

MEMORANDUM

JANUARY 17, 2013

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

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

**SUBJECT:** WENTWORTH INSTITUTE OF TECHNOLOGY STUDENT  
APARTMENTS AT 525 HUNTINGTON AVENUE PROJECT AIR RIGHTS  
TAKING

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**SUMMARY:** This Memorandum seeks: (1) authorization to adopt an Order of Taking of certain air rights along Vancouver Street (the "Air Rights") in connection with the Wentworth Institute of Technology ("Wentworth") Student apartments located at 525 Huntington Avenue; and (2) authorization for the Director to enter into and to execute any and all documents and agreements necessary and appropriate in connection with the eminent domain taking.

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**INTRODUCTION**

Wentworth Institute of Technology ("Wentworth" or the "Proponent") completed an Institutional Master Plan ("IMP") approved by the Boston Redevelopment Authority ("BRA" or "Authority") on December 14, 2010, approved by the Boston Zoning Commission on January 19, 2011 and which became effective on January 20, 2011.

The IMP proposed five Proposed Institutional Projects which have been and are intended to be undertaken by Wentworth during the term of the new IMP. Of the five projects proposed, the Flanagan Campus Center and the Ira Allen Building Addition have been completed. Wentworth now seeks to move forward with the Student Apartments at 525 Huntington Avenue Project ("Proposed Project").

On July 13, 2012, Wentworth submitted a Project Notification Form ("PNF") to the BRA to consider the Proposed Project. Notice of submission was published in the Boston Herald on July 13, 2012. The comment period for the PNF ended on August 13, 2012. The PNF was reviewed in a Scoping Session with public agencies on August 9, 2012 and a Scoping Determination was issued by the BRA on August 29, 2012. In response to comments and the Scoping Determination, Wentworth submitted a Draft Project Impact

Report (“DPIR”) on September 28, 2012. Notice of the submission was published in the Boston Herald on September 28, 2012. The comment period for the DPIR ended on November 12, 2012. The BRA approved the PNF and DPIR on November 15, 2012.

### **DESCRIPTION OF PROPOSED PROJECT**

Wentworth is proposing to move forward with the Proposed Project as proposed in the approved IMP. The Proposed Project will be located at the northwest corner of the Wentworth campus. This site is comprised of approximately 0.38 acres and is bound by Huntington Avenue, Vancouver Street and Louis Prang Street.

The Proposed Project will expand the current campus life facilities and be designed to attract upperclassman to move into campus housing. The Proposed Project will provide 305 beds in apartment style units on seven floors. The program for the approximately 110,760 square foot building will include 73 units. No off-street parking will be constructed to support this project. As described in the IMP, community vehicle trips will be reduced as a result of capturing more of the student population at an on-campus location. Additionally, the Proposed Project will include 1,897 square feet of open space that is landscaped at the entry plaza on Huntington Avenue and 1,590 square feet added to the public sidewalks abutting the site.

The ground floor of the Proposed Project will include a mix of student apartments, offices, common areas, and a recycle/trash area as well as loading and service function space along Vancouver Street. Wentworth’s Housing and Residential Life Department will also be housed on the ground floor of the Proposed Project.

### **ORDER OF TAKING**

The design of the Proposed Project has certain building elements that are proposed to project over the property line and into the public way. In order to accommodate the design of the building, it is necessary to discontinue the public’s rights in certain areas. There are 13 taking areas, which total 228 square feet along Vancouver Street (the “Air Rights”). Wentworth requests that the Authority take the Air Rights so the Proponent can close on the financing of the Proposed Project and begin construction. On November 15, 2012, the Board authorized the establishment of a Demonstration Project and Demonstration Project Plan to allow for the Air Rights takings.

### **REQUESTED AUTHORITY ACTION**

In connection with the construction of the Proposed Project it is necessary that the Authority acquire the Air Rights by eminent domain and to convey the Air Rights to the Proponent.

## **RECOMMENDATION**

It is recommended that the Authority (1) adopt an Order of Taking for the Rights along Vancouver Street in connection with the Wentworth Institute of Technology Student apartments at 525 Huntington Avenue pursuant to Massachusetts General Laws Chapter 79; and (2) authorize the Director to enter into and to execute any and all documents and agreements necessary and appropriate in connection with the eminent domain taking.

Appropriate votes follow:

**VOTED:** That the Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated January 17, 2013 relating to certain air rights along Vancouver Street be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk”; and

### **FURTHER**

**VOTED:** That, the Director be, and hereby is, authorized to execute any and all documents and agreements necessary and appropriate in connection with the eminent domain taking.