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Boston University Charles River Campus

Boston, Massachusetts

Institutional Master Plan Notification Form for Renewal and Seventh Amendment

February 1, 2024

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
Rubin and Rudman LLP
CBT Architects
Greenburg Consultants
AECOM



TABLE OF CONTENTS

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION

1.1	INTRODUCTION.....	1-1
1.2	INSTITUTIONAL MASTER PLAN HISTORY	1-1
1.3	INSTITUTIONAL MASTER PLAN RENEWAL.....	1-1
1.4	INSTITUTIONAL MASTER PLANNING PROCESS.....	1-3
1.5	ECONOMIC IMPACT AND COMMUNITY BENEFITS	1-4
1.6	PROJECT TEAM.....	1-5

CHAPTER 2: INSTITUTIONAL MASTER PLAN AMENDMENT

2.1	INTRODUCTION.....	2-1
2.2	BOSTON UNIVERSITY HISTORY AND BACKGROUND	2-1
2.3	BOSTON UNIVERISTY MISSION AND OBJECTIVES.....	2-3
2.4	DIVERSITY, EQUITY, AND INCLUSION.....	2-5
2.5	IMPACT OF COVID-19 ON THE UNIVERSITY	2-8
2.6	BU CHARLES RIVER CAMPUS DEMOGRAPHICS	2-9
2.7	UNDERGRADUATE STUDENT HOUSING	2-16
2.8	PROGRESS ON PROPOSED INSTITUTIONAL PROJECTS.....	2-19
2.9	PROGRESS ON PUBLIC REALM IMPROVEMENTS.....	2-24
2.10	PROPOSED INSTITUTIONAL PROJECTS.....	2-26

LIST OF TABLES

Table 2-1	Update to BU Existing Properties and Uses
Table 2-2	Historical Full-Time Undergraduate Enrollment
Table 2-3	First-Year Admissions and Enrollment
Table 2-4	Projected Full-Time Undergraduate Enrollment
Table 2-5	Historical Full-Time Graduate Enrollment – BU Charles River Campus
Table 2-6	Profile of Full-Time Graduate Students – BU Charles River Campus, Fall 2023
Table 2-7	Historical Employment – BU Charles River Campus
Table 2-8	BU Charles River Campus Employees, September 2023
Table 2-9	BU Charles River Campus Employees – Boston Residents ONLY, September 2023
Table 2-10	Full-Time Undergraduate Student Housing
Table 2-11	Projected Full-time Undergraduate Student Housing

LIST OF FIGURES

- Figure 1 Boston University Properties
Figure 2 Progress on the 2013 – 2023 IMP and Proposed Institutional Projects

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 115 acres of land centered on Commonwealth Avenue between Massachusetts Avenue and Packard’s Corner. The BU Charles River Campus was guided by an Institutional Master Plan (“IMP”) approved by the Boston Planning & Development Agency (“BPDA”) in 2013 (the “2013 – 2023 IMP”). The Trustees of Boston University (the “Proponent”) submits this Institutional Master Plan Notification Form (“IMPNF”) in accordance with Article 80D-8 and Article 80D-9 of the Boston Zoning Code to renew the 2013 – 2023 IMP for an additional two-year period and to amend the IMP to include Warren Towers, Pardee School of Global Studies, and Mugar Library as Proposed Institutional Projects (“PIPs”) under the IMP. In addition, this IMPNF provides updates on the progress of the 2013 – 2023 IMP, outlines BU’s strategic priorities and development objectives for the BU Charles River Campus, and provides updated information on enrollment, employment, and student housing.

1.2 INSTITUTIONAL MASTER PLAN HISTORY

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 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.

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 the 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 PIPs.

1.3 INSTITUTIONAL MASTER PLAN RENEWAL

Since the filing of its IMPNF on October 28, 2022, BU has been actively engaged in planning discussions with the BPDA and the BU Community Task Force to ensure that the goals and objectives of the University’s next ten-year IMP align with the broader planning vision for the City of Boston.

Moreover, on October 4, 2023, the Trustees of Boston University announced the appointment of Dr. Melissa L. Gilliam as the 11th president of BU, effective July 1, 2024. Dr. Gilliam brings a wealth of experience and expertise to BU, and her leadership and vision will play a crucial role in achieving the strategic objectives set out in the University's next ten-year IMP. As a respected leader in multiple fields, including academics, research, medicine, global affairs, community outreach, and inclusion, she is poised to usher BU into a new era of transformational impact.

Given the significance of the next ten-year IMP, its forthcoming leadership transition, and its commitment to a comprehensive planning process, the University is seeking a two-year extension to its 2013 – 2023 IMP.

This two-year extension will allow BU sufficient time to thoughtfully integrate Dr. Gilliam's strategic vision into the University's forthcoming ten-year IMP while ensuring a robust planning process that considers the evolving needs of both the University and the City of Boston, specifically:

1. Strengthening the University's academic core to support the programmatic needs of academic and research activities;
2. Enhancing the urban vitality of the BU Charles River Campus and the surrounding area through expanded greenspace and ground floor activation; and
3. Modernizing student housing to retain students on campus and increase the number of net new beds.

