

DEVELOPMENT PLAN  
FOR  
PLANNED DEVELOPMENT AREA NO. 93  
AT  
500 HUNTINGTON AVENUE, MISSION HILL, BOSTON

SEPTEMBER 12, 2013

**Planned Development Area Development Plan:**

Pursuant to Article 3, Section 3-1A, Section 59-29, and Article 80, Section 80C of the Boston Zoning Code (the “Code”), this document constitutes a Planned Development Area Development Plan (“Development Plan”) within a Special Purpose Overlay District Planned Development Area (“PDA”), and sets forth a statement of the development plan for an approximately 3.03 acre site at 500 Huntington Avenue, Boston, Suffolk County, Massachusetts (the “Site”), including the proposed location and description of property, location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, traffic circulation, parking, and loading facilities, and access to public transportation, proposed dimensions of structures, and public benefits. The proposed project, as hereinafter defined, and the Site shall be reviewed and be subject to Boston Redevelopment Authority (the “BRA”) approval under the provisions of Article 80, Section 80C of the Code for PDA Development Plan review. This Development Plan is also intended to satisfy the requirements of Article 59 of the Code regarding Regulations Applicable in PDAs.

Upon approval, this Development Plan will constitute zoning for the Site in accordance with Section 3-1A and Article 80C of the Code. Under Section 80C-8 of the Code, no building, use or occupancy permit for the Proposed Project or any part of the Proposed Project will be issued until the BRA has issued a Certification of Consistency under Section 80C-8 of the Code for the Project. To the extent that the Director of the BRA certifies consistency with this Development Plan with the issuance of a Certification of Consistency, the Proposed Project will be deemed in compliance with the requirements of the Code, pursuant to Section 80C-9 of the Code, to the extent that such requirements are addressed in this Development Plan.

This Development Plan consists of 15 pages of text and exhibits A, B, C and D. All references to this Development Plan contained herein shall pertain to such pages and exhibits.

**Proponent:**

Wentworth Institute of Technology, Inc. (the “Proponent”), 550 Huntington Avenue, Boston, MA is the owner of the Site and Proponent of this application. The Proponent intends to select a third-party development entity to undertake this

Development Plan and contemplates entering into a long-term ground lease or other such agreement with such development entity for the development of the Site.

**Location and Description of Site:**

The Site is located at 500 Huntington Avenue, Boston, Suffolk County, Massachusetts, as more particularly bounded and described in Exhibit A and as shown on a plan entitled: “Planned Development Area Plan, Wentworth Institute of Technology”, prepared by Harry R. Feldman, Inc., scale 1”= 20’, dated June 24, 2012, attached hereto as Exhibit B. The Site consists of a parcel of land containing 132,130 square feet (3.03 acres) of land (the “Site” or “PDA Area”). The Site is presently used by Wentworth as an athletic facility and is improved with a one-story 366 square foot concrete service building, a 1,020 square foot one-story concrete field house and a 1,262 square foot 2-story wood frame viewing stand. The balance of the Site contains an artificial turf soccer field, a 9,000 square foot landscaped open space and surface parking. The current use of the Site is allowed through the approved Wentworth Institutional Master Plan, 2010-2020 (the “IMP”).

**Proposed Location and Appearance of Structures:**

The proposed project includes Building One, containing up to 94,000 gross square feet of space within a building of up to six stories located on Huntington Avenue at the north-west corner of the site; and Building Two, containing up to 546,000 gross square feet of space within a building of up to eighteen stories with a lower element of up to six stories. The lower element of Building Two has frontage on both Parker Street and Huntington Avenue while the higher element is located on Parker Street in the south-east corner of the Site (the “Proposed Project”).

The height of the buildings will be: a maximum of 93 feet to the roof, and 118 feet to the top of the mechanical equipment screens for Building One, and the six (6) story component of Building Two; and a maximum of up to 253 feet to the top of the roof and 280 feet to the top of the mechanical equipment screens for the higher element of Building Two. The final appearance of the structures shall be subject to design and development review by the BRA in accordance with Article 80B of the Code. A maximum of up to 410 parking spaces will be provided in a below-grade parking garage.

