 3,100 students,

as outlined in Table 2-3. However, high freshman enrollment in 2021 and 2022 will impact the total enrollment for the next 5 years, the period of this projection.

Table 2-3: Projected Full-Time Undergraduate Enrollment

Fall	Enrollment	Freshman Class Size
2022	17,176	3,600
2023	17,043	3,100
2024	17,168	3,100
2025	16,657	3,100
2026	16,355	3,100

Since the fall of 2017, BU has been committed to offering full financial aid, without loans, to the students with the greatest demonstrated need, namely those who qualify for federal Pell Grants. In the fall of 2020, the University expanded that commitment with *affordableBU*: a promise to all domestic first-year students that BU will meet 100 percent of their demonstrated financial need. These need-based scholarships are critically important, in part because they support and advance BU's proud tradition of opening its doors to all qualified students.

An important aspect of the increased enrollment has been in traditionally underrepresented students on campus, including students who are first-generation, low-income and from diverse backgrounds. The University's Office of Admissions partners with national organizations like The Posse Foundation and Say Yes to Education, regional organizations such as school districts, Community Based Organizations ("CBOs"), and foundations, and local organizations, such as Boston Public Schools ("BPS"), which is the University's largest partnership. BU is a College Advising Corp ("CAC") partner, which supports first generation, low-income, and underrepresented students in 32 schools across Boston, including all Boston Public high schools, by placing 36 recent Boston area college graduates in the high schools to provide near-peer college advising.

In January 2021, the University opened the Newbury Center, a support hub for first-generation undergraduate, graduate, professional and non-traditional students. Located in the heart of the BU Charles River Campus, the center offers mentoring, engagement, and family outreach, and it helps students connect with paid internships and study abroad programs – all aimed at strengthening academic, social, and postgraduation success.

2.3 UNDERGRADUATE STUDENT HOUSING

2.3.1 MISSION

BU owns and operates one of the largest undergraduate housing systems of any university in the United States. The inventory of undergraduate student residences is diverse: large-scale dormitories, similar to those built across the nation in the mid 1960's; small scale row houses along Bay State Road and in South Campus constructed in the early 20th century as well as in the re-purposed residential hotels built in the 1920's; modern residences at the John Hancock Student Village offers room styles similar to those being developed on campuses today.

As noted earlier, the University's Strategic Vision seeks to provide all students with high-quality residential educational experiences. Thus, the guiding principles for BU's undergraduate student housing program are:

1. Housing all freshmen on campus and guaranteeing housing to sophomore transfers.
2. Continuing the 4-year housing guarantee to all undergraduates who remain on campus is important to maximizing student success, retention and increasing graduation rates.
3. Integrating academics and housing with living/learning communities enhances intellectual engagement and increases student success.
4. Strengthening the physical and programmatic features of housing will ensure alignment with enrollment goals.

The University regularly assesses undergraduate student housing demand. In anticipation of the upcoming IMP renewal, the University engaged an industry leading consulting firm, Brailsford and Dunlavey, to analyze existing undergraduate housing program and its assets and to make recommendations for areas of improvements over the next decade.

The Brailsford and Dunlavey analysis validated BU is currently meeting undergraduate student housing demand for those students who choose to live on campus. The analysis recommended that the University should continue to make investments into the modernization of existing campus housing assets in a comprehensive and financially feasible manner to meet student needs and thus, to retain the demand for on-campus living.

In summary, the University's current undergraduate housing inventory meets the demand for on-campus housing which ranges between 70% - 75% of the undergraduate student population. Investments in these facilities need to continue to retain this demand.

2.3.2 HISTORICAL FULL-TIME UNDERGRADUATE STUDENT HOUSING

The University meets 100% of undergraduate demand and bedspaces are fully occupied each fall. From Fall 2012 to Fall 2019, the percent of those undergraduate students who selected to be in University housing ranged from 73% to 76%. The percent of undergraduate students who selected to be in University housing for Fall 2020 and Fall 2021 were lower due to COVID-19 protocols. See Table 2-4, Full-time Undergraduate Student Housing.

Table 2-4: Full-time Undergraduate Student Housing

Fall	Total Enrollment	Full Time Undergraduates Living at Home	Enrollment Eligible for Housing	Housed on Campus	% Housed
2012	15,419	933	14,486	10,986	76%
2013	15,402	935	14,467	10,967	76%
2014	15,458	1,021	14,437	11,046	77%
2015	15,463	719	14,744	11,074	75%
2016	15,673	623	15,050	11,203	74%
2017	15,865	609	15,256	11,267	74%
2018*	16,350	746	15,604	11,475	74%
2019	16,103	702	15,401	11,170	73%
2020**	15,929	1,251	14,678	7,114	48%
2021	16,997	746	16,251	11,022	68%

*Enrollment number includes 311 Wheelock College transfer students

** LfA – Learn from Anywhere program due to COVID-19 pandemic

For nearly five decades, the University's policy has guaranteed housing to undergraduate students who remain in its housing system. This has, from time to time, led the University to find ways to supplement its inventory either by leasing properties or leasing rooms of nearby hotels. The University has not needed to lease hotel rooms in several years, indicating it meets 100% of its housing demand.

2.3.3 HOUSING POLICIES

Residency Requirement: The University requires all entering freshman to live on campus. Freshmen may request an exception to the residency requirement if they reside locally with a parent (whose principal place of domicile is within a 20-mile radius of the BU Charles River Campus and has been for at least 12 consecutive months immediately preceding registration), child, or spouse; or if they are 32 years of age or older by October 1 of their entering year.

The freshman residency requirement is important to the University. Living on campus within the University community is an integral component of the BU learning experience. Interacting with other students outside of the classroom provides invaluable and significant opportunities for learning, growth, and personal development. In addition, freshman benefit from living in proximity to their classes, faculty offices, laboratories, libraries, dining rooms, and student activity centers.

Continuing Students: On-campus housing is guaranteed for undergraduate students as long as they remain within the in the housing system. Students who take a leave of absence or who have previously moved off campus are offered on-campus accommodations on a space-available basis.

Full-Tuition Scholarships: Students who receive merit-based scholarships equal to or greater than full tuition are required to live on campus as a condition of the scholarship.

2.3.4 CHANGES TO THE INVENTORY:

From traditional rooms to multi bedroom apartments, living on campus makes the most of the undergraduate BU experience. To ensure BU's portfolio is able to continually attract and retain on-campus residency from the undergraduate student population, BU has maintained the inventory through targeted renovations and maintenance projects:

- During the renovation of Myles Standish Hall in 2017 and 2018, the University leased the property at 1047 Commonwealth Avenue as a dormitory, replacing the 350 beds lost to construction and 76 spaces in a nearby hotel in 2017.
- Merging with Wheelock College resulted in an increase of 376 beds to the inventory for undergraduate housing.
- During the height of the COVID-19 pandemic in 2021 and 2022, the University had an increase in students living at home, resulting in a lower number of students living on campus.
- The University began restoration and renovation of the circa-1923 Kilachand Hall at 91 Bay State Road in the summer of 2022. This project includes a complete repair of the brick façade, replacement of the roof-top lounge area and major improvements for accessibility. This will result in a loss of 127 beds for the academic year and a permanent loss of 19 beds. Expected completion will be Summer 2023.

2.3.5 UNDERGRADUATE STUDENT HOUSING PLAN

As expressed in the University's Strategic Vision, an outstanding and innovative residential undergraduate education is a major priority. The University plans to follow the outcome of its campus wide housing analysis and continue to focus its investment in upgrading the existing housing facilities to retain demand. In doing so, it will follow recent successful projects that have also minimized the loss of beds while bringing the buildings to contemporary standards.

Presented in Chapter 5, Development Program, the University will undertake major repair and modernization of the Warren Towers residence hall, which is home to nearly 1,800 undergraduates, most of whom are freshmen. The scope for the renovation will include repairs to the building's envelope, installing new HVAC and a reconfiguration of the bathroom cores. To reduce the impact on the overall inventory of student housing units, the project is being developed in phases.

This project improves more than 15% of BU's inventory of undergraduate student housing and will have a major impact on BU's efforts to recruit highly qualified students and retain the demand for on-campus living.

In addition to Warren Towers renovations and as part of the Planned Development Area (“PDA”), Student Village Residence III will furnish the campus with an additional 523 beds for undergraduates. While the University remains committed to undertaking this project, its highest priority must be given to the renovation of existing inventory, especially large dormitories. If the University neglects upgrades to these buildings, a loss in the demand for on-campus living may occur.

Table 2-5: Projected Full-time Undergraduate Student Housing

Fall	Total Enrollment	Full Time Undergraduates Living at Home	Enrollment Eligible for Housing	Housed on Campus	% Housed
2022	17,105	707	16,398	11,339	69%
2023	16,961	700	16,261	11,385	70%
2024	17,081	700	16,381	11,349	69%
2025	16,568	700	15,868	11,009	70%
2026	16,265	700	15,565	10,942	70%

2.4 PROGRESS ON PROPOSED INSTITUTIONAL PROJECTS

Included in the 2013 – 2023 IMP and the First through Sixth Amendments are thirteen PIPs. The PIPs outlined in the 2013 – 2023 IMP, as amended, include:

- School of Law, 763-767 Commonwealth Avenue (Site BB)
- Academic Building Addition, 640 Commonwealth Avenue (Site DD)
- Academic/Administrative Building, 130 Bay State Road (Site FF)
- Academic Buildings, 645-665 Commonwealth Avenue (Site CC & 5th Amendment)
- Science and Engineering Research Building, 30-38 Cummington Mall (Site EE)
- Myles Standish Hall and Renovation, 610-632 Beacon Street (Site GG)
- Rajen Kilachand Center for Integrated Life Sciences and Engineering (“CILSE”), 610 Commonwealth Avenue (1st Amendment)
- Academic Building, 700 Beacon Street (2nd Amendment)
- Temporary Student Residence, 1047 Commonwealth Avenue (3rd Amendment)
- BU Castle Addition, 225 Bay State Road (4th Amendment)
- Warren Towers Digital Signage, 700 Commonwealth Avenue (5th Amendment)

- Academic and Administrative Uses, 540 Commonwealth Avenue (6th Amendment)

Progress has been made on most of these PIPs, while others are not planned for implementation within the 2013 – 2023 IMP term. Provided below is a summary of the status of the PIPs from the 2013 – 2023 IMP, as amended.

School of Law, 763-767 Commonwealth Avenue

The rehabilitation of, and addition to, the 18-story School of Law tower was proposed and approved in the 2013 – 2023 IMP in recognition of the critical need to provide a facility with the appropriate space and amenities to meet the contemporary requirements of an excellent legal education. The addition to the Law Tower, as well as the interior renovations and exterior upgrades, were completed in September 2015. The project was the recipient of the 2016 Preservation Award from the Massachusetts Historical Commission (“MHC”), the 2016 Preservation Achievement Award from Boston Preservation Alliance, and the 2017 Citation of Merit from Docomomo US. The School of Law is now Leadership in Energy and Environmental Design (“LEED”) Gold Certified.

Academic Building Addition, 640 Commonwealth Avenue

The property at 640 Commonwealth Avenue was identified in the 2013 – 2023 IMP as a PIP. The site offers the opportunity to construct a 50,000 square foot (“sf”) addition to the existing building serving the College of Communications. The University is continuing to define priorities for the next IMP in line with its current mission and needs and will likely not carry this project forward as a PIP.

Academic/Administrative Building, 130 Bay State Road

The property at 130 Bay State Road was identified in the 2013 – 2023 IMP as a PIP. The site offers the opportunity to integrate two existing brownstones with a new addition to create an approximately 60,000 sf academic and administrative space. The University is continuing to define priorities for the next IMP in line with its current mission and needs and will likely not carry this project forward as a PIP.

Academic Buildings/Data Sciences Center, 645- 665 Commonwealth Avenue

The academic buildings located at 645-665 Commonwealth Avenue were identified and approved as a PIP in the 2013 – 2023 IMP. The IMP described an Academic Building located at the corner of Commonwealth Avenue and Granby Street and further stated, “New academic space, which could be developed as either a single- or multi-phase project, is proposed for the site.” This academic space is described as allowing the development of a building or buildings of up to 350,000 sf gross floor area (“GFA”) developed in one or two phases, on a site of 42,000 sf providing a maximum Floor Area Ratio (“FAR”) of 8.4. The allowed maximum height described was 15 stories at 225 feet (“ft”). Below-grade parking with up to three levels and 300 spaces was also considered in the IMP.

The Fifth Amendment modified the dimensional requirements of this PIP to increase the height of the building to 305 ft with a total of 19 stories, while maintaining the FAR at 8.4 as

provided in the 2013 – 2023 IMP. This modified building, known as the Center for Computing and Data Sciences (“CCDS”)¹ is described in further detail below.

The CCDS at 665 Commonwealth Avenue will bring together closely allied data science disciplines anchored by the Faculty of Computing and Data Sciences and share the center with Departments of Mathematics & Statistics, Computer Science, and the Rafik B. Hariri Institute for Computing & Computational Sciences and Engineering. Located on the site of the 645 – 665 Commonwealth Avenue Academic Buildings PIP, the CCDS sought and received approval for the additional building height in the Fifth Amendment.

Currently, the CCDS is LEED registered and has received approvals under Article 80B and Article 80D. The 345,000 sf project is designed to be fossil fuel free using ground source heat exchange, without connection to natural gas. Construction on the CCDS commenced in spring 2020 and the building is scheduled to open in 2023.

Science and Engineering Research Building, 30 – 38 Cummington Mall

The property at 30 – 38 Cummington Mall was identified in the 2013 – 2023 IMP as a PIP. The site offers the opportunity to replace an existing building and create a new science and engineering research building. The University is continuing to define priorities for advancing this project in line with its mission and objectives and will carry this project forward into the next IMP.

Myles Standish Hall and Annex Renovation, 610 – 632 Beacon Street

Myles Standish Hall was originally constructed in 1927 as a suite-style hotel and has been used by BU for undergraduate housing since 1949. Together with the Myles Standish Annex, which was acquired in 1980, the complex provided 760 student bed spaces.

Renovation of the Myles Standish Hall and Annex maintained the historic structure while adapting the building to meet contemporary housing needs. The renovation maximized bed count and private bedrooms, as well as modern amenities, to provide space for 730 students and advance the effort to retain the number of undergraduate students seeking on-campus housing. The LEED Gold Certified project also provided public realm improvements in the form of new sidewalks, street trees, pedestrian benches and ramps, bicycle racks, and a 6,400 sf open space plaza. Additionally, traffic calming improvements were made to the intersection of Bay State Road and Charlesgate West, and a bike lane was implemented along that portion of Beacon Street.

The project was constructed in three phases, lasting approximately 28 months from May 2016 until August 2018. Phase 1, the renovation and rehabilitation of Myles Standish West, was completed in August 2017. Phase 2, the Myles Standish East and associated plaza, was completed in May 2018. Phase 3 was finished in summer 2018 and the completed project welcomed students at the beginning of the Fall 2018 semester.

¹ Formally known as the Data Science Center (“DSC”)

The project was the recipient of the 2019 Paul & Niki Tsongas Award from Preservation Massachusetts.

Center for Integrated Life Sciences and Engineering, 610 Commonwealth Avenue

In response to the increasing demand for more advanced, collaborative, and innovative programs for scientific advancement, the University proposed the construction of the Rajen Kilachand CILSE building in Fall 2013. The First Amendment included the addition of a new life sciences and research facility at 610 Commonwealth Avenue and was approved in early 2014. The new building replaced an existing surface parking lot and provides significant benefits to the pedestrian experience along Commonwealth Avenue.

