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Boston University



Boston University Medical Campus

Campus UPDATE

November 1991 Vol. 3 No. 10

Building project marks new era for BUMC

Boston University Medical Center's University Associates complex on Albany Street, a multistructure development that will get under way this fall, opens a new era for BUMC's health-care and medical-research programs. The project, which initially will provide state-of-the-art medical research space and outpatient facilities, will create a new "gateway" to Boston and serve as a primary location for the city's emerging biomedical industry.

This joint effort by Boston University and the University Hospital not only will enable the Medical Center to forge ahead in its programs of biotechnology development and patient care, but it also will bring new economic and physical vitality to this area of the South End. The project has been called the second largest construction undertaking in Boston in almost two years.

The comprehensive master plan that underlies

the University Associates development results from a public-planning effort that involved the Medical Center, city and state agencies, neighbors and area businesses.

As the University Associates project gets under way, the BUMC community is preparing to open Boston University's new biomedical-research building at 609 Albany Street, at the corner of East Brookline Street. The nine-story, red brick structure is designed to provide the burgeoning dermatology department with the modern and well-equipped research laboratories and office space that it needs. The Goldman School of Graduate Dentistry's Department of Biomaterials research laboratory will be located on the sixth floor, while the Medical Campus Office of

Security will be located in the basement of the building.

Taken together, these two major construction projects set the stage for BUMC as it emerges in the 1990s as a strong leader in the fields of medical research and patient care.

The University Associates complex, which will be located on land currently used for BUMC and Boston City Hospital parking, will include a 180,000-square-foot Center for Advanced Biomedical Research, a 1,000-space garage with a child-care center and retail space on the ground level, a medical-office and ambulatory-care building, two additional medical/research/office facilities totaling approximately 470,000

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The Center for Advanced Biomedical Research

Information on retirement-plan maximum exclusion coming soon

Eligible employees participating in the Boston University retirement plan will be notified during the month of December concerning the maximum amount of income they may exclude from their income for the 1992 calendar year. Each year, Boston University calculates the amount that each participant may contribute to the plan based on a number of factors.

Participants will receive their individual maximum-

exclusion allowance worksheets through inter-departmental mail. Employees should pay careful attention to changes made in the salary reduction agreement form. These changes will be explained in the memorandum enclosed with the worksheet. For further information, please contact Maud Carty or Joanne Fay in the benefits section of the Medical Campus Office of Personnel at 638-4610 (x4610). □

Changes in BUMC parking pave way for construction

The first impact of the University Associates project was felt at the end of last week as modifications in the parking lots led to the closure of the Lot-A entrance, and the creation of a new combined roadway for all Lot-A and Lot-C drivers, on the site of the previous Lot-C entrance. This new entry channels the cars into the newly configured lots, including two Lot-A sections (See accompanying map, page 2).

The changes, announced by BUMC Parking Services Director John Sullivan, have laid the groundwork for con-

struction to begin on the joint master-plan effort by Boston University and the

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Dental center open house scheduled

There will be an open house at the new Boston University Dental Health Center at 930 Commonwealth Ave. on Thursday, Nov. 14, from 10 a.m. to 1 p.m. and 3 to 5 p.m. □

First impact of new development felt by parkers

Parking

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University Hospital. The development was approved by the Boston Redevelopment Authority on Thursday, Sept. 26. The first University Associates building, the Boston University Center for Advanced Biomedical Research, will rise nine stories on a 180,000-square-foot site that currently serves both BUMC and Boston City Hospital parkers.

Additional modifications in parking will occur as the development moves ahead over the years.

"We are striving to effect these changes with the least possible disruption to our parkers," said Sullivan. "We will utilize additional parking attendants and security officers to help smooth the transition."

Those who park in the reconfigured Lot A-West now enter the new roadway, bear right and then turn

right into the lot, just past an attendant's booth. Lot-C parkers go to a point further along the roadway, where a Lot-C booth is located (see map). Additional Lot-A spaces are allocated along the perimeter of the western-most Flower Market building (Creative Distributors), adjacent to Lot C, and to the left of the roadway. This lot is known as Lot A-East. Parkers in Lot A-East and Lot A-West may utilize the BUMC shuttle bus, with access at the combined driveway to Lots A and C. Lot A-West opens first each day; when it is full, parkers are directed to Lot A-East. The house officers' parking area has been relocated to a specially marked area of Lot C, to the right of the relocated Lot-C attendant's booth at the end of the roadway. There is no change in the location of the second-shift employee parking area.

A portion of the previous Lot A has been transferred

to Boston City Hospital to replace parking spaces that have been lost due to the construction of the development's first building. This provision of replacement parking for Boston City Hospital patients, employees and visitors is required under the terms of the agreement between the City of Boston and University Associates (Boston University and the University Hospital) involving the acquisition of the city-owned land.