Building One, located at the west corner of the Site, consists of up to six (6) stories with a maximum height of 93 feet measured to the top of the roof structure, and 118 feet measured to the top of the mechanical screen. The gross floor area of Building One is a maximum of 94,000 square feet. Building Two, located at the east end of the Site bordering Huntington Avenue, and Parker Street, consists of up to eighteen (18) stories with a maximum height of 253 feet measured to

the top of the roof structure, and 280 feet measured to the top of at the mechanical screen. The lower element of Building Two is up to six (6) stories with a maximum height of 93 feet measured to the top of the roof structure, and 118 feet measured to the top of at the mechanical screen. The gross floor area of Building Two is a maximum of 546,000 square feet. The ground floor at Huntington Avenue contains retail/ commercial space, and the ground floor at Parker Street includes a combination of parking access and loading facilities. The entry to the parking and loading areas is located away from the southeast corner of the Site. The main entry to the building will face the open space area, as shown on the Plans DP1-7 on Exhibit C. The eighteen (18) story portion of Building Two is located at the southern portion of the Site, and is set back from the intersection of Parker and Ruggles Streets.

The Proposed Project shall be subject to the Code's Article 80B Large Project Review Process, in accordance with the BRA Development Review Guidelines, dated 2006. The final location and appearance of the buildings is contingent upon the following criteria:

*Public Realm criteria*

- Quality and character of Parker Street in the area between the proposed project and Northeastern University's West Village Residence Halls;
- Relationship between the proposed Building Two and the network of publicly accessible open spaces and pedestrian pathways connecting the Site to the surrounding area

*Building criteria*

- Pedestrian level wind conditions, particularly in publicly accessible areas and sidewalks near the base of Building Two;
- Shadow impacts on surrounding publicly accessible open spaces;
- Building mass as perceived from both nearby and distant vantage points

At such time that the proposed project proceeds with Large Project Review, the BRA Development Review process may also consider the Proposed Project in the context of other permitted or under review development projects adjacent to the Site.

Conceptual illustrative plans showing the site context, general location of buildings, parcel and building areas, pedestrian and vehicular access areas, landscape improvements, and building elevations are included as a set of drawings entitled "PDA Conceptual Plans, 500 Huntington Avenue, DP-1 through DP-7" and are attached hereto as Exhibit C.

**Open Space and Landscaping:**

The Proposed Project centers on a generous lawn that is the nexus of activity passing through the Site, and is where Wentworth, the private sector, and the public come together. The lawn is shaped by Building One and Building Two

on the north and west sides, and by the eighteen (18) story element for Building Two on the south side. The central lawn completes pedestrian routes from Ruggles Station to Huntington Avenue with landscape amenities, and generous open gathering spaces on Parker and Ruggles Streets. The Proposed Project includes a significant public open space amenity with a courtyard and pedestrian way comprised of up to 57,600 square feet or 44% of the Site. This open space extends the series of courtyards and pedestrian ways which begins at Ruggles Station and continues into the Fenway. Pathways through the site respond to the formal landscape geometry of Wentworth Hall across Ruggles Street while also incorporating a more informal network in response to pedestrian routes and the asymmetrical site configuration.

### **Groundwater Conservation:**

The Proposed Project is also located within the Groundwater Conservation Overlay District. As required by Article 32 of the Code, the Proposed Project will collect, store and recharge one inch of stormwater runoff from all new impervious surfaces. To achieve this, the stormwater drainage system will be designed to meet or exceed the City of Boston's requirements to avoid lowering of ground water levels and to recharge stormwater into the ground. The Proposed Project shall comply with the standards and requirements set forth in Article 32 of the Code. The Proponent shall obtain a written determination from the Boston Water and Sewer Commission ("BWSC") as to whether the Proposed Project meets said standards. In addition, the Proponent shall demonstrate that the Proposed Project meets the requirements of Section 32-6 of the Code by obtaining a stamped certification from a Massachusetts registered engineer that the requirements of Section 32-6 of the Code are met. The Proponent shall provide both a copy of said written determination from BWSC and the stamped certification from a Massachusetts registered engineer to the Boston Groundwater Trust ("BGT") and the BRA prior to the issuance of any Certification of Consistency. As such, the Proposed Project shall be deemed in compliance with Article 32 of the Code and shall not need a conditional use permit from the Board of Appeal.

### **Proposed Uses:**

The existing Sweeney Field athletic facility, accessory buildings and surface parking spaces on the Site will remain in use by the Proponent as allowed through the Wentworth IMP until such time as they will be removed to be replaced with the Proposed Project.