The construction of the Rajen Kilachand CILSE building began in May 2015. Construction is complete, and the facility was issued a Certificate of Occupancy in May 2017. The building achieved LEED Gold Certification.

Academic Building, 700 Beacon Street

The property at 700 Beacon Street is bordered by University-owned properties and was identified as a potential development site for academic purposes in prior IMPs. The University purchased the site from Lesley University in 2015 when the institution relocated its Art Institute of Boston Programs to Cambridge. At the time of purchase, the site was used for institutional purposes by Lesley University. BU sought and received approval within the Second Amendment to the IMP to add the building as a PIP and to incorporate the site into the BU IMP Overlay Area. The four-story, 37,000 sf space is used to house various institutional functions such as art studios, labs, office and meeting spaces, and teaching rooms.

Temporary Student Residence, 1047 Commonwealth Avenue

To provide housing for the 350 undergraduate students and residence assistants displaced during the Myles Standish Renovation project, the University sought approval for the short-term use of an existing residential building at 1047 Commonwealth Avenue as a dormitory. The Third Amendment to the IMP was approved in May 2016. The lease of the property began in August 2016 and expired on June 30, 2018. The building is no longer in use by BU.

BU Castle Addition, 225 Bay State Road

The Dahod Family Alumni Center (formerly the BU Castle) is the site of event, conference, and office space, as well as the home of a small pub (Fuller's BU Pub), open to members of the University community. The distinctive Tudor Revival mansion was constructed in 1915 and is located proximate to the Charles River.

A small expansion to the Dahod Family Alumni Center was approved in the Fourth Amendment to the IMP in May 2017. The addition provided space for an expanded dining area, improved kitchen, and accessibility upgrades on the first floor. Other aspects of the project included making the building fully accessible and restoring the exterior façade. Work on the project began in October 2017 and was completed in early September of 2018.

The project achieved LEED Gold Certification and was the recipient of the 2019 Preservation Achievement Award from the Boston Preservation Alliance.

Warren Towers Signage, 700 Commonwealth Avenue

In 2018, the University undertook a comprehensive program to refresh campus signage, including the 12 outdated poster cases located on the first-floor façade of Warren Towers residence hall, located at 700 Commonwealth Avenue. New digital screens of the same size were installed to replace the poster cases in the same locations on the building as approved in the Fifth Amendment to the IMP.

Academic and Administrative Uses, 540 Commonwealth Avenue

In 2020, as approved in the Sixth Amendment, the University leased space on two floors of the existing three-story building at 540 Commonwealth Avenue for academic and administrative uses. The property was leased in response to a need for additional space to develop instructional videos and in support the University's online Masters of Business Administration ("MBA") program. The duration of the lease is five years with options for two five-year renewals.

2.5 PROGRESS ON PUBLIC REALM IMPROVEMENTS

In concert with the PIPs planned for the term of the 2013 – 2023 IMP, the University identified public realm improvement projects to enhance the pedestrian experience around the BU Charles River Campus. These improvements, described below, included the addition of several pocket parks and improvements to Commonwealth Avenue.

Myles Standish Plaza

The renovation of the Myles Standish Hall and Annex included the creation of an approximately 6,400 sf open space plaza at the eastern point of the site. The plaza, which was previously an underutilized expanse of pavement, features landscaping and pedestrian amenities to enliven the public realm.

With the addition of a free-standing BU sign, the plaza is intended to serve as a dynamic gateway to the University campus. In collaboration with the Boston Transportation Department ("BTD"), changes were made to the intersection of Bay State Road and Charlesgate West that have improved traffic circulation and provided traffic calming measures. Construction of the plaza was completed in August 2018.

Rajen Kilachand Center for Integrated Life Sciences and Engineering Pocket Park

Although not included in the IMP, a new pocket park was proposed and constructed in concert with the Rajen Kilachand CILSE project. In the space between the new Rajen Kilachand CILSE building and the existing Morse Auditorium, the fully accessible pocket park provides a mix of soft and hardscape surfaces in addition to secondary access to both buildings. The park features vertical plantings against the western wall of the Morse Auditorium and small trees and vegetated areas. The pocket park was completed in 2017 and is currently in use.

Commonwealth Avenue Phase 2A Improvements

Through a partnership with the Massachusetts Department of Transportation (“MassDOT”), the City of Boston, and the University, the Commonwealth Avenue Phase 2A Improvement Project continued the streetscape improvements along Commonwealth Avenue from Amory Street to Alcorn Street. The improvements include fully accessible Green Line stations, separated bike lanes and buffered sidewalks, and protected intersections.

The Commonwealth Avenue Phase 2A project was included in the MassDOT Transportation Improvement Program for funding in 2015 at an anticipated cost of nearly \$17 million, of which the University provided \$2.4 million. Crews began prepping utility infrastructure in the fall of 2016, while major construction began in spring 2017. The project was completed in late summer 2019.

MBTA Green Line B Branch Consolidation Project

The University has cooperated with the Massachusetts Bay Transportation Authority (“MBTA”) on the consolidation of stations on the Green Line B Branch along Commonwealth Avenue. This project was completed in November 2021 and results in the consolidation of St. Paul Street and BU West stations into Amory Street Station and the consolidation of Babcock Street and Pleasant Street stations into Babcock Street Station. These two new stations are fully accessible and will improve the speed and reliability of transportation along Commonwealth Avenue.

Chapter 3

EXISTING PROPERTY AND USES

CHAPTER 3: EXISTING PROPERTY AND USES

3.1 INTRODUCTION

The BU Charles River Campus consists of 113 acres of land and 320 buildings containing approximately 12.5 million sf of space. The campus is centered on Commonwealth Avenue, extending from Massachusetts Avenue to Packard's Corner. The existing BU properties are shown in Figure 3-1: Boston University Properties. The list of properties covered by the IMP has been updated in this IMPNF to reflect changes that have occurred since approval of the 2013 – 2023 IMP, including acquisitions, sales, and building modifications. See Table 3-1: List of Residential Properties and Table 3-2: List of Academic, Administrative, and Other Properties.

3.2 RESIDENTIAL PROPERTIES

The University's housing stock consists of a wide range of building types and ages. Housing ranges from the historic brownstones along Bay State Road constructed in the late 1800s, to the large-scale dormitories of Warren Towers and West Campus built during the 1960s, and to the modern suite style units constructed on the Student Village over the last two decades. In total, the University has the ability to house over 11,100 undergraduate students on the BU Charles River Campus, as well as some faculty, staff and graduate students. Maintaining this housing stock over the years has been a major undertaking requiring constant refurbishment and renewal of existing buildings, along with the occasional construction of entirely new housing.

Table 3-1: List of Residential Properties

Address	Year Built	Stories	Height	Building Area (GSF)
Large Residence Halls				
273 Babcock Street - Claflin Hall ²	1963	B + 13	125'	144,887
275 Babcock Street - Sleeper Hall ^{1, 2}	1963	B + 13	136'	159,066
277 Babcock Street - Rich Hall	1964	B + 13	136'	157,209
91 Bay State Road - Kilachand Hall ¹	1923	B + 9	96'	107,663
140 Bay State Road - The Towers	1958	B + 9	79'	127–815
512 Beacon Street - Danielsen Hall	1926	B + 10	103'	68,815
610 Beacon Street - Myles Standish Hall	1926	B + 9	80'	203,525
10 Buick Street ²	2000	B + 18	195'	384,988

Address	Year Built	Stories	Height	Building Area (GSF)
575 Commonwealth Avenue ¹	1963	B + 8	60'	89,561
700 Commonwealth Avenue - Warren Towers ^{1,2}	1967	18 + P	184'	386,422
1019 Commonwealth Avenue ¹	1989	B + 6	70'	66,904
33 Harry Agganis Way	2009	B + 26	284'	400,268
Small Residence Halls and Apartments				
16 Arundel Street	1908	B + 4	45'	5,714
11 Bay State Road	1895	B + 5	60'	9,596
56 Bay State Road	1900	B + 4	48'	5,570
58 Bay State Road	1895	B + 4	48'	5,418
59 Bay State Road	1893	B + 4	55'	9,622
60 Bay State Road	1895	B + 4	51'	6,507
61 Bay State Road	1893	B + 4	55'	9,998
62 Bay State Road	1895	B + 4	42'	6,583
65 Bay State Road	1897	B + 5	55'	10,264
68-70 Bay State Road	1896	B + 4	45'	11,907
69-71 Bay State Road	1897	B + 4	50', 48'	18,193
73 Bay State Road	1901	B + 4	50'	10,888
74 Bay State Road	1896	B + 4	48'	6,083
75 Bay State Road	1901	B + 4	56'	12,162
76 Bay State Road	1896	B + 4	48'	6,178
77 Bay State Road	1900	B + 5	60'	13,272
78 Bay State Road	1896	B + 4	55'	5,438
79 Bay State Road	1902	B + 5	58'	11,436
80 Bay State Road	1896	B + 5	45'	5,274

Address	Year Built	Stories	Height	Building Area (GSF)
81 Bay State Road	1900	B + 5	45'	10,703
82 Bay State Road	1899	B + 4	58', 49'	6,294
83 Bay State Road	1900	5	45'	10,175
84 Bay State Road	1899	B + 5	45'	6,571
86 Bay State Road	1899	B + 4	42'	6,784
88 Bay State Road	1899	B + 4	45'	5,866
90-92 Bay State Road	1899	B + 4	45'	12,349
94 Bay State Road	1899	B + 4	47'	6,833
96 Bay State Road	1905	B + 5	69'	28,553
110 Bay State Road	1910	B + 4	50'	5,134
112 Bay State Road	1910	B + 4	44'	4,962
113 Bay State Road	1897	B + 4	40'	7,791
115 Bay State Road	1899	B + 4	40'	9,497
117 Bay State Road	1899	B + 5	62'	10,143
124 Bay State Road	1913	B + 3	36'	5,617
131 Bay State Road	1900	B + 4	48'	9,287
133 Bay State Road	1900	B + 3	42'	7,391
135 Bay State Road	1902	B + 3	42'	10,410
139 Bay State Road	1895	B + 4	41'	6,847
153 Bay State Road	1893	B + 4	52'	8,141
157 Bay State Road	1903	B + 4	45'	9,551
158-162 Bay State Road	1900	B + 4	78', 60', 60'	14,908
159 Bay State Road	1902	B + 4	42'	7,397
161 Bay State Road	1902	B + 4	52'	7,390

Address	Year Built	Stories	Height	Building Area (GSF)
163 Bay State Road	1902	B + 4	52'	7,232
164 Bay State Road	1900	B + 4	50'	6,082
166-168 Bay State Road	1901	B + 4	40', 50'	12,453
167-169 Bay State Road	1903	B + 4	50', 40'	13,948
171 Bay State Road	1900	B + 4	40'	7,185
172 Bay State Road	1902	B + 3	42'	4,845
173 Bay State Road	1900	B + 4	46'	6,840
175 Bay State Road	1900	B + 4	47'	6,899
176 Bay State Road	1902	B + 3	43'	4,904
177 Bay State Road	1900	B + 4	52'	7,129
178 Bay State Road	1902	B + 3	42'	5,251
179 Bay State Road	1900	B + 4	48'	7,057
180 Bay State Road	1902	B + 3	40'	4,847
181 Bay State Road	1900	B + 4	52'	7,200
182 Bay State Road	1904	B + 3	40'	4,952
183 Bay State Road	1899	B + 4	40'	8,622
184 Bay State Road	1904	B + 3	42'	4,906
186 Bay State Road	1904	B + 3	42'	4,948
188 Bay State Road	1904	B + 3	42'	4,935
190 Bay State Road	1904	B + 3	42'	5,014
191 Bay State Road	1897	B + 4	58'	12,101
192 Bay State Road	1906	B + 3	41'	5,128
193 Bay State Road	1899	B + 4	42'	6,975
194 Bay State Road	1907	B + 3	46'	4,916

Address	Year Built	Stories	Height	Building Area (GSF)
195-197 Bay State Road	1899	B + 5	50', 40'	13,747
196 Bay State Road	1908	B + 3	40'	4,932
198 Bay State Road	1900	B + 3	46'	5,086
199 Bay State Road	1899	B + 4	42'	6,781
200-202 Bay State Road	1900	B + 4	46'	15,282
201 Bay State Road	1901	B + 4	52'	6,933
203 Bay State Road	1899	B + 4	45'	6,954
204 Bay State Road	1899	B + 4	48'	6,812
205 Bay State Road	1899	B + 4	45'	7,080
206 Bay State Road	1901	B + 4	52'	6,820
207 Bay State Road	1899	B + 4	45'	8,070
208 Bay State Road	1901	B + 4	51'	6,546
209 Bay State Road	1899	B + 4	47'	6,877
210-212 Bay State Road	1901	B + 4	45'	12,664
214 Bay State Road	1901	B + 4	42'	6,286
517-521 Beacon Street	1901	B + 4	55', 45', 54'	20,402
531 Beacon Street	1901	B + 4	54'	9,075
806-820 Beacon Street ¹	1892	B + 7	68'	10,943
822 Beacon Street	1890	B + 3	40'	6,474
824-826 Beacon Street	1890	B + 3	40'	9,277
828 Beacon Street	1890	B + 4	50'	6,044
830 Beacon Street	1890	B + 4	50'	5,969
832 Beacon Street	1890	B + 4	50'	5,895
834-836 Beacon Street	1890	B + 3	40', 35'	9,560

Address	Year Built	Stories	Height	Building Area (GSF)
844 Beacon Street	1911	B + 5	40'	20,858
848 Beacon Street	1894	B + 4	50'	7,085
850 Beacon Street	1894	B + 4	50'	7,136
852 Beacon Street	1894	B + 4	50'	7,380
856-862 Beacon Street ¹	1893	B + 6	67', 79'	36,766
864 Beacon Street	1900	B + 4	55'	6,554
866 Beacon Street	1892	B + 4	50'	6,650
870-872 Beacon Street	1892	B + 4	48', 48'	12,765
906-908 Beacon Street ¹	1891	B + 4	48'	11,863
1053 Beacon Street*	1891	B + 4	48'	7,908
1 Buswell Street	1907	B + 4	49'	7,609
1a Buswell Street	1907	B + 4	60'	7,548
2 Buswell Street	1908	B + 4	45'	5,458
3 Buswell Street	1894	B + 4	46'	5,948
5 Buswell Street	1900	B + 4	48'	6,320
6 Buswell Street	1914	B + 4	46'	25,818
7 Buswell Street	1894	B + 4	56'	6,099
10-18 Buswell Street	1924	6	68'	67,049
11 Buswell Street	1894	B + 4	44'	6,737
15 Buswell Street	1900	B + 4	40'	6,138
17 Buswell Street	1900	B + 4	40'	6,034
22 Buswell Street	1914	B + 4	48'	17,663
24 Buswell Street	1914	B + 4	50'	25,886
29 Buswell Street	1896	B + 3	39'	4,852

Address	Year Built	Stories	Height	Building Area (GSF)
31 Buswell Street	1896	B + 3	40'	5,109
33 Buswell Street	1896	B + 4	40'	5,041
34 Buswell Street	1912	B + 5	55'	17,448
35 Buswell Street	1896	B + 3	39'	5,016
37 Buswell Street	1896	B + 3	55'	4,812
38 Buswell Street	1911	B + 5	55'	9,486
39 Buswell Street	1896	B + 3	39'	5,040
40 Buswell Street	1911	B + 5	60'	10,572
41 Buswell Street	1896	B + 3	34'	5,394
42 Buswell Street	1911	B + 5	39'	17,182
43 Buswell Street	1896	B + 3	39'	4,830
44 Buswell Street	1911	B + 5	60'	14,772
45 Buswell Street	1896	B + 3	40'	5,384
47 Buswell Street	1896	B + 3	40'	5,201
48 Buswell Street	1911	B + 5	60'	16,337
50-52 Buswell Street	1909	B + 4	48'	15,305
55 Buswell Street	1910	B + 4	45'	15,330
141 Carlton Street*	1864	B + 3	45'	9,334
37-39 Carlton Street*	1893	B + 4	32'	15,043
481 Commonwealth Avenue	1920	B + 4	62', 45'	12,050
483 Commonwealth Avenue	1920	B + 5	55'	8,943
580 Commonwealth Avenue ¹ (Parking)	2004	B + 11	116'	124,795
625 Commonwealth Avenue	1901	B + 4	48'	7,445
627-629 Commonwealth Avenue ¹	1906	B + 4	48'	15,343

