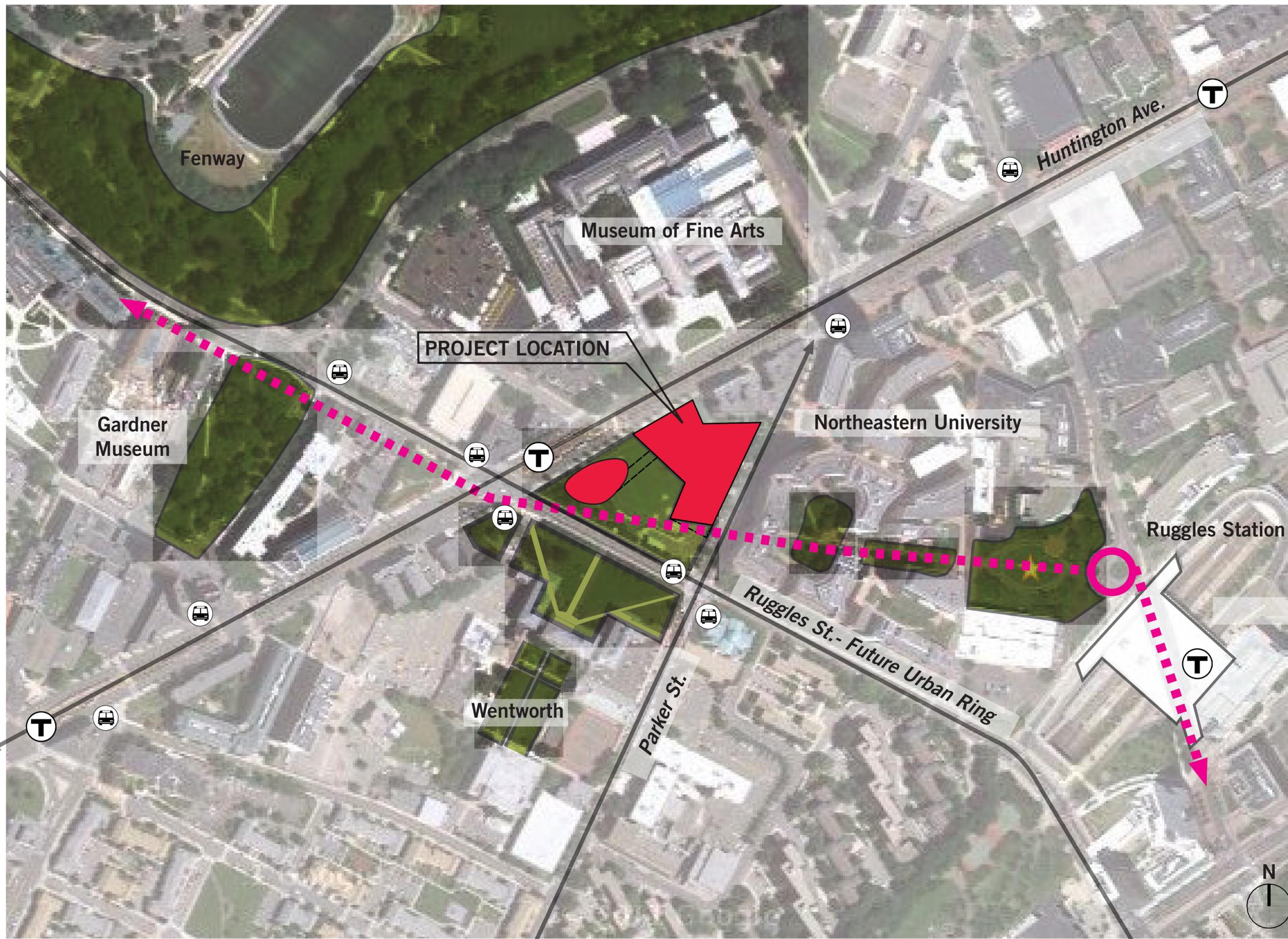




View 1

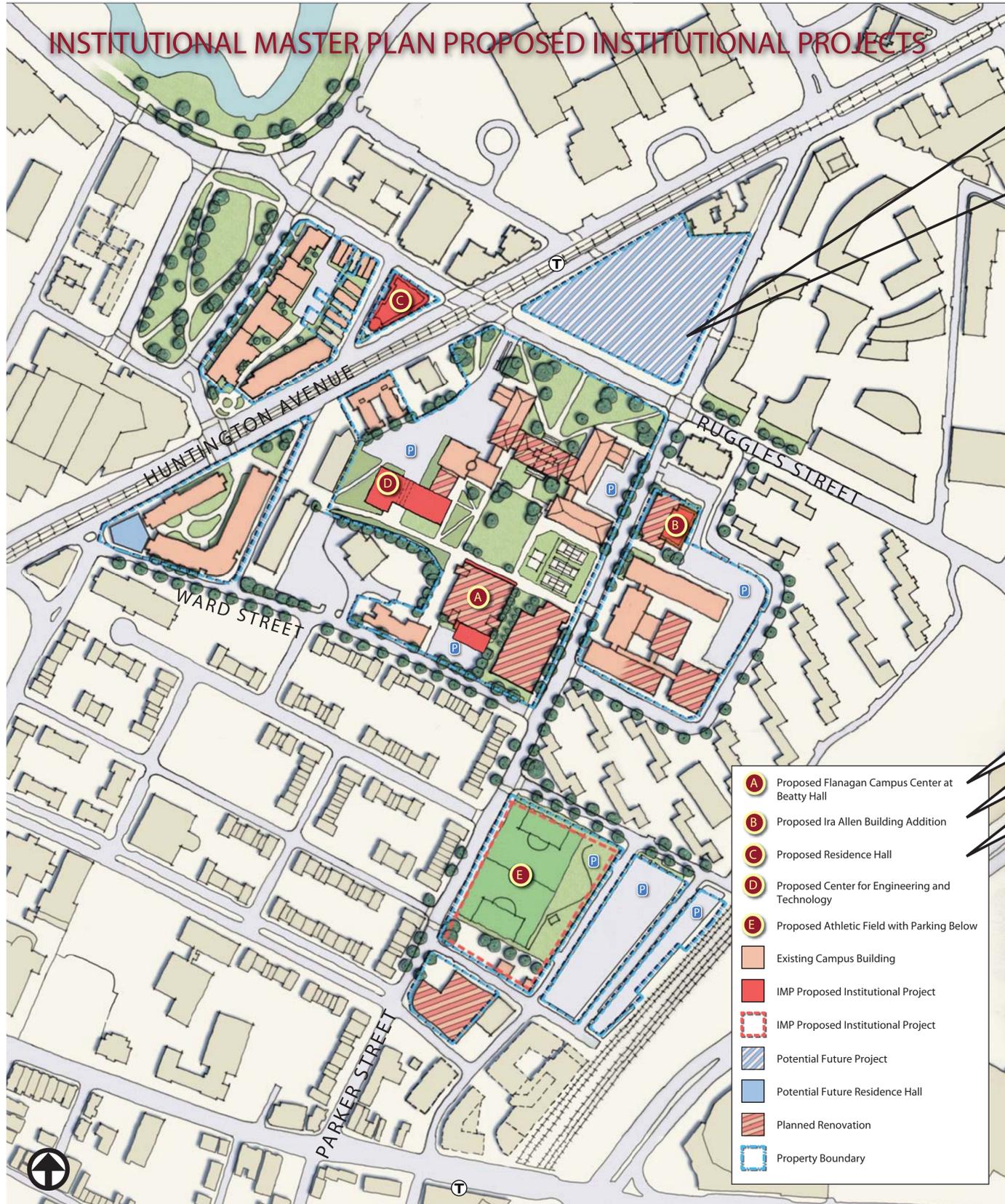
**500 Huntington Avenue**  
Boston, Mission Hill, Massachusetts  
PDA No. 93

