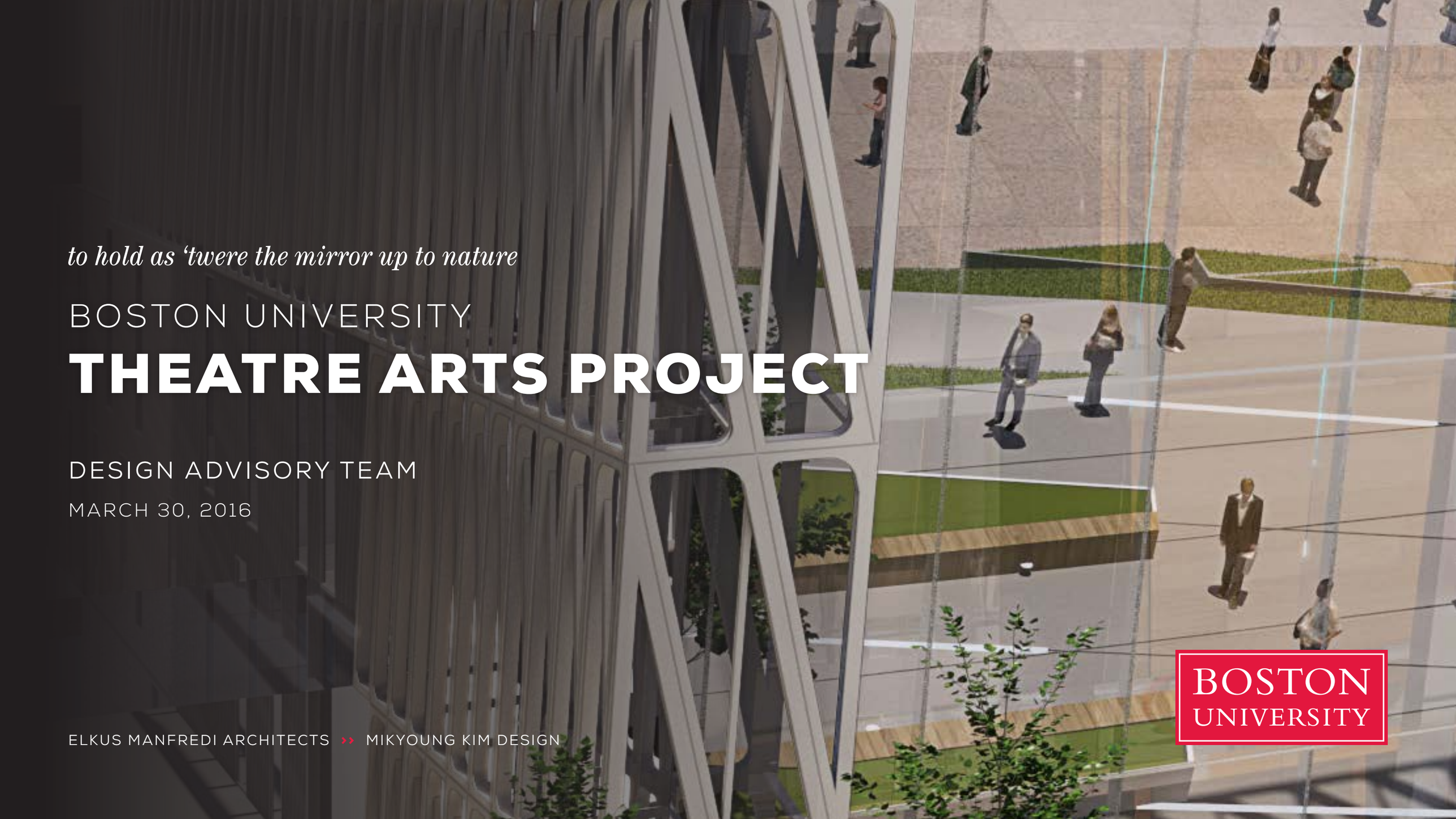


to hold as 'twere the mirror up to nature

BOSTON UNIVERSITY

THEATRE ARTS PROJECT

DESIGN ADVISORY TEAM

MARCH 30, 2016

BOSTON UNIVERSITY

ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

OWNER

BOSTON UNIVERSITY

PROJECT LEADERSHIP

GARY NICKSA

WALT MEISSNER

OWNER'S PROJECT MANAGER

STANTEC

GEORGE COLE

ALEXANDRA PHILLIPS

KRISTI DOWD

ARCHITECT

ELKUS MANFREDI ARCHITECTS

HOWARD ELKUS

ROSS CAMERON

LANDSCAPE ARCHITECT

MIKYOUNG KIM DESIGN

MIKYOUNG KIM

JASON FERSTER

DEVELOPMENT TEAM - DESIGN

1. INTRODUCTION
2. SITE ANALYSIS
3. PROGRAMMING & DESIGN APPROACH
4. DESIGN PRESENTED TO PLANNING BOARD
5. DESIGN AS EVOLVED
6. LANDSCAPE DESIGN
7. QUESTIONS OR COMMENTS

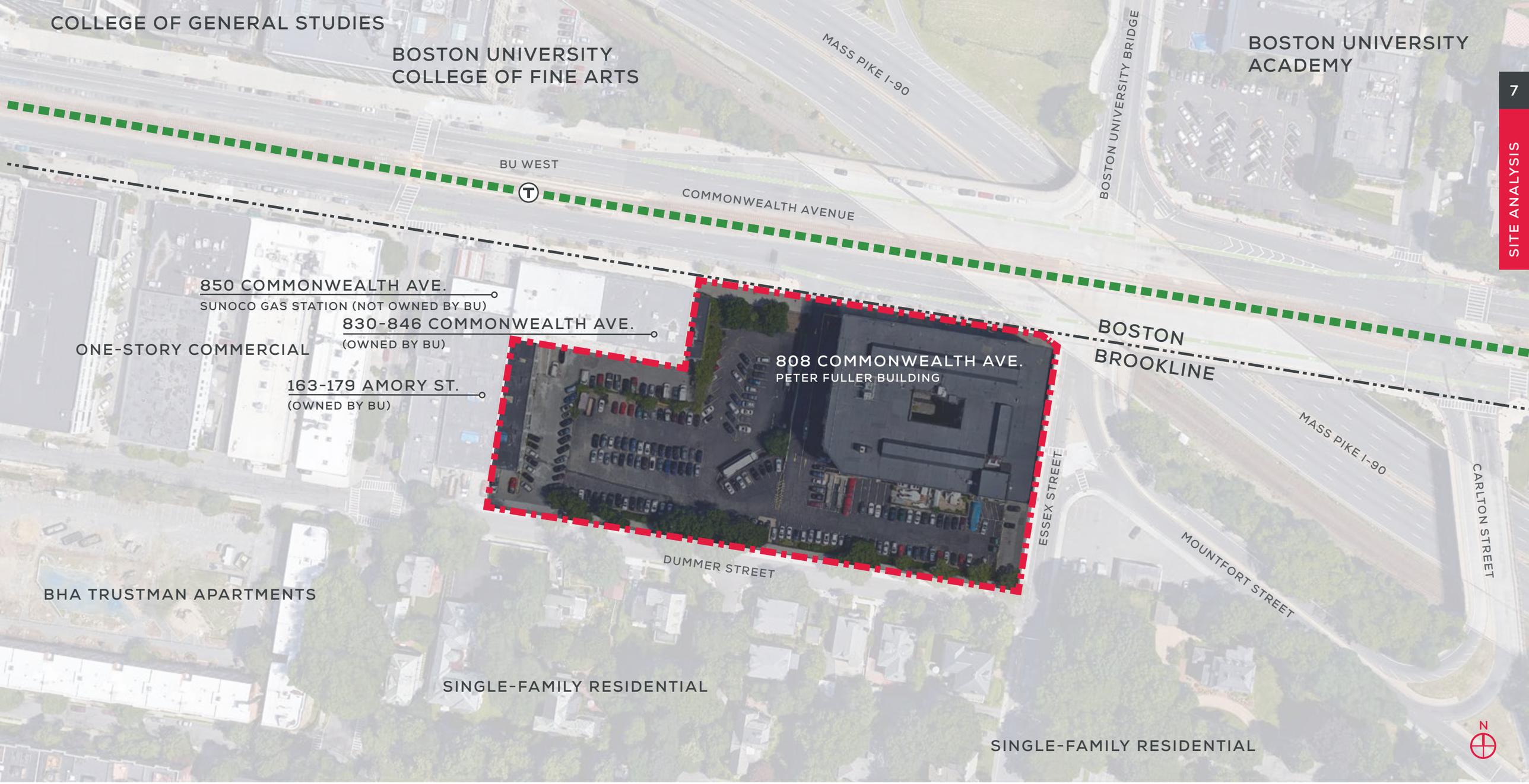
Boston University Theatre

WHY?

- The BU theatre arts program is currently divided with performance students on Comm Ave and design/production students on Huntington Ave
- The sale of the BU Theatre on Huntington Ave enables the relocation of most of the design and production facilities to the Charles River campus
- The proposed site adjacent to 808 Commonwealth Avenue and across from the College of Fine Arts at 855 Comm Ave, provides an ideal location for reconnecting the theater program as well as an opportunity to improve an under-utilized property at the center of the University's Charles River campus
- The University has a strong desire, and now an opportunity, to create a focal point for its renowned theatre arts program on the Charles River campus

This Project does NOT include a replacement for the 850 seat Huntington Theatre. The University plans to rent other venues in Boston in order to give larger production experiences to its students.