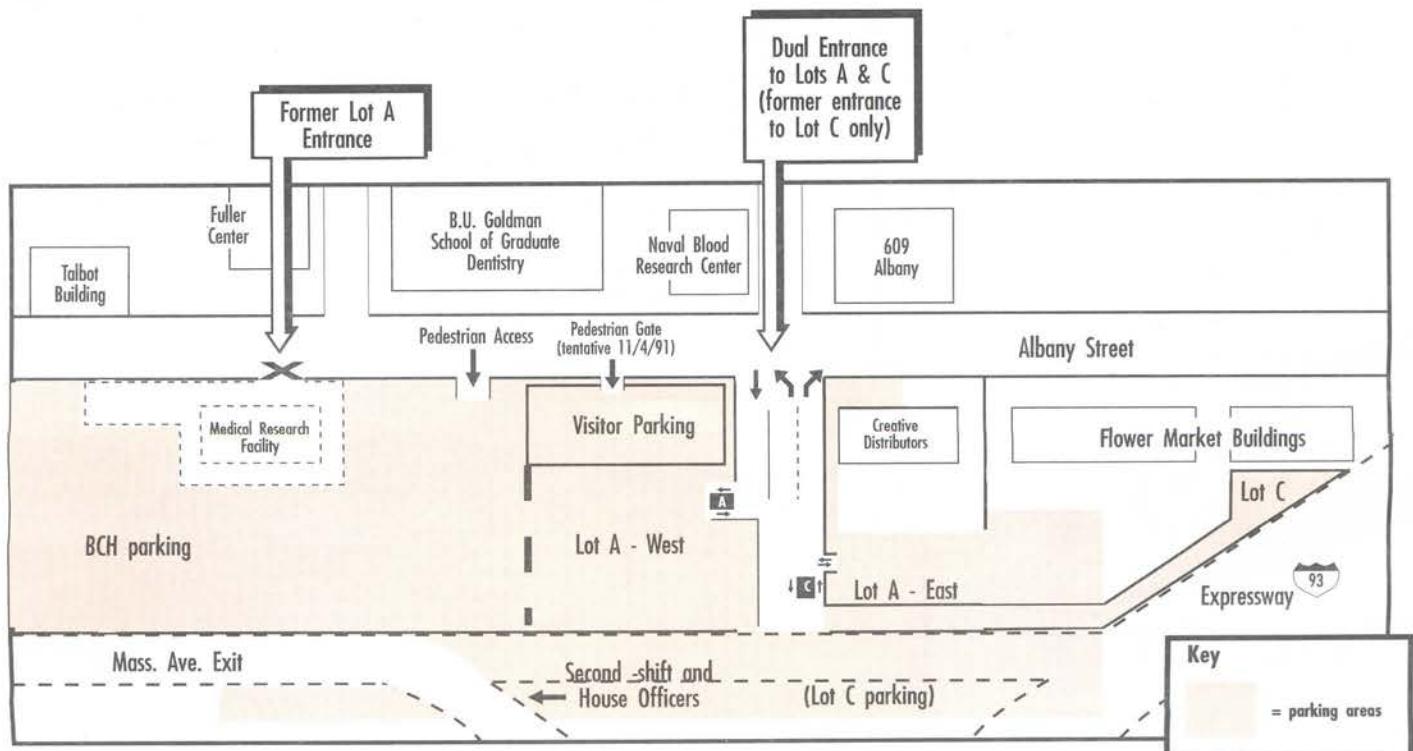
Parking Director Sullivan notes that some employees may question why they must still pay the same rates for Lot A-East parking if they are going to have to walk further from their cars to their workplace. "What they might keep in mind is that the new Lot A-East spaces are still closer than the available Lot-C parking at the time that Lot A-East is opened each morning. Perhaps more important, Lot A-East, like Lot A-West,