This Development Plan provides that Building One shall contain up to 78,400 square feet of space to be used by Wentworth Institute of Technology ("Wentworth") for Wentworth's institutional uses, including the proposed Wentworth Center for Innovation in Engineering and Technology (the "Center"). The Center would provide Wentworth with suitable space to conduct research in a wide range of areas from

biomedical research to engineering and academic research. These institutional uses are not receiving zoning relief through this Development Plan. Rather, Wentworth will be required to amend the Wentworth IMP in order to use this space for institutional uses. As such, a Certification of Consistency for such Wentworth institutional uses will only be issued in connection with the Wentworth IMP. However, if Wentworth does not occupy up to 78,400 square feet of space in Building One, this Development Plan shall be subject to amendment. Building One may also contain up to 15,600 square feet of non-institutional uses, such as office/research and development space which is not located on the ground floor.

Building Two may contain up to 546,000 gross square feet of state-of-the art office/research and development space, including up to 15,000 square feet of retail, restaurant, cultural, entertainment, recreational, banking, postal, day care, community, fitness center, conference center, service uses, and accessory uses thereto on the ground floor. The Proposed Project may contain up to 410 below-grade parking spaces in two basement garage levels and loading and service areas accessible from Parker Street.

In addition, the Proposed Project will provide retail space and services in an area that is presently lacking in such amenities. The proposed uses of the Site may include one or more of the uses set forth in Exhibit D (attached hereto).

**Densities:**

The Proposed Project is located in the Wentworth Community Commercial CC-3 Subdistrict, which allows a maximum Floor Area Ratio (“FAR”) of 5.0. The Proposed Project has an anticipated FAR of 4.84, but will not exceed an FAR of 5.0.

**Proposed Traffic Circulation, Parking, and Loading Facilities:**

The Proposed Project will provide up to 410-spaces within an underground garage with a single entrance and exit on Parker Street. The parking garage will be easily accessed via Huntington Avenue, Ruggles Street and Parker Street. The garage will contain three card controlled gates on the first level. Two gates will be operated in the peak direction to assure that entering vehicles do not queue onto Parker Street. The Proposed Project’s four-bay loading dock will be located next to the garage entrance with on-site turnaround space to minimize disruptions to Parker Street. All service, loading and traffic activities will all be located at the Parker Street parking garage entrance.

The transportation and parking requirements for the areas within Building One proposed to be used by Wentworth will be accommodated by the Wentworth Campus parking facilities within the Wentworth IMP Overlay Area. The proposed 410 space below-grade parking garage will provide for the parking needs of the remaining uses of Building One, for all of the uses in Building Two, and for such uses as may be

allowed pursuant to the provisions of a Transportation Access Plan Agreement to be executed between the Proponent and the Boston Transportation Department.

**Access to Public Transportation:**

The Proposed Project is readily accessible by public transportation, including rapid transit, bus, and commuter rail service. The Museum of Fine Arts stop on the E Branch of the Green Line is located in the median of Huntington Avenue directly in front of the project site. Ruggles Station, which is within a half-mile (10-minute walk) of the Site, provides access to the Orange Line, three commuter rail lines serving the south side (Needham, Providence, and Stoughton), and approximately twelve bus routes. There is a pedestrian connection to a walkway through the Northeastern campus that ends at the Forsyth Street entrance to the Ruggles Station. Five of the bus routes serving Ruggles station (MBTA Bus Routes 8, 19, 47, CT2, CT3) travel along Ruggles Street, which has a bus stop and shelter on the northbound side in front of the Proposed Project and a bus stop on the southbound side in front of Wentworth Hall.

**Proposed Dimensions of Structures:**

The dimensions of Building One and Building Two of the Proposed Project are shown in Table 1 below and as set forth in this section.

TABLE 1

<b>Building</b>	<b>Maximum Gross Floor Area(gross square feet)</b>	<b>Lot Area (acres)</b>	<b>Maximum FAR</b>	<b>Maximum Bldg. Height *Spaces</b>	<b>Lot Coverage (percent)</b>	<b>Maximum Parking</b>
Building One	94,000GSF	N/A	N/A	118'	N/A	N/A
Building Two	546,000GSF	N/A	N/A	280'	N/A	410
Total	640,000GSF	3.03	5.0	N/A	56	410