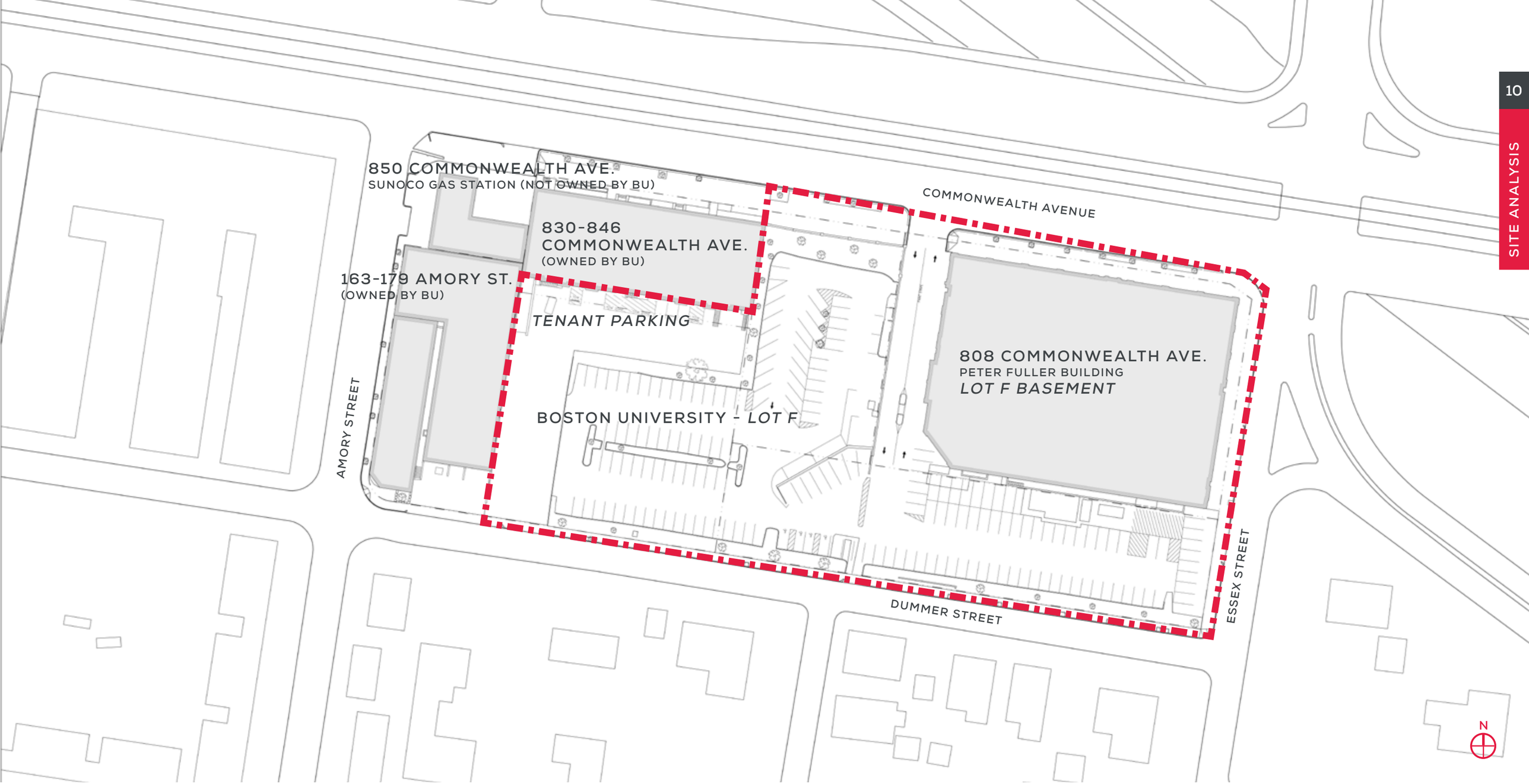
SITE LOCATION



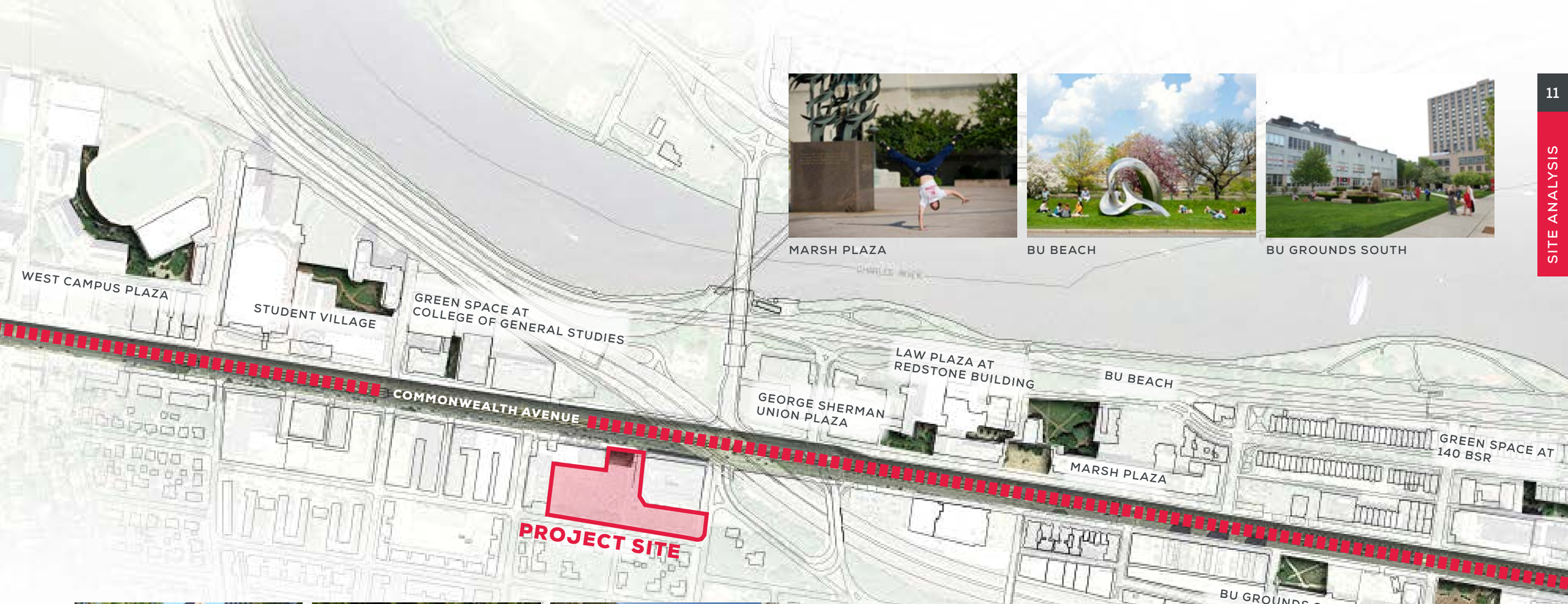
PROJECT SITE & CONTEXT

AERIAL SITE PHOTO

SITE PHOTOS



EXISTING SITE LAYOUT



MARSH PLAZA

BU BEACH

BU GROUNDS SOUTH

GEORGE SHERMAN
UNION PLAZA

METCALF PLAZA

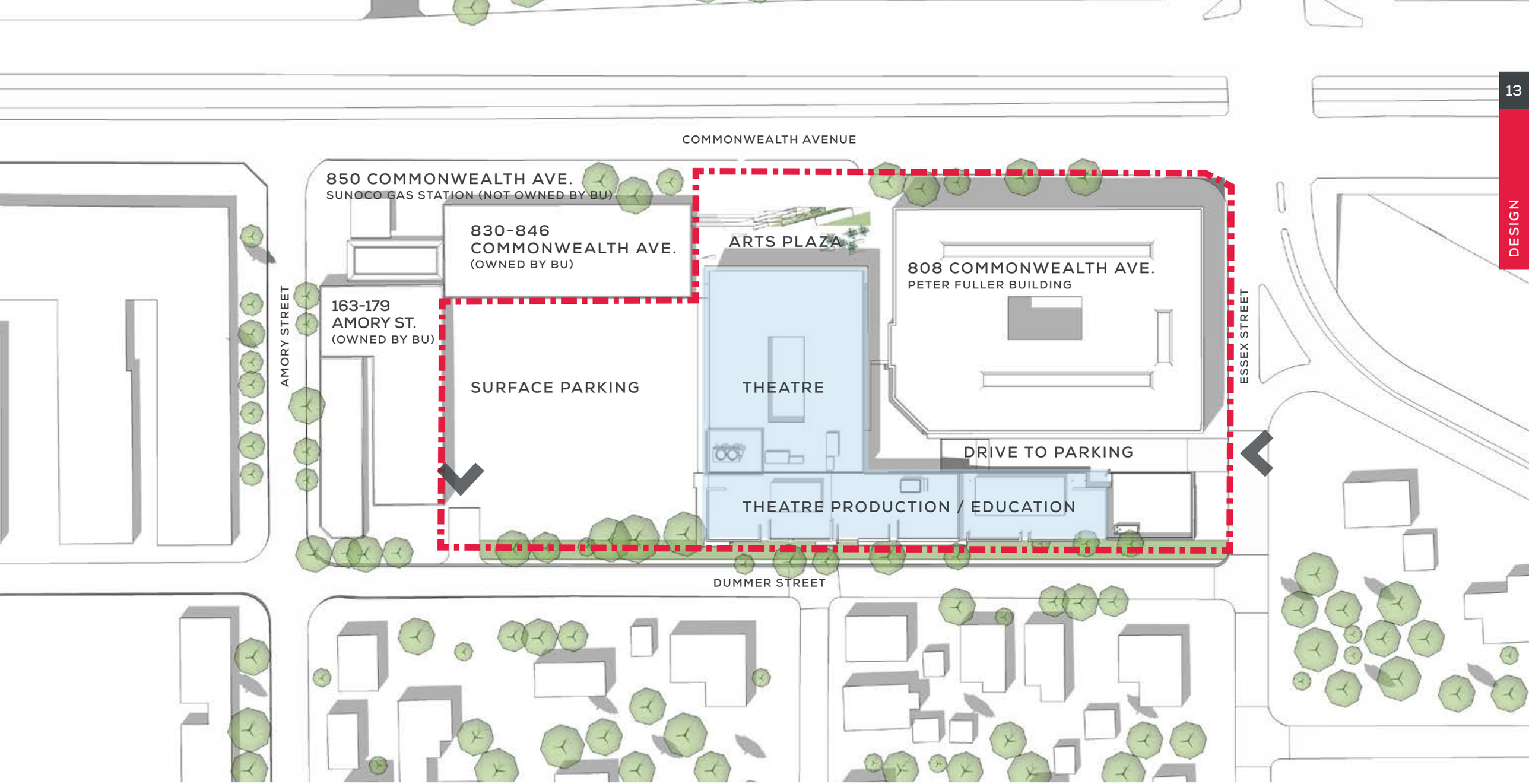
LAW PLAZA AT
REDSTONE BUILDING

SITE IN CAMPUS CONTEXT

WHAT IS IN IT?

DESIGNS ARE IN DEVELOPMENT, BUT CURRENT PLANS INCLUDE:

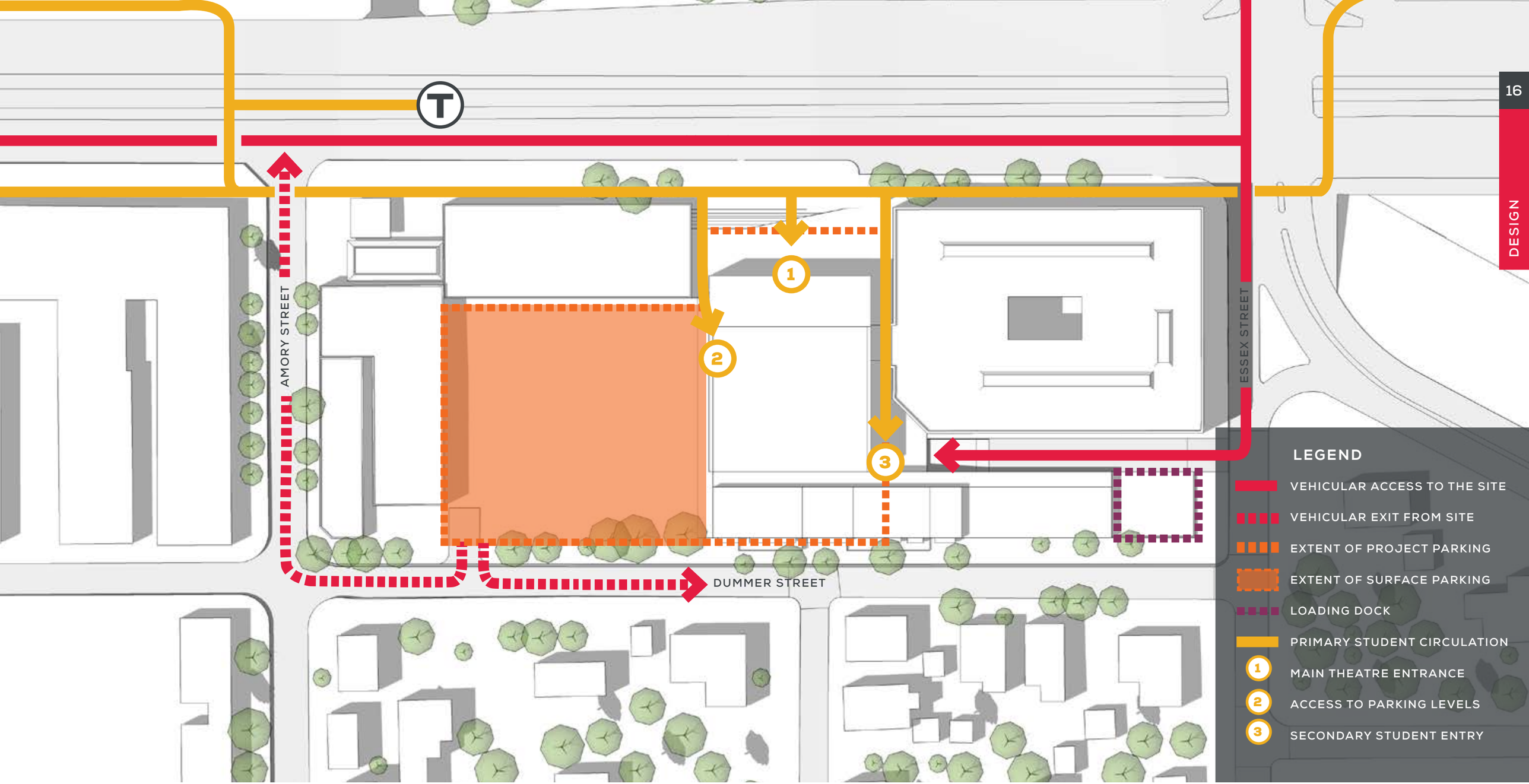
- A studio multi-functional "black box" theatre used for student theatrical productions with support spaces. The theatre will seat about 250.
- Production, support facilities related to theatre education program of the University including scenery, prop and costume shops.
- Faculty offices and teaching spaces such as a lighting lab and design studios.
- A two-level subsurface parking garage containing approximately 183 parking spaces and a reconfigured landscaped surface parking lot containing 92 spaces.
- A landscaped plaza fronting on Commonwealth Avenue.
- Fully landscaped buffer areas fronting on Essex and Dummer Streets.
- Project is to be constructed in one phase with a targeted occupancy date of August 2017.