Boston Civic Design Commission Briefing Package  
July 30, 2013



**Location & Context**

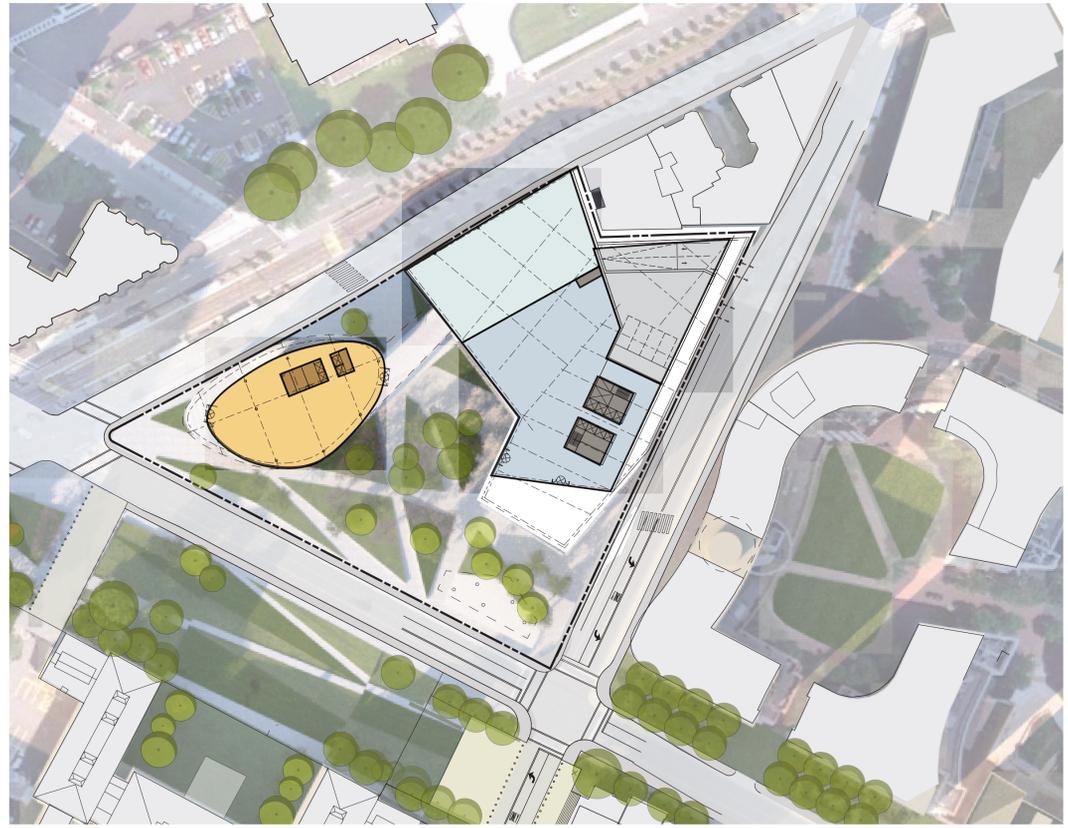
The 550 Huntington Avenue Project will be located at the intersection of the corner of Huntington Avenue and Ruggles Street on the northern edge of the Wentworth Institute of Technology, directly across Ruggles Street from Wentworth's Williston Hall. The Museum of Fine Arts is directly across Huntington Avenue and the Greek Orthodox Cathedral of New England is located to the southeast at the intersection of Ruggles and Parker Streets. To the east, across Parker Street, is Northeastern University's West Village dormitory. The north end of the site is bordered by 5 and 6 story residential buildings belonging to Northeastern. The site area is approximately 3 acres and is currently used as an athletic field. The site is well-served by public transportation and is at the intersection of pedestrian networks connecting the colleges of the Fenway to Ruggles Station.



2010 Institutional Master Plan

**Proposed Project & Uses**

The proposed project, as identified in the 2010 Institutional Master Plan, is composed of two buildings totaling 640,000 sf, varying in height from six to eighteen stories. The six story building at the corner of Huntington and Ruggles will house the Wentworth Center for Innovation in Engineering and Technology, with reception and gallery spaces at the ground level, and teaching spaces on the upper floors. The second, larger building will primarily be used as Office and Laboratory space, with a retail component on the ground level facing Huntington and the courtyard. Two levels of underground parking and service spaces are also included.