The two-year extension will also allow the University to move forward on three strategic investments, as previously introduced in its October 28, 2022 IMPNF:

1. **Renovation of Warren Towers:** This project will enhance the University's largest undergraduate residential facility while maintaining on-campus student housing and ensuring a conducive living and learning environment for its students;
2. **Construction of a new Pardee School of Global Studies:** A new academic building that aligns with the University's commitment to academic excellence, global engagement, and providing state-of-the-art facilities for interdisciplinary studies; and
3. **Renovation of Mugar Memorial Library:** Enhancing the University's largest and most central library on campus is crucial for supporting the evolving needs of its academic community and fostering a culture of research and learning.

These three PIPs are described in further detail in Chapter 2.

The 2013 – 2023 IMP was initially set to expire on February 15, 2023. However, due to the COVID-19 pandemic and the resulting state of emergency declared by the Governor on

March 10, 2020, Executive Orders Nos. 17 and 42 were issued to prevent the spread of the virus and minimize the economic disruption caused by the pandemic. As a result, 462 days were added to the original expiration date and the IMP now expires on May 22, 2024. The requested renewal would extend the 2013 – 2023 IMP by two-years, following the approval of the BPDA Board, Boston Zoning Commission and the Mayor.

1.4 INSTITUTIONAL MASTER PLANNING PROCESS

The Proponent will meet with public agencies, neighborhood representatives, local organizations, and other interested parties, and will follow the requirements of Article 80D pertaining to the public review process.

1.4.1 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 experiences and perspectives of the committee’s constituent members. The Task Force advises the City and University on the implementation of the IMP. Representing an array of neighboring organizations, associations, and institutions, members of the Task Force include:

- Pamela Beale, Chair
- Paul Creighton
- Dan Cuddy
- Anabela Gomes
- Paul Hughes
- Tahir Hussain
- Jim Hynes
- Katherine Ingraham
- Andrew Feldman
- Erika Johnson
- Yvette Lancaster
- Terri North
- Richard Ong
- Thomas Pelkey
- Shlomo Pinkas
- Christopher Strang
- R. Mitchell Thomas

1.5 ECONOMIC IMPACT AND COMMUNITY BENEFITS

Since its founding, the University has been committed to, and is an integral part of, the growth and development of the City of Boston. The University continues to make significant efforts to coordinate its goals and objectives with those of the City. BU is committed to maintaining and improving all property it acquires and to serving the residents of the City by making educational programs of the highest quality available and accessible. The University has a strong 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 community benefits and services.

BU is the fourth-largest private non-profit research university in the nation, the third-largest private employer in the City of Boston, and the 14th-largest employer in the Commonwealth. The University accounted for nearly 40,200 jobs in the Commonwealth, 21,000 of which were located in Boston. This total includes approximately 20,000 individuals who were directly employed by the University and an additional 20,200 in Massachusetts that resulted from University spending. Through direct and indirect spending of the University, its employees, students, and their visitors, BU generates approximately \$3.0 billion annually in economic activity in the Commonwealth of Massachusetts and \$1.0 billion in the City of Boston.

The University makes significant annual contributions to local communities through a combination of direct payments and services which include real estate taxes, payments in lieu of taxes, linkage payments, scholarships, fees and permits, police services, rubbish removal and street cleaning, and donated use of athletic and recreation facilities. Between FY2013 and FY2023, the University paid approximately \$42.1 million in real estate property taxes, \$7.4 million in linkage payments, and \$61.6 million to the City of Boston for voluntary payments in lieu of taxes. Combined payments to the City have totaled approximately \$111.1 million.

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 University committed more than \$13 million to Commonwealth Avenue Phases 1 and 2, as well as funding for the Kenmore Square Project.

In addition to direct and indirect economic benefits to the City's economy, the University has long committed to providing opportunity and access to higher education through numerous scholarships that benefit residents of Boston. The University's signature program, the Thomas M. Menino Scholarship Program, is the longest-running and largest scholarship program of its kind. Each year, 25 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, over 2,000 students have received close to \$205 million in full-tuition scholarship funding.

In 2009, to further expand scholarship opportunities for local students, the University committed to meeting the full financial need (without loans) of any Boston Public School (“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, approximately 600 BPS students have received nearly \$100 million in scholarship funding.

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 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.

The University also actively seeks ways to reduce demand on City services. Through its own Police Department (“BUPD”), the University brings additional security to the entire campus area, 24 hours per day, seven days per week, responding to calls both inside and outside campus boundaries. The University also oversees the daily maintenance of the local Massachusetts Bay Transportation Authority (“MBTA”) stations and City sidewalks and streets around campus, provides snow removal during winter months, plants and repairs street trees, and conducts pest control.

1.6 PROJECT TEAM

The primary contacts from the Project Team are as follows:

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Chapter 2

INSTITUTIONAL MASTER PLAN AMENDMENT

CHAPTER 2: INSTITUTIONAL MASTER PLAN AMENDMENT

2.1 INTRODUCTION

The University has made significant progress implementing objectives described in the 2013 – 2023 IMP. This chapter details the University’s history; mission and objectives; addresses diversity, equity, and inclusion (“DEI”); describes the impact of COVID-19 on the University; presents 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; reviews improvements to the public realm and other facilities; and describes the three new PIPs.