\*Maximum Building Height measured to top of mechanical equipment screens

While the Maximum Gross Floor Area of 546,000 square feet and the Maximum Building Height of 280 feet, including mechanicals, for Building Two shall not be exceeded, Building Two’s final size, location, and appearance will be subject to ongoing development and design review approval by the BRA through the Large Project Review Process, in accordance with Article 80B of the Code and the BRA Development Review Guidelines, dated 2006, subject to the following criteria:

*Public Realm criteria*

- Quality and character of Parker Street in the area between the proposed project and Northeastern University’s West Village Residence Halls;

- Relationship between the proposed Building Two and the network of publicly accessible open spaces and pedestrian pathways connecting the Site to the surrounding area;

*Building criteria*

- Pedestrian level wind conditions, particularly in public areas and sidewalks near the base of Building Two;
- Shadow impacts on surrounding public open spaces ;
- Building mass as perceived from both nearby and distant vantage points.

**Public Benefits:**

The Development Plan and the Proposed Project will provide substantial public benefits to the City of Boston and the Mission Hill neighborhood. The Development Plan and the Proposed Project will generate both direct and indirect significant economic benefits. In fulfillment of the objectives of Article 59, Sections 59-29 through 59-32 of the Code and meeting the requirements of Section 80C-4 of the Code, the Development Plan provides for:

- 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.

**Phasing of the Proposed Project:**

It is contemplated that within the PDA Area, components of the Proposed Project may each be separately owned and financed, including through one or more condominium structures. As used herein, “Proponent” shall mean the original Proponent named above or, with respect to any component of the Proposed Project subsequently owned

by another entity, such successor in interest. This PDA Plan constitutes approval for any subdivision, re-subdivision, or condominium creation, provided that the Proponent (or its successors in interest) shall give written notification to the BRA's Director of any such subdivisions, re-subdivisions, or condominium creation, and assignments of responsibilities.

**No Obligation to Undertake the Proposed Project:**

Nothing in this Development Plan shall be construed as an undertaking by the Proponent or its development entity, or successor in interest to construct or complete the Proposed Project. If and to the extent that the Proposed Project is undertaken by the Proponent or its development entity, the sole obligation of the Proponent or the development entity is to adhere to the provisions of the Development Plan and the Article 80B documents, to the extent provided herein.

**Development Review Procedure:**

All design plans for the Proposed Project will be subject to ongoing development and design review approval by the BRA through the Large Project Review Process, in accordance with Article 80B of the Code and the BRA Development Review Guidelines, dated 2006.



**LIST OF EXHIBITS  
to  
DEVELOPMENT PLAN  
for  
PLANNED DEVELOPMENT AREA NO. 93**

**500 HUNTINGTON AVENUE, MISSION HILL, BOSTON**

**Exhibit A** - Legal Description

**Exhibit B** - PDA Area Plan entitled "Compiled Plot Plan,' Wentworth Sweeney Field, Huntington Avenue, Boston, MA" prepared by Feldman Professional Land Surveyors, dated February 01, 2013"

**Exhibit C** - PDA Conceptual Plans, entitled: "PDA Development Plan, 500 Huntington Avenue, DP-1, DP-2, DP-3, DP-4, DP-5, DP-6 and DP-7"

**Exhibit D** - List of Permitted Uses

BOUNDARY DESCRIPTION  
369 RUGGLES STREET  
WENTWORTH INSTITUTE OF TECHNOLOGY  
"SWEENEY FIELD"

A CERTAIN PARCEL OF LAND IN THE CITY OF BOSTON, ROXBURY DISTRICT, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF TANGENCY ON THE SOUTHEASTERLY SIDELINE OF HUNTINGTON AVENUE, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY SIDELINE OF HUNTINGTON AVENUE AND THE NORTHEASTERLY SIDELINE OF RUGGLES STREET;

THENCE RUNNING N 61° 36' 23" E, A DISTANCE OF 166.66 FEET, ALONG THE SOUTHEASTERLY SIDELINE OF HUNTINGTON AVENUE TO A POINT OF CURVATURE;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 164.05 FEET AND A RADIUS OF 2042.00 FEET TO A POINT OF REVERSE CURVE;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 164.35 FEET AND A RADIUS OF 1988.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 18° 50' 15" E, A DISTANCE OF 68.63 FEET;

THENCE TURNING AND RUNNING N 87° 34' 51" E, A DISTANCE OF 143.03 FEET TO A POINT ON THE WESTERLY SIDELINE OF PARKER STREET;

THENCE TURNING AND RUNNING S 24° 45' 19" W, A DISTANCE OF 445.80 FEET, ALONG THE WESTERLY SIDELINE OF PARKER STREET TO ITS INTERSECTION WITH THE NORTHEASTERLY SIDELINE OF RUGGLES STREET;

THENCE TURNING AND RUNNING N 63°07' 14" W, A DISTANCE OF 456.60 FEET, ALONG THE NORTHEASTERLY SIDELINE OF RUGGLES STREET TO A POINT OF CURVATURE;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 13.06 FEET AND A RADIUS OF 6.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 132,130 SQUARE FEET, OR 3.033 ACRES.