Address	Year Built	Stories	Height	Building Area (GSF)
708 Commonwealth Avenue ¹	1875	B + 3	40'	5,156
710 Commonwealth Avenue ¹	1875	B + 3	40'	5,583
714 Commonwealth Avenue ¹	1875	B + 3	30'	5,241
722 - 728 Commonwealth Avenue ¹	1911	B + 5	51'	86,488
53-57 Deerfield Street	1900	B + 3	47'	9,573
7 Euston Street*	1912	B + 3	36'	10,154
19 Euston Street*	1915	B + 3	36'	7,861
80-82 Ivy Street*	1920	B + 3	40'	33,360
83 Ivy Street*	1912	B + 4	48'	24,956
46 Mountfort Street	1908	B + 4	48'	30,467
96 Mountfort Street	1908	B + 4	45'	9,082
98 Mountfort Street	1908	B + 4	45'	10,389
100 Mountfort Street	1908	B + 4	45'	7,271
500-504 Park Drive	1903	B + 3	37'	15,402
509 Park Drive	1912	B + 5	56'	31,410
514-522 Park Drive	1915	B + 3	36'	37,458
515 Park Drive	1908	B + 4	43'	8,799
2 Raleigh Street	1890	B + 4	60'	11,665
90 St. Mary's Street*	1905	B + 3	45'	23,107
37-47 St. Mary's Street*	1928	B + 3	36'	33,752
Audubon Circle South of Beacon Street³				
25 Aberdeen Street	1899	B + 3	36'	7,114
27 Aberdeen Street	1899	B + 3	36'	8,248
845 Beacon Street	1895	B + 4	45'	6,555

Address	Year Built	Stories	Height	Building Area (GSF)
853 Beacon Street	1894	B + 4	51'	6,477
855 Beacon Street	1894	B + 4	48'	6,754
867 Beacon Street	1893	B + 4	48'	7,760
875 Beacon Street	1894	B + 4	45'	6,814
455 Park Drive	1900	B + 4	36'	16,305
457 Park Drive	1900	B + 4	36'	11,299
Administrative/Faculty Residences				
10 Cottage Farm Road*	1936	B + 3	32'	7,230
24 Cottage Farm Road*	1850	B + 2	27'	13,805
135 Ivy Street*	1850	B + 3	45'	14,986
25 Lenox Street*	1853	B + 3	27'	8,934
150 Mountfort Street*	1956	B + G + 2	34'	2,410
50 Worthington Road*	2001	B + 3	34'	11,260
53 Worthington Road*	1939	B + 3	32'	5,529

* Indicates location in the Town of Brookline

¹ Indicates ancillary uses shown in Table 3-2

² Indicates University-operated dining location

³ Properties will not be used for undergraduate student housing during the term of this IMP

3.3 ACADEMIC, ADMINISTRATIVE, AND OTHER PROPERTIES

The University's portfolio of academic, administrative, and commercial buildings is extensive. Although the buildings are primarily centered along the 1.5-mile stretch of Commonwealth Avenue, they also include buildings in the Ashford/Babcock Street area, non-residential buildings along Bay State Road, the science and engineering buildings along Cummington Mall, and various other buildings across the campus.

Table 3-2: List of Academic, Administrative, and Other Properties

Address	Year Built	Stories	Height	Building Area (GSF)	Land Area (SF)	Use
163-179 Amory Street*	1930	2	24'	35,387	21,215	ADM, CML
100 Ashford Street	2002	2	30'	100,347	71,764	ATH/ REC
120 Ashford Street	1958	M + 2	30'	69,877	88,224	ADM
278 Babcock Street	2013	1	N/A	104,935	141,068	ATH/REC, PKG
285 Babcock Street	1972	B + 5	68'	144,125	see 32 Harry Agganis Way	ATH/REC
299 Babcock Street	N/A	N/A	N/A	N/A	14,212	LAND
300 Babcock Street	1926	B + 3	42'	92,808	49,750	ACD, ADM, ATH/REC
53 Bay State Road	1893	B + 6	67'	16,692	5,830	ACD, ADM
63 Bay State Road	1900	B + 4	50'	7,717	3,250	ACD, ADM
67 Bay State Road	1897	B + 4	45'	7,181	2,750	ACD
75 Bay State Road ¹	N/A	2	N/A	4,052	N/A	ACD
91 Bay State Road ¹	N/A	1	N/A	5,674	N/A	ACD
100 Bay State Road	2012	B + 6	90'	123,971	28,364	ACD, ADM, COD
114 Bay State Road	N/A	N/A	N/A	N/A	2,590	LAND – OPEN
116 Bay State Road	1910	B + 4	44'	4,865	2,578	ACD
118 Bay State Road	1910	B + 4	44'	4,905	2,566	ACD
121 Bay State Road	1899	B + 4	49'	12,547	5,088	ACD
122 Bay State Road	1913	B + 4	37'	5,531	3,178	ADM
125 Bay State Road	1899	B + 4	49'	10,674	5,072	ACD, ADM
126 Bay State Road (Vacant)	1913	B + 4	37'	6,224	3,139	ACD

Address	Year Built	Stories	Height	Building Area (GSF)	Land Area (SF)	Use
128 Bay State Road	1901	B + 3	37'	5,400	3,120	ACD
141 Bay State Road	1900	B + 3	42'	7,840	3,039	ACD, ADM
143 Bay State Road	1900	6	63'	11,092	3,030	ACD, ADM
145 Bay State Road	1903	B + 5	73'	10,246	3,144	ACD
147 Bay State Road	1903	B + 5	73'	16,700	7,024	ACD
152 Bay State Road	1902	B + 5	58'	11,157	3,339	ACD
154 Bay State Road	1896	B + 4	46'	9,383	2,940	ACD
156 Bay State Road	1899	B + 4	46'	5,143	2,464	ACD
170 Bay State Road	N/A	N/A	N/A	N/A	3,475	LAND – OPEN
185 Bay State Road	1899	B + 4	50'	7,709	2,449	ACD
187 Bay State Road	1899	N/A	N/A	3,134	N/A	ACD
213 Bay State Road	2005	B + 4	57'	32,551	7,787	ACD, ADM, COD
216 Bay State Road	N/A	N/A	N/A	N/A	5,135	LAND – OPEN
225 Bay State Road	1905	B + 3	50'	15,633	6,267	ACD, ADM, COD
226 Bay State Road	1913	B + 5	65'	18,332	4,381	ACD
232 Bay State Road	1913	B + 5	60'	34,023	7,577	ACD
233 Bay State Road	1953	B + 3	50'	18,613	21,333	ADM
236 Bay State Road	1913	B + 5	60'	27,149	see 675-775 Comm. Ave.	ACD
264-270 Bay State Road	1913	B + 5	58'	64,645	see 675-775 Comm. Ave.	ACD

Address	Year Built	Stories	Height	Building Area (GSF)	Land Area (SF)	Use
347 Bay State Road	1935	1	12'	2,093	see 675-775 Comm. Ave.	ATH/REC
677 Beacon Street	1915	B + 3	43'	26,260	7,115	ACD
700 Beacon Street	1899	B + 4	59'	37,437	9,129	ACD, ADM
806 – 820 Beacon Street	1892	B + 1	N/A	8,385	N/A	ACD, ADM, CML
856 – 862 Beacon Street	1893	1	N/A	3,000	N/A	ACD, ADM, CML
906 – 908 Beacon Street	1891	1	N/A	2,971	N/A	ACD, ADM, CML
Blandford Mall	N/A	N/A	N/A	N/A	18,859	LAND
25 Buick Street	1928	B + 3	59'	124,698	56,133	ACD, ADM, PKG
146 Carlton Street*	N/A	N/A	N/A	NA	12,915	LAND - OPEN
540 Commonwealth Avenue	1899	N/A	N/A	18,296	N/A	ACD
565 Commonwealth Avenue	1952	B + 2	21'	13,306	16,216	ACD
575 Commonwealth Avenue ¹	1963	N/A	N/A	49,807	32,686	PKG
590 Commonwealth Avenue	1983	B + 5	60'	287,434	77,657	ACD, ADM
595 Commonwealth Avenue	1996	3L + 9 + P	166'	478,109	46,954	ACD, ADM, COD, PKG
602 Commonwealth Avenue	1907	B + 3	55'	20,583	11,857	ACD
610 Commonwealth Avenue	2017	9 + PH	100'	161,959	28,253	ACD
617-621 Commonwealth Avenue	1901	B + 4	51'	23,754	9,422	ACD

Address	Year Built	Stories	Height	Building Area (GSF)	Land Area (SF)	Use
635 Commonwealth Avenue	1957	B + 7	75'	100,338	19,225	ACD
640 Commonwealth Avenue	1956	B + 3	47'	83,974	62,193	ACD
665 Commonwealth Avenue	2023	SB+B+19	305'	360,544	47,455	ACD, COD
675-775 Commonwealth Avenue	N/A	N/A	N/A	N/A	528,186	LAND ONLY
675 Commonwealth Avenue	1948	B + 5	62'	55,587	see 675-775 Comm. Ave.	ACD
685 Commonwealth Avenue	1938	B + 6 + P	79'	144,032	see 675-775 Comm. Ave.	ACD, ADM
700 Commonwealth Avenue ¹	1966	B + 3	N/A	252,386	62,788	CML, PKG
704 Commonwealth Avenue	1910	B + 5	54'	28,467	6,480	ACD, ADM
718 Commonwealth Avenue	1910	B + 5	58'	23,480	5,549	ACD
725 Commonwealth Avenue	1947	B + 6 + P	80'	133,952	see 675-775 Comm. Ave.	ACD, ADM, COD
730-766 Commonwealth Avenue*	N/A	N/A	N/A	N/A	118,418	LAND ONLY
730 Commonwealth Avenue*	1930	B + 3	36'	61,861	see 730-766 Comm. Ave.	ACD, PKG
735 Commonwealth Avenue	1951	B + 2	65'	18,926	see 675-775 Comm. Ave.	ACD, ADM

Address	Year Built	Stories	Height	Building Area (GSF)	Land Area (SF)	Use
736-738 Commonwealth Avenue*	1939	B + 1	15'	4,971	see 730-766 Comm. Ave.	CML, PKG
742 Commonwealth Avenue*	1960	B + 2	15'	73,119	see 730-766 Comm. Ave.	PKG
745-755 Commonwealth Avenue	1949	B + 6 + P	80'	116,717	see 675-775 Comm. Ave.	ACD, ADM
750 Commonwealth Avenue*	1929	B + 2	26'	44,168	see 730-766 Comm. Ave.	ACD
765 Commonwealth Avenue	1962	B + 21	232'	299,250	see 675-775 Comm. Ave.	ACD, ADM
771 Commonwealth Avenue	1966	B + 6 + P	114'	240,841	see 675-775 Comm. Ave.	ACD, ADM, COD
775 Commonwealth Avenue	1963	B + 5	60'	194,568	see 675-775 Comm. Ave.	ADM
808 Commonwealth Avenue*	1928	B + 6 + P	77'	260,704	154,989	ACD, ADM, PKG
820 Commonwealth Avenue*	2017	SB + B + 4	65'	147,402	see 808 Comm. Ave.	ACD, ADM, PKG
830-846 Commonwealth Avenue*	1920	B + 2	22'	38,979	21,215	CML
855 Commonwealth Avenue	1919	B + 5	81'	210,373	75,830	ACD, ADM

Address	Year Built	Stories	Height	Building Area (GSF)	Land Area (SF)	Use
871 Commonwealth Avenue	1924	5	43'	102,631	41,520	ACD
881 Commonwealth Avenue	1926	B + 7	95'	110,377	26,000	ADM
888 Commonwealth Avenue*	1924	B + 3	50	97,109	40,320	ADM, CML
890 Commonwealth Avenue*	1915	B + 3	45'	75,139	28,800	ACD, ADM
899-925 Commonwealth Avenue	N/A	N/A	N/A	N/A	469,013	LAND ONLY - OPEN, PKG
900 Commonwealth Avenue*	1916	B + 3	40'	86,082	33,134	ACD, CML
910 Commonwealth Avenue*	1938	B + 3	45	34,364	13,491	CML
915 Commonwealth Avenue	2004	B + 4	55'	285,033	see 899-925 Comm. Ave.	ACD, ADM, ATH/REC
916-922 Commonwealth Avenue*	1940	2	40'	36,715	19,440	CML
925 Commonwealth Avenue	2004	2L + 3	67'	550,208	see 899-925 Comm. Ave.	ADM, ATH, CML, PKG
928 Commonwealth Avenue*	1949	3	40'	28,376	9,885	ACD
930-940 Commonwealth Avenue*	1916	B + 3	61'	145,191	60,834	ACD, ADM, CML
949 Commonwealth Avenue	1916	B + 2	28'	17,811	12,000	ACD, CML
975 Commonwealth Avenue	1919	B + 3	43'	28,163	24,854	ACD, ADM, CML
985 Commonwealth Avenue	1920	2	30'	36,843	22,000	ADM

