

MEMORANDUM

SEPTEMBER 12, 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:** 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 that the Boston Redevelopment Authority (“BRA” or “Authority”) authorize the Director to: (1) approve the Development Plan for Planned Development Area No. 93, at 500 Huntington Avenue, Mission Hill (the “PDA Plan”) describing the 500 Huntington Avenue Project (the “Proposed Project”) and accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Boston Zoning Code (the “Code”); (2) authorize the Director to petition the Boston Zoning commission for approval of the PDA Plan and the accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Code; (3) approve the Proposed Project as a Development Impact Project pursuant to Section 80B-7 of the Code; (4) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code and (5) execute and deliver a Development Impact Project Agreement and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the PDA Plan and the Proposed 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, by the Boston Zoning Commission on January 19, 2011, with an effective date of January 20, 2011.

On June 24, 2013, Wentworth filed the PDA Plan that describes the Proposed 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**

The Proposed Project Site is located at Huntington Avenue, Parker Street and Ruggles Street, Boston with an address of 500 Huntington Avenue and contains 132,130 square feet of land (3.033 acres). The Proposed Project Site is the current Sweeney Field. The Proposed Project consists of a total of up to 640,000 gross square feet within two buildings.

Building One will be up to six stories high and a maximum building height of 118 feet 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.

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, with a maximum building height of 280 feet. 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, cultural, entertainment, recreational, banking, postal, day care, community, fitness center, conference center or service space on the ground floor.

In addition, the Proposed Project may 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 (the “Developer”) and will enter into a long-term ground lease or other such agreement for the development of the Proposed 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 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. The Proposed Project was also reviewed and approved, with conditions by the Boston Civic Design Commission on September 3, 2013.

During the course of the public review process, conceptual illustrative plans were presented which described the site context, general location of buildings, parcel and building areas, pedestrian and vehicular access areas, landscape improvements, and building elevations. At such time that the Proposed Project moves forward with the Article 80B Large Project Review Process, issues related to the quality and character of the public realm, the relationship of buildings to open spaces and pedestrian pathways, building mass, wind, and shadow must be addressed as described in the PDA Plan.

At this time the Proposed Project is before the Board for PDA Plan approval and consideration as a Development Impact Project. The Proposed Project will be before the Board at a future date for Article 80 approval.

## **DEVELOPMENT TEAM**

Proponent: Wentworth Institute of Technology, Inc.  
550 Huntington Avenue  
Boston, MA 02115  
David A. Wahlstrom  
Vice-President for Business

Project Manager: Collier International  
160 Federal Street, Floor 11  
Boston, MA 02110  
Yanni Tsipis, Senior Vice President  
Development & Consulting Services

Environmental Planning  
Consultant: Fort Point Associates, Inc.  
33 Union Street, 3<sup>rd</sup> Floor  
Boston, MA 02108  
Jamie M. Fay, AICP, President

Architect: Perkins + Will  
225 Franklin Street, Suite 1100  
Boston, MA 02110  
Matthew Pierce, AIA, Senior Associate  
Project Architect

Community Relations: Edward M. King & Associates  
19 Beacon Street  
Boston, MA 02008  
Edward M. King, President

Legal Counsel: Rubin and Rudman, LLP  
50 Rowes Wharf  
Boston, MA 02110  
James H. Greene, Esquire

## PUBLIC BENEFITS

The PDA Plan and Proposed Project will provide substantial public benefits to the City of Boston and the Mission Hill Neighborhood and will fulfill the requirements of Sections 59-29 through 59-32 of the Code. The Public Benefits include, but are not limited to the following:

- The Proposed Project will create approximately 1,900 construction and 1,500 full time jobs;
  - The Proposed Project will also generate approximately \$4,200,000.00 in housing linkage funds and \$847,000.00 in jobs linkage funds;
  - Transportation improvements by allocating additional space to widen Parker Street consistent with the City's plans for the "Cycletrack" project and to allow for improved traffic circulation;
  - The Proposed Project will also attract tenants who will provide support to the local community with office/research and development space as well as much needed retail/commercial opportunities to attract businesses and employers to the area.
  - The Proposed Project will add a significant public open space amenity with a courtyard and pedestrian way adding up to 57,600 square feet to the open space network improving connections to numerous public facilities and amenities in the Fenway area.
  - The Proposed Project will generate approximately \$4.0 million in new annual property taxes for the City of Boston.