**EXHIBIT B**  
**PLANNED DEVELOPMENT AREA NO. 93**  
**500 HUNTINGTON AVENUE**  
**BOSTON**  
**PDA AREA PLAN**

HUNTINGTON (VARIABLE WIDTH, PUBLIC) AVENUE  
(STATE HIGHWAY L.O.#6269)

FORMER STREET LINE

R=6.00'  
L=13.06' CALC.  
(L=13.12' REC.)

N 61°36'23" E  
166.66'

R=2042.00'  
L=164.05' CALC.  
(L=164.06' REC.)

R=1988.00'  
L=164.35' CALC.  
(L=164.20' REC.)

S 18°50'15" E  
68.63'

N/F  
NORTHEASTERN  
UNIVERSITY

N/F  
NORTHEASTERN  
UNIVERSITY

LCC 8912A

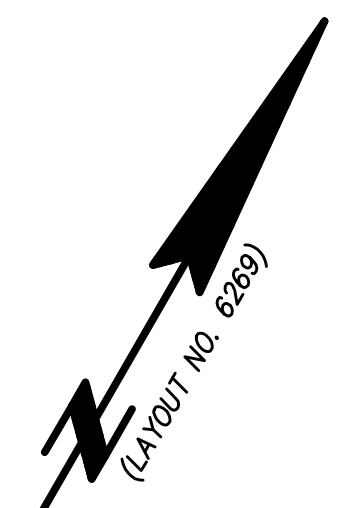
N 87°34'51" E  
143.03'

13 FEET WIDE  
PASSAGEWAY

PDA PARCEL  
AREA = 132,130 S.F.  
OR 3.033 ACRES

RUGGLES (50' WIDE, PUBLIC) STREET  
N 63°07'14" W  
456.60'

PARKER (50' WIDE, PUBLIC) STREET  
S 24°45'19" W  
445.80' CALC. (445.27' REC.)



RESERVED FOR REGISTRY USE

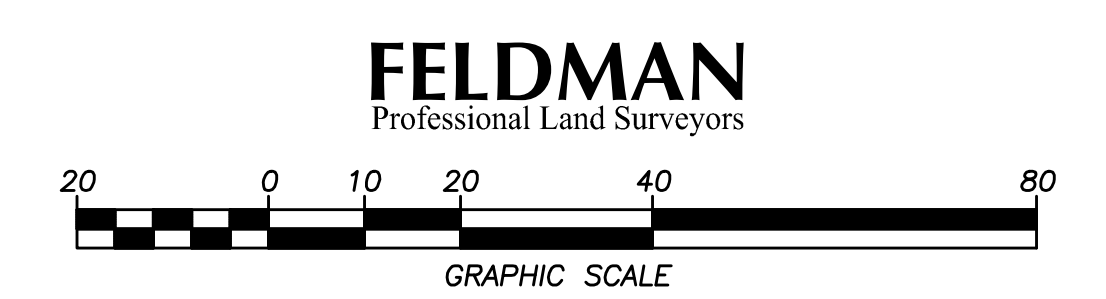
- REFERENCES**
- SUFFOLK COUNTY REGISTRY OF DEEDS  
BOOK 8915 PAGE 324  
BOOK 3323 PAGE 281  
PLAN IN BOOK 3652 PAGE 138
  - MASSACHUSETTS LAND COURT  
LCC 8912A
  - CITY OF BOSTON ENGINEERING DEPARTMENT  
FIELD BOOK 627 PAGE 23  
FIELD BOOK 744 PAGE 115  
FIELD BOOK 829 PAGE 50-53  
FIELD BOOK 852 PAGE 148-149
  - PLAN NO. L-1260, L-1848, L-2773

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

ROBERT G. APPLIGATE, PLS (MA# 28514) DATE

PLANNED DEVELOPMENT AREA PLAN  
SWEENEY FIELD  
WENTWORTH INSTITUTE OF TECHNOLOGY  
369 RUGGLES STREET  
BOSTON, MASS.