2.2 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 over 115 acres, the BU Charles River Campus houses all the University’s undergraduate and most of the graduate programs in a diverse stock of buildings that vary 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 Chobanian & Avedisian School of Medicine (“CAMED”), 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 approximately 3,400 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 allowed the University to 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 food and housing options that serve the entire BU community. In addition, the Wheelock Family Theatre at BU continues to bring the transformative power of theatre to greater Boston. The Fenway Campus is currently guided by the BU Fenway Campus 2021 – 2031 IMP, approved in January 2022.

2.2.1 CAMPUS DISTRICTS

The BU Charles River Campus consists of four active and distinct districts. BU has successfully created a vibrant and cohesive campus, accounting for nearly 320 buildings and a variety of open space across 115 acres. Mixed-use developments in and around the campus core, on-campus housing improvements, and public realm improvements have transformed the campus into a dynamic environment. The districts include:

- East Campus – Adjacent to Kenmore Square’s commercial and retail activities, forming a gateway to the University campus. East Campus includes Bay State Road, with a mix of student and faculty housing, and academic and administrative facilities. Bay State Road’s residential nature allows the separation from the larger academic core and the commercially developed Commonwealth Avenue.
- Central Campus – The area north of the Massachusetts Turnpike/Interstate 90 (“I-90”) between the BU Bridge and Silber Way, comprises the academic and student life core of the University. The area includes the original Cram-Ferguson buildings, the Sert complex, the new Center for Computing and Data Sciences (“CCDS”) and Rajen Kilachand Center for Integrated Life Sciences and Engineering (“CILSE”) buildings, major academic/research buildings and libraries, 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, the Metropolitan College, and various administrative offices.
- South Campus – Separated from Central Campus by I-90, South Campus is a cluster of residential facilities for undergraduate and graduate students located in the Audubon Circle area. South Campus has been home to many BU students since the mid-1950s.

2.2.2 CHANGES TO EXISTING PROPERTY AND USES

BU’s Charles River Campus consists of approximately 12.6 million gross square feet (“GSF”) of space over nearly 320 buildings. Since the approval of the 2013 – 2023 IMP and Amendments thereto, the University has acquired and sold certain properties. See Table 2-1, Update to BU Existing Properties and Uses and Figure 1, Boston University Properties.

Table 2-1: Update to BU Existing Properties and Uses

Address	Year Built	Stories	Height	Building Area (GSF)
Acquired				
63 Bay State Road	1900	B + 4	50’	7,717
165 Bay State Road	1910	B + 4	50’	7,065
11 – 19 Deerfield*	1925	B + 4	60’	69,354
Sold				
146 Commonwealth Avenue	1896	B + 5	60’	10,276

* The University re-acquired this property, which was included in the 2013 – 2023 IMP.

2.3 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. BU 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. The University continually innovates in education and research to ensure it meets the needs of its students and an ever-changing world.

2.3.1 BU STRATEGIC PLAN

In 2020, the Proponent 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 as follows:

- **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, thrive, and lead in social and racial justice scholarly work.

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

- **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.
- **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.

- **DEI:** 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.
- **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.
- **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.

2.4 DIVERSITY, EQUITY, AND INCLUSION

BU prides itself on a history of inclusion, admitting students regardless of race, creed, or gender since its founding in 1839. Today, BU students, scholars, faculty, and staff represent more than 140 countries and all 50 states, reflecting an exciting range of worldviews and life experiences. The cultural, ethnic, religious, ability, sexual orientation, and gender diversity of the University's campus community are critical to the excellence of BU's research and academic programs, social vibrancy, and mission of preparing students to thrive in an increasingly interconnected world. To support this, the University is redoubling its efforts to embody its founding principles and fulfill the promise of its legacy.

BU is committed to attracting, supporting, and promoting a wide variety of voices and backgrounds, including, but not limited to, those who live with physical, intellectual, or mental disabilities, are first in their families to attend college, are members of the LGBTQIA+ (lesbian, gay, bisexual, transgender, queer or questioning, intersex, asexual, and the + holds space for the expanding and new understanding of different parts of the very diverse gender and sexual identities) community, and individuals who are historically underrepresented. In fact, the University has made prioritizing DEI and access one of the five pillars of the 2030 Strategic Plan.

In 2017, BU appointed its first-ever Associate Provost for Diversity & Inclusion ("D&I") to provide programming and education to the BU community, and leverage the community's knowledge, skill, and passion for issues related to DEI. Soon thereafter, the BU Community & Inclusion initiative was established to broaden the scope of BU D&I and to align its work more succinctly with the BU 2030 Strategic Plan. BU D&I staff are working closely with all of the University's 17 schools and colleges to create a positive and welcoming campus climate through five key strategies:

- **Build capacity.** Every student, staff, faculty, leader, and alumnus have a role in ensuring BU embodies its stated institutional principles regarding DEI. For people to have the

knowledge and tools required to be effective allies, ambassadors, and change agents, BU D&I helps build the capacity of the BU community. This is done through meaningful conversations, hosting large- and small-scale trainings and workshops, providing funding support and grants, and producing programs and points of connection to help support knowledge and skill development.