Site Plan

Completed  
Completed  
Under construction

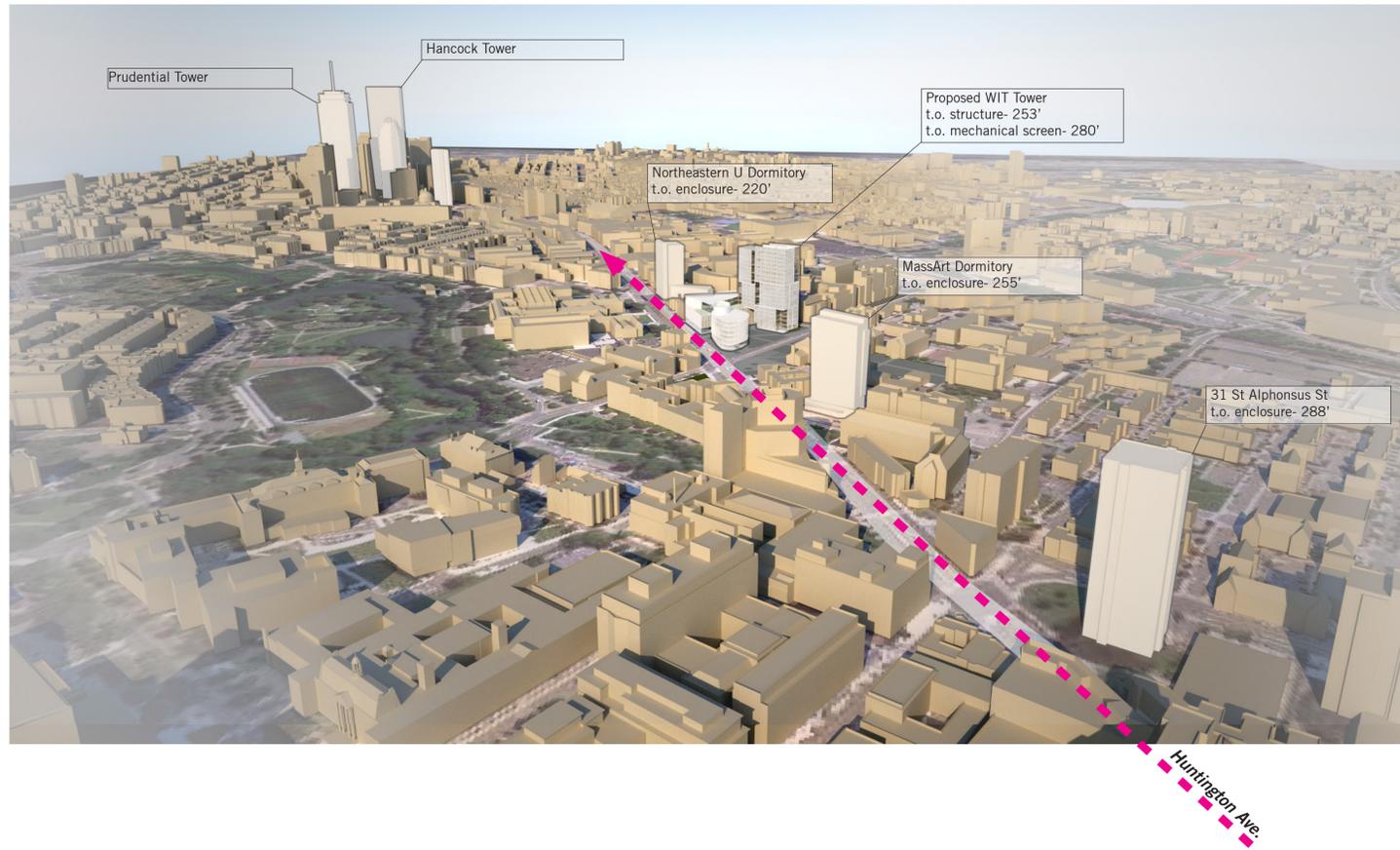
## Urban Design

The 500 Huntington Avenue development is a complex urban intervention operating on multiple scales within the city - a significant addition to the skyline, a gateway to Wentworth Institute of Technology, and a new link within the pedestrian network of green spaces that characterize this area.

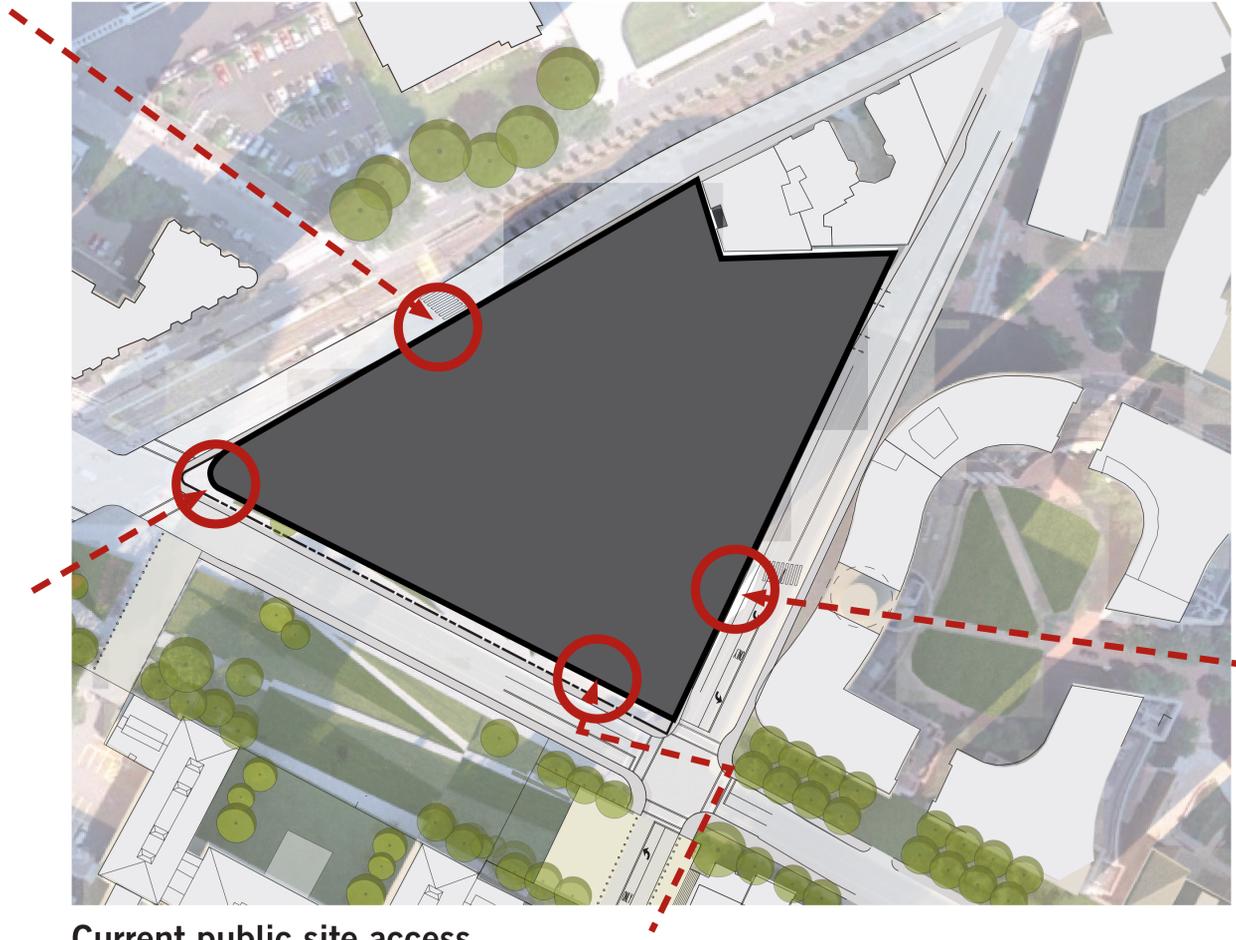
The development centers on a generous landscaped courtyard of over a acre that is a nexus of urban activity converging on the site, and a place where the university, researchers, and the public come together. The south-facing courtyard is shaped by six-story buildings on the north and west sides, with the 18 story tower to the east and a small, open-air pavilion at the corner of Ruggles and Parker Streets.