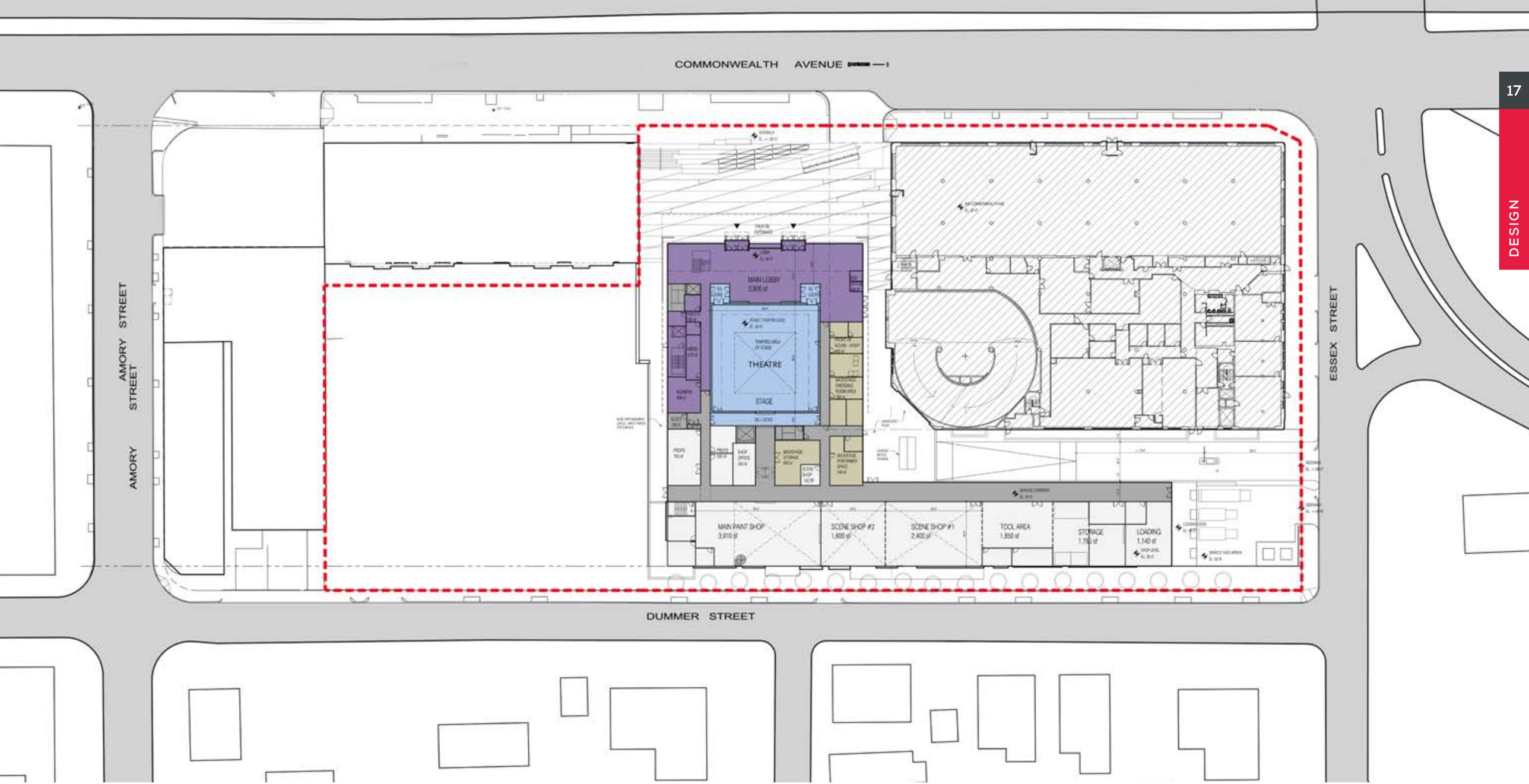
PROPOSED SITE PLAN

AERIAL VIEW: NORTHWEST

AERIAL VIEW: SOUTHWEST

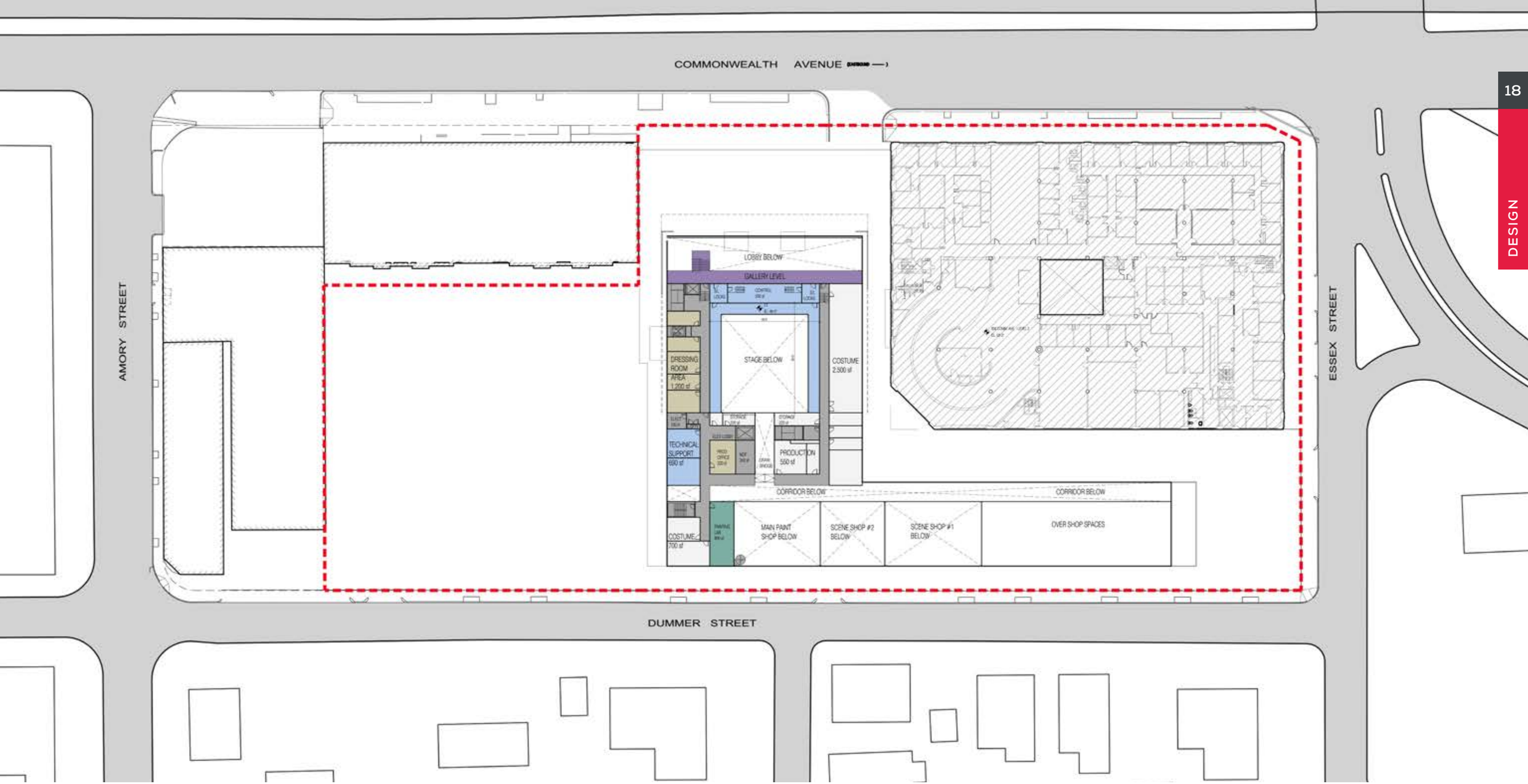


ACCESS: PEDESTRIAN + VEHICULAR

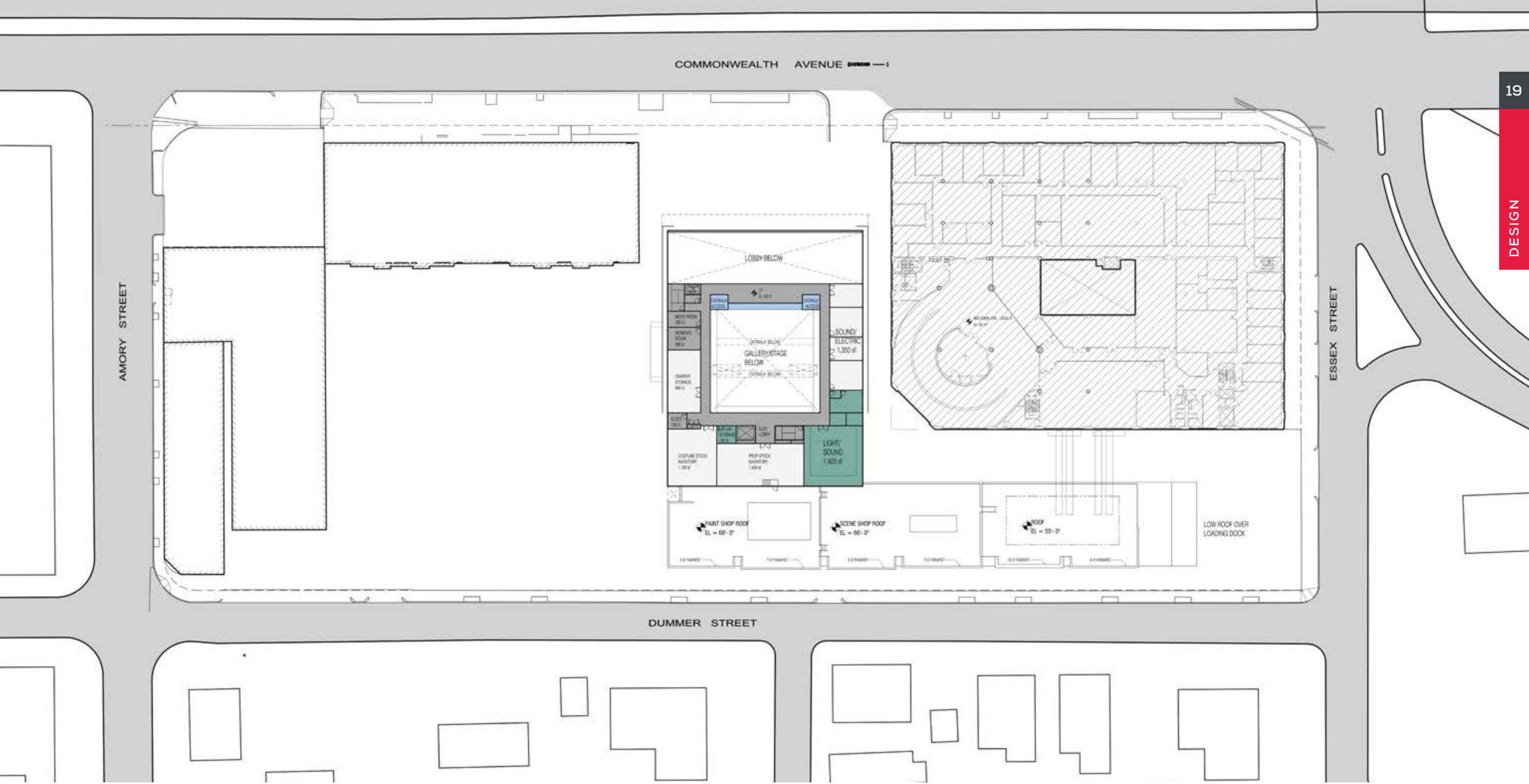


PLAN: GROUND LEVEL

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

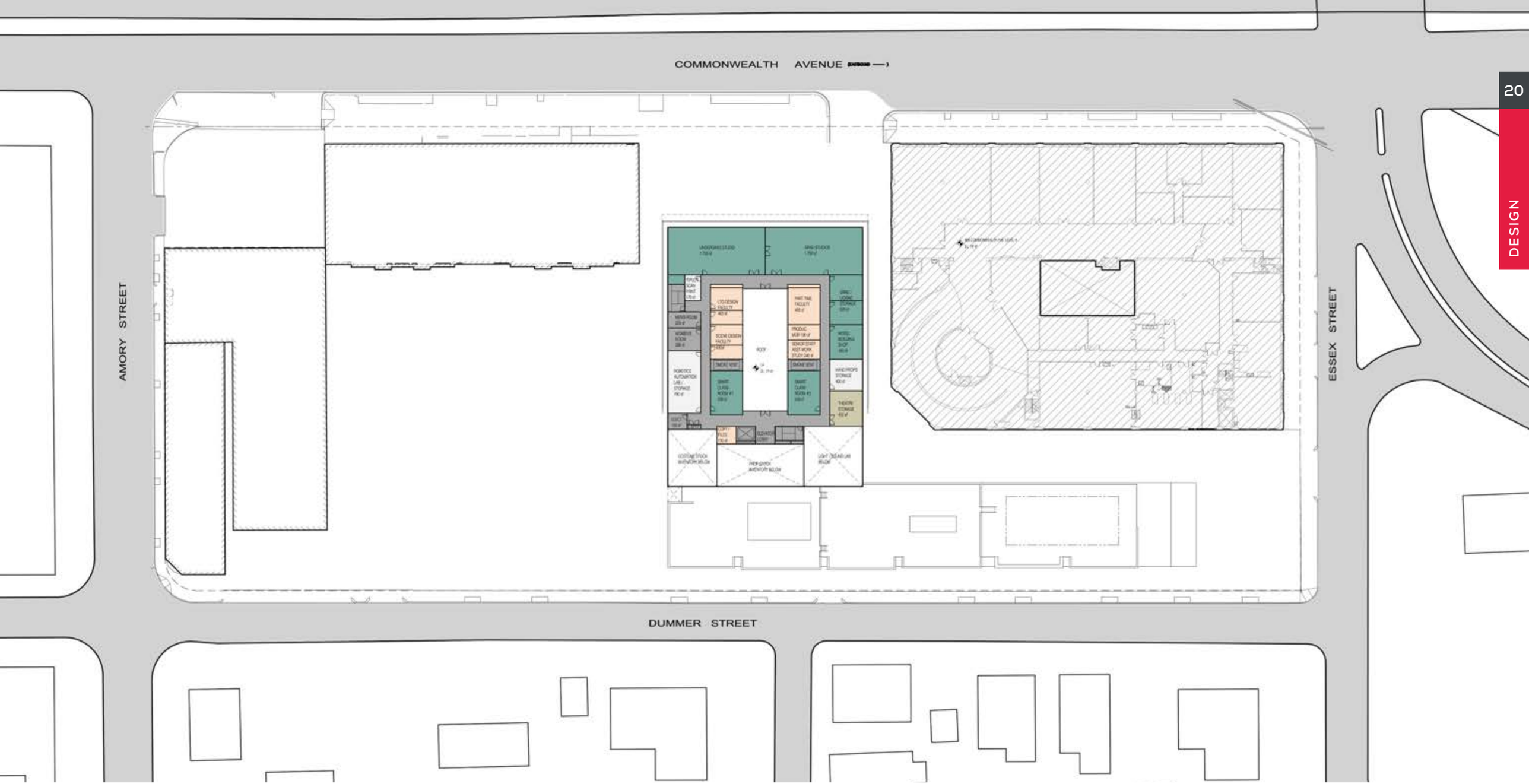

COMMONWEALTH AVENUE
AMORY STREET
ESSEX STREET
DUMMER STREET
LOBBY BELOW
GALLERY LEVEL
STAGE BELOW
DRESSING ROOM AREA 1,200 sf
COSTUME 2,500 sf
TECHNICAL SUPPORT 650 sf
PRODUCTION 550 sf
CORRIDOR BELOW
CORRIDOR BELOW
COSTUME 700 sf
MAIN PAINT SHOP BELOW
SCENE SHOP #2 BELOW
SCENE SHOP #1 BELOW
OVER SHOP SPACES