- **Set the foundation. Shift the culture.** BU D&I seeks to influence University-wide culture, climate, practices, and policies by expanding institutional strengths, emboldening campus allies and partners, and helping to ensure the many distinctive cultures across the University are inclusive, equitable, and where people can thrive and be full participants in the collective endeavor.
- **Connect people. Foster communities.** By connecting people on the University's campuses, BU D&I catalyzes a more profound sense of collaboration, interdependence, connection, and unity among community members. The goal is to ensure the University remains an institution where differences are understood to be a source of mutual power, insight, and effectiveness.
- **Offer transparent information and data.** BU D&I is committed to communicating transparently, ensuring the University's data is as accessible and equitable as possible.
- **Recruit, retain, and promote thriving.** BU D&I supports the recruitment and growth of world-class faculty and staff while working to help promote thriving by supporting staff and faculty's professional development and social engagement across the University.

In addition to the existing BU D&I unit, Community & Inclusion established the Newbury Center for First-Generation Students and the LGBTQIA+ Center for Faculty & Staff. Additionally, the BU Arts Initiative was taken under the Community & Inclusion wing to round out its efforts to support two critical strategic priorities: Community, Big Yet Small and DEI.

In 2020, another important development in growing efforts to make BU truly diverse, inclusive, and anti-racist was the creation of the University's first Senior Diversity Officer reporting to the President and joining the senior leadership of the University. This role ensures the University's efforts to deepen diversity and ensure equity are coordinated, consistent, and consequential across the entire University. The Senior Diversity Officer works with the University's leadership to transparently improve and coordinate policies, strategies, and processes that affect the diversity of the institution.

BU is constantly evolving as it is informed by a rich history of inclusion and the influence of thousands of unique perspectives. The staff of the Community & Inclusion unit seek to strengthen and expand that narrative by providing leadership, vision, management, and strategic direction for initiatives that promote diversity and inclusion for individuals, groups, and communities across BU's Charles River, Medical, and Fenway Campuses.

2.4.1 INITIATIVES

From its beginnings, BU has strived to open its doors to all. Today, BU aims for greater DEI because it is known that diversity – of people, ideas, experiences, and approaches to problem-solving – leads to excellence and consequently is part of the University’s Strategic Plan. Building and sustaining a vibrant community of scholars, students, and staff remains essential to BU’s mission of contributing to, and preparing students to thrive in, an increasingly interconnected world.

BU strives to create environments for learning, working, and living that are enriched by racial, ethnic, and cultural diversity. BU seeks to cultivate an atmosphere of respect for individual differences in life experience, sexual orientation, and religious belief, and aspires to be free of intellectual parochialism, barriers to access, and ethnocentrism. Success in a competitive, global milieu depends upon an ongoing commitment to welcome and engage the wisdom, creativity, and aspirations of all people. The excellence the University seeks emerges from the contributions and talents of every member of the BU community.

BU is 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. The University will become a stronger, better place for all members of the BU community to learn, work, and live. This strategic priority is a foundational element within each of the four other strategic priorities; it is both distinctly important and necessarily embedded in the University’s endeavors. 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 wide variety of students.
- **Ensure that Those with Financial Need have Access to BU:** Build upon the 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, BU can become a more equitable and inclusive institution.
- **Support Diverse Businesses, especially within the Surrounding Boston Community:** 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 services to the BU community.

2.5 IMPACT OF COVID-19 ON THE UNIVERSITY

Like many colleges and universities, BU continues to navigate challenges to campus life due to the COVID-19 pandemic. When COVID-19 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 mandatory testing for those attending campus, a clinical testing lab, a dedicated healthcare team, and, later, immunization clinics and mandatory vaccination and booster shots.

For the 2020 – 2021 academic year (“AY”), 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, a BU residence, or 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 and housing are indicative of the extraordinary effects of the pandemic on campus operations. As of 2022, the University began transitioning back to more typical campus life and no longer offered a LfA format, which allowed enrollment, housing, and transportation numbers to begin returning to pre-pandemic levels.

2.6 BU CHARLES RIVER CAMPUS DEMOGRAPHICS

2.6.1 ENROLLMENT

2.6.1.1 FULL-TIME UNDERGRADUATE STUDENT

The ongoing 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 16,500 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 countries, with the majority coming from China, India, and South Korea.

Full-time undergraduate enrollment at the BU Charles River Campus increased from 15,402 in 2013 to 17,253 in 2023, which is a 12% increase. Table 2-2, Historical Full-Time Undergraduate Enrollment, presents total enrollment and the size of the first-year class annually for the last 11 years. Over this period, 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 full-time undergraduate students. Similar to other institutions, this increase is likely attributed to the students who deferred attending their first year remotely.

Table 2-2: Historical Full-Time Undergraduate Enrollment

Fall	Enrollment	First Year Class Size
2013	15,402	3,809
2014	15,458	3,916
2015	15,463	3,630
2016	15,673	3,553
2017	15,865	3,501
2018*	16,350	3,613
2019	16,103	3,157
2020**	15,929	2,914
2021	16,997	4,019
2022	17,056	3,635
2023	17,253	3,145

* Enrollment number includes 311 Wheelock College transfer students.

** LfA program due to COVID-19 pandemic.

Note: Full-time undergraduate enrollment is based on students enrolled at the 5th week of each fall semester. It excludes students in Study Abroad programs, Center for English Language & Orientation Programs (“CELOP”), and affiliate programs.