The 18 story tower is pulled back from Ruggles Street in response to the concerns of neighborhood residents, and to allow the pedestrian route from Northeastern University to continue directly across Parker Street and through an arcade on the south base of the tower. The Wentworth Center for Innovation occupies the corner of Ruggles and Huntington, and is connected to the rest of the complex by a bridge on floors 5 and 6. This creates a grand portal that opens the courtyard to Huntington Avenue aligning with Museum Road and the crosswalk from the Museum of Fine Arts.

The location of the tower both minimizes shadow impact on Huntington Avenue and the lawn of the MFA, and respects the pattern of most towers in this area which are set back from Huntington Avenue and align with the diagonal secondary streets. By locating the tower away from the primary street, the Wentworth Center for Innovation in Engineering & Technology on the corner of Huntington Avenue and Ruggles Street creates a landmark for Wentworth and a recognizable gateway to the campus.

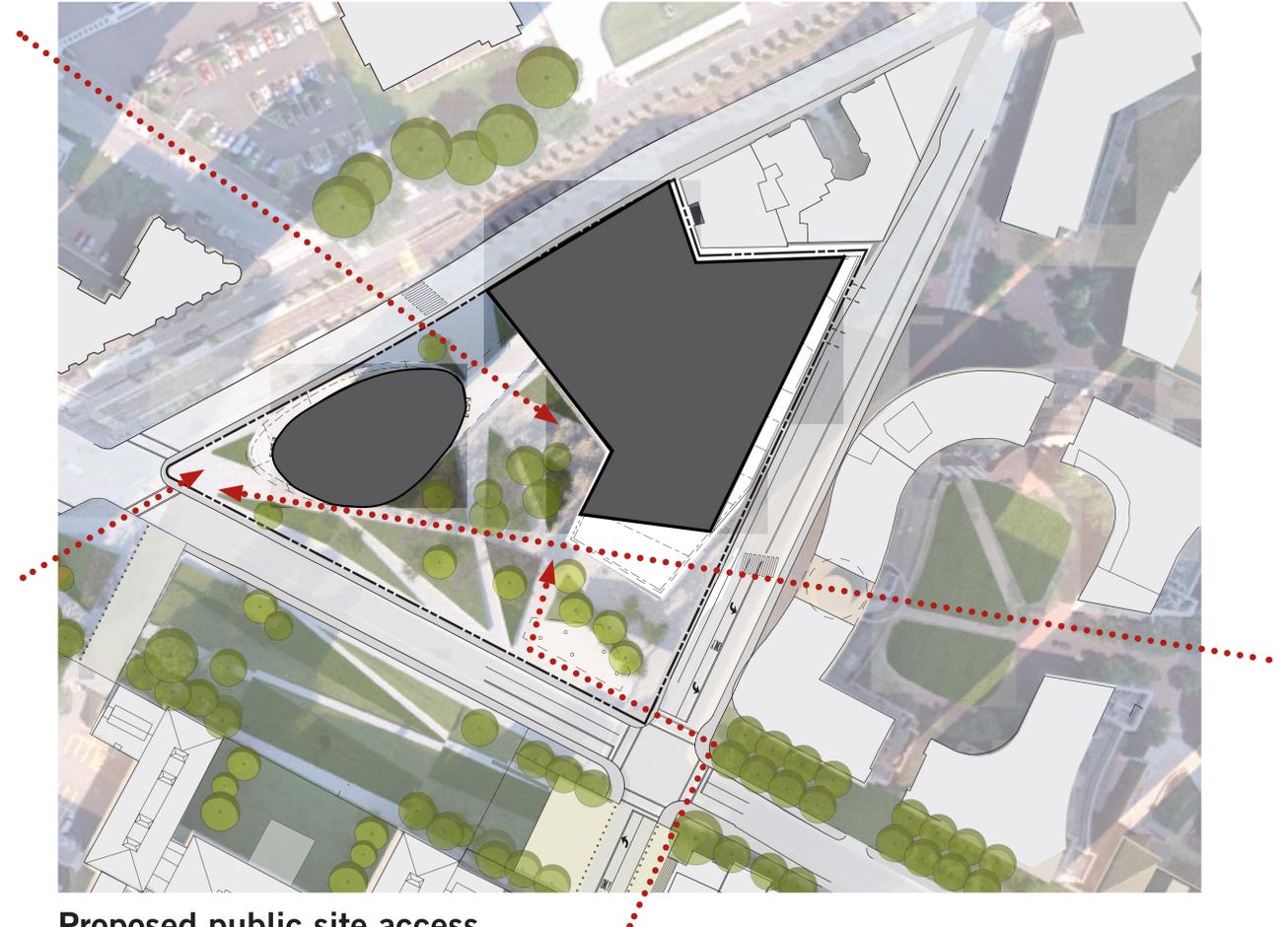


View 1 from above Williston Hall looking North



**Current public site access**

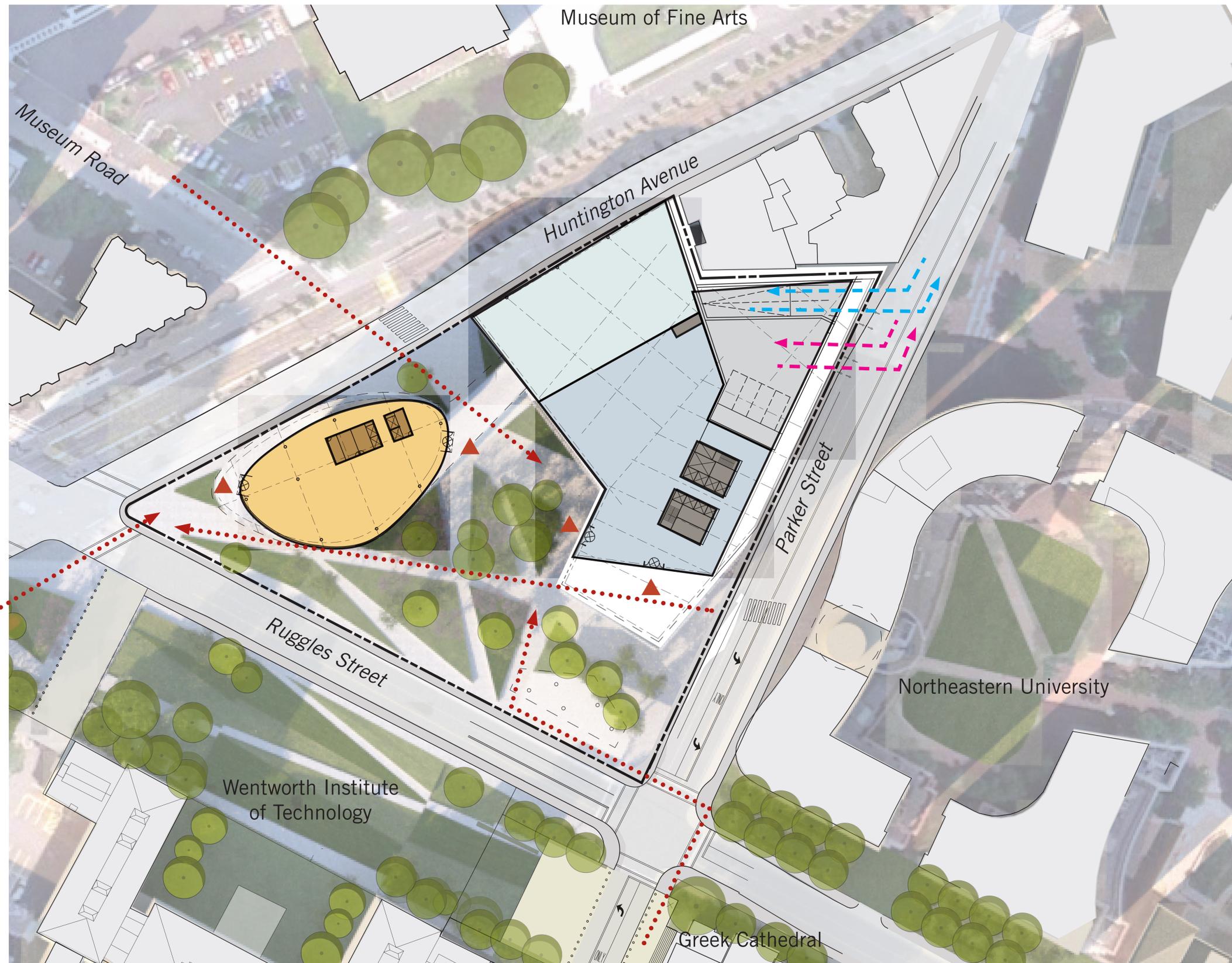
Publicly Accessible Open Space: 0 SF

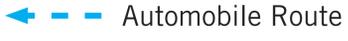


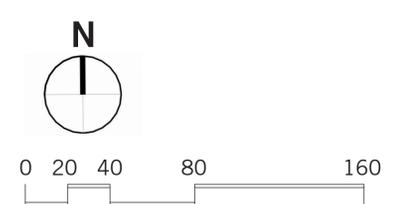
**Proposed public site access**

Publicly Accessible Open Space: 72,137 SF

-  Pedestrian Route Restriction
-  Pedestrian Route



-  Viewpoint
-  WIT Space
-  Commercial Space
-  Pedestrian Route
-  Entry Point
-  Automobile Route
-  Loading Vehicle Route