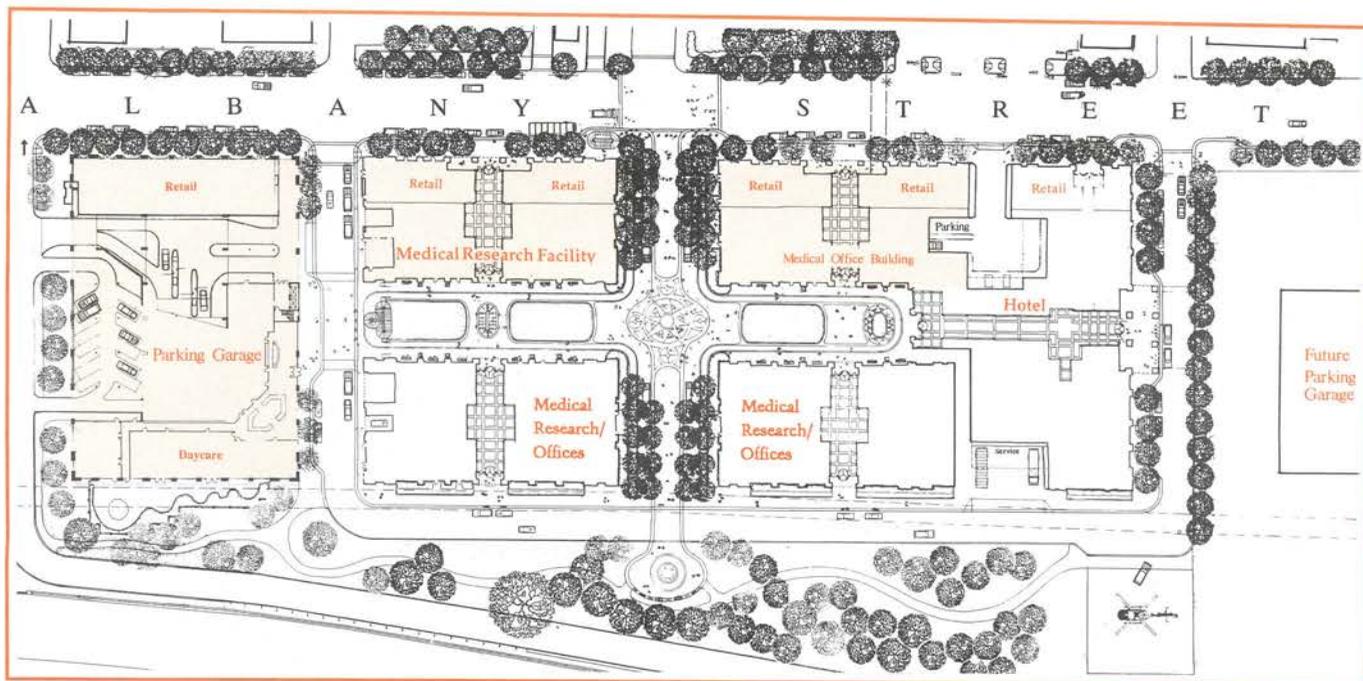
is paved and lined, not open and unmarked, as is the case with Lot C. Finally," Sullivan said, "the changes in the layout and location of our parking have not reduced the costs of operating our lots."

Maureen Flaherty, BUMC's transportation coordinator, urges Medical Center employees to consider such commuting alternatives as vanpooling, carpooling and public transportation. A special service offered through BUMC in cooperation with CARAVAN for Commuters Inc. matches employees who would like to share the commute with co-workers who reside in the same areas. For further information, contact Flaherty at 638-8915 (x8915).

Forthcoming changes in parking will be reported in this publication and in future issues of *BUMC Parking and Transportation Advisory* as the University Associates project proceeds. □

PHASE 1: Parking as of Oct. 28





The above drawing depicts the new Medical Center complex as it is proposed to look in the year 2001. The shaded buildings are scheduled for construction in phase one, which begins this month with the ground breaking of the Center for Advanced Biomedical Research. Construction of the parking garage is expected to begin in the spring of 1992, while construction of the medical-office/ambulatory-care building will begin in early 1993.

New medical complex signals major advances

*News analysis
by Donald R. Giller,
Medical Center Director of
Marketing/Public Affairs*

The Boston Redevelopment Authority's approval of the University Associates development plan for Albany Street was big news for Boston: the *Boston Globe* featured the news on the front page of its business section. While the project is viewed by many as a shot in the arm for the local and regional economy and is one of the largest development projects announced in Boston in recent years, it's important to recognize as well that the development represents a vital component of the master plan for Boston University Medical Center. The development, 12 years in discussion and under active planning and review for the past two years, will allow the Medical Center to stake out its position among the leading academic health centers not only in our region, but nationally and internationally as well.

As the University Hospital and Boston University Medical Campus look to the future, here's what can be seen:

- An expanded campus that will allow the Medical Center institutions to advance their missions well into the 21st century. The Schools will be able to maintain their leading edge in biomedical research and become increasingly attractive to pharmaceutical and biotechnology firms seeking an academic partner. The Hospital will have the opportunity to create an environment for inpatient and outpatient care that is easier to access and that permits efficient delivery of care.
- Centralized inpatient facilities in the Atrium Pavilion, an ambulatory-care center and medical-office building across Albany Street and linked to the Atrium Pavilion. The resulting complex will "zone" inpatient and outpatient activities for maximum efficiency of operation and convenience for the patient. There will be a major increase in the amount of space devoted to ambulatory care, reflecting changing modes of medical practice.
- Centralized diagnostic and treatment facilities convenient for both inpatients and outpatients.
- State-of-the-art facilities for medical research, allowing the Schools of Medicine and Graduate Dentistry to maintain their development as major research institutes. Leading research centers maintain their edge by making themselves attractive to the most capable research faculty; these facilities will support this objective.
- Advanced animal-care facilities to meet changing licensing standards and to support humane care. The animal-care facility in the new Center for Advanced Biomedical Research will take advantage of state-of-

the-art design and technology.