As outlined in Table 2-2, fall enrollment has been in line with the University’s Strategic Vision of 16,500 full-time undergraduate students 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 2-3, First Year Admissions and Enrollment. From 2018 to 2023, the number of applications increased by 25% while the number of students admitted declined by 39%.

Table 2-3: First Year Admissions and Enrollment

	Fall 2018	Fall 2019	Fall 2021	Fall 2022	Fall 2023
Applications	64,481	62,224	75,778	80,796	80,495
Admitted	14,247	11,786	14,129	11,607	8,733
First Year Enrollment*	3,611	3,156	4,010	3,635	3,145
Selectivity ¹	22%	19%	19%	14%	11%
Yield ²	25%	27%	28%	31%	36%

For the purpose of this analysis, Fall 2020 was excluded because of the COVID-19 pandemic.

*As of Fall 2019, students entering the College of General Studies begin in the Study Abroad program.

¹ Percent of applicants admitted.

² Percent of applicants admitted who enrolled.

The increase in first year enrollment was not by design, but rather due to the rebound effect from the COVID-19 pandemic. The result has been first year enrollment that exceeds projections, despite an increase in selectivity. BU plans for the enrollment and first year class size numbers to decrease over the next few years, as shown in Table 2-4.

In order to align the total undergraduate enrollment with the Strategic Vision, the University will aim to reduce its undergraduate enrollment by targeting a first year class size of 3,200 students, as outlined in Table 2-4. However, the high number of first year enrollment in 2021 and 2022 impacts the total enrollment for the next five years.

Table 2-4: Projected Full-Time Undergraduate Enrollment

Fall	Enrollment	First Year Class Size
2024	17,512	3,200
2025	16,947	3,200
2026	16,715	3,200
2027	16,757	3,200
2028	16,692	3,200

2.6.1.1.1 Affordable BU

Since Fall 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 Fall 2020, the University expanded this commitment with *affordableBU*, which is 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, such as 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 BPS, which is the University's largest partnership. BU is a College Advising Corps ("CAC") partner, which supports first-generation, low-income, and underrepresented students in 32 schools across Boston, including all Boston Public high schools, and places 36 recent Boston area college graduates in the high schools to provide near-peer college advising.

2.6.1.2 FULL-TIME GRADUATE STUDENT

Anchored by an outstanding faculty, BU is recognized as a leading research university in the nation. It is one of only 71 universities that are members of the Association of American Universities ("AAU"). The Carnegie Foundation for the Advancement of Teaching ranks it as a Tier 1 University. Thus, BU is sought after as a destination for advanced study by students pursuing graduate degrees at the masters or doctoral levels, or for diplomas and certificates for specialized advanced study. Further, the University's graduate students add to the educated workforce utilized by high-tech, pharma, and financial services, even while enrolled in their programs.

In addition to the Faculty of Computing and Data Sciences, 14 of the 17 schools and colleges at the University are located on the BU Charles River Campus and all but two offer graduate study.

The diversity of the graduate student population is as varied as the programs in which they enroll, especially as admissions into these programs look for advanced study, training, or experience in the field of study. Therefore, the age of students enrolling into the graduate programs at BU is several years older than the graduating undergraduate students.

As a result, the graduate student population typically resides in proximity to the BU Charles River Campus prior to enrollment, as many have established careers and relations in the Boston area. There are four categories of graduate students:

- **Masters:** Programs teaching the knowledge or skills needed in a future profession. e.g., MBA, MFA, MS, EdM.
- **Professional Doctorate:** Programs preparing the individual for experienced-based leadership in a profession. e.g., EdD, DBA, JD.
- **PhD:** Programs preparing the individual to lead in the profession or be an expert in policy development. e.g, PhD Educational Leadership. PhD Biomedical Engineering.
- **Diploma/Certificate:** Highly specialized area of study frequently within the pursuit of an advanced degree. e.g., Certificate in Advanced Financial Technology, Performance Diploma – Opera, Certificate in Autism & Emotional Behavior Disorders.

Table 2-5 presents the enrollment of full-time graduate students for programs on the BU Charles River Campus from 2013-2023. Table 2-6 presents a profile of those full-time graduate students in Fall 2023, their degree level, and average age. Please note in some graduate programs, students may be considered full-time when coursework is complete, but major requirements are yet to be fulfilled. This is indicated in the "Certified Full-/Part-Time Load Students" column.

Table 2-5: Historical Full-Time Graduate Enrollment – BU Charles River Campus

Fall	Full-Time Graduate Enrollment
2013	5,725
2014	5,811
2015	5,946
2016	6,297
2017	6,633
2018*	7,340
2019	7,267
2020	7,487
2021**	8,066
2022	8,181
2023	7,521

* Merger with Wheelock College.

** LfA program due to COVID-19 pandemic.

Table 2-6: Profile of Full-Time Graduate Students – BU Charles River Campus, Fall 2023

Student Degree Level	Full-Time Students		Certified Full-/Part-Time Load Students	
	# Enrolled	Average Age	# Enrolled	Average Age
Masters	4,316	25	254	25
PhD	679	26	1,143	28
Other Doctorate	975	25	122	29
DIP/Certificate	1	23	31	28
Sub Total	5,971		1,550	
Total Full-Time	7,521			

2.6.2 EMPLOYMENT

Over the past 11 years, employment on the BU Charles River Campus increased by 921 full-time and part-time jobs (14%) from 6,606 in 2013 to 7,527 as of September 2023. Table 2-7 shows the employee headcount for each of those years.