PLAN: LEVEL 2



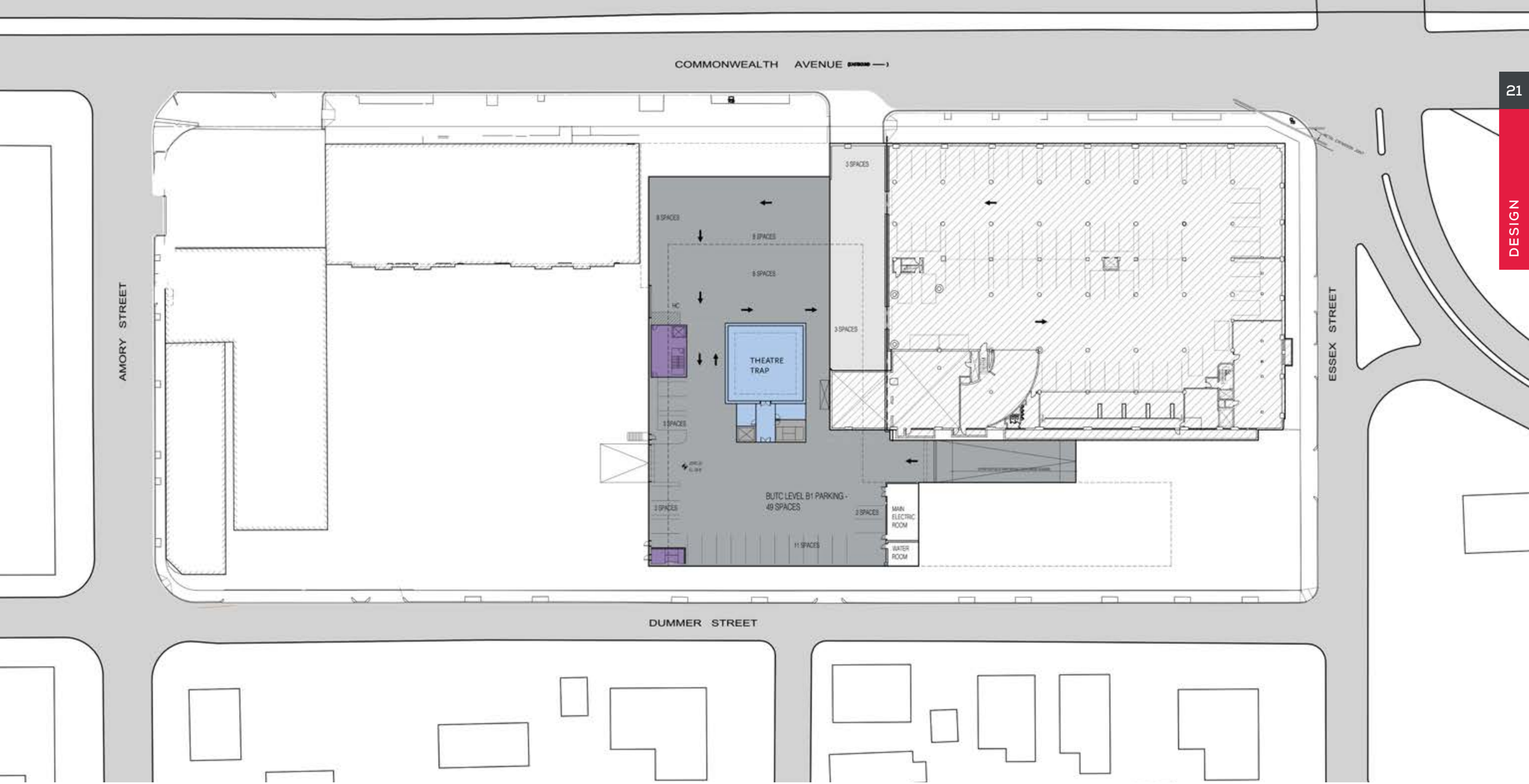
PLAN: LEVEL 3

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN



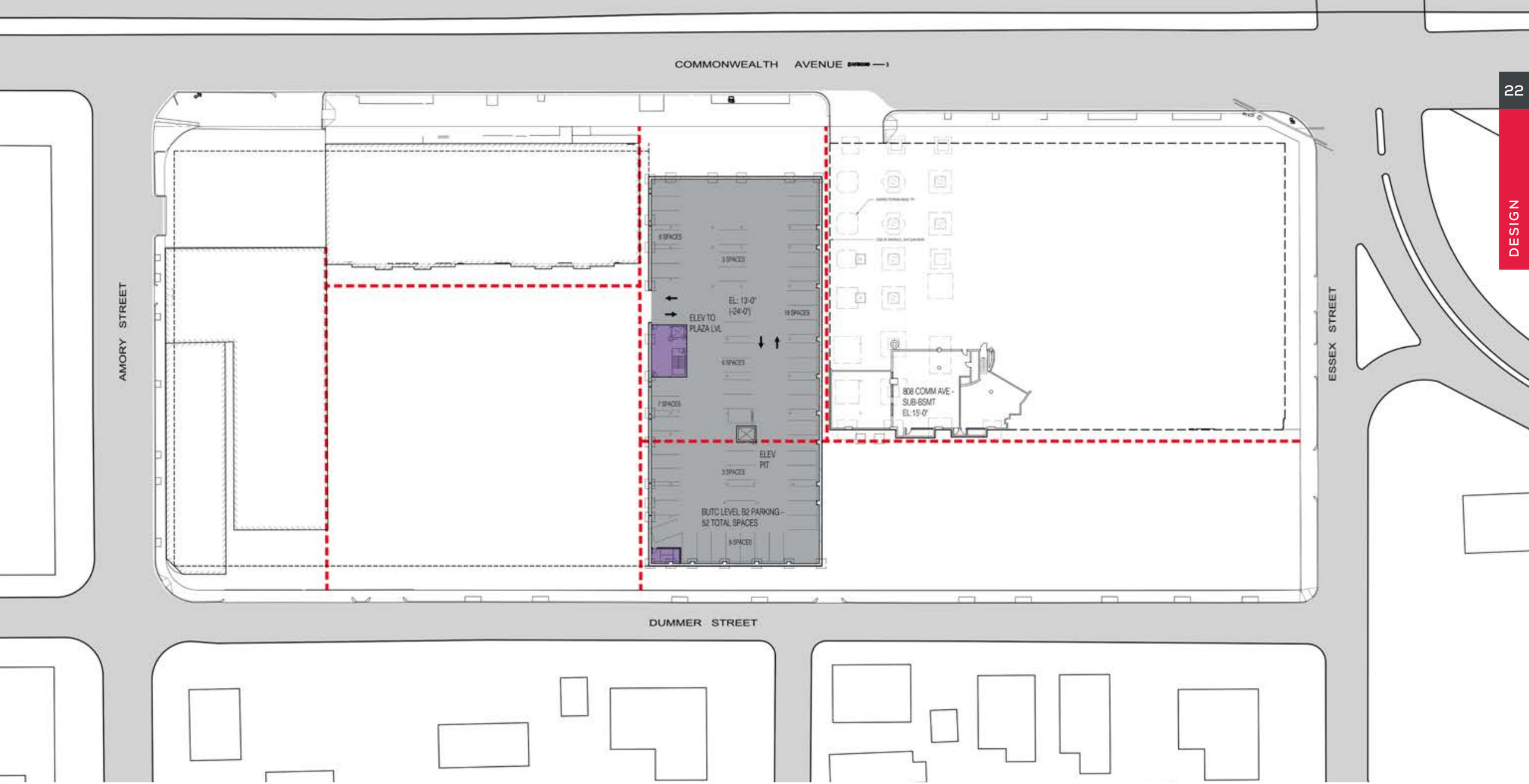
PLAN: LEVEL 4

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

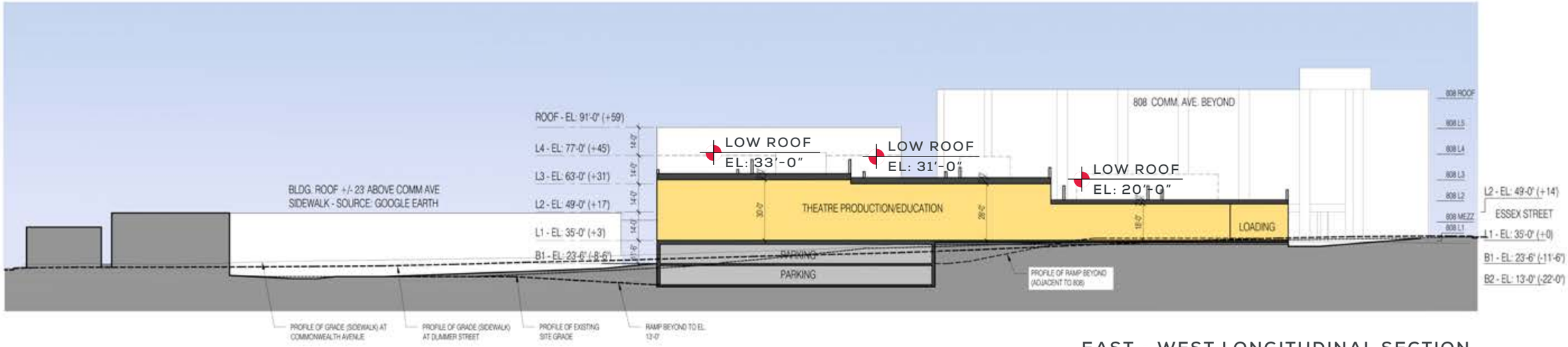


PLAN: B1 BASEMENT / PARKING

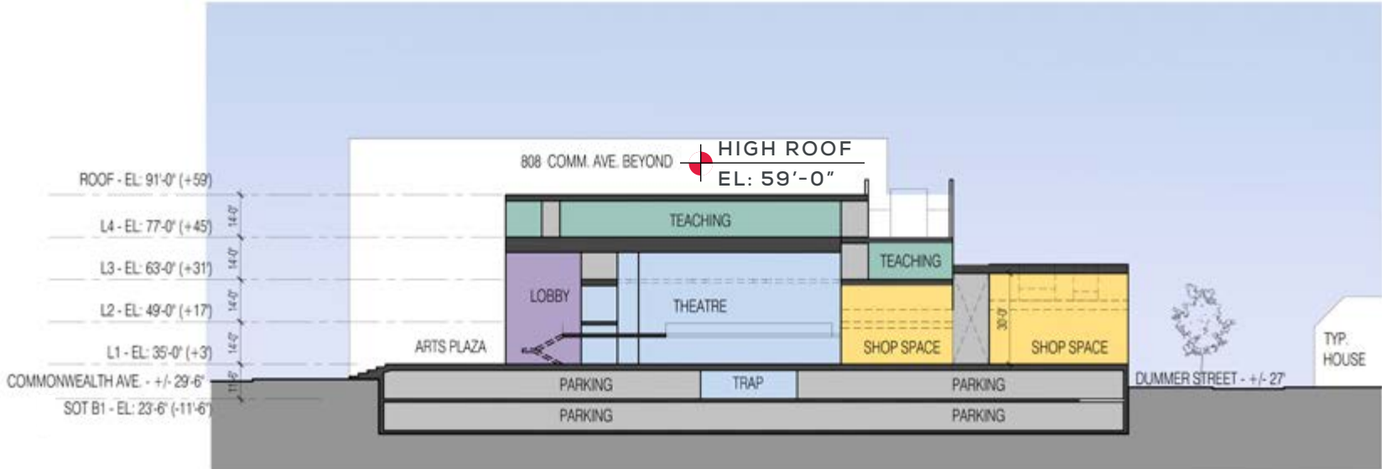
BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN



PLAN: B2 BASEMENT / PARKING

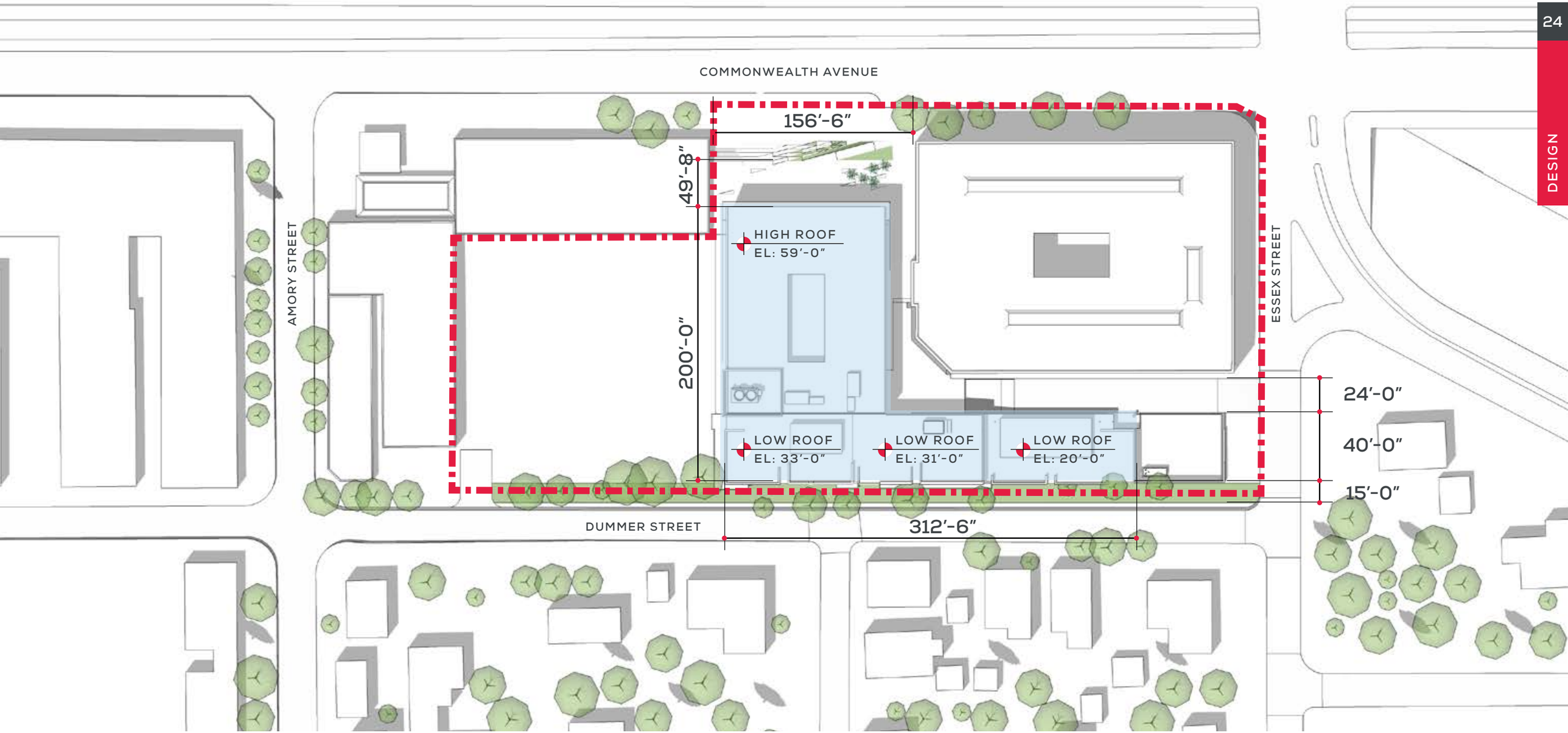


EAST - WEST LONGITUDINAL SECTION

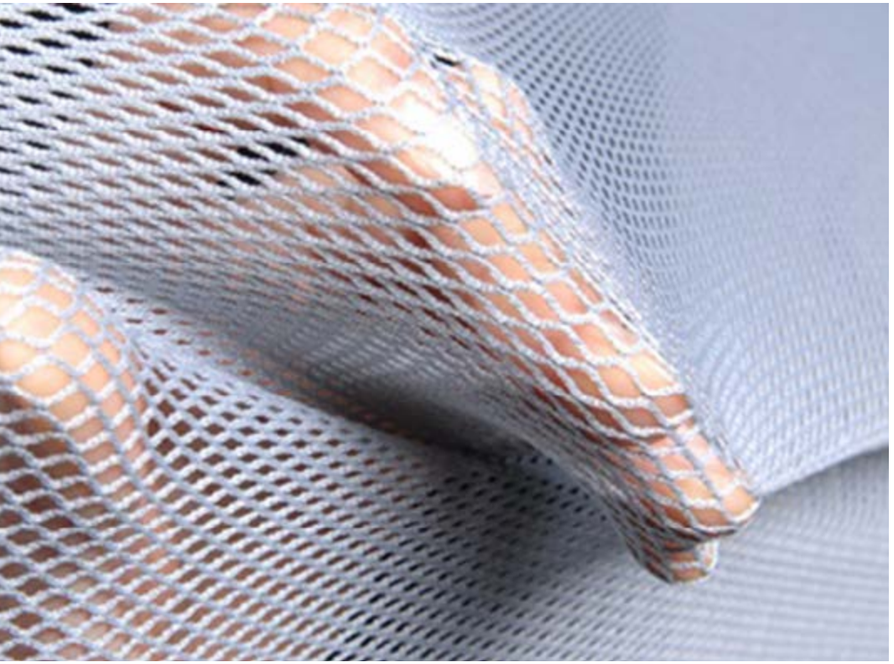


NORTH - SOUTH CROSS SECTION

BUILDING SECTIONS WITH DIMENSIONS



PLAN WTIH DIMENSIONS



EXTERIOR DESIGN CONCEPT

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

EXTERIOR MATERIALS

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

BOSTON UNIVERSITY

THEATRE ARTS PROJECT

PLANNING BOARD SUBMISSION

MARCH 10, 2016

VIEW: COMMONWEALTH AVENUE

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

VIEW: COMMONWEALTH AVENUE

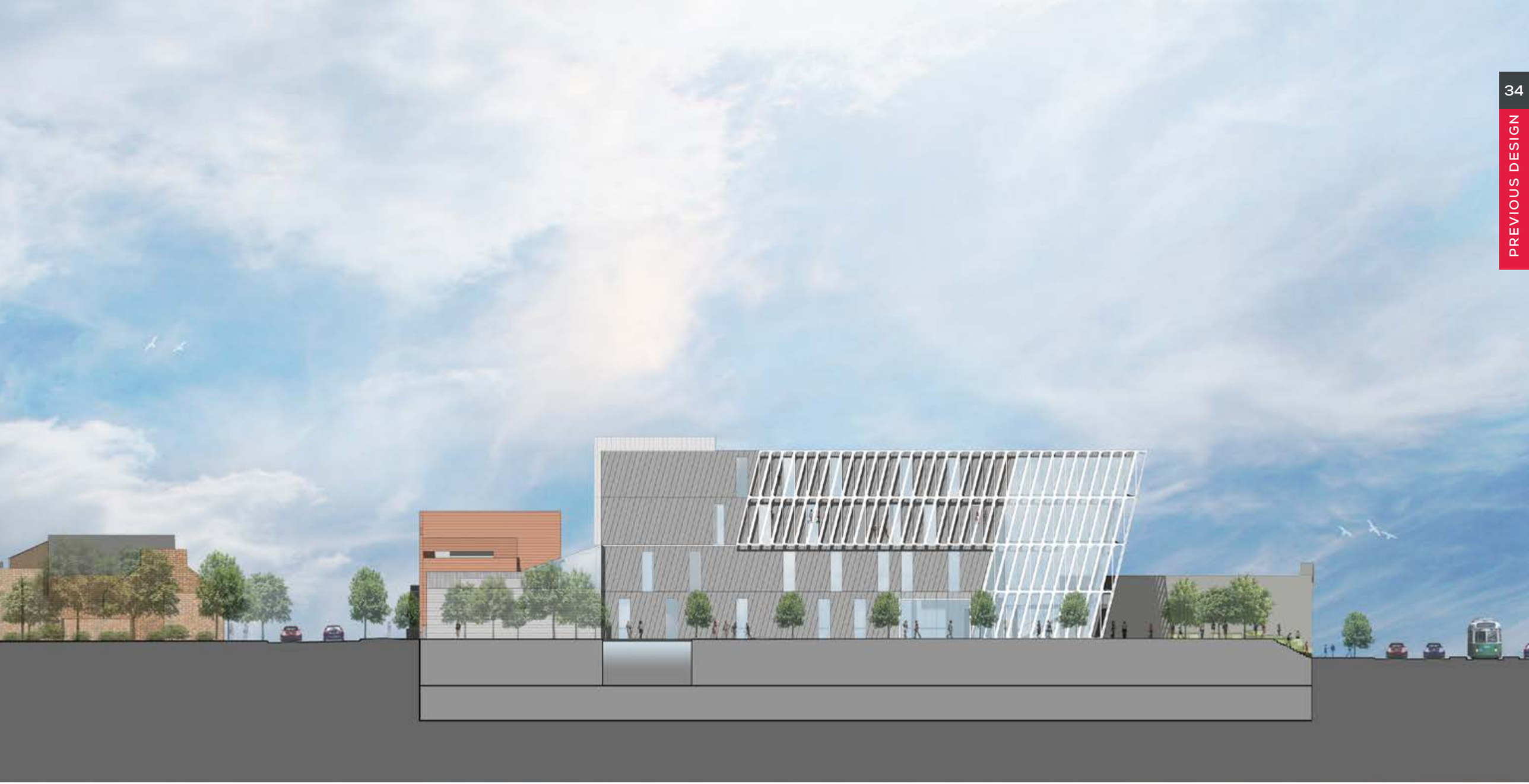
BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

VIEW: INTERIOR LOBBY

ELEVATIONS: NORTH

ELEVATIONS: WEST

ELEVATIONS: SOUTH



ELEVATIONS: EAST

VIEW: DUMMER STREET