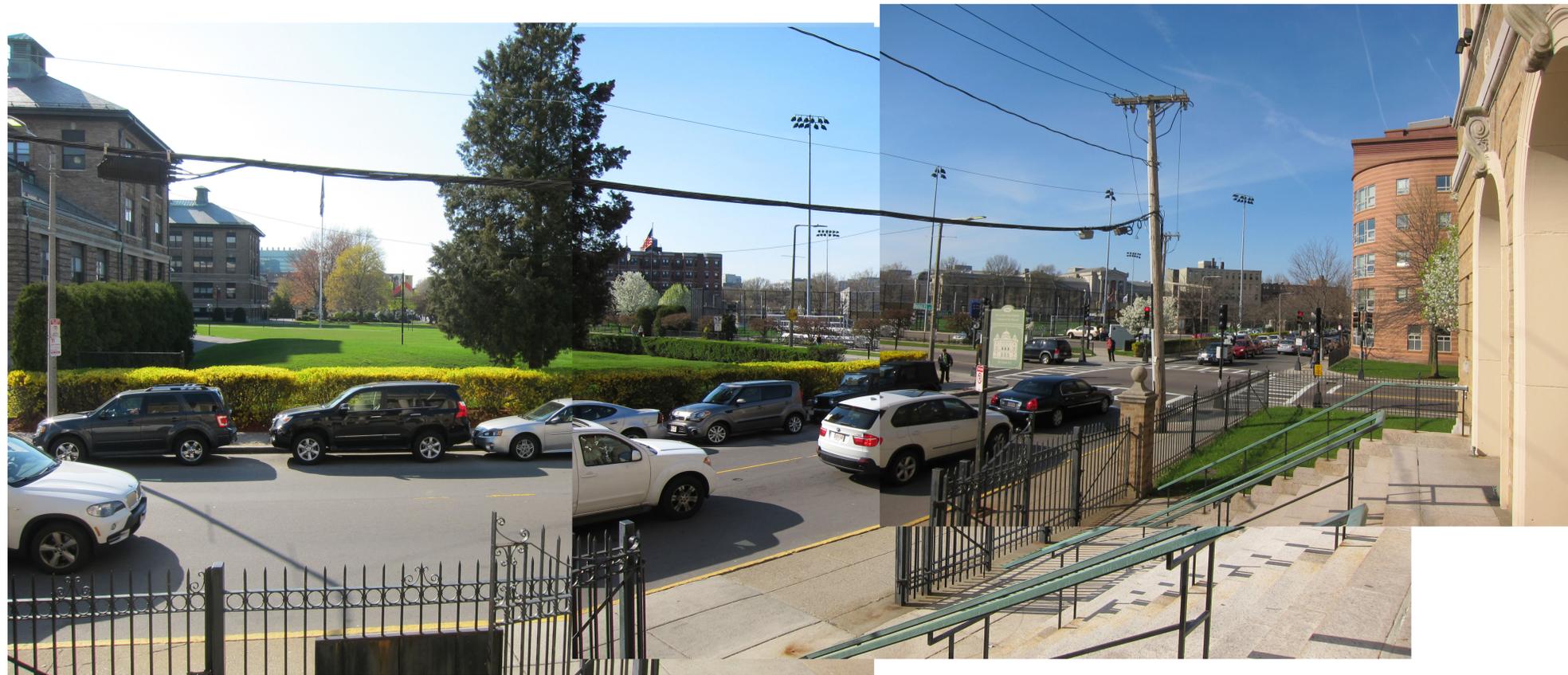
Proposed View



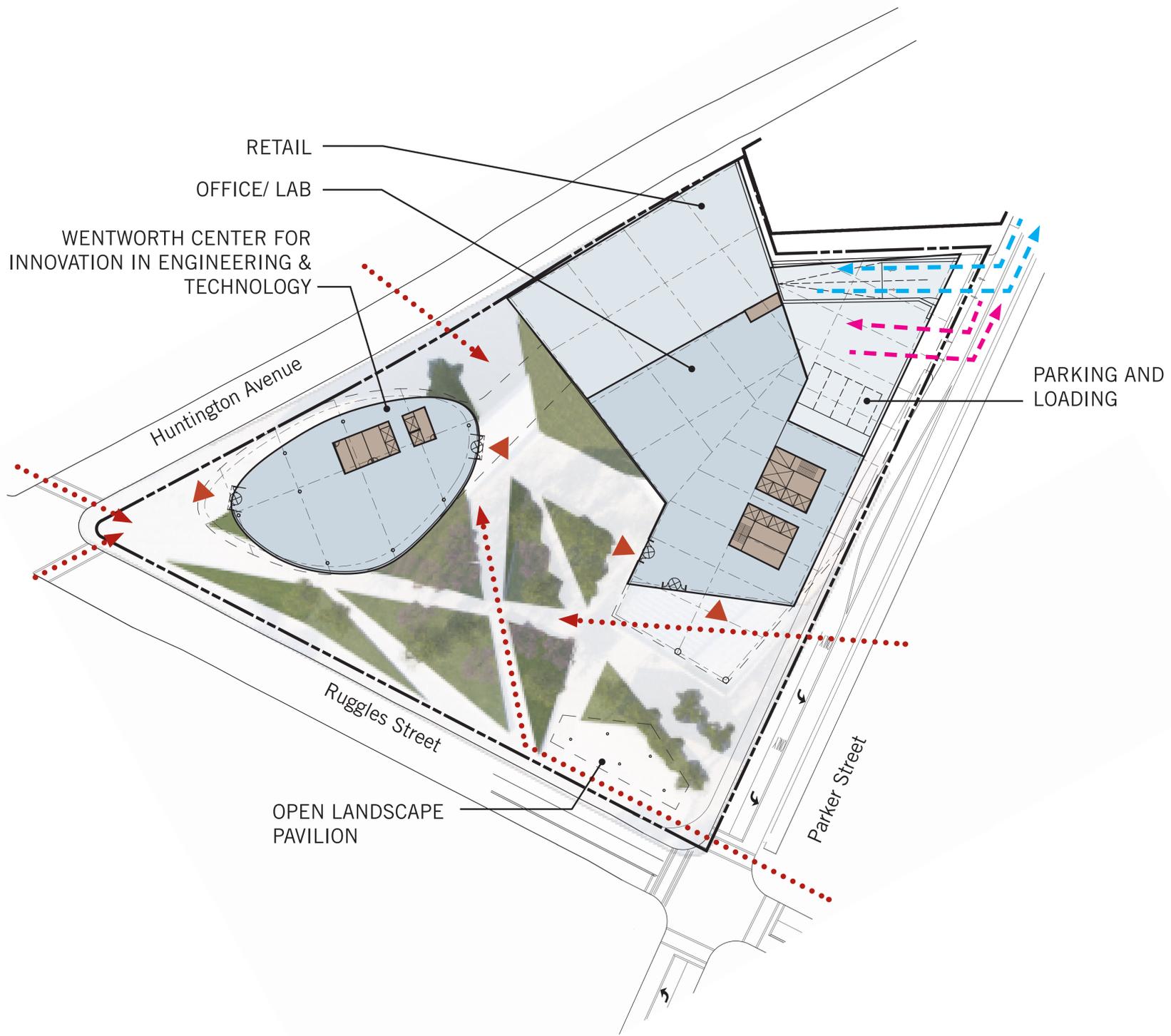
Current View



Proposed View



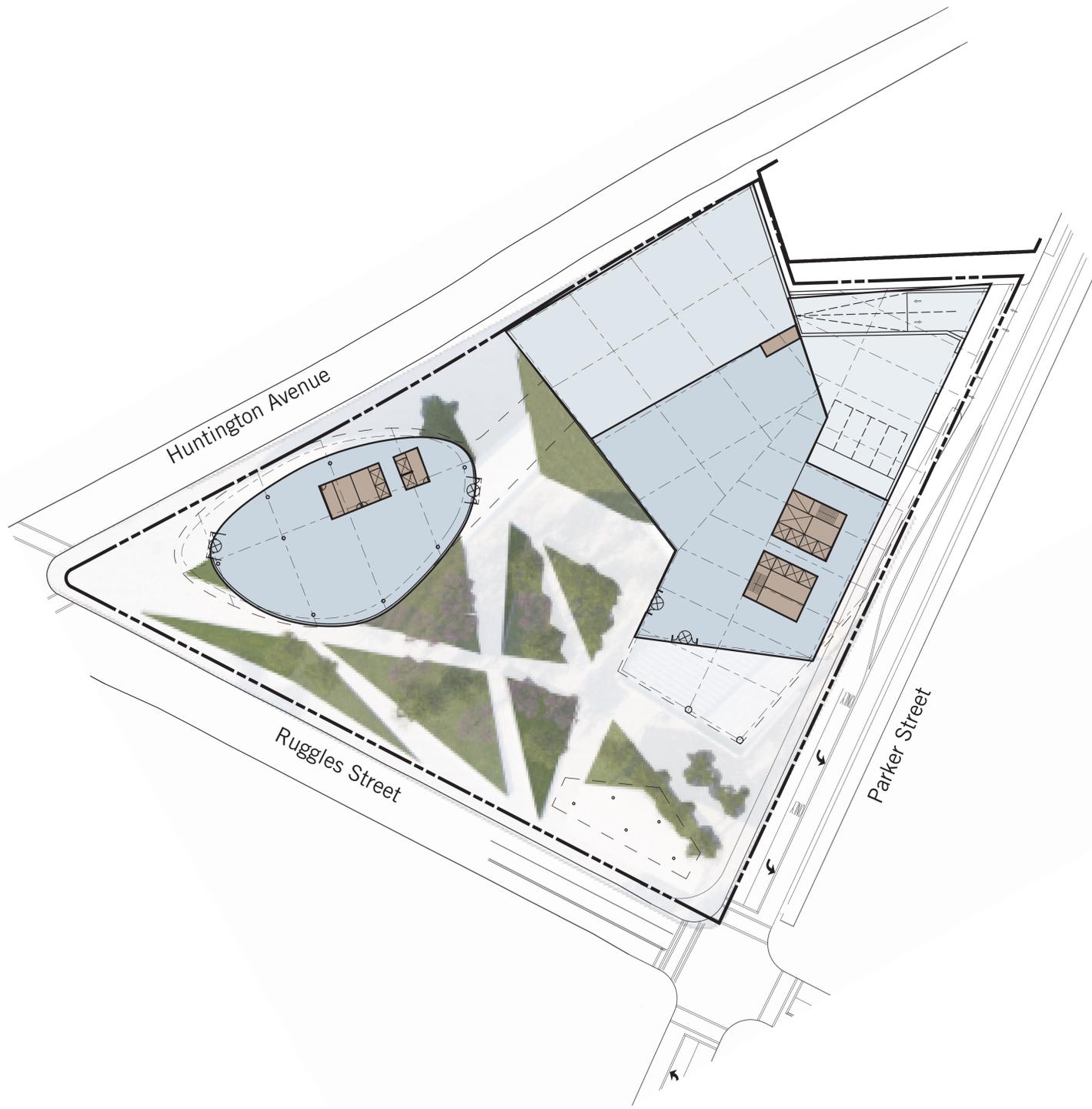
Current View