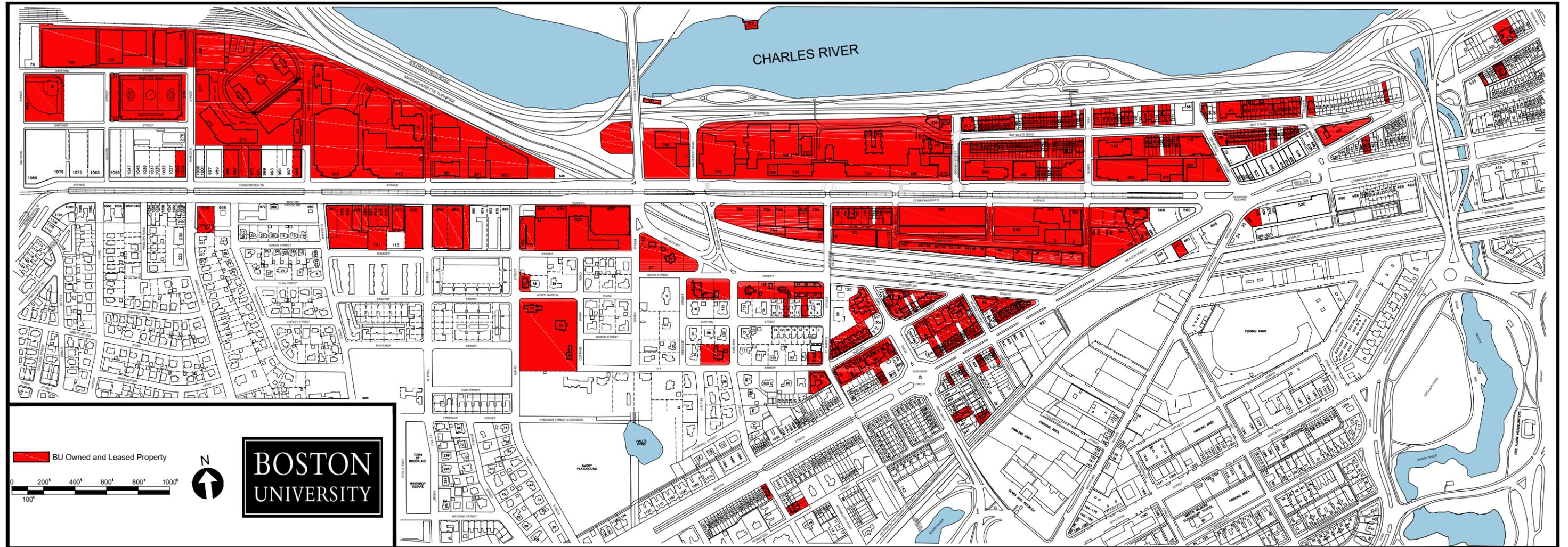
Address	Year Built	Stories	Height	Building Area (GSF)	Land Area (SF)	Use
1010 Commonwealth Avenue*	1950	5	77'	67,674	25,502	ACD, ADM, PKG
Cummington Mall	N/A	N/A	N/A	N/A	70,275	LAND
2 Cummington Mall	1916	B + 5	54'	59,826	11,795	ACD, ADM
3 - 5 Cummington Mall	1986	B + 5 + P	90'	152,457	25,333	ACD
24 Cummington Mall	2005	B + 10 + P	162'	191,655	15,032	ACD
30-38 Cummington Mall	1917	B + 3	40'	36,466	9,131	ACD, ADM
44 Cummington Mall	1986	B + 7	112'	101,335	13,550	ACD
48-52 Cummington Mall	1917	B + 2	35'	17,090	14,927	ACD, ADM
64-86 Cummington Mall	1917	B + 2	35'	48,570	14,722	ACD
96-100 Cummington Mall	1909	B + 2	35'	25,963	8,634	ACD
110-112 Cummington Mall	1923	B + 4	54'	48,180	11,685	ACD
111 Cummington Mall	1909	B + 2	29'	92,271	39,190	ACD, ADM
10 Deerfield Street	N/A	N/A	N/A	N/A	21,132	LAND
121 Dummer Street*	1970	B + 5	61'	75,696	14,880	CML, PKG
143 Essex Street*	1960	1	13'	1,360	12,914	ADM
Harry Agganis Way	N/A	N/A	N/A	N/A	46,060	LAND
30 Harry Agganis Way	1915	2	41'	20,725	see 32 Harry Agganis Way	ADM
32 Harry Agganis Way	1915	3 + P	43'	17,351	458,873	ATH/REC
Hinsdale Mall	N/A	N/A	N/A	N/A	10,228	LAND
10 Lenox Street*	1904	B + 4	40'	18,649	22,998	ACD, ADM

Address	Year Built	Stories	Height	Building Area (GSF)	Land Area (SF)	Use
55 Malvern Street	N/A	N/A	N/A	N/A	73,428	LAND - OPEN, ATH/REC
619 Memorial Drive	1999	2	37	18,900	10,976	ATH/REC
138 Mountfort Street	1903	B + 3	35'	6,661	13,750	ACD
2 Silber Way	1890	B + 8	85'	87,029	18,813	ACD
Soldier's Field Road	N/A	N/A	N/A	N/A	36,813	LAND - OPEN
8 St. Mary's Street	1997	B + 9	163'	286,719	38,302	ACD, ADM
15 St. Mary's Street*	1920	B + 1	17'	49,807	see 730-766 Comm. Ave.	ACD, ADM, CML
1 University Road	1937	3	46	55,646	86,318	ACD, ADM, REC

* Indicates location in the Town of Brookline

¹ Refer to Table 3-1 for year built, height, and land area

Uses	
ACD	Academic
ADM	Administrative
ATH/REC	Athletic - Recreation
COD	Campus Operated Dining
CML	Commercial
LAND	For Vehicle, Bicycle, Pedestrian Use
LAND ONLY	Buildings Not Included
LAND - OPEN	Landscaped
PKG	Structured Parking



Chapter 4

PLANNING FRAMEWORK

CHAPTER 4: PLANNING FRAMEWORK

4.1 INTRODUCTION

Since its establishment in the early twentieth century, the BU Charles River Campus has grown to encompass 113 acres of land and 320 buildings. The linear campus is centered along a 1.5-mile stretch of Commonwealth Avenue from Massachusetts Avenue to Packard's Corner. The campus includes a mix of uses including academic and research facilities, galleries and theaters, residences for students and faculty, athletic and recreational facilities, and faculty and staff offices. Although the campus is composed primarily of institutional uses, together with its commercial and retail uses, streetscapes, and open space, the campus is an integral part of the urban fabric of the City. In addition to Commonwealth Avenue, the defining public elements of the campus are the adjacent Charles River, the parkland of the Esplanade, and the urban core at Kenmore Square.

Like many urban areas, the BU Charles River Campus has been fragmented by urban redevelopment and transportation infrastructure projects. The construction of Storrow Drive in the 1950s severed the formerly waterfront campus from the Charles River. The Massachusetts Turnpike Extension (the "Turnpike" or "I-90"), constructed in the mid-1960s, split the heart of the campus and created an urban void at the intersection of Commonwealth Avenue and the BU Bridge. These transportation infrastructure elements present both opportunities and constraints for campus development.

Recent improvements to Commonwealth Avenue, described further in Chapter 2.5, have tremendously enhanced the public realm on the BU Charles River Campus in the east-west direction. The focus of future growth within the campus will be along the Commonwealth Avenue corridor, creating additional activity and density in the heart of the campus. Still, the campus is effectively disconnected from the Charles River by Storrow Drive and from the Turnpike disconnects the campus from the Audubon Circle area of residential facilities, presenting major opportunities for improvement. Future development reflecting new priorities for compact, pedestrian- and transit-oriented urban form will bring about opportunities to incrementally fill these voids and overcome barriers to accessing the Charles River.

4.2 CAMPUS DISTRICTS

The BU Charles River Campus consists of four very active and distinct districts separated by major infrastructure elements (see Figure 3-1: Boston University Properties).

The districts include:

- East Campus –Adjacent to Kenmore Square's commercial and retail activities, forming a gateway to the University Campus. The East Campus also includes Bay State Road, with a mix of student and faculty housing and academic facilities.
- Central Campus –The area north of the Turnpike between the BU Bridge and Silber Way, comprises the academic core of the University. The area includes the original Cram-

Ferguson buildings, the Sert complex, major academic/research buildings and libraries (including the science and engineering buildings along Cummington Mall), and Warren Towers, the University's largest residence.

- West Campus – Consisting of the area west of the BU Bridge, West Campus is a focal point for student housing, the University's arts programs, and the athletics and recreational core. Also located on West Campus are the School of Hospitality Administration, the College of Fine Arts, the College of General Studies, and various administrative offices.
- South Campus – Separated from Central Campus by the Turnpike, South Campus is a cluster of residential facilities for undergraduate and graduate students located in the Audubon Circle area.

4.3 CAMPUS GROWTH

To provide a framework for growth over the next decade, the University has considered the need for (1) new and rehabilitated campus facilities, (2) public realm improvements, and (3) transportation infrastructure improvements.

4.3.1 CAMPUS FACILITIES

The Strategic Plan, described in Chapter 1.3.1, will inform the University's development priorities over the term of the upcoming IMP. Development of new campus projects will adopt a context-sensitive density strategy. In the planning for new development projects, the University strives to:

- Grow internally to build a more compact, dense, walkable, sustainable and transit friendly environment.
- Curate density and height throughout the campus with a range of heights.
- Improve connections all around the campus to the surrounding assets including, Kenmore Square, Audubon Circle, Charles River, Allston Landing and the Town of Brookline.
- Enhance east-west connections to knit the 1.5-mile-long campus together.
- Enhance the Commonwealth Avenue and public space experience by promoting activation and transparency of ground floors through academic and retail activities that will engage the public realm.
- Strengthen the academic core at Central Campus by replacing buildings that no longer adequately support programmatic needs of academic/research activities and maximize the development potential of the sites.
- Utilize existing surface parking lots for new building sites, which is made possible by the continuing success of the University's transportation demand management ("TDM") program.

- Create new open space in the context of new building projects and upgrade existing open spaces where appropriate.
- Continue to improve the quality and availability of student housing opportunities by renovating existing buildings and constructing new housing.
- Follow the University’s Climate Action Plan (“CAP”) for new construction and renovation projects, as well as ongoing maintenance operations, to meet the University’s goal of net carbon neutrality by 2040 and comply with the City of Boston’s Building Emissions Reduction and Disclosure Ordinance (“BERDO”).
- Preserve opportunities for air rights development over the Turnpike.

4.3.2 PUBLIC REALM

In all campus districts, there is a renewed focus on the establishment of a robust, interconnected, and diverse public realm. Commonwealth Avenue improvements created a backbone to integrate the 1.5-mile-long campus with safe, green transit and a pedestrian friendly corridor. To affirm its stature as a true river campus, strategic public realm improvements will help strengthen north-south connections that link Central Campus to the Charles River. Along Commonwealth Avenue, opportunities exist to create signature active public spaces, particularly at Hinsdale Mall to support the emerging node at Warren Towers and the CCDS and proposed projects at Cummington Mall.

As a key urban design principle, each new building project will seek to create new or refreshed open space as part of the project. These open spaces will be framed and enhanced by animated ground floors of new building projects. Creative ground-level programming will establish indoor-outdoor relationships along Commonwealth Avenue and the open spaces that contribute to the vibrancy of an evolving city campus.

Forward-thinking public realm strategies also address the conditions of the campus periphery and how the University physically connects or gestures to surrounding neighborhoods. Toward East Campus, there is an opportunity to utilize the public realm and new building projects in Kenmore Square to define a prominent gateway to Central Campus. Toward the north and west, the University also envisions improved pedestrian crossings over Storrow Drive and future pedestrian networks connecting the BU Bridge to the Esplanade. Along Cummington Mall there is an opportunity to create a cohesive long range public realm system from Carlton Street to Beacon Street.

4.3.3 TRANSPORTATION INFRASTRUCTURE

The University recognizes the important role transportation and mobility play in the success of its campus and the region. BU will continue to work closely with the City of Boston and MassDOT to partner on transportation infrastructure improvement projects, as it has on projects such as the Commonwealth Avenue Phase 1 and 2

Improvements, the BU Bridge Renovations, and the Green Line Station Consolidation Project.

The University will continue to work with MassDOT on the Allston Multimodal Project, which will replace the aging Allston Viaduct of I-90 with an at-grade option, create a new commuter rail stop on the Worcester/Framingham Commuter Rail Line (West Station), and improve bicycle and pedestrian access linking the campus to the Charles River.

As additional transportation projects arise, the University will seek to ensure that these projects enhance its campus planning objectives and provide improved safety and traffic flows.

4.4 SUMMARY

These planning framework objectives of the 2023 – 2033 IMP serve the social, environmental, and economic aspirations of the University. As part of the University's strategy to increase the sustainability of its operations, these improvements serve to create a denser and more efficient campus core, while simultaneously expanding upon the public realm and reducing vehicular traffic. These strategies improve the campus experience by providing the physical infrastructure and open space necessary to ensure the vitality of the University community. With these qualities and goals in mind, the University is committed to integrating these planning objectives into future development projects, public realm improvements, and transportation infrastructure.

Chapter 5

DEVELOPMENT PROGRAMS

CHAPTER 5: DEVELOPMENT PROGRAMS

5.1 INTRODUCTION

This chapter contains information on PIPs that BU plans to undertake during the term of this IMP (see Figure 5-1: Proposed Institutional Projects). Some of these projects require approval as PIPs as defined in Article 80D of the Boston Zoning Code. However, large scale renovation projects, projects previously approved through the PDA designation, and enhancements to the public realm which do not require zoning relief are also included in this chapter in order to provide the full scope of projects planned by the University. Potential development sites, which the University views as opportunities for future acquisition and/or development, and the relationship between the IMP and other aspects city zoning and ordinances are addressed.

5.2 ACADEMIC FACILITIES

In the project descriptions below, height is measured to the top of the highest occupied floor and project size is based on the GFA, as defined in the Boston Zoning Code.

5.2.1 PARDEE SCHOOL OF GLOBAL STUDIES (SITE CC)

This site offers the opportunity to replace a surface parking lot with a new academic building in the core of the campus and create an expansion of the campus green landscape.

Location	250 Bay State Road
Lot Area	+/- 30,000 sf
Existing Use	Surface parking lot
Proposed Use	Institutional Use: Academic / administrative uses including instruction and offices
Proposed Maximum Area	70,000 gross square feet ("gsf")
Proposed Maximum Height	11 floors – 185'
Proposed Maximum FAR	2.30
Current Zoning	H-4 / Institutional Master Plan Area

5.2.2 MUGAR MEMORIAL LIBRARY (SITE BB)

The Mugar Memorial Library was constructed in the mid-1960s as part of a four-building complex designed by Josep Lluís Sert. It serves as the primary library on the BU Charles River Campus. Since its opening, only minor improvements have occurred in the building. The University is planning a total rehabilitation of the building to bring mechanical systems and library services up to modern standards. At this time, there is the expectation that any addition to the building, if needed, would be minor and needed for code compliance.

Location	771 Commonwealth Avenue
Lot Area	Part of an existing larger parcel. No change anticipated.
Existing Use	Institutional Use: Academic / administrative uses including library, instruction, offices, etc. and ancillary retail / commercial.
Proposed Use	Institutional Use (no change): Academic /administrative uses including library, instruction, offices, etc. and ancillary retail / commercial.
Proposed Maximum Floor Area	No change (220,000 gsf)
Proposed Maximum Height	No change (6 floors + PH – 114')
Proposed Maximum FAR	No change
Current Zoning	H-4 / Institutional Master Plan Area

5.3 RESEARCH FACILITIES

5.3.1 SCIENCE AND ENGINEERING RESEARCH BUILDING (SITE EE)

With the acquisition of Cummington Street from the City of Boston (now called the Cummington Mall), the University has the opportunity to make better use of smaller land parcels abutting the Turnpike along Cummington Mall. These parcels, from 30 to 100 Cummington Mall, are too narrow to support modern academic or research buildings, but by combining them with parcels across or the space above Cummington Mall, building floorplates that are more appropriate to these uses can be achieved.

The proposed project is on the site of the existing science/engineering research building (30-38 Cummington Mall), an academic building (640 Commonwealth Avenue) and above Cummington Mall. The project will also include improvements to the open space area known as BU Grounds South.

Location	30-38 Cummington Mall 640 Commonwealth Avenue
Lot Area	51,000 sf
Existing Building Area	120,500 gsf ¹
Existing Use	Institutional Use: Includes academic, administrative, research, instruction, offices, and student spaces.
Proposed Use	Institutional Use: Institutional uses including academic, administrative, research, instruction, offices, and student spaces.
Proposed Maximum Floor Area	355,000 gsf
Proposed Maximum Height	16 stories – 250'
Proposed Maximum FAR	7.0
Current Zoning	M-2 / Restricted Manufacturing

¹ 36,500gsf at 30-38 Cummington Mall, and 84,000gsf at 640 Commonwealth Avenue

5.4 STUDENT HOUSING

5.4.1 STUDENT VILLAGE RESIDENCE III (SITE AA)

Previously approved in the PDA overlay district for the former Commonwealth Armory site, this residential building would be located between 33 Harry Agganis Way and 10 Buick Street and would accommodate up to 523 student bedspaces.