SCALE: 1"=20' JUNE 24, 2013  
HARRY R. FELDMAN, INC. LAND SURVEYORS  
112 SHAWMUT AVENUE PHONE: (617)357-9740  
BOSTON, MASS. 02118 www.harryfeldman.com

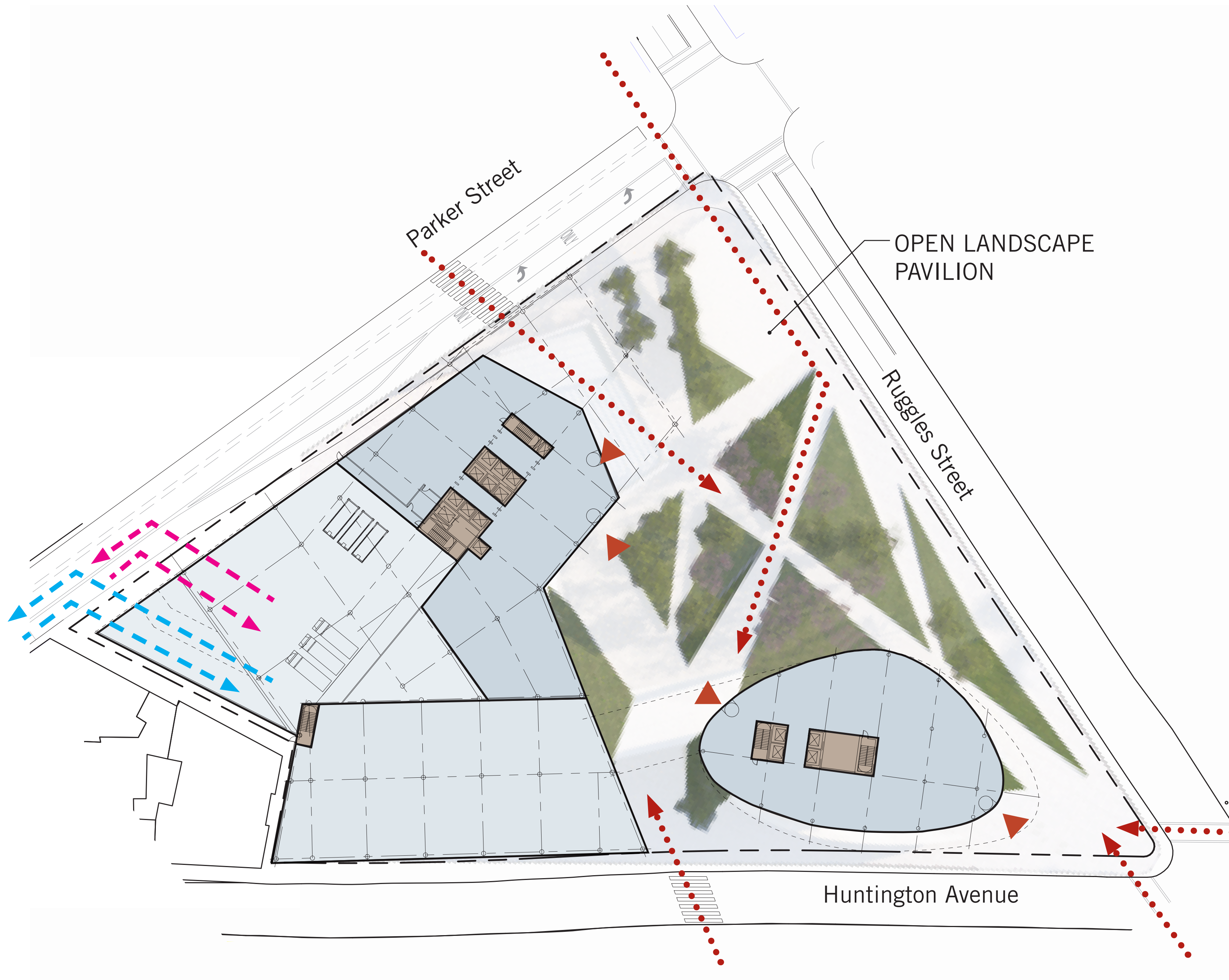


**FELDMAN**  
Professional Land Surveyors