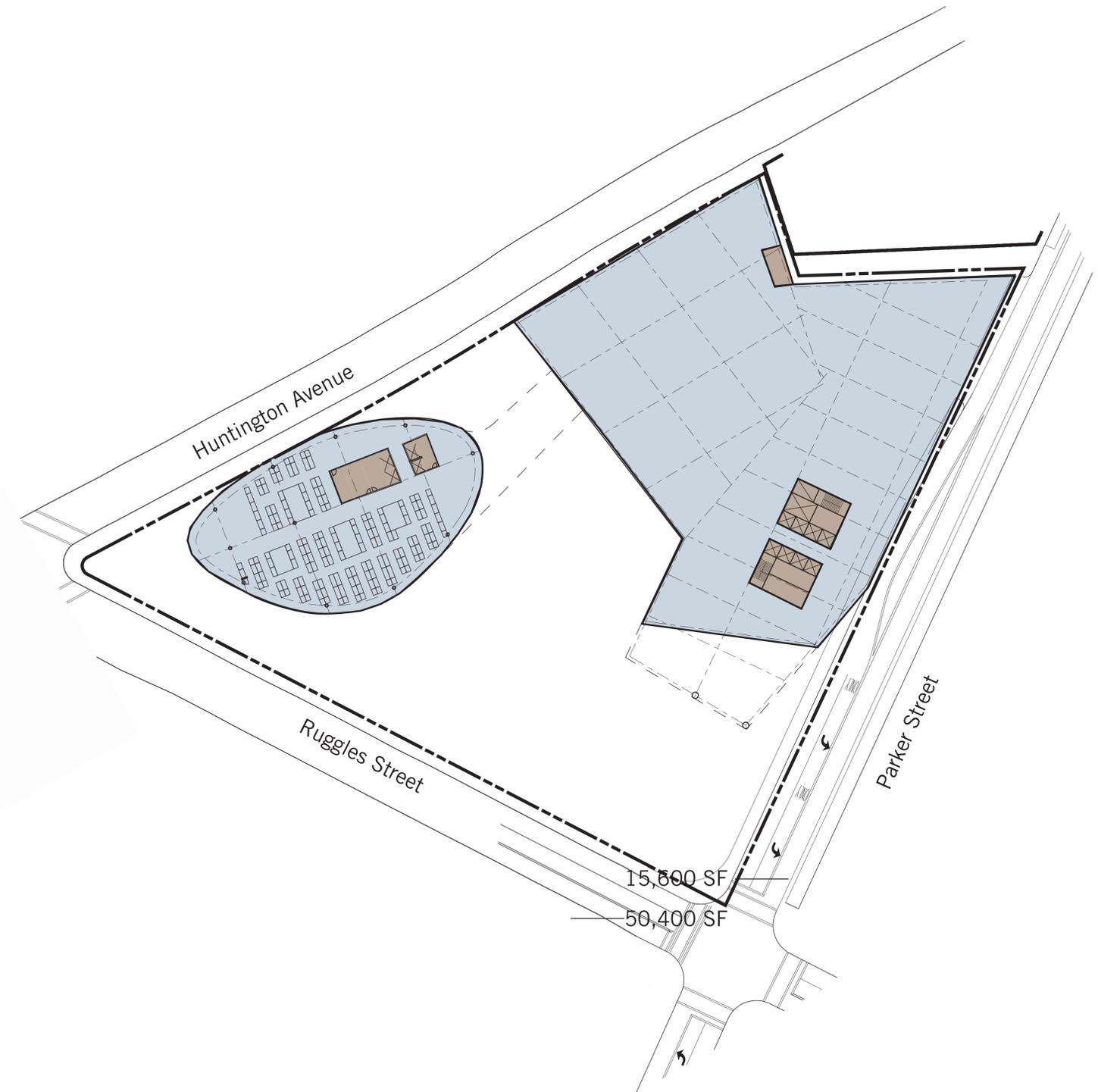
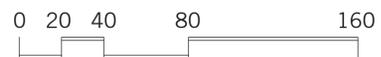
Site Plan



- Commercial Space
- Pedestrian Route
- Entry Point
- Automobile Route
- Loading Vehicle Route