Location	Student Village (10 Buick Street)
Lot Area	Part of an existing larger parcel. No change anticipated.
Existing Use	Surface parking
Proposed Use	Student residence
Proposed Maximum Floor Area	TBD
Proposed Maximum Height	11 stories
Proposed Maximum FAR	3.3
Current Zoning	PDA No. 38

5.4.2 WARREN TOWERS (SITE DD)

Continuing the successful program of undertaking major improvements to its existing student housing inventory like Myles Standish Hall in order to attract and retain on-campus demand, studies are underway to develop a scope for the renovation of Warren Towers. The three-tower residence was constructed in the mid 1960's and is home to 1,800 undergraduate students.

Under consideration are repairs to the building's envelope, including the repair of masonry and replacement of windows reconfiguration of the bathroom cores, and modernizing the HVC, which may require the addition of a mechanical penthouse of up to 25 ft in height to each residential tower.

The student residence sits on a B + 3 story podium of parking and retail spaces that are not part of the project.

Location	700 Commonwealth Avenue
Lot Area	62,788 sf
Existing Use	Institutional Use: Includes student residence, instruction, administrative, dining, lounge. Podium uses include parking and commercial/ retail.
Proposed Institutional Use	Includes student residence, instruction, administrative, dining, lounge. Podium uses include parking and commercial/ retail.
Proposed Maximum Height	No Change - 18 floors + Penthouse with potential height up to 215'
Proposed Maximum Area	No Change – Student residence: 386,422 gsf Podium: 252,386 gsf
Proposed Maximum FAR	6.3
Current Zoning	H-4 / Institutional Master Plan Area

5.5 PUBLIC REALM AND OPEN SPACE

In addition to the list of PIPS, BU has identified potential projects that will enhance the public realm of the BU Charles River Campus. These projects include new pedestrian ways, landscaped areas, and roadway and streetscape improvements. The locations of these potential public realm improvements are illustrated in Figure 5-2: Public Realm Improvements.

5.5.1 GRANBY STREET IMPROVEMENTS

As part of the CCDS, the University is making several improvements to Granby Street, which is currently two one-way (south) travel lanes flanked by two parking lanes. At the conclusion of the project, Granby Street will be two-way and, with the elimination of parking, will include a protected bicycle lane (southbound) and cycle track (northbound). The two-way travel will reduce traffic on the residential Bay State Road that is headed for parking or deliveries in the Central Campus area. The bicycle lanes will provide connections between bicycle lanes on Commonwealth Avenue and Bay State Road.

5.5.2 GRANBY STREET TO SILBER WAY PEDESTRIAN WAY

The CCDS project is also creating the first portion of a pedestrian way that will extend from Granby Street to Silber Way. The goal of the pedestrian way is to improve campus connectivity and provide a quiet, landscaped route connecting the Central Campus to the Questrom School of Business.

The pedestrian way centers on the service alley running parallel to Commonwealth Avenue and Bay State Road. The way will need to remain accessible for service vehicles, but a substantial width is available by including rear yard areas adjacent to the alley.

This portion of the pedestrian way will also provide an alternate route from Granby Street to the new pocket park being developed in mid-block along Commonwealth Avenue.

5.5.3 ENHANCEMENTS IN CONNECTION TO PROPOSED INSTITUTIONAL PROJECTS

In association with the development of PIPs, the University will seek to create new and enhanced landscaped areas at:

- Pardee School of Global Studies (Site CC) and
- Science and Engineering Research Building (Site EE)

5.6 PROJECT PLANNING

The projects listed above include those that the University believes can be constructed within the time frame of the 2023 – 2033 IMP. The specific timing of individual projects is subject to variability due to changes in demand for specific institutional uses, availability of the University's capital funds, successful fundraising, construction costs, and changes in the overall economy. The University has a successful track record of completing projects listed within its three prior master plans, and in fact, has typically added more projects over time through IMP amendments. However, the timing of any project or group of projects is subject to a number of factors beyond the University's control and actual construction may be advanced or delayed from the time frame outlined. In total, the University anticipates the cost of these public and private improvement projects to be in excess of \$1 billion.

For this IMP, it is anticipated that the following projects would be commenced within the earlier portion of the IMP's stated time frame:

- Pardee School of Global Studies (Site CC)
- Warren Towers Renovation (Site DD)
- Mugar Memorial Library Renovation (Site BB)
- Granby Street to Silber Way Pedestrian Way

The following projects are anticipated to be carried out within the latter portion of the IMP time frame.

- Science and Engineering Research Building (Site EE)
- Student Village Residence III (Site AA)

5.7 ZONING

The BU Charles River Campus spans several zoning districts within the City of Boston, as well as portions of the Town of Brookline. The campus to the east of the BU Bridge is generally located within the Boston Proper district as defined on the City's Zoning Code Map 1; the institutional use parcels are identified with the designation of "Institutional Master Plan Area" or "Planned Development Area." A portion of the campus is located within the Audubon Circle Neighborhood District, as shown on Map 1M. The areas to the west of the BU Bridge are located within the Allston Brighton Neighborhood District, Map 7B/7D, and are designated "Planned Development Area" or "IS" for Institutional Subdistrict.

This 2023 – 2033 IMP is the framework for the zoning controls for the University's institutional uses. While there are underlying zoning districts and overlay districts that include BU institutional properties, the IMP is the controlling document for zoning approvals. The primary institutional uses include college and university uses (use item #16A), dormitories (Zoning Code Article 8 use items #11, 12, 13, and 13A), research laboratories (use item #24), recreational facilities (use item #28), and parking lots and garages (use items #58 and 59), all of which are governed by the provisions of the IMP. West of the BU Bridge, under the provisions of the Allston Brighton Neighborhood District, Table C of Article 51 lists the uses which are allowed as institutional uses, including the above listed primary institutional uses. East of the BU Bridge in the Boston Proper district, such uses shall also be deemed to comply with the IMP. The PIPs listed in the sections above include a description of the maximum dimensional limits of proposed projects as they are anticipated at the time of the IMP. Minor deviations from the descriptions provided may occur as specific project design progress. PIPs may be constructed in multiple phases and may also be constructed to less than the approved maximum build-out. All projects that exceed the applicable thresholds shall also be subject to review under Article 80B Large Project Review and Article 80E Small Project Review.

University-owned properties listed in the IMP that are used for the institutional purposes listed above are deemed to be in compliance with this master plan. Occasionally, properties may be repositioned to meet different University uses, such as the brownstones along Bay State Road, which may fluctuate among dormitory, rental housing, academic, and administrative 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 or 80E, as applicable, these changes are also deemed to be consistent with the IMP.

The section below addresses the relationship between the IMP and other zoning districts and ordinances that cover the BU Charles River Campus.

5.7.1 GROUNDWATER CONSERVATION OVERLAY DISTRICT

The Groundwater Conservation Overlay District (“GCOD”) was established under 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 generally covers the area of the BU Charles River Campus in Boston east of the BU Bridge and includes the South Campus area at Audubon Circle.

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 recharge a volume of storm water equal to a one-inch rainstorm where feasible.

As the owner of many of the historic properties along Bay State Road, BU has been careful to ensure that new construction projects within and near the district do not adversely affect groundwater levels. Rehabilitation projects along Bay State Road have included groundwater recharge measures where feasible. In addition, the University has cooperated with the City of Boston, the Boston Groundwater Trust, and the Boston Water and Sewer Commission to install groundwater-monitoring wells and to identify and mitigate potential causes of lowered groundwater levels. As a result of these measures, Boston Groundwater Trust records show that groundwater levels in the BU Charles River Campus are maintained at safe levels; BU will continue to work with the Groundwater Trust to monitor future levels. For projects within GCOD, the University will document compliance with GCOD standards through the BPDA Certificate of Consistency with the IMP.

5.7.2 COASTAL FLOOD RESILIENCE OVERLAY DISTRICT

The Coastal Flood Resilience Overlay District (“CFROD”) was recently adopted by the Zoning Commission as Article 25A of the Zoning Code. The goal of the CFROD is to promote sustainable planning and development by subjecting projects in areas vulnerable to flooding to additional standards and review. The CFROD applies to areas in Boston that could be inundated by a 1% chance flood event with 40 inches of sea level rise, which is expected between 2070 and 2100. Projects within the CFROD and subject to Article 80B and Article 80E are subject to Resilience Review by BPDA staff and must respond to the BPDA’s Coastal Flood Risk Design Guidelines, which include best practices for flood-resilient design. Article 25A also establishes sea level rise design flood elevations for new construction and retrofits and defines new use and dimensional regulations. Only a small portion of the BU Charles River Campus along Bay State Road is within the CFROD. While there are no new PIPs included in this IMP within the CFROD, for any future PIPs on the BU Charles River Campus within the CFROD, the University will document compliance with Article 25A through the BPDA Certificate of Consistency on the IMP.

5.7.3 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. Portions of the BU Charles River Campus east of the BU Bridge are within the RPOD.

The University manages its parking supply on a campus-wide basis and frequently needs to shift and reallocate parking spaces based on changes in academic programs and as a result of the development of new facilities. Through TDM, the University 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 Charles River Campus is well managed both for ordinary campus needs and for special event situations.

Chapter 6, Transportation and Parking, describes the measures the University has taken to promote alternative transportation modes and discourage single occupancy vehicles. Over time, the redevelopment of existing surface parking lots outlined in this IMP may well lead to a reduction in overall parking supply. Through the campus-wide TDM plan, the University will properly manage the parking supply and will document the compliance with the RPOD standards through the BPDA Certificate of Consistency on the IMP.

5.7.4 ARTICLE 37 GREEN BUILDINGS

Article 37, Green Buildings, ensures that major building projects are planned, designed, constructed, and managed to minimize adverse environmental impacts, conserve natural resources, and promote sustainable development. Article 37 applies to projects subject to Article 80B Large Project Review and requires documentation that the project will be LEED certifiable under the most appropriate LEED Building rating system, including the use of Boston Green Building Credits.

As described in Chapter 7, Environment and Sustainability, BU is committed to designing, building, and operating its physical facilities in a sustainable manner. As part of this commitment, the University will design and construct all of its new buildings and major rehabilitation projects to comply with the requirements of Article 37. Documentation of compliance with the provisions of Article 37 Green Buildings will be achieved through the BPDA Certificate of Consistency with the IMP.

While seeking to achieve highly energy efficient buildings within new construction, the University also has a CAP that addresses energy reductions from the existing building stock, as well.

5.7.5 GREENBELT PROTECTION OVERLAY DISTRICT

Article 29 of the Boston Zoning Code establishes Greenbelt Protection Overlay Districts (“GPOD”) for the purpose of protecting scenic and natural resources, preventing congestion, and protecting the safety of the city’s greenbelt roadways. The GPOD applies generally to rehabilitation or new construction projects of more than 5,000 sf and requires review of project plans by the Boston Parks Commission. The area of the BU Charles River Campus within 200 ft of the centerline of Commonwealth Avenue and west of the BU Bridge is within GPOD, as established under Article 51. There are no PIPs in this IMP that are located within GPOD.

Standards for approval under GPOD include preservation of the natural and scenic quality through proper landscape treatment, compatible architectural design, and adequate vehicular access and parking. GPOD review by the Boston Parks Commission will be coordinated with the BPDA for projects also subject to BPDA design review. Documentation of compliance with the provisions of Article 29 GPOD will be achieved through the BPDA Certificate of Consistency with the IMP.

5.7.6 NEIGHBORHOOD DESIGN OVERLAY DISTRICT

Article 61 Audubon Circle Neighborhood District establishes a Neighborhood Design Overlay District (“NDOD”) within a portion of the University’s South Campus. This NDOD establishes specific design guidelines for projects within the district that are subject to Article 80B Large Project Review and Article 80E Small Project Review. The detailed design guidelines seek to ensure that proposed projects would be consistent with the character of the neighborhood and respect the existing development patterns.

Approvals under NDOD are implemented through Article 80 review and any University projects subject to Large or Small Project Review would be subject to the NDOD design guidelines.

5.7.7 BAYSTATE ROAD/BACK BAY WEST ARCHITECTURAL CONSERVATION DISTRICT

In January 1980, the Bay State Road/Back Bay West Architectural Conservation District (“ACD”) was established by vote of the Boston Landmarks Commission and approved by the city council and mayor. The goal of ACD is to preserve and protect the unique architectural and historic characteristics of the Bay State Road area. BU is the largest property owner in the district and has diligently preserved and protected its buildings. The University has spent millions of dollars rehabilitating and restoring the brownstones along Bay State Road, and it has found productive office and housing uses for these properties.

As noted in Chapter 7, Environment and Sustainability, the University has been the recipient of many awards for historic preservation in the district, including 100 Bay State Road, the Sherry and Alan Leventhal Admissions Reception Center, Dahod Family Alumni Center, and Myles Standish Hall and Annex renovation.

The Bay State Road/Back Bay West ACD is not a zoning overlay district, but a City ordinance. Its inclusion in this section is simply to recognize the importance of this district to campus development; the IMP does not alter or supersede ACD.

5.8 POTENTIAL DEVELOPMENT SITES

In addition to the list of PIPs, BU has identified potential development sites for future projects. These sites include parcels that the University currently owns and parcels that may become available for lease, acquisition, or development in the future.

The sites are shown in Figure 5-3: Potential Development Sites. These parcels have simply been identified as potential sites for development; there are no specific projects proposed for these sites in this IMP. The list of sites has been updated since the 2013 – 2023 IMP and includes new sites that the University believes offer some potential for future acquisition and/or development. In addition, sites that have already been developed or that are listed as PIPs have been removed.

Over the course of the next 10 years, it is likely that additional properties will become available for lease, acquisition, and/or development. BU will carefully analyze each property to determine its appropriateness in relation to the University's objectives. Such properties, both inside and outside the City of Boston, could conceivably provide alternative development sites. As is often the case, properties surrounding the BU Charles River Campus may become available for acquisition and, with no particular use in mind, the University might purchase them to maintain the campus environment.

The University has a strong interest in the future development of air rights over the Turnpike. Parcels 1–6, as identified in the City of Boston's "Civic Vision for Turnpike Air Rights in Boston" in June 2000, provide a special opportunity to knit back together the City's neighborhoods, open spaces, and streets, while serving to support institutional development projects.

Site A

Location	120 Ashford Street, Boston 300 Babcock Street, Boston
Lot Area	137,974 sf
Ownership	Boston University
Existing Use	Academic, administrative, and athletic uses.
Adjacent Use	Commuter rail line, parking, University athletic fields, Case Athletic Center
Potential Use	Athletic/recreation facilities.

Site B

Location	Corner of Malvern and Ashford Street, Boston
Lot Area	145,341 sf
Ownership	West Parcel – Boston University East Parcel – Boston BLT LLC
Existing Use	Academic, administrative, athletic/recreation use, and parking
Adjacent Use	Mixed use residential, single-family homes, University administrative and athletic facilities, supermarket, parking lot
Potential Use	Continue current athletic/recreation uses. Long term: Structured parking combined with athletic/recreation uses. Future development may combine the two parcels.

Site C

Location	1027, 1035, 1039, 1047, 1055 Commonwealth Avenue, Boston
Lot Area	121,487sf
Ownership	1027-1033 Commonwealth Avenue – Sanieoff Sieon 1035-1037 Commonwealth Avenue – Commonwealth Babcock Assoc. 1039-1045 Commonwealth Avenue – Sanieoff Sieon 1047 Commonwealth Avenue – Ten47 Realty Ventures, LLC 1055 Commonwealth Avenue – League of Planned Parenthood
Existing Use	Residential/Commercial/Retail Medical clinic BU student housing
Adjacent Use	Residential/Commercial/Retail University student housing, athletic fields, parking, apartment building (Babcock Tower)
Potential Use	Commercial/Retail uses on ground floor, residential, academic, or administrative uses on upper floors.