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

VIEW: ARTS PLAZA

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

BOSTON UNIVERSITY

THEATRE ARTS PROJECT

DESIGN AS EVOLVED

MARCH 30, 2016

EXISTING VIEW: COMMONWEALTH AVENUE

PROPOSED VIEW: COMMONWEALTH AVENUE

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

EXISTING VIEW: COMMONWEALTH AVENUE

PROPOSED VIEW: COMMONWEALTH AVENUE

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

VIEW: INTERIOR LOBBY

ELEVATIONS: NORTH

ELEVATIONS: WEST

ELEVATIONS: SOUTH

ELEVATIONS: EAST

EXISTING VIEW: DUMMER STREET

PROPOSED VIEW: DUMMER STREET

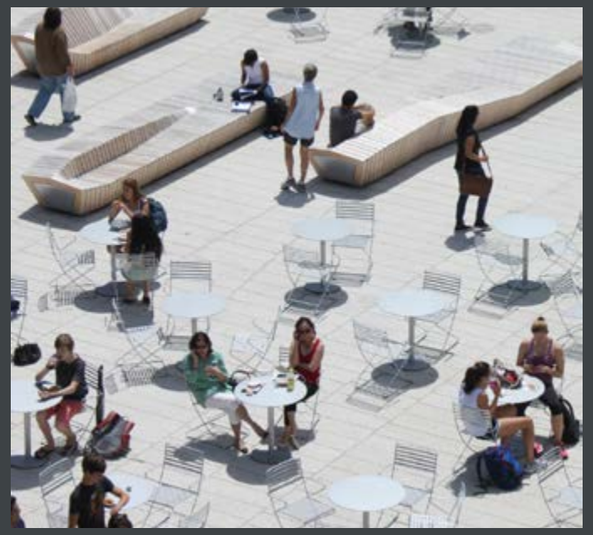
BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

EXISTING VIEW: DUMMER STREET LOADING DOCK

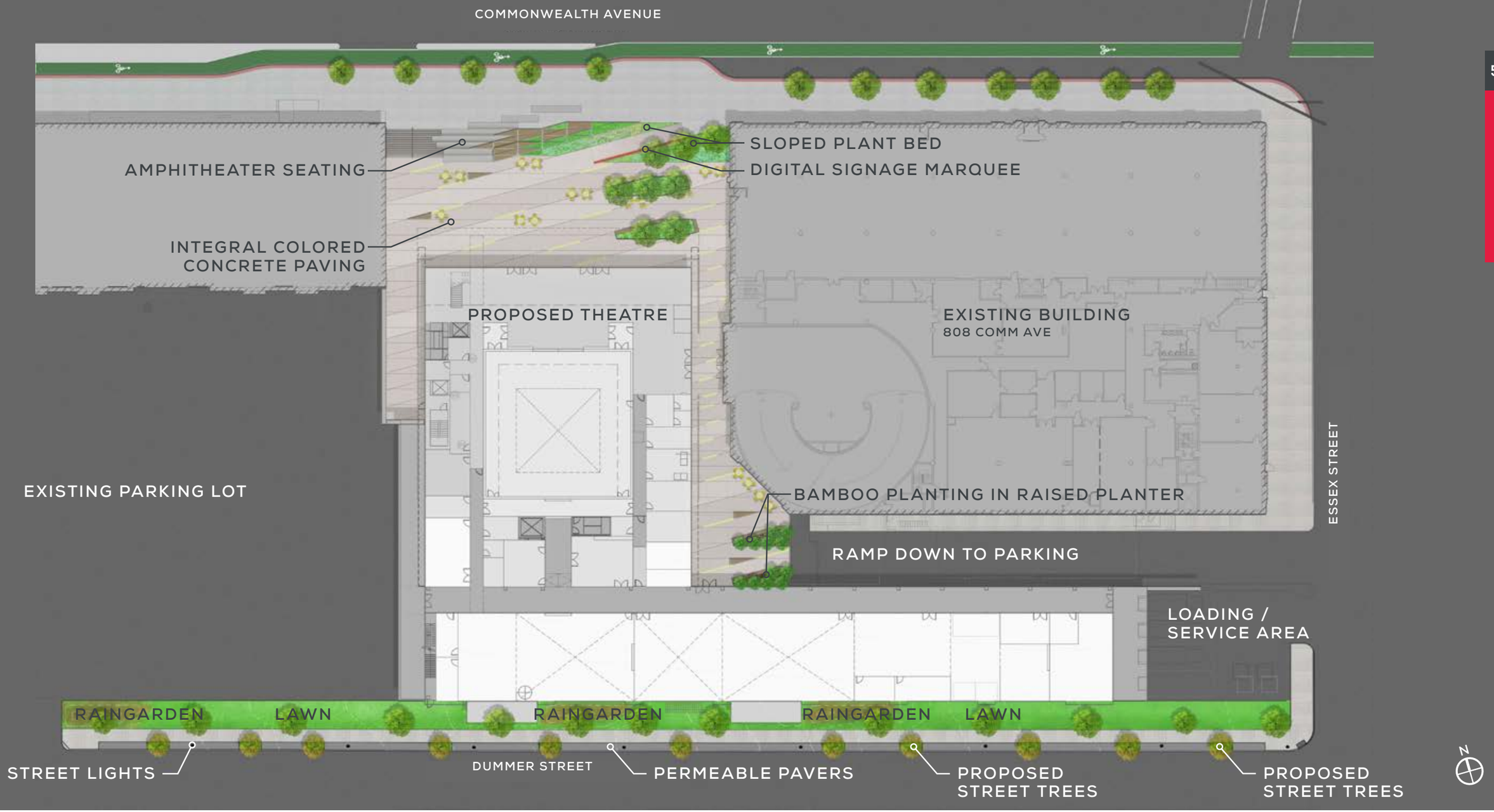
PROPOSED VIEW: DUMMER STREET LOADING DOCK