- Rehabilitation and modernization of existing instructional space to expand the number of classrooms and study areas in support of changing needs in the curricula of the medical and dental schools. The new research facility on Albany Street will allow rehabilitation of some of the older School of Medicine facilities, most of which will be used for expansion of academic space.
- Centralized parking facilities to serve the Medical Center institutions and Boston City Hospital. The 1,000-car garage facility will be immediately accessible to the highway and provide convenient and safe parking for visitors, staff, employees and students.

Side benefits that will result from the development include a redefinition of Albany Street—and therefore

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New project to bolster programs at BUMC

Medical complex

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square feet, and a 240-room hotel and conference center. Fittingly, it is expected that the project will be completed in the year 2001.

The complex will be located on an eight-acre site bordered by Albany Street to the north, the Massachusetts Avenue off-ramp from the Southeast Expressway to the south, the Boston City Hospital cooling plant to the west and the Boston Flower Market to the east.

The Boston University Center for Advanced Biomedical Research, which is the first part of the complex to break ground, is expected to be completed in mid-1993. Construction of

News analysis

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of the Medical Center area—through improved landscaping, lighting and traffic control.

The University Associates project brings with it, as well, a new compact between the Medical Center and its surrounding neighbors, assuring continuing community input as the project develops.

The development will hit home for many employees of the Hospital and the University, as well. Beyond the upcoming relocations of research laboratories, clinical units and employee parking, the staff has every reason to look forward to advances that will allow the Hospital and the Schools to advance their reputations and their attractiveness to patients, students, researchers, the general public—and employees themselves. □

the parking garage is expected to begin in the spring of 1992 on an adjacent site, while the third project to be constructed in phase I, beginning by early 1993, will be the medical-office/ambulatory-care building. The second phase of the project, expected to be completed by 2001, will involve construction of the hotel and commercial medical-office buildings.

The new medical complex is intended to support a major extension of the activities at the Medical Center. The Center for Advanced Biomedical Research will provide the School of Medicine and the School of Graduate Dentistry with the resources necessary to meet the demands of their rapidly expanding research programs and should give the University the appeal to attract major biotechnology firms into cooperative ventures. The medical and research office space available in the second phase, meanwhile, may attract other companies as tenants to the site.

The medical-office/ambulatory-care building, to be designed to support the University Hospital's growing ambulatory services program, may be linked physically to the existing Medical Center by a skywalk to the Hospital's Atrium Pavilion. Located adjacent to the planned hotel and with convenient parking, it will serve as a patient-focused center for patients of the Hospital's medical staff and outpatient services.

This new extension of the Medical Center is expected to establish an economic stronghold in an area of the South End that has lacked such a presence. The retail space that has been designated for the front of each new building along



The illustration above shows the view of the Center for Advanced Biomedical Research (center) from East Newton Street looking southeast.

Albany Street and the commercial medical office space on the rear side of the quadrangle of buildings are expected to benefit from the close proximity to the Medical Center and should provide employment for local residents and also serve neighbors.

The visual appearance of Albany Street also will benefit from the new development. Designed as a quadrant of buildings with red-brick facades, the development will be planted with a variety of evergreen trees and linked by a grass mall that may accommodate outdoor cafes and brick promenades. A tree-lined boulevard will border the buildings along Albany Street and a brick walkway will extend from the center of the development across Albany Street to the existing Medical Center. Exterior lighting will promote a welcoming, secure environment.

The research building, which will have nine working floors and a storage floor for mechanical equipment, will be devoted mainly to School of Medicine biomedical laboratories and offices, including space allotted to research done by Goldman School of Graduate Dentistry investigators. Part of the first floor will be allo-

cated for retail shops.

The parking garage, designed to serve guests and employees of the Medical Center and Boston City Hospital, will be located on an adjacent site to the west along Albany Street, opposite the Talbot Building. Retail space will be located at the front of the building, and the child-care center will be situated on the south side.

The eight-story medical-office/ambulatory-care building, to be built adjacent to the eastern side of the research building, will replace the current Doctors Office Building at the Hospital. This new space will enable UH to reorganize major elements of its existing campus. The new building also will have retail space on Albany Street on the first floor.

The planned hotel will cater particularly to patients using the Center's outpatient services. The hotel also will serve as a conference center for groups associated with the Medical Center and others. An owner for the hotel has not been determined. The two medical office buildings will serve either as medical-research or patient-care space for Medical Center employees or for outside businesses. □