Table 2-7: Historical Employment – BU Charles River Campus

Fiscal Year	Employee Headcount
2013	6,606
2014	6,760
2015	6,767
2016	6,862
2017	7,068
2018	7,258
2019	7,440
2020	7,395
2021	7,422
2022	7,535
2023	7,527

Table 2-8 shows the distribution of that headcount for September 2023 by faculty or staff positions, and by full-time or part-time positions. Approximately 1/3 of the full- and part-time positions are faculty (2,413). Table 2-9 shows that out of the 7,527 employees on the BU Charles River Campus, one quarter are City of Boston residents.

Table 2-8: BU Charles River Campus Employees, September 2023

	Full-Time		Part-Time		Total	
	#	% of All Employees	#	% of All Employees	#	% of All Employees
Faculty	1,794	24%	619	8%	2,413	32%
Staff	4,814	64%	300	4%	5,114	68%
Total	6,608	88%	919	12%	7,527	100%

Table 2-9: BU Charles River Campus Employees – Boston Residents ONLY, September 2023

	Full-Time		Part-Time		Total	
	#	% of All Employees	#	% of All Employees	#	% of All Employees
Faculty	348	5%	108	1%	456	6%
Staff	1,372	18%	50	1%	1,422	19%
Total	1,720	23%	158	2%	1,878	25%

2.7 UNDERGRADUATE STUDENT HOUSING

2.7.1 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 re-purposed residential hotels built in the 1920's; and modern residences at the John Hancock Student Village with room styles similar to those being developed on campuses today at other institutions.

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 to:

- House all first year students on-campus and guarantee housing to sophomore transfers to promote belonging and sense of community.
- Continue the four-year housing guarantee to all undergraduates who remain on-campus to maximize student success, retention, and increase graduation rates.
- Integrate academics and housing with living/learning communities to enhance intellectual engagement and increase student success.
- Strengthen the physical and programmatic features of housing to ensure alignment with enrollment goals.

The University regularly assesses undergraduate student housing demand. The University engaged an industry leading consulting firm, Brailsford and Dunlavey, to analyze the 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 the University should continue to make investments modernizing 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.

2.7.1.1 HISTORICAL FULL-TIME UNDERGRADUATE STUDENT HOUSING

The University meets 100% of undergraduate demand. For nearly five decades, the University's policy has guaranteed housing to undergraduate

students who remain in its housing system. BU continues to invest in its housing facilities to retain the undergraduate student housing demand successfully. This has, from time to time, led the University to find ways to supplement its inventory either by leasing rooms in nearby hotels or by leasing properties, as was done during the renovation of Myles Standish Hall from 2016 to 2018. From Fall 2013 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 was lower due to COVID-19 pandemic protocols. See Table 2-10, Full-Time Undergraduate Student Housing.

As noted above, due to high enrollment resulting from the COVID-19 pandemic rebound effect, the percent of undergraduate students housed on-campus has decreased below 70% in the last two years. By lowering the target for first year enrollment, the percent of students housed will again exceed 70%.

Table 2-10: Full-Time Undergraduate Student Housing

Fall	Total Enrollment	Full-Time Undergraduates Living at Home	Enrollment Eligible for Housing	Housed on-Campus	% Housed
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%
2022	17,056	662	16,394	11,249	69%
2023	17,253	666	16,587	11,544	70%

*Enrollment number includes 311 Wheelock College transfer students in 2018.

** LfA program due to COVID-19 pandemic.

2.7.2 HOUSING POLICIES FOR UNDERGRADUATE STUDENTS

Residency Requirement: The University requires all entering first year students to live on-campus. First year students 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 1st of their entering year.

The 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, first year students 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 continuing undergraduate students as long as they remain within the University 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. Additionally, the Charles River Housing Grant is awarded to students who meet all criteria for need-based financial aid and live in University-owned housing on either the BU Charles River Campus or the Fenway Campus. Students must satisfactorily complete at least 12 credits each semester, maintain a minimum cumulative grade point average of 2.00, and continue to meet the housing and all other eligibility requirements.

2.7.3 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, such as the Myles Standish Hall and Kilachand Hall renovation projects. In the past, the University has leased properties as dormitories to accommodate beds lost during construction, such as during the renovation of Myles Standish Hall from 2016 to 2018 when the University leased property at 1047 Commonwealth Avenue as a dormitory. These renovation projects resulted in the permanent loss of 23 beds at Myles Standish Hall and 19 beds at Kilachand Hall. Although this resulted in a slight loss in permanent beds, the significant accessibility improvements and overall enhancements will continue to attract and retain the campus' housing demand. In 2018, the merger with Wheelock College resulted in an overall increase of 649 beds to the inventory for undergraduate housing.

2.7.4 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.