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

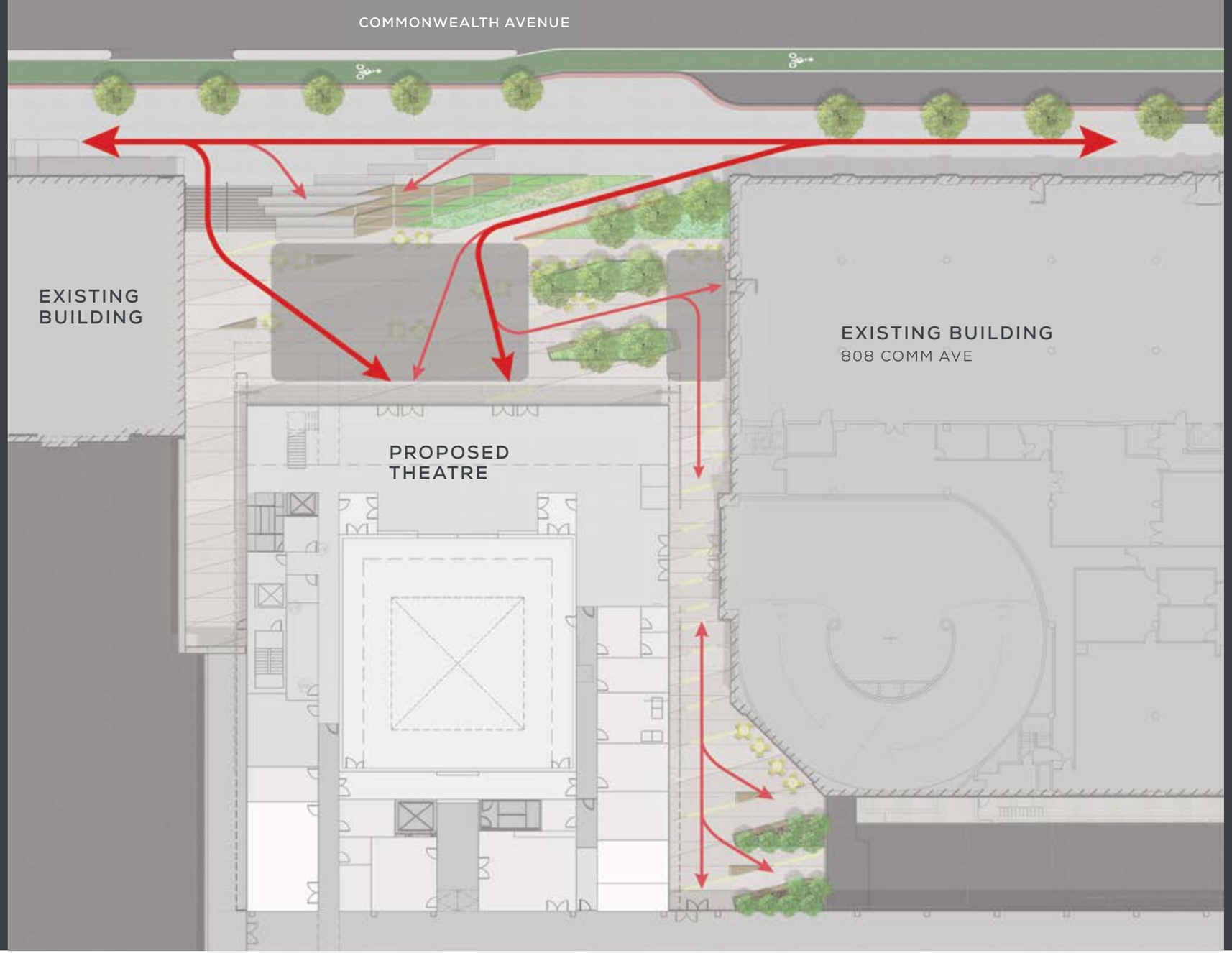
DUMMER STREETSCAPE



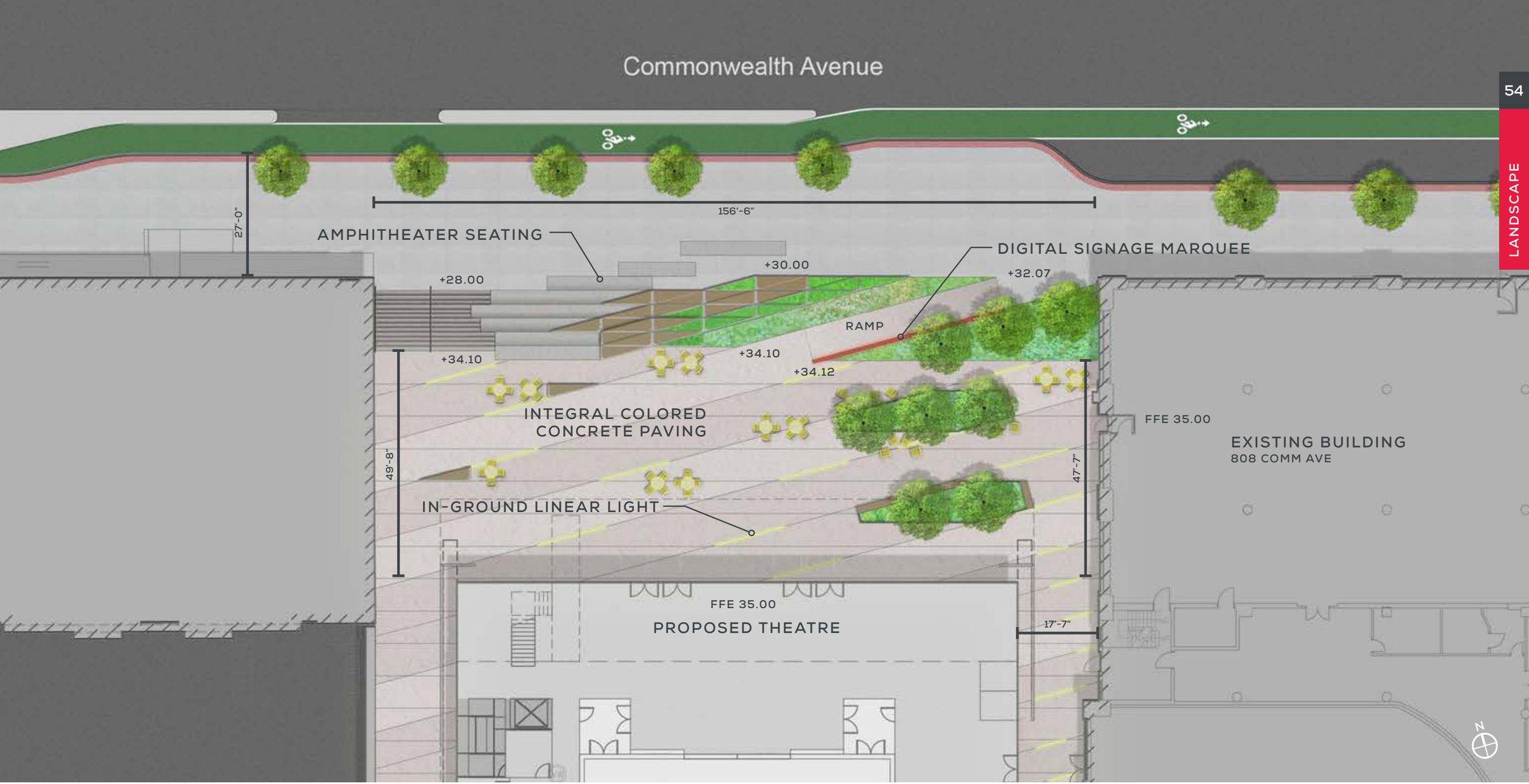
COMMONWEALTH AVENUE PLAZA + STREETSCAPE



LANDSCAPE DESIGN: PLAZA



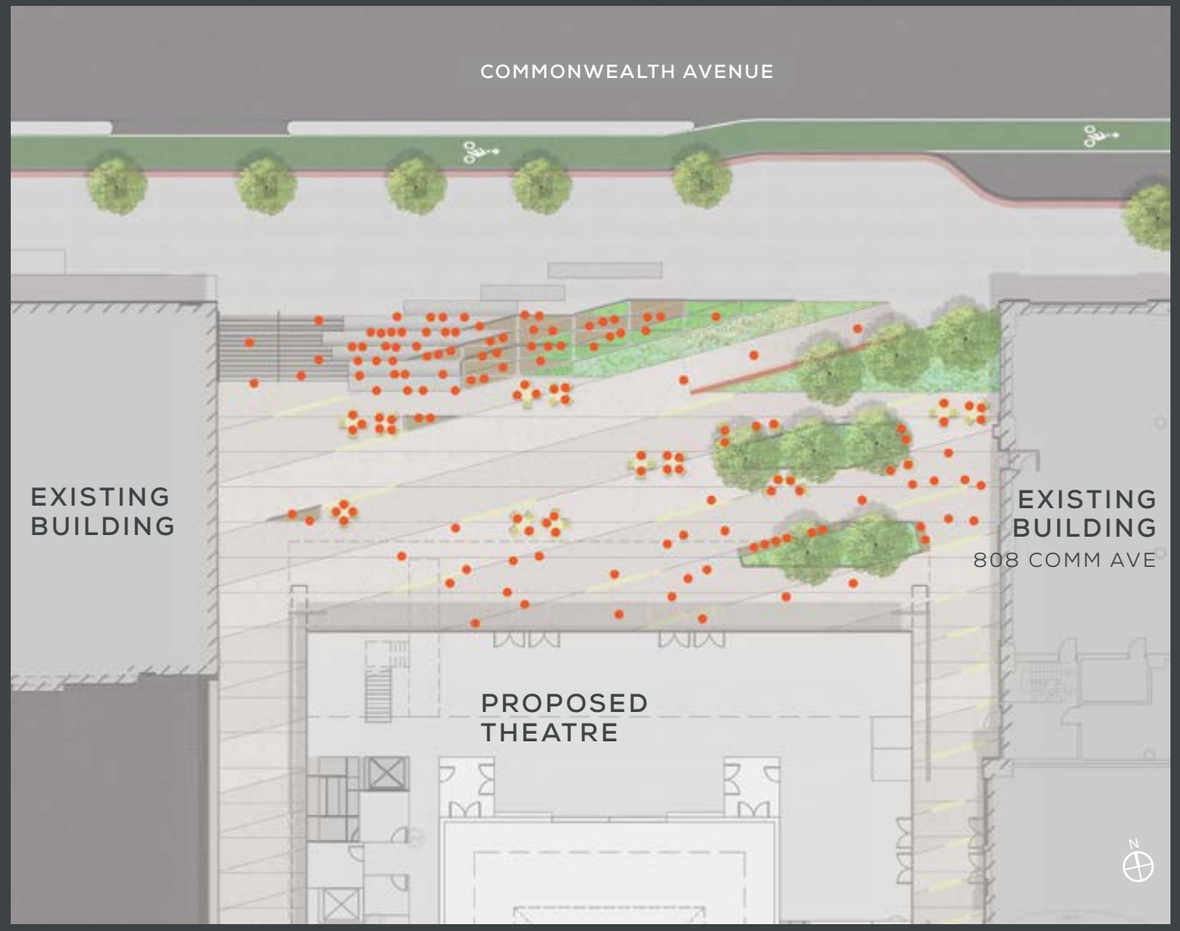
COMMONWEALTH AVENUE: PEDESTRIAN CIRCULATION