Site D

Location	949-1005 Commonwealth Avenue, Boston
Lot Area	134,854 sf (including BU property)
Ownership	949 Commonwealth Avenue – Boston University 957 Commonwealth Avenue – 957 Commonwealth LLC 961 Commonwealth Avenue – Nine 61 Commonwealth LLC 963 Commonwealth Avenue – HDR Realty LLC 971 Commonwealth Avenue – Boston University 983-85 Commonwealth Avenue – Boston University 989 Commonwealth Avenue – City of Boston 1001-1005 Commonwealth Avenue – MATCH School Foundation, Inc.
Existing Use	University owned administrative, academic, commercial uses. Commercial/Retail/Restaurant Paradise Rock Club Boston Public Health Commission Family Justice Center MATCH Charter School
Adjacent Use	University student housing, Nickerson Field, Student Village, commercial and multi-family housing
Potential Use	Commercial/Retail uses on ground floor, residential, academic, or administrative uses on upper floors.

Site E

Location	785 Commonwealth Avenue, Boston
Lot Area	86,318 sf
Ownership	Boston University
Existing Use	Academic, administrative, student activity, parking. BU Academy
Adjacent Use	BU Bridge, Commonwealth Avenue, Storrow Drive, University Student Activities Center (George Sherman Union), Charles River/Esplanade
Potential Use	Academic, administrative uses including student services and functions spaces. Development of the site would likely include public realm and transportation improvements.

Site F

Location	773 Commonwealth Avenue, Boston
Lot Area	Part of larger parcel
Ownership	Boston University
Existing Use	Portion of George Sherman Student Union
Adjacent Use	Academic, administrative to include campus dining and event center, university library.
Potential Use	Academic, administrative.

Site G

Location	264-270 Bay State Road (and adjacent land), Boston
Lot Area	40,000 sf
Ownership	Boston University
Existing Use	School of Social Work, open space, parking
Adjacent Use	Academic, open space (BU Beach)
Potential Use	New academic building, open space

Site H

Location	617-621, 623, 625, 627-629 Commonwealth Avenue and 2 Silber Way
Lot Area	40,645 sf
Ownership	617-621 Commonwealth Avenue – Boston University; 623 Commonwealth Avenue – Kenmore Montrose LLC Mass LLC 625, 627-629 Commonwealth Avenue – Boston University
Existing Use	Academic, administrative, commercial, retail, residential
Adjacent Use	Academic, administrative, research, residential
Potential Use	This site could be developed as one or two projects. Academic and administrative space would be the primary use but residential on the upper floors would be considered.

Site I

Location	10 Deerfield Street and 565, 585 Commonwealth Avenue, Boston
Lot Area	70,034 sf
Ownership	Boston University
Existing Use	10 Deerfield Street – Parking lot 565 Commonwealth Avenue – Academic 585 Commonwealth Avenue – Student housing
Adjacent Use	Academic, residential, parking, administrative Commercial/Retail
Potential Use	This site could be developed as one or two projects. The corner lot at 10 Deerfield would likely be combined with 565 Commonwealth Avenue for an academic / commercial complex. The existing residence hall at 585 Commonwealth could be developed academic use and expanding student housing. Below grade parking would be considered.

Site J

Location	115 Dummer Street, Brookline
Lot Area	13,572 sf
Ownership	115 Dummer Street – National Studios, LLC
Existing Use	Media studio
Adjacent Use	University-owned retail, commercial and academic Public housing on south side of Dummer Street
Potential Use	Commercial/Retail, academic, administrative uses.

Site K

Location	860-872 Commonwealth Avenue, Brookline 874-880 Commonwealth Avenue, Brookline
Lot Area	75,856 sf
Ownership	860-872 Commonwealth Avenue – Grossman, Bernard D & Morton S c/o The Grossman Companies 874-880 Commonwealth Avenue – 290 McClellan Highway LLC
Existing Use	Retail/Commercial/Restaurant along Commonwealth Avenue frontage Automobile service garage in rear
Adjacent Use	Commercial/Restaurant University academic, administrative space, parking
Potential Use	Commercial/Retail uses on ground floor, residential, academic, or administrative uses on upper floors.

Site L

Location	830-846, 850 Commonwealth Avenue, Brookline 163-179 Amory Street, Brookline
Lot Area	84,625 sf
Ownership	834-836 Commonwealth Avenue – Boston University 850 Commonwealth Avenue – Emile Heraiki 163-179 Amory Street – Boston University
Existing Use	Retail / Commercial University administrative offices Gas & service station
Adjacent Use	Single and multi-family residential University uses including academic and administrative, gallery, theatre. Commercial/Retail Parking
Potential Use	Academic, administrative uses. Structured parking would likely be a part of any development.

Site M

Location	730-766 Commonwealth Ave, Brookline
Lot Area	118,418 sf
Ownership	Boston University
Existing Use	University academic and administrative space including instruction, research, labs, offices, student program space. Retail and parking
Adjacent Use	Turnpike University academic and residential
Potential Use	The site has potential for new development of academic and administrative uses.

Site N

Location	704, 708, 710, 712, 714, 718 Commonwealth Avenue, Boston
Lot Area	23,069 sf
Ownership	704, 708, 710, 714, 718 Commonwealth Avenue – Boston University 712 Commonwealth Avenue – Michaelidis Lazarus Ts.
Existing Use	Retail/Restaurant Academic, administrative, student housing
Adjacent Use	Academic, administrative, student housing, parking, retail/restaurant
Potential Use	Academic, administrative, student housing with possible retail on ground floor.

Site O

Location	Cummington Mall west of Hinsdale Street
Lot Area	135,000 sf (including this segment of Cummington Mall)
Ownership	Boston University
Existing Use	Academic, administrative including instruction, research, offices.
Adjacent Use	Park/Open Space, University academic and student housing. Turnpike
Potential Use	A redeveloped block has the potential for several academic / administrative buildings as part of the University’s science precinct. Open space would be part of the development.

Site P

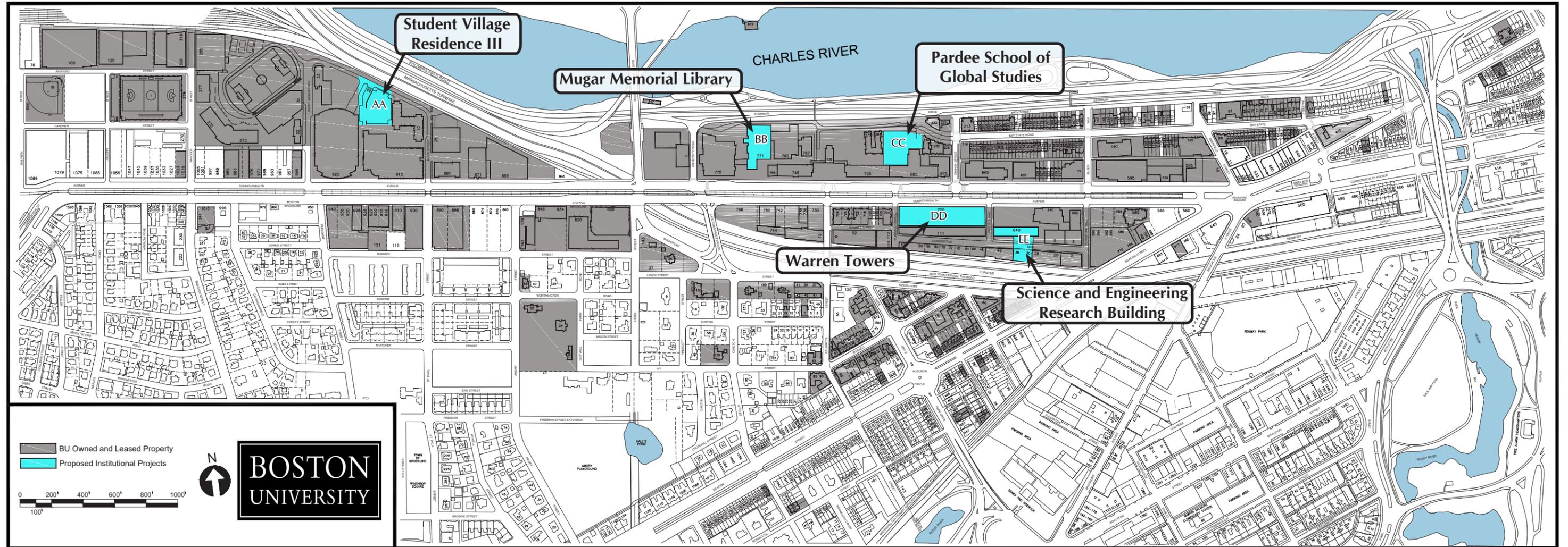
Location	698, 700 Beacon Street, Boston
Lot Area	15,712 sf
Ownership	698 Beacon Street – Marist Fathers of Boston 700 Beacon Street – Boston University
Existing Use	Religious/Nonprofit Institutional Uses: Academic and Administrative
Adjacent Use	12-story residential BU Metcalf Science Center private passageway
Potential Use	The combination of these properties with a modest addition would allow for continued academic/administrative uses.

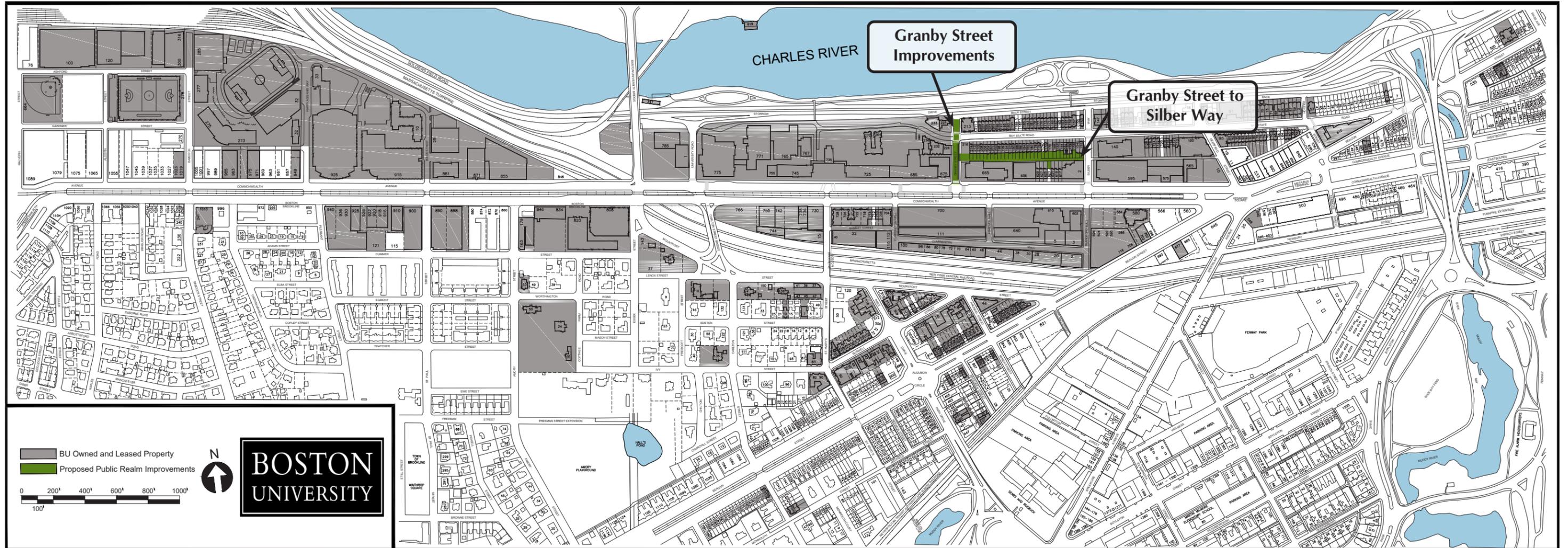
Site Q

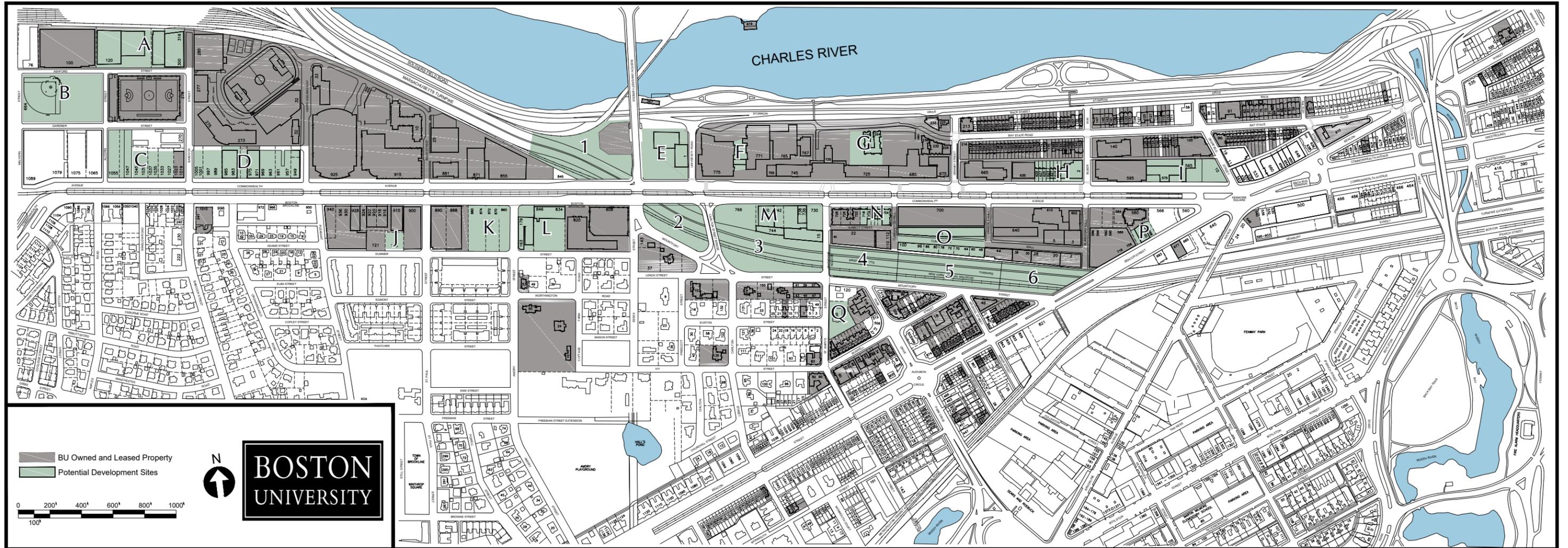
Location	50 St. Mary's Street, Boston
Lot Area	28,316 sf
Ownership	City of Boston
Existing Use	McKinley Middle School
Adjacent Use	Residential Building (120 Mountfort Street) University-owned student housing on north side of Buswell Street Privately owned commercial space at 506 Park Drive
Potential Use	Development would be related to student life, possibly to include student housing, dining, and study facilities.

Sites 1–6

Location	Turnpike air rights parcels
Lot Area	433,504 sf
Ownership	MassDOT, MBTA
Existing Use	Turnpike and Commuter Rail line
Adjacent Use	Student housing, academic, administrative, and parking Residential (on South side of Mountfort Street)
Potential Use	Air rights development for academic, commercial, residential, and parking facilities.







Chapter 6

TRANSPORTATION AND PARKING

CHAPTER 6: TRANSPORTATION AND PARKING

6.1 TRANSPORTATION GOALS

The BU Charles River Campus 2013 – 2023 IMP set forth three primary goals to shape transportation-related programs and policies on the BU Charles River Campus during the ensuing decade. These three goals included:

1. Improve safety and efficiency for all modes with particular emphasis on pedestrian and bicycle safety.
2. Increase the use of sustainable modes by employees and students currently commuting to the BU Charles River Campus in single occupancy vehicles.
3. Minimize the University's traffic and parking impacts on adjacent communities.