## **DEVELOPMENT IMPACT PROJECT (“DIP”) EXACTION**

The Proposed Project constitutes a Development Impact Project (“DIP Project”) under Article 80B-7 of the Code, and in accordance with Section 80B-5.4(c) (iv) and Section 80A-2 of the Code, the Authority published notice of this hearing in the Boston Herald on August 29, 2013. Based on the present plans, the Developer will provide the Neighborhood Housing Trust payment contribution of approximately \$4,249,800.00 and a Neighborhood Jobs Trust payment contribution of approximately \$847,800.00. Wentworth and the Developer will work with the surrounding communities on housing creation efforts and intend to devote the linkage funds from the Proposed Project for this purpose. These estimated linkage payments are calculated as follows:

### **Housing Linkage:**

DIP Uses	640,000	square feet
Exclusion:	<u>- 100,000</u>	
	540,000	square feet
	<u>X \$7.87</u>	/square foot
	\$4,249,800.00	

### **Jobs Linkage:**

DIP Uses	640,000	square feet
Exclusion	<u>- 100,000</u>	
	540,000	square feet
	<u>X \$1.57</u>	/square foot
	\$847,800.00	

## **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 will be subject to Large Project Review and design review approval by the BRA in accordance with Article 80B of the Code.

## **RECOMMENDATION**

Authority staff believes that the PDA Plan meets the criteria for the issuance of a finding under Section 80C of the Code. It is therefore recommended that the Authority authorize the Director to: (1) approve the PDA Plan and accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Code; (2) authorize the Director to petition the Boston Zoning Commission for the approval of the PDA Plan and accompanying map amendment in accordance with Section 3-1A.a and 80C of the Code; (3) approve the Proposed Project as a Development Impact Project pursuant to Section 80B-7 of the Code; (4) issue one or more Certifications of Consistency or one or more

Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code upon successful completion of the Article 80 Large Project Review process; and (5) execute and deliver a Development Impact Project Agreement and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the PDA Plan and the Proposed Project.

Appropriate votes follow:

**VOTED:** That, in connection with the Development Plan for Planned Development Area No. 93 at 500 Huntington Avenue, Mission Hill (the "PDA Plan"), describing the development at 500 Huntington Avenue (the "Proposed Project") , presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on September 12, 2013, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project described in the PDA Plan, the BRA finds with respect to the PDA Plan that: (a) the PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning, as amended; (b) the Proposed Project in the PDA Plan complies with any provisions of the underlying zoning, as amended that establish use, dimensional, design or other requirements for Proposed Projects in Planned Development Areas; (c) the PDA Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA Plan conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance nothing in the PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

**FURTHER**

**VOTED:** That the BRA hereby approves, pursuant to Sections 3-1A.a and 80C of the Boston Zoning Code (the "Code"), the PDA Plan, and the associated map amendment, in substantial accord with the PDA Plan and map amendment presented to the BRA on September 12, 2013; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the PDA Plan and the associated map amendment, both in substantial accord as presented to the BRA on September 12, 2013, and in accordance with Sections 3-1A.a and 80C of the Code; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code when the Director finds that: (a) the Proposed Project is adequately described in the PDA Plan; (b) the Proposed Project is consistent with the PDA Plan; and (c) the PDA Plan has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A and Article 80C of the Code; and

**FURTHER**

**VOTED:** That the BRA hereby approves the Proposed Project as a Development Impact Project pursuant to Section b0B-7 of the Code; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute and deliver a Development Impact Project Agreement, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project and the PDA Plan, all upon terms and conditions determined to be in the best interests of the BRA.