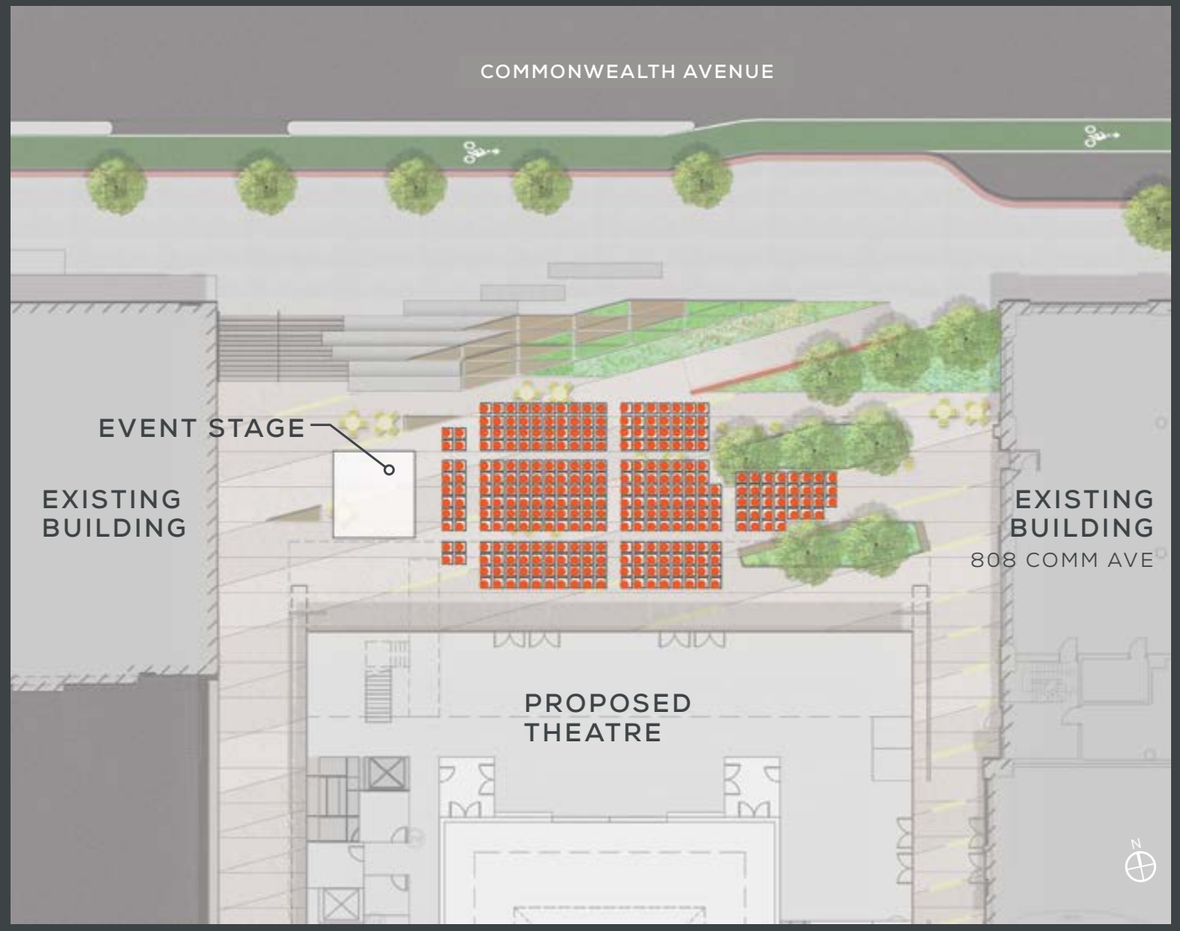
ARTS PLAZA : DETAIL PLAN

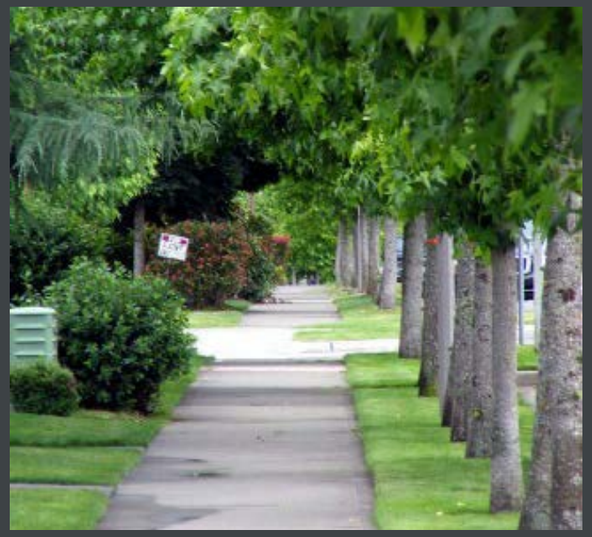
BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

EVERYDAY USE



EVENT STAGE (300 SEATS)





STREET TREE CANOPY WITH LAWN AND RAIN GARDENS

DUMMER STREET PLANTING

VINCA MINOR: PERIWINKLE

LIATRIS SPICATA: BLAZING STAR

CLETHRA ALNIFOLIA: SWEET PEPPERBUSH

FOTHERGILLA GARDENIA: DWARF FOTHERGILLA

OPHIOPOGON JAPONICUS: MONDO GRASS

ULMUS PARVIFOLIA

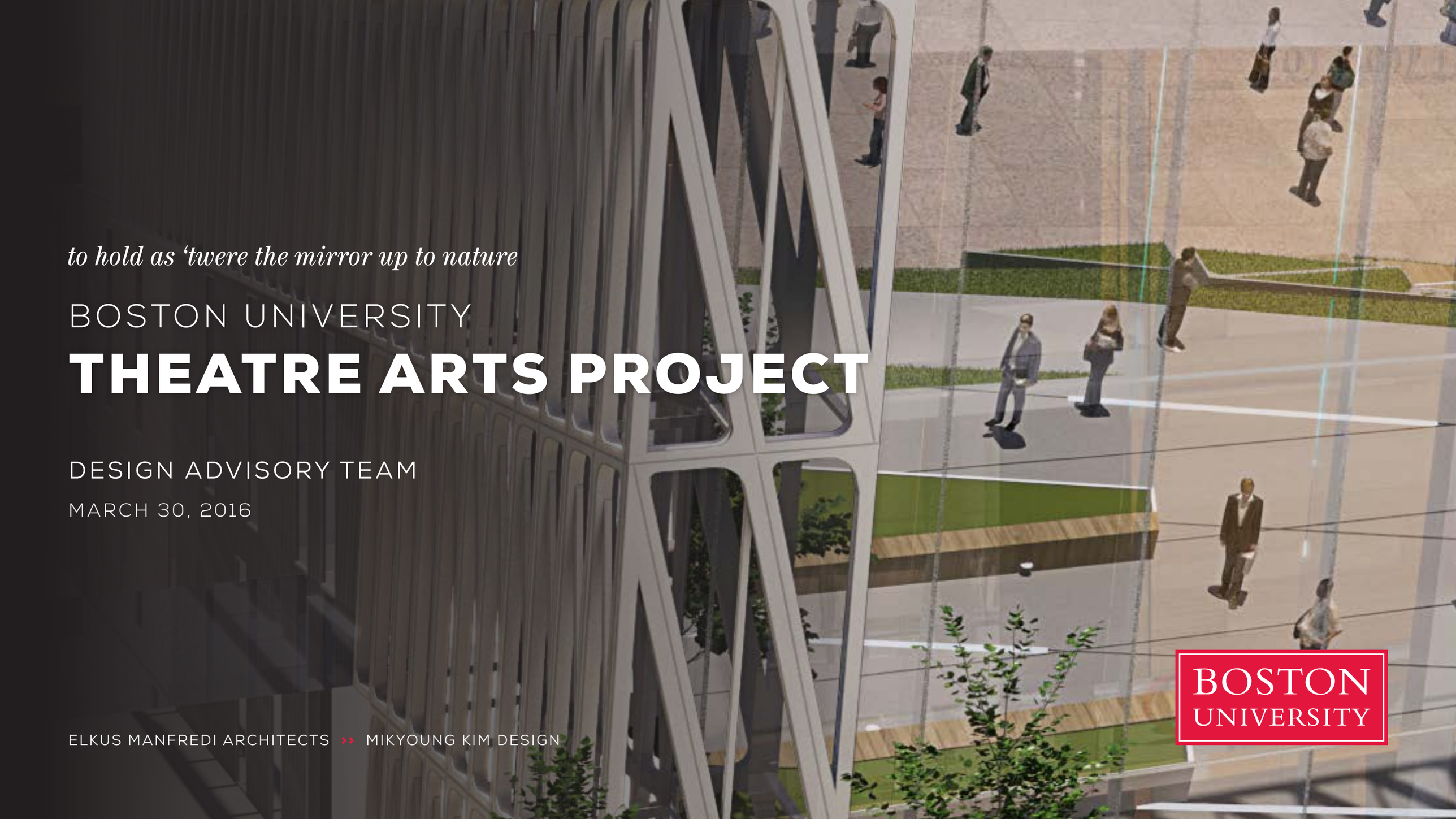
FARGESIA NITIDA

ZELKOVA SERRATA

ARTS PLAZA PERSPECTIVE

BOSTON UNIVERSITY THEATRE ARTS PROJECT
ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

QUESTIONS OR COMMENTS?



to hold as 'twere the mirror up to nature

BOSTON UNIVERSITY

THEATRE ARTS PROJECT

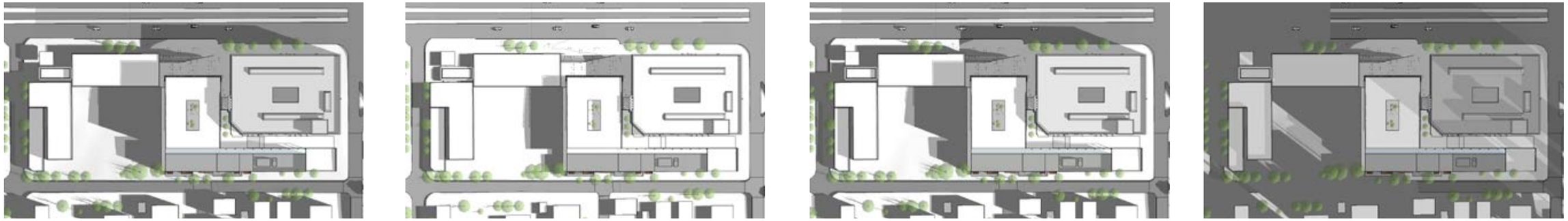
DESIGN ADVISORY TEAM

MARCH 30, 2016

BOSTON UNIVERSITY

ELKUS MANFREDI ARCHITECTS ›› MIKYOUNG KIM DESIGN

SPRING - MARCH 20TH | **SUMMER** - JUNE 20TH | **FALL** - SEPTEMBER 20TH | **WINTER** - DECEMBER 20TH



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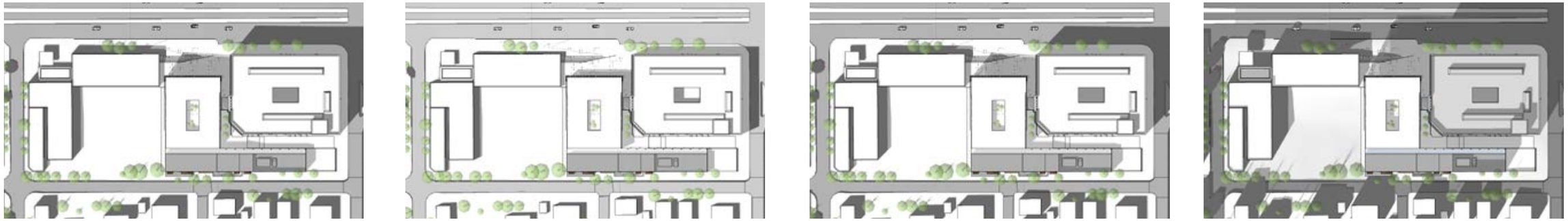
1:00 PM



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APPENDIX: SUN/SHADE STUDIES