Since the adoption of the 2013 – 2023 IMP, the University has made significant progress toward achieving these goals, as described below.

Goal 1: Improve safety and efficiency for all modes with particular emphasis on pedestrian and bicycle safety.

To fulfill its goal of improving safety and efficiency for all transportation modes, the University outlined several strategies and actions it planned to implement, including providing separate pedestrian or bicycle facilities within the campus, providing financial support for the Commonwealth Avenue Phase 1A and 2A projects, and incorporating the principles of the BTD's Complete Streets initiative into the design of institutional projects. Providing incoming freshman with pedestrian and bicycle safety training and enhancing pedestrian safety in crosswalks were additional strategies identified by the University to achieve this goal.

To date, the University has continued the successful Commonwealth Avenue Phase 1A project by maintaining and replacing all sidewalk furnishings, plantings, and surfaces on the stretch of Commonwealth Avenue between Kenmore Square and the BU Bridge. In partnership with MassDOT and the City of Boston, the streetscape improvements were continued along the span of Commonwealth Avenue between Amory Street and Alcorn Street as part of the Commonwealth Avenue Phase 2A project. The University provided \$2.4 million to the project, which was completed in 2019, and included separated bicycle lanes, buffered sidewalks, and protected intersections.

In addition to supporting these projects, several of the University's PIPs have meaningfully incorporated pedestrian and bicycle amenities. The renovation of Myles Standish Hall at 610 Beacon Street included the creation of a 6,400 sf open space plaza with landscaping, bicycle, and pedestrian amenities on a previously underutilized expanse of pavement. The Project also included provisions for a bicycle lane on Beacon Street and 121 bicycle parking spaces. The construction of the Rajen Kilachand CILSE at 610 Commonwealth Avenue similarly included a landscaped pocket park, reduced existing parking supply by 60 spaces, and added

70 bicycle parking spaces. Currently under construction, the CCDS will rejuvenate the streetscape of Commonwealth Avenue and Granby Street with new landscaping and gathering spaces, reduce parking supply by 126 spaces, provide a dedicated bicycle lane on Granby Street, and add 161 bicycle parking spaces.

Lastly, the University continues to prioritize bicycle safety programs including a 1-credit urban bicycling course and year-round distribution of bicycle lights, bicycle bells, and bicycle helmets at no charge to the BU community.

Goal 2: Increase the use of sustainable modes by employees and students currently commuting to the BU Charles River Campus in single occupancy vehicles.

The University aims to achieve this goal in part by maintaining or increasing the proportion of undergraduates living on campus and restricting the availability of parking permits issued to undergraduates. Furthermore, the University has maintained appropriate parking fees, incentivized carpooling, and promoted the use of public transportation through subsidized MBTA passes and transit station parking for employees as other strategies for reducing single-occupancy vehicle trips to campus.

The University currently provides numerous programs aimed at increasing the use of sustainable transportation modes. Carpooling is encouraged through a web-based ride matching program and incentives such as discounted parking, reserved spaces, and a Guaranteed Ride Home program. The University also offers a 50% subsidy for employee MBTA passes and parking at transit stations. Employees pay for transit passes and parking through pre-tax payroll deduction. Students may purchase discounted MBTA semester passes through the University. BU students and employees are offered discounted Bluebikes (bicycle share) and Zipcar (car share) memberships to encourage sustainable transportation habits.

Additionally, the University has maintained appropriate parking permit fees to employees and students bringing vehicles to campus and has restricted the availability of parking permits to undergraduate students. Overall, the number of parking spaces on the BU Charles River Campus has decreased by approximately 300 spaces over the term of the 2013 – 2023 as surface parking lots have been redeveloped. To further reduce investment in car-oriented commuting, the University has limited the construction of new parking spaces. The University anticipates eliminating additional parking spaces on the campus over the term of the upcoming 2023 – 2033 IMP as a result of the construction of the PIPs detailed in Chapter 5.

Goal 3: Minimize the University's traffic and parking impacts on adjacent communities.

In the 2013 – 2023 IMP, the University sought to achieve this goal by continuing to refine existing traffic and parking management plans for special events at the campus, developing traffic and parking management plans for new facilities as they came online, developing parking management plans during construction of institutional projects, and ensuring that an appropriate amount of parking was provided on campus to accommodate typical daily needs.

The University's TDM program has been very successful at achieving this goal as described in Section 6.2 below. In implementing the PIPs described in Chapter 5, the University will continue to work closely with the BPDA and BTD to achieve the City's mobility goals.

6.2 TRANSPORTATION DEMAND MANAGEMENT

BU 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:

- Employee carpool incentives including reserved spaces and discounted parking;
- Terrier Transit, a BU-specific trip-planning app for iOS and Android that uses real-time BU shuttle ("BUS"), MBTA, Bluebikes, and Zipcar data to help users make informed mobility decisions;
- 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 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;
- Public bicycle repair stations with tools and pumps;
- Shower facilities accessible to those who run or bicycle to work;
- Bicycle lights, bells, and helmets provided to BU employees and students at no charge;
- Bicycle safety and encouragement programs including commuting clinics, bicycle safety checks, and a 1-credit urban bicycling class;
- Discounted bicycle and car-sharing memberships, with easy on-campus access to services;
- A Personalized Commuting Assistance service that provides students and employees with personalized analyses of their commuting options from their home to their campus destination with an emphasis on alternatives to driving alone;
- A generous bicycle commuter reimbursement benefit that reimburses employees for bicycle commuting-related purchases;
- Membership in Allston-Brighton Transportation Management Association ("TMA"), A Better City TMA, and Medical Academic and Scientific Community Organization ("MASCO") – all TMAs with robust TDM programming for their members including:
 - carpool matching and incentives

- a Guaranteed Ride Home program via Uber
- a bicycle commuter reimbursement benefit
- trip tracking incentives including monthly prizes
- member events including talks and bicycle repair clinics
- A remote work program that has significantly reduced trips to campus

In addition, several strategies are employed by the University to 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
- Reduction in available parking spaces as PIPs are developed on surface parking lots.

The University is continuing to monitor the changes related to the impact of COVID-19 and remote work policies on TDM goals, objectives, and associated programs.

6.3 CHANGES TO THE TRANSPORTATION NETWORK SINCE 2013

Major infrastructure improvement projects that have been undertaken since the adoption of the 2013 – 2023 IMP include the Yawkey/Lansdowne Station, Commonwealth Avenue Bridge Reconstruction Project, Commonwealth Avenue Phase 2A project, and MBTA Green Line B Branch station consolidation project.

Yawkey/Lansdowne Station

The Lansdowne Station on the MBTA Commuter Rail Framingham/Worcester Line was completed in 2014 as part of the Fenway Center development project, replacing Yawkey Station. Lansdowne Station is now fully accessible and has two high-level platforms that can be accessed via stairs or elevators.

Commonwealth Avenue Bridge Reconstruction Project

The Commonwealth Avenue Bridge Reconstruction Project replaced the existing superstructure, including the concrete deck and steel beams, that carries Commonwealth Avenue and the MBTA Green Line B Branch over the Turnpike and MBTA Commuter Rail tracks. The project also incorporated several functional and safety improvements including improved pedestrian access and signaling, new bicycle lanes, and better MBTA bus pick-up and drop-off accommodations. The project, undertaken by MassDOT, was completed in 2018.

Commonwealth Avenue Phase 2A Improvements

Through a partnership with MassDOT, the City of Boston, and the University, the Commonwealth Avenue Phase 2A Improvement Project continued the streetscape

improvements along Commonwealth Avenue from Amory Street to Alcorn Street. The improvements include fully accessible Green Line stations, separated bicycle lanes and buffered sidewalks, and protected intersections.

The Commonwealth Avenue Phase 2A project was included in the MassDOT Transportation Improvement Program for funding in 2015 at an anticipated cost of nearly \$17 million, of which the University provided \$2.4 million. Crews began prepping utility infrastructure in the fall of 2016, while major construction began in spring 2017. The project was completed in late summer 2019.

MBTA Green Line B Branch Station Consolidation Project

The University has cooperated with the MBTA on the consolidation of stations on the Green Line B Branch along Commonwealth Avenue. This project was completed in mid-November 2021 and results in the consolidation of St. Paul Street and BU West stations into Amory Street Station and the consolidation of Babcock Street and Pleasant Street stations into Babcock Street Station. These two new stations are fully accessible and will improve the speed and reliability of transportation along Commonwealth Avenue.

6.4 EXPECTED CHANGES TO THE TRANSPORTATION NETWORK

Looking forward over the next decade, the most significant change to the transportation network is likely to be the Allston Multimodal Project. The Allston Multimodal Project will replace the existing Allston Interchange carrying the Turnpike through Allston with a straightened, at-grade highway. The project will create new open space along the Charles River and will include significant transit enhancements including a new West Station commuter rail and bus station. This station, when constructed, will be accessed by MBTA buses from Malvern Street and should enhance transit access to the West Campus. Also proposed as part of this project is a pedestrian bridge over I-90 and the commuter rail tracks from Harry Agganis Way to the Charles River, providing a needed connection for the community to the river. The University has been an active member of MassDOT's task force for the project and will continue to cooperate with MassDOT as the design and permitting of the project advance.

Additionally, the BPDA has issued a Request for Proposal ("RFP") for the Fenway-Kenmore Transportation Action Plan ("TAP") 2022. The University looks forward to working with the City of Boston to study the transportation network adjacent to the campus as part of the Fenway-Kenmore TAP.

Chapter 7

ENVIRONMENT AND SUSTAINABILITY

CHAPTER 7: ENVIRONMENT AND SUSTAINABILITY

7.1 INTRODUCTION

In December 2017, the BU Board of Trustees approved the University's CAP, which 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 (including growth)
3. Develop a plan to reduce indirect emissions
4. Integrate climate change into the University's education and research mission
5. Integrate the CAP with the University's Strategic Plan

While the CAP is specific to BU, it has been developed in the context that climate change is a global problem that extends beyond the University's campuses. Implementing the CAP 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 emissions by 31% by 2032 through energy efficiency,
- Match 100% of electrical use with renewables beginning in 2020 through a Power Purchase Agreement ("PPA") for wind power in South Dakota (production began December 1, 2020), and
- Shift to fossil fuel free heating and cooling.

Calendar Year 2018 was a pivotal year for BU's sustainability efforts, kicking off the implementation of the CAP. The year's work provided the foundation to position the University as a leader in climate action and sustainability by building capacity to implement, manage, engage, and communicate around the CAP.

BU's Sustainability Program comprises a broad range of stakeholder groups throughout the University's campuses to provide a diversity of representation and opinion. The program is administered by BU Sustainability, whose mission is to support the transformation of BU's planning, operations, and culture toward a sustainable and equitable future. Through this effort, the University will reduce its use of natural resources, strategically manage operating costs, and improve environmental and social impacts. Engagement efforts include a long-standing monthly communications campaign, a robust student internship program, Campus Climate Lab, Resident Sustainability Leaders in the larger dorms, staff and faculty Sustainability Liaisons, student organizations, Green Office Certification, Move In waste

diversion program, Goodwill Not Landfill Move Out donation program, the Sustainability Festival, Earth Week+, and the sustainability@BU mobile app. As detailed in the CAP, the University has already made significant progress in reducing CO₂ emissions and energy use, as well as reductions in water use and wastewater generation, an overall reduction in waste generation coupled with an increased recycling rate, and almost 100% use of green cleaning products.

7.2 PROGRESS ON THE CLIMATE ACTION PLAN

Advancement toward achieving the goals set out in the CAP is robust. Table 7-1 reflects the University's progress from the baseline year of Fiscal Year ("FY") 2006 (July 1, 2005 – June 30, 2006) through FY 2021.

Table 7-1: Climate Action Plan Progress Metrics

Metric	% Change	FY2021	FY2006	Unit
Resources				
CO₂ emissions (Scopes 1 and 2)	-56%	73,400	165,400	MTCO ₂ e
Energy Use	-9%	1,627,000	1,794,000	MMBtu
Oil	-95%	24,000	444,000	MMBtu
Natural Gas	+68%	820,000	488,000	MMBtu
Steam	-14%	153,000	178,000	MMBtu
Electricity	-8%	629,000	684,000	MMBtu
Energy Use Intensity	-19%	121	150	kBtu/sf
Water Use	-26%	322	435	MMgal
Waste				
Generation	-31%	7,600	11,000	Tons
Diversion	933%	31%	3%	%
CO₂ Emissions (Scope 3)	-51%	2,500	5,100	MTCO ₂ e

7.3 OPERATIONS

Operational efforts outlined in the CAP are primarily focused on eight key areas: Energy Conservation, Climate Action Planning and Implementation, Green Building Design, Zero Waste Planning and Implementation, Community Engagement, Communications, Food, and Transportation. Included below are highlighted initiatives and programs aimed at achieving operational goals in the CAP.

7.3.1 GREEN BUILDING DESIGN AND LEED GOLD CERTIFICATION

The University began LEED certification for major projects in 2008 and has over 1.1 million sf of LEED certified space to date, 89% of which has achieved LEED Gold. LEED certification provides a process and system that integrates sustainable design strategies to support the CAP's objectives and bring the CAP to fruition. In 2017, the CAP established the following LEED criteria:

- LEED Gold minimum (while striving for Platinum) for new construction and major building renovations over 5,000 sf or \$10 million;
- LEED Gold for renovations and interior projects over 5,000 sf or \$2.5 million;
- Explore low embodied carbon construction methods;
- Seek design firms and construction companies with deep experience in green building certification and measured energy performance showing a successful track record of meeting or exceeding the Architecture 2030 Challenge;
- Provide staff training and occupant education on building systems to enable high performance buildings to operate at their potential; and
- Explore and pilot Zero Net Energy, Passive House, or Living Building Challenge certification by 2025.

The CCDS, currently under construction at 665 Commonwealth Avenue, is a prime example of what implementation of the CAP looks like for new building design. The CCDS is seeking LEED Platinum certification and will achieve fossil fuel free building operations with ground source heat pumps accommodating 90% of the heating and cooling load. Electric boilers meet the peak loads for the final 10% of heating demand. Renewable energy from BU Wind (see section 7.3.2) will match 100% of the building (and the campus) electricity consumption to allow the building to be net carbon neutral. To increase the resiliency of the building, the first floor will be located above the University's Elevation of Resilience of 20 Boston City Base ("BCB") established in the CAP. Lower building levels include flood protection measures. Embodied carbon from construction was reduced by 6% by adjusting the concrete mix and cure times.

7.3.2 BOSTON UNIVERSITY WIND

In 2018, the University executed a "PPA for a wind project in South Dakota to match 100% of the University's electricity use. The project is designed to generate an average of 205,000 megawatt hour ("MWh") of electricity each year from 48.6 megawatts ("MW") of generation capacity. This represents approximately twenty 2.5-MW wind turbines and provides a 53% reduction in BU's carbon footprint for campus operations. The U.S. Environmental Protection Agency (the "EPA") honored BU with a 2021 Green Power Leadership Award for the project as one of five recipients. The University's PPA is the single largest active PPA by any of the colleges and universities in the EPA's Green Power Partnership.

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 (“GRC”) and the Association for the Advancement of Sustainability in Higher Education (“AASHE”).

7.3.3 SOLAR INITIATIVE

The University engaged solar energy and structural engineers to conduct a campus-wide solar feasibility study, which was completed in 2020. The study explored over 80 buildings and sites across the University’s three campuses. 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. After an extensive RFP process, the University selected a solar project developer to install solar on four buildings totaling over one MW of generation capacity.

7.3.4 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, new contracts, operational improvements, student programs, recycling education, Dining Services practices, and material reduction, 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.