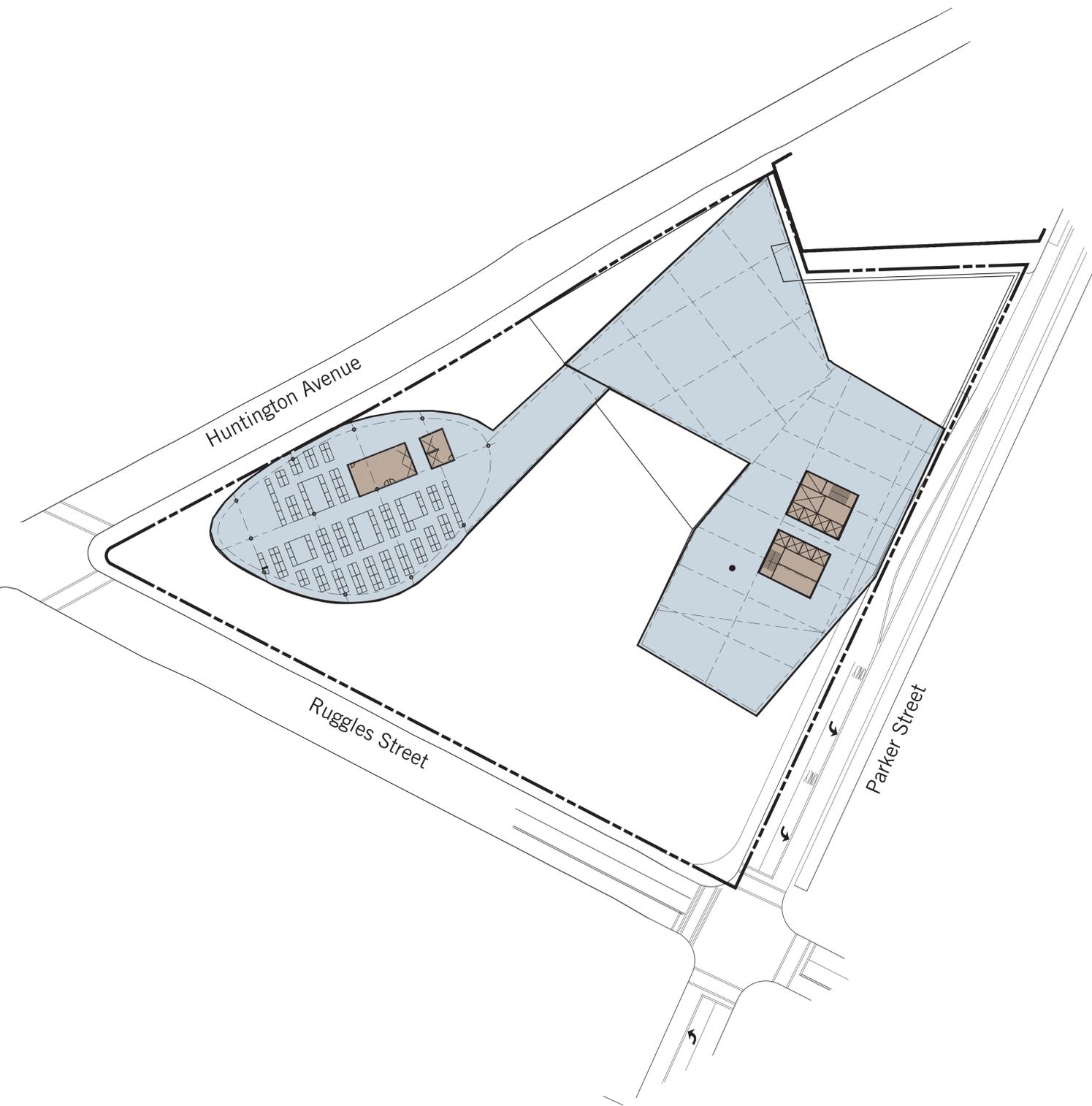


Floor 1

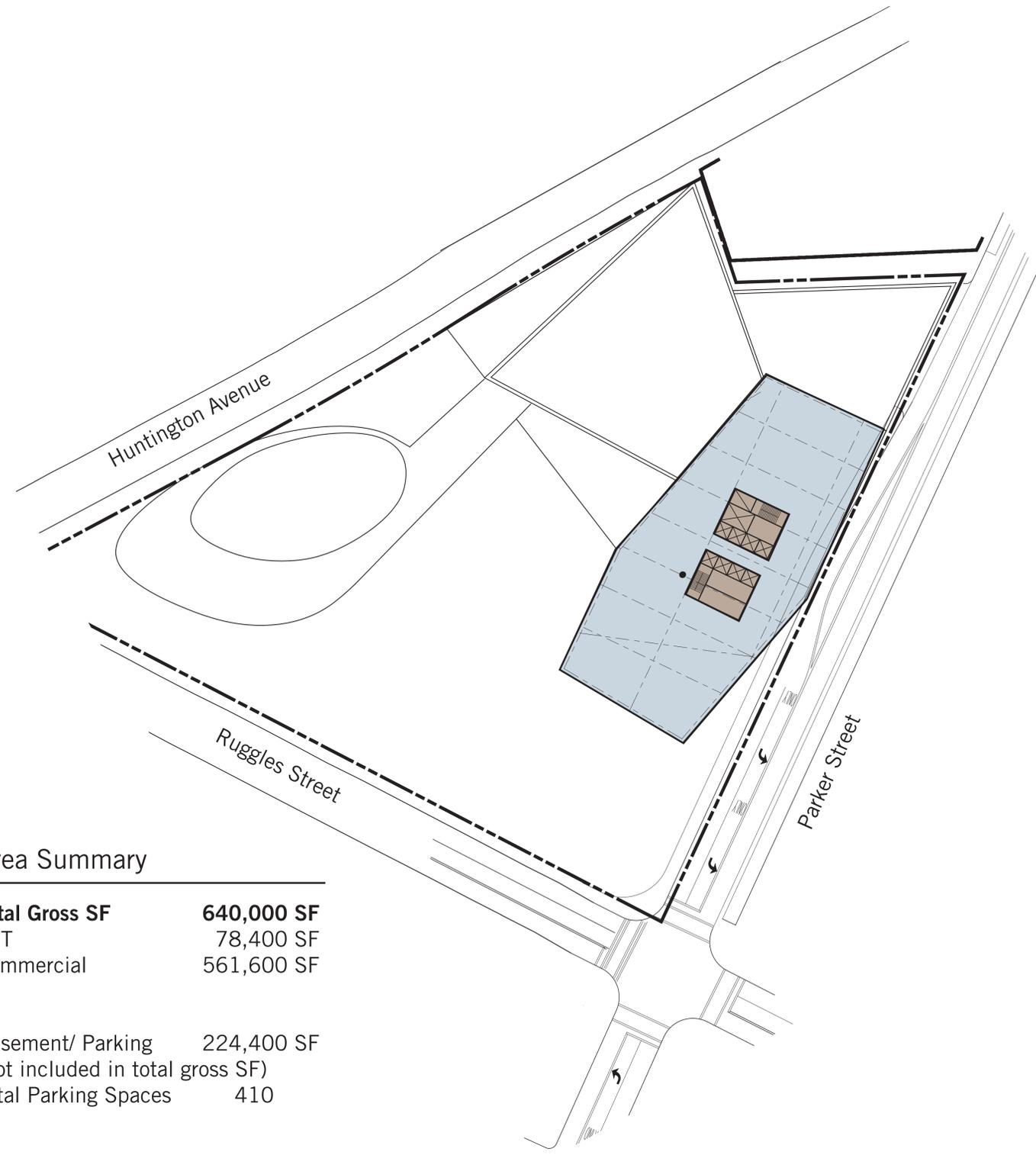


Floor 2-4

 Commercial Space



Floor 5-6



Area Summary

<b>Total Gross SF</b>	<b>640,000 SF</b>
WIT	78,400 SF
Commercial	561,600 SF

Basement/ Parking	224,400 SF
(not included in total gross SF)	
Total Parking Spaces	410

Floor 7-18

 Commercial Space