As presented in Section 2.10, Proposed Institutional Projects, 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 first year students. The scope for the renovation will include repairs to the building's envelope, installing new heating, ventilation, and air conditioning ("HVAC"), and reconfiguring the bathroom cores. This project improves more than 15% of BU's inventory of undergraduate student housing. It will have a major impact on BU's efforts to recruit highly qualified students and retain the demand for on-campus living.

The project will be developed in three phases to reduce the impact on the overall inventory of student housing units. To maintain its housing capacity of over 11,300 beds, the University will utilize dormitories on the Fenway Campus.

One of the University's highest priorities is 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. See Table 2-11, Projected Full-Time Undergraduate Student Housing.

Table 2-11: Projected Full-Time Undergraduate Student Housing

Fall	Total Enrollment	Full-Time Undergraduates Living at Home	Enrollment Eligible for Housing	Housing Capacity	% Housed
2024	17,512	677	16,835	11,722	70%
2025	16,947	654	16,293	11,394	70%
2026	16,715	645	16,070	11,377	70%
2027	16,757	646	16,111	11,254	70%
2028	16,692	644	16,048	11,829	74%

2.8 PROGRESS ON PROPOSED INSTITUTIONAL PROJECTS

Included in the 2013 – 2023 IMP and the First through Sixth Amendments are 12 PIPs. The PIPs outlined in the 2013 – 2023 IMP, as amended, include:

- School of Law, 763-767 Commonwealth Avenue (Site BB)
- Academic Buildings/Data Sciences Center, 645-665 Commonwealth Avenue (Site CC & 5th Amendment)

- Myles Standish Hall and Renovation, 610-632 Beacon Street (Site GG)
- Rajen Kilachand CILSE, 610 Commonwealth Avenue (1st Amendment)
- BU Castle Addition, 225 Bay State Road (4th Amendment)
- Warren Towers Digital Signage, 700 Commonwealth Avenue (5th Amendment)
- Academic Building, 700 Beacon Street (2nd Amendment)
- Academic and Administrative Uses, 540 Commonwealth Avenue (6th Amendment)
- Temporary Student Residence, 1047 Commonwealth Avenue (3rd Amendment)
- Academic Building Addition, 640 Commonwealth Avenue (Site DD)
- Academic/Administrative Building, 130 Bay State Road (Site FF)
- Science and Engineering Research Building, 30-38 Cummington Mall (Site EE)

Progress has been made on most of these PIPs, while others are not planned for implementation within the 2013 – 2023 IMP. 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 Law Tower is Leadership in Energy and Environmental Design (“LEED”) Gold®.

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 square feet (“sf”) of 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. 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 feet 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 CCDS¹ is described in further detail below.

The CCDS at 665 Commonwealth Avenue brings together closely allied data science disciplines anchored by the Faculty of Computing and Data Sciences and shares the center with the Departments of Mathematics & Statistics, Computer Science, and the Rafik B. Hariri Institute for Computing & Computational Sciences and Engineering in 345,000 sf.

Construction on the CCDS commenced in Spring 2020 and the building opened in 2023. CCDS is Boston's largest fossil fuel-free building to date, receiving LEED Platinum®, the highest rating from the United States Green Building Council ("USGBC") in May 2023. It has already been recognized for its distinguished performance and design receiving the Climate Change Project of the Year award for 2023 from the Environmental Business Council ("EBC") and the Canadian Architect Award of Merit in 2020 from Canadian Architect magazine.

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.

The renovation of the Myles Standish Hall and Annex maintained the historic structure while adapting the building to meet contemporary housing needs and accessibility. The renovation maximized bed count and private bedrooms, as well as implementing 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® 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 bicycle 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

¹ Formerly known as the Data Science Center ("DSC")

completed in May 2018. Phase 3 was completed in Summer 2018, and the project welcomed students at the beginning of the Fall 2018 semester.

The project was the recipient of the 2019 Paul & Niki Tsongas Award from Preservation Massachusetts and the 2020 Preservation Achievement Award from the Boston Preservation Alliance.

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 with a 145,000-sf state-of-the-art research space, providing significant benefits to the pedestrian experience along Commonwealth Avenue.

The construction of the Rajen Kilachand CILSE building began in May 2015 and was completed in May 2017. The building achieved LEED Gold® and received a 2019 Honor Award for Design Excellence from the Boston Society of Architects as well as a citation from the American Institute of Architects (“AIA”) New England in 2017.

BU Castle Addition, 225 Bay State Road

The Dahod Family Alumni Center² is the site of event, conference, and office space, as well as the home to 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. The project’s construction began in October 2017 and was completed in early September 2018.

The project achieved LEED Gold® and has received numerous awards including the 2019 Preservation Achievement Award from the Boston Preservation Alliance and the 2020 Paul & Niki Tsongas Award from Preservation Massachusetts.

² Formerly known as the BU Castle.

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. Benefits of this update include improved sustainability through elimination of print production and the ability to post new information more frequently creating a more dynamic pedestrian experience.

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. 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 has been used to house various institutional functions such as art studios, labs, office and meeting spaces, and teaching rooms.

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 Master of Business Administration ("MBA") program. The duration of the lease is five years with options for two five-year renewals.

Temporary Student Residence, 1047 Commonwealth Avenue

To provide housing for the 350 undergraduate students and residence assistants displaced during the Myles Standish Hall 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.

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-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 objectives and will not likely 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 which are consistent with its current mission and needs and will not carry this project forward as a PIP at this time.

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 which are consistent with its mission and objectives and will carry this project forward into the next IMP.

2.9 PROGRESS ON PUBLIC REALM IMPROVEMENTS

In concert with the PIPs presented in 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 open space 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.

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 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.

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 bicycle lanes, 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 Fall 2016, while major construction began in Spring 2017. The project was completed in late Summer 2019.

Commonwealth Avenue Bridge Deck Replacement Project

From 2017 to 2018, MassDOT replaced the Commonwealth Avenue Bridge superstructure, which spans I-90. Using accelerated bridge construction methods, the state employed multiple crews working 24-hours a day, seven days a week. The deck of Commonwealth Avenue eastbound was replaced in 18-days during the summer of 2017. The westbound deck was replaced in 14-days during the summer of 2018. The MBTA Green Line B Branch service was suspended during both closures and bridge traffic was limited to emergency, construction, and shuttle vehicles. The work also caused weekend shutdowns of the Framingham/Worcester Commuter Rail line and I-90 lane reductions.

To ensure the project was a success, the University provided parking lots and office space for construction staging, BUPD details, building access for observation, auditorium space for public meetings, and served on a MassDOT working group. The project resulted in upgraded safety and signals for vehicles, improved pedestrian walkways, dedicated and signalized bicycle lanes, and improvements to Commonwealth Avenue’s landscaping and lighting.

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 November 2021. It resulted in the consolidation of the Saint Paul Street and BU West Stations into the Amory Street Station, and the consolidation of the Babcock Street and Pleasant Street Stations into the Babcock Street Station. These two new stations are fully accessible and will improve the speed and reliability of transportation along Commonwealth Avenue.

2.10 PROPOSED INSTITUTIONAL PROJECTS

2.10.1 WARREN TOWERS

Warren Towers, constructed in 1965 and first occupied in 1966, is the largest dormitory in Boston and the second largest non-military dormitory in the United States with 1,800 undergraduate students. The project site is an approximately 62,800-sf parcel, bounded by Commonwealth Avenue to the north, Cummington Mall to the south and to the west, and Hinsdale Mall to the east. Warren Towers is next to the College of Communication and across from the College of Arts and Sciences ("CAS"). The 18-story residency consists of a four-story podium with three, 14-story towers and a full basement level. There are three levels of parking, restaurant/dining areas, and a grocery store at the ground floor of the building.

Continuing the successful program of undertaking major improvements to its existing student housing inventory, such as Myles Standish Hall and Kilachand Hall, in order to attract and retain on-campus demand, planning is underway for the renovation of Warren Towers. 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 HVAC for greater efficiency and energy conservation, which will require the addition of a mechanical penthouse to each residential tower.

Location	700 Commonwealth Avenue
Lot Area	62,800 sf
Existing Use	Institutional Use: Includes student residence, instruction, administrative, dining, lounge. Podium uses include parking and commercial/ retail.
Proposed Institutional Use	No Change
Proposed Maximum Height	No Change – 18 floors + Penthouse with potential height up to 215 feet
Proposed Maximum Area	No Change
Proposed Maximum FAR	8.3
Current Zoning	H-4 / Institutional Master Plan Area

2.10.2 PARDEE SCHOOL OF GLOBAL STUDIES

The Pardee School project was not listed as a PIP in the 2013 – 2023 IMP, however the project site was listed as a proposed development site, identified as “Site Q.” The proposed use of Site Q was described as a new academic building and open space. The Pardee School project will transform an existing 56,600-sf surface parking lot, bounded by Bay State Road to the north, CAS to the south, and academic buildings to the east and west, into a 186-foot academic building of 70,000 sf of GFA, and open space of approximately 50,300 sf.

The Fredrick S. Pardee School of Global Studies (the “Pardee School”) is the youngest school at BU. The Pardee School, offering both graduate and undergraduate programs, focuses on international health, economics and development, diplomacy, foreign policy, human rights, security, climate change, and many other global issues. The Project will connect the Pardee School, currently located along Bay State Road in seven brownstone and townhouses, in its own building. The proposed building anchors the east corner of the project site, allowing the creation of over an acre of additional landscaped open space adjacent to BU Beach and the Admissions Plaza.

Location	250 Bay State Road
Lot Area	56,600 sf
Existing Use	Surface parking lot
Proposed Use	Institutional Use: Academic/Administrative uses including instruction and offices
Proposed Maximum Floor Area	70,000 GFA
Proposed Maximum Height	12 floors and mechanical penthouse – 186 feet
Proposed Maximum FAR	1.24
Current Zoning	H-4 / Institutional Master Plan Area

2.10.3 MUGAR LIBRARY

The Mugar 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 necessary for code compliance. Although the Mugar Library project was not listed as a PIP in the 2013 – 2023 IMP, the project site was listed as a proposed development site, identified as “Site M.” The proposed use of Site M was described as continued existing use.

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	No change
Proposed Maximum Floor Area	No change (220,000 GFA)
Proposed Maximum Height	No change (6 floors + PH – 114 feet)
Proposed Maximum FAR	No change
Current Zoning	H-4 / Institutional Master Plan Area