7.4 EDUCATION AND RESEARCH

The University has an impressive number of academic and research programs focused on sustainability, including hundreds of sustainability-related courses across many degree programs and numerous climate-related sustainability research opportunities for students. The University also boasts dozens of student groups involved in conservation, climate change, energy, environmental justice, and sustainability. A sample of these programs and opportunities is included below.

7.4.1 CAMPUS CLIMATE LAB

The Campus Climate Lab is an opportunity for study-faculty team to submit their best ideas for research projects designed to make the University’s campuses and operations more sustainable, supporting the CAP. The most promising ideas will be selected for funding and development. Example topics include monitoring on-campus indoor and outdoor air quality in real-time, determining pathways to improve building efficiency, identifying best practices to reduce the urban heat island effect, and identifying best practices and locations for permeable pavement to reduce flooding.

7.4.2 EARTH HOUSE

Earth House is the first Living-Learning Community at the University, established in 2016 in a historic rowhouse on South Campus, it integrates curriculum with student life and housing. Project-based, student-led learning units are part of a two-year sustainability curriculum that aims to build a better future for all. At Earth House, students record and consider the results of daily choices and use this thoughtful accounting to inform future action. From studying the carbon footprint of reducing air infiltration through the building envelop and switching from dryer use to drying racks to food waste reduction, LED lighting, and showerhead flow rates, curiosity and a commitment to continuous improvement are part of the fabric at Earth House.

7.4.3 INSTITUTE FOR GLOBAL SUSTAINABILITY

The BU Institute for Global Sustainability (“IGS”) is a University-wide center dedicated to developing energy systems that will provide abundant, universally accessible, and sustainable energy sources for emerging and advanced economies. IGS’s approach combines interdisciplinary research, policy analysis, and collaborative engagement with partners at every level. IGS’s major projects include Carbon Free Boston, the Impact Measurement and Allocation Program (“IMAP”) that is jointly led with the BU Susilo Institute, The 51 Percent Project for climate communication, One Water analysis in Texas, and innovation in clean manufacturing.

7.5 PUBLIC ENGAGEMENT

The University participates in several environmental and sustainability programs that are advanced by the City of Boston. These include:

- Green Ribbon Commission: BU has been a member and supporter of the City of Boston’s GRC since its inception. The GRC’s Higher Education Working Group, a collaborative body of Boston area academic institutions, is chaired by BU’s President Robert A. Brown and the University’s Associate Vice President for Sustainability is a co-chair. The mission of the GRC Higher Education Working Group is to leverage the higher education sector’s capabilities for climate action by sharing knowledge and fostering collaboration within and across sectors for the City of Boston to meet its climate goals. They have organized themselves around four goals and work streams:
 1. Support climate action planning and implementation across the higher education sector;
 2. Facilitate collaborative research that leverages the higher education sector’s capabilities to promote solutions for equitable climate resilience and mitigation in the Greater Boston area;
 3. Transfer knowledge to other sectors to accelerate change for equitable implementation of climate mitigation and resilience; and

4. Develop the Higher Education Working Group as a high-functioning collective of diverse institutions with cross-sectoral impact for the City's CAP implementation.
- Carbon Free Boston: BU's IGS developed the process and implemented the analysis and reporting for Carbon Free Boston to help the City understand the policies and program needed if the City is going to meet its goal to be carbon free by 2050. BU's President sits on the Carbon Free Boston Working Group.
 - Building Emissions Reduction and Disclosure Ordinance: BU participated on the City of Boston's Technical Advisory Group for the new performance standard and supported its approval by the City Council in September 2021. This new ordinance was signed into law by Mayor Janey in October 2021. BERDO 2.0 aligns with the goals in Boston's CAP for achieving net carbon neutrality for operations by 2050. BERDO 2.0 has, however, caused the University to prioritize energy conservation measures in buildings over 20,000 sf and to build a more robust, real-time energy and water usage data collection, analysis, and response program.
 - Zero Net Carbon Buildings: BU participated on the BPDA's Renewable Energy Procurement and Embodied Carbon Technical Advisory Groups.
 - Zero Waste Advisory Committee: The University participated in the City of Boston's Zero Waste Advisory Committee to make recommendations for nineteen Zero Waste options for implementation in the short-, medium- and long-term.

7.6 STORMWATER AND GROUNDWATER

Portions of the University's campus sit within the GCOD. The University owns most of the historic brownstones along Bay State Road, which are protected by the GCOD, and has worked with the City to ensure that groundwater levels are maintained in this area. The City has recently expanded the GCOD to the Audubon Circle area where the University also owns a number of buildings. Groundwater recharge of stormwater is incorporated in all new major construction projects on the campus through environmentally sensitive site design and best practices in stormwater management.

7.7 HISTORIC PRESERVATION

The University is the largest private owner of historic properties in the City of Boston and is nationally known for its graduate academic program in Historic Preservation Studies. The University has a remarkable track record in the preservation of the many brownstones along Bay State Road and works closely with the Bay State Road/Back Bay West ACD to ensure that the architectural qualities of the district are maintained. Even when new construction is proposed, such as the new East Campus Student Center, the design seeks to integrate into the fabric of the historic district.

The University also recognizes the importance of the historic Cram-Ferguson buildings that form the core of the original academic campus as well as the importance of the Modern style Jose Luis Sert buildings, which comprise the Law School, the George Sherman Student Union, and the Mugar Library. The University has received many awards recognizing its contribution to historic preservation, including the 2016 Preservation Award from the MHC, the 2016

Preservation Achievement Award from Boston Preservation Alliance, and the 2017 Citation of Merit from Docomomo US, all for the renovation of the Law School. The University also received the Preservation Achievement Awards from the Boston Preservation Alliance in 2019 for the Dahod Family Alumni Center project and in 2020 for the Myles Standish Hall and Annex renovation.

As part of the evaluation of existing facilities on the campus, the University prepared the Charles River Campus Historic Preservation Plan. This study reviewed the existing building inventory of the campus and categorized the historic context of the University's building stock. This plan serves as a useful tool in campus planning projects.

Chapter 8

COMMUNITY BENEFITS

CHAPTER 8: COMMUNITY BENEFITS

8.1 INTRODUCTION

Since its founding in 1869, BU has become a leading academic and research institution that attracts students and faculty to Boston from around the world. As the fourth-largest nonprofit university in the country and the largest in Boston, the University recognizes that its continued success has been greatly influenced by its location in the City of Boston.

The University has established a dynamic relationship with the City, encouraging its students to enrich their lives and education by taking advantage of Boston's resources and, in turn, playing a vital role in the life of its neighbors by providing them with a wide range of educational, cultural, social, legal, and medical services.

The University also makes direct financial contributions to the City of Boston in the form of real estate taxes, payment in lieu of taxes ("PILOT"), and linkage payments. The University has a substantial impact on the local and regional economies through direct employment, purchased services, and student, faculty, and staff spending. Indirectly, the University supports the City of Boston by providing scholarships, services, and programs.

8.2 COMMUNITY BENEFITS

Over one hundred years ago, BU's third president described BU 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, its signature community benefit is the Boston Scholars Program, a multi-faceted scholarship program benefitting graduates of BPS. The Boston Scholars Program includes the Thomas M. Menino Scholarship Program (the "Menino Scholarship Program") and the Community Service Scholarship Program.

Beyond these signature institutional community benefits programs, across BU there is a longstanding tradition of community service that has led to the development of programs and services that are now fixtures with the BU community. These programs thrive under the University's long-term support and investment and have become dependable sources of care and information for community members.

8.2.1 SIGNATURE SCHOLARSHIP PROGRAMS

Thomas M. Menino Scholarship Program

The Menino Scholarship Program was previously known as the Boston High School Scholarship Program and was renamed for the late Mayor Thomas M. 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 Boston Public

High School seniors are awarded four-year, full-tuition merit scholarships to BU. Since the program's inception in 1973, nearly 2,030 students have received close to \$190 million in full-tuition scholarship funding.

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 BPS graduate admitted to BU through the creation of the Community Service Scholarship. The BU 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 582 BPS students have received more than \$90 million in scholarship funding.

Scholarship Program Expansion – BPS Transfer Students

In December 2017, BU announced the expansion of its Community Service Scholarship program, which had previously been limited to incoming first-year students who were BPS high school graduates, to include incoming transfer students who were BPS high school graduates beginning in the fall semester of 2017. All transfer students who graduated from a Boston Public 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 students.

8.2.2 COMMUNITY PROGRAMS

Boston Women's Workforce Council

In late 2016, the University embarked on an important new community benefit initiative in partnership with the City of Boston when it welcomed the Boston Women's Workforce Council to the BU Charles River Campus. The Women's Workforce Council is a public-private partnership tied to City Hall's Office of Women's Advancement, which strives to take measurable steps toward achieving pay equity. The University is proud to now house the Women's Workforce Council at its Hariri Institute for Computing and Computational Science & Engineering, which undertakes collaborative, interdisciplinary data research initiatives to provide positive societal impacts. The Hariri Institute has partnered with the Women's Workforce Council for some time to gather payroll data for the Council's pay equity initiative, making the Council's location at the University a natural next step in that partnership.

8.2.3 EDUCATIONAL PARTNERSHIPS

Boston University's Wheelock College of Education and Human Development Partnerships with Boston Public Schools

In June of 2018, Wheelock College and BU's School of Education officially merged to establish BU's Wheelock College of Education and Human Development (BU Wheelock). Since the merger, the implementation of several key initiatives, including

education policy, teacher education research, and positive youth development, are designed to propel the new BU Wheelock into a leading institution for education and human development at a major urban research university. BU Wheelock has a significant number of ongoing efforts with BPS and continues to foster collaboration that supports the district's needs. 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 science, technology, engineering, and math ("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 from underrepresented communities. BU Wheelock has hosted the 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. Hundreds of BU Wheelock students perform fieldwork in over 50 BPS sites during the academic year. Students also perform fieldwork and internships with over 45 nonprofits in Boston.
- Through the BU 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 and Student Success Office ("CASS") is home to effective, efficient, and student-centered outreach programs and research that aim 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.

Boston Public Schools Graduate Enrollment Program

The BU Wheelock College of Education and Human Development offers a significant tuition discount for certain programs for 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.

8.2.4 COMMUNITY PROGRAMS AND SERVICES PROVIDED BY BOSTON UNIVERSITY SCHOOLS, COLLEGES, CENTERS AND INITIATIVES

In addition to the descriptions of programs found here, students, faculty, and staff across BU are engaged in hundreds of CBOs and partnerships. These programs and partnerships reach thousands of individuals and dozens of organizations throughout Boston and beyond. They largely fall into six main categories of engagement:

- **Academic Based Community Service and Professional Service** - academic and professional expertise provided directly to community stakeholders
- **Research Based Service** - scholarship and research done in service of the community and world
- **Scholarship Opportunities** - financial assistance to expand access
- **Community and Academic Partnerships** - unique partnerships with local organizations that provide programming and resources
- **Open Campus Events** - events and programming available the public that are free or low-cost
- **Community Service and Volunteerism** - traditional volunteer efforts both on campus and throughout Greater Boston

8.2.5 COMMUNITY PARTNERSHIPS THROUGH THE BOSTON UNIVERSITY OFFICE OF GOVERNMENT AND COMMUNITY AFFAIRS

BU prioritizes maintaining an active role in local organizations and stakeholders devoted to strengthening the physical, social and economic conditions of neighboring communities. Below are examples of programs and partnerships that BU Office of Government and Community Affairs (the "BU GCA") has cultivated to support community and local government partners.

Summer Camp with Boston Centers for Youth and Families Leahy Holloran Community Center

In 2017, BU GCA, in partnership with BU Athletics, launched a summer camp with the Boston Centers for Youth and Families ("BCYF") Leahy Holloran that is led by University staff and coaches. Now in its fifth year, the summer camp provides 70 BCYF summer camp attendees the ability to participate in a two-day program and experience the University's world-class athletic facilities.

City Scholars Summer Fellows

To continue to invest in the success of BPS graduates while they receive an education at BU, the University created the City Scholars Summer Fellows program in 2017. The City Scholars Summer Fellows program provides a 10-week full-time paid fellowships at a competitive salary to BU sophomores or juniors that are BPS graduates. Funded by the University, the program offers a paid opportunity to students who show a commitment to public service and an interest in local government while gaining experience working for the City. Since its inception, students have had paid fellowships within various City Hall departments and agencies, including the Boston Parks and Recreation Department, the BPDA, Health and Human Services, and the Boston City Council.

Sociedad Latina

Since 2018, BU 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 support 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.

Mothers for Justice and Equality

The University has continued the existing partnership between Wheelock College and Mothers for Justice and Equality (“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.

8.3 ECONOMIC IMPACT

BU is the fourth-largest private research university in the nation, the third-largest private employer in the City of Boston, and the 14th-largest employer in the Commonwealth. Founded in 1839 and chartered in 1869, the University has grown to include 17 schools and colleges offering more than 300 programs of study. The University received \$502.6 million in sponsored research awards in FY 2021 and is a member of the prestigious Association of American Universities.

The University places a strong emphasis on excellent scholarship and outstanding teaching as well as path-breaking interdisciplinary research, with major initiatives in neuroscience, systems biology, photonics, engineering biology, data science, urban health, global health and development, and emerging infectious diseases, as well as research in communications and the humanities. With more than 35,000 students from all 50 states and more than 140 countries, and over 10,000 faculty and staff, discoveries and advances take place on the three Boston campuses with exciting frequency. The U.S. News and World Report ranks BU among the top universities at 42nd nationally and 65th globally and named the University one of the nation's "Most Innovative Universities" for 2022.

The University has an annual operating budget of \$2.5 billion and generates approximately \$3 billion annually in economic activity. BU provides over \$11 million annually in financial aid to graduates of the BPS and contributes over \$6 million per year in PILOT payments to the City. See Table 8-1: Real Estate Tax and PILOT Payments.

Table 8-1: Real Estate Tax and PILOT Payments

Year	Real Estate Tax	PILOT	Linkage Payments	Total
FY21	\$3,514,889	\$6,300,000	\$273,643	\$10,088,532
FY20	\$3,430,541	\$6,300,000	\$3,213,582	\$12,944,123
FY19	\$3,885,084	\$6,300,000	\$0	\$10,185,084
FY18	\$4,485,485	\$6,100,000	\$202,521	\$10,788,006
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	\$33,779,865	\$49,030,125	\$7,425,701	\$90,235,691

8.3.1 TRANSPORTATION AND INFRASTRUCTURE

BU contributes directly to projects that benefit the City of Boston and the surrounding area, including providing matching dollars to city, state, and federal sources to improve the regional transportation network. The Commonwealth Avenue Improvement Project, which the University began in conjunction with City of Boston, state, and federal agencies in 2007, is a prime example of the many public-private partnerships in which the University has participated.

The University committed more than \$13 million to Commonwealth Avenue Phases 1 and 2, as well as funding for the Kenmore Square Project. Construction and design costs for these projects totaled over \$44 million. Commonwealth Avenue Phase 1 was completed in 2015, and Phase 2A was completed in late summer of 2019. Through a Cooperation Agreement with the City of Boston, the University handles extraordinary maintenance of these improvements, including, but not limited to, the repair and replacement of all or any portion of the sidewalks, repaving, filling of potholes, repair and replacement of pavers, striping of lanes and crosswalks, replacement or replanting of trees or other vegetation, and repair and restoration of pedestrian crosswalks.

In 2022, BU contributed \$60,000 towards multimodal improvements throughout the Albany Street corridor in the South End. Moving forward, the University will continue to work in close coordination with the BPDA and BTM as the vision for the Albany Street corridor continues to evolve and take shape.