

## MEMORANDUM

AUGUST 15, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** KAIROS SHEN, CHIEF PLANNER  
LINDA KOWALCKY, DEPUTY DIRECTOR OF INSTITUTIONAL SECTOR  
MANAGEMENT  
KATELYN SULLIVAN, PROJECT MANAGER

**SUBJECT:** SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT  
PLAN FOR PLANNED DEVELOPMENT AREA NO. 93 AT 500  
HUNTINGTON AVENUE, MISSION HILL, AND TO CONSIDER THE  
500 HUNTINGTON AVENUE PROJECT AS A DEVELOPMENT IMPACT  
PROJECT

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**SUMMARY:** This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing on September 12, 2013 at 5:45 p.m., or at a date and time to be determined by the Director, pursuant to Section 80C of the Boston Zoning Code (the "Zoning Code"), regarding: (i) the Development Plan for Planned Development Area No. 93 at 500 Huntington Avenue, Mission Hill ( the "PDA Plan"); and (ii) to consider the 500 Huntington Avenue Project as a Development Impact Project.

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## **BACKGROUND**

Wentworth Institute of Technology ("Wentworth") is a private coeducational institution of higher education that offers programs in science, design, engineering, management and technology. Wentworth serves approximately 3,600 students on the campus. The Wentworth campus is in the Mission Hill neighborhood of Boston and consists of 35 buildings on 31 acres. Wentworth has an Institutional Master Plan ("IMP") that was approved by the Boston Redevelopment Authority ("BRA") Board on December 14, 2010 and by the Boston Zoning Commission on January 19, 2011, with an effective date of January 20, 2011.

On June 24, 2013, Wentworth filed a PDA Plan that describes the 500 Huntington Avenue Project which was labeled the Potential Future Project in the IMP. The filing initiated a 45-day public comment period which ended on August 8, 2013.

## **PROPOSED PROJECT**

Wentworth is proposing to develop a total of up to 640,000 gross square feet within two buildings (the “Proposed Project”).

Building One will be up to six stories high and contain up to 78,400 gross square feet of space leased to support the Wentworth Center for Innovation in Engineering and Technology, and up to 15,600 gross square feet of office/research and development space. The maximum gross floor area of Building One is 94,000 square feet with a maximum building height of 118 feet, which building height is measured to the top of mechanical equipment.

Building Two, which fronts on Huntington Avenue and Parker Street will be a combination of a lower element of up to six stories and a higher element of up to eighteen stories. Building Two will contain up to 546,600 gross square feet of state-of-the art office/research and development space with up to 15,000 square feet of retail, restaurant, laboratory, cultural, entertainment, recreational, banking, postal, day care, community, fitness center, conference center or service space on the ground floor. The maximum height of Building Two is 280 feet, which building height is measured to the top of mechanical equipment.

The Proposed Project is located at Huntington Avenue, Parker Street and Ruggles Street, Boston and contains 132,130 square feet of land (3.03 acres) (the “Project Site”). The Proposed Project will be built on what is currently Sweeney Field.

The maximum Floor Area Ratio of the Proposed Project is 5.0.

In addition, the Proposed Project will contain up to 410 below-grade parking spaces in two basement levels, with loading and service areas located on Parker Street at-grade. The Proposed Project will also add a courtyard and pedestrian way creating up to 57,600 square feet to the open space network and improving connections to numerous public facilities and amenities on Huntington Avenue and in the Fenway area.

Wentworth will partner with a third-party developer and will enter into a long-term ground lease or other such agreement for the development of the Project Site and operation of the buildings.

## **ARTICLE 80 PUBLIC REVIEW PROCESS**

On June 24, 2013, Wentworth filed the PDA Plan for the Proposed Project pursuant to Article 80C of the Zoning Code. The comment period ended on August 8, 2013. A Scoping Session was held on July 23, 2013 with the City’s public agencies, at which the Proposed Project was reviewed and discussed. The Proposed Project was discussed at

community meetings on January 8, 2013, February 5, 2013, March 12, 2013, June 19, 2013 and July 9, 2013.

## **ZONING**

The Proposed Project is located within the Wentworth Community Commercial Subdistrict and also located within the Groundwater Conservation Overlay District. All aspects of the Proposed Project design will be subject to ongoing development and design review approval by the BRA and through the Large Project Review Process, in accordance with Article 80B of the Zoning Code.

## **RECOMMENDATION**

BRA staff recommends that the Secretary be authorized to schedule and advertise a Public Hearing to consider the PDA Plan to be held on September 12, 2013 at 5:45 p.m. or at a date and time to be determined by the Director and to consider the Proposed Project as a Development Impact Project.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing on September 12, 2013 at 5:45 p.m., or a date and time to be determined by the Director, (i) pursuant to Section 80C of the Boston Zoning Code, to consider the Development Plan for the Planned Development Area No. 93 at 500 Huntington Avenue, Mission Hill ("PDA Plan") and, (ii) pursuant to Section 80B-7 of the Boston Zoning Code, to consider the 500 Huntington Avenue Project described in the PDA Plan as a Development Impact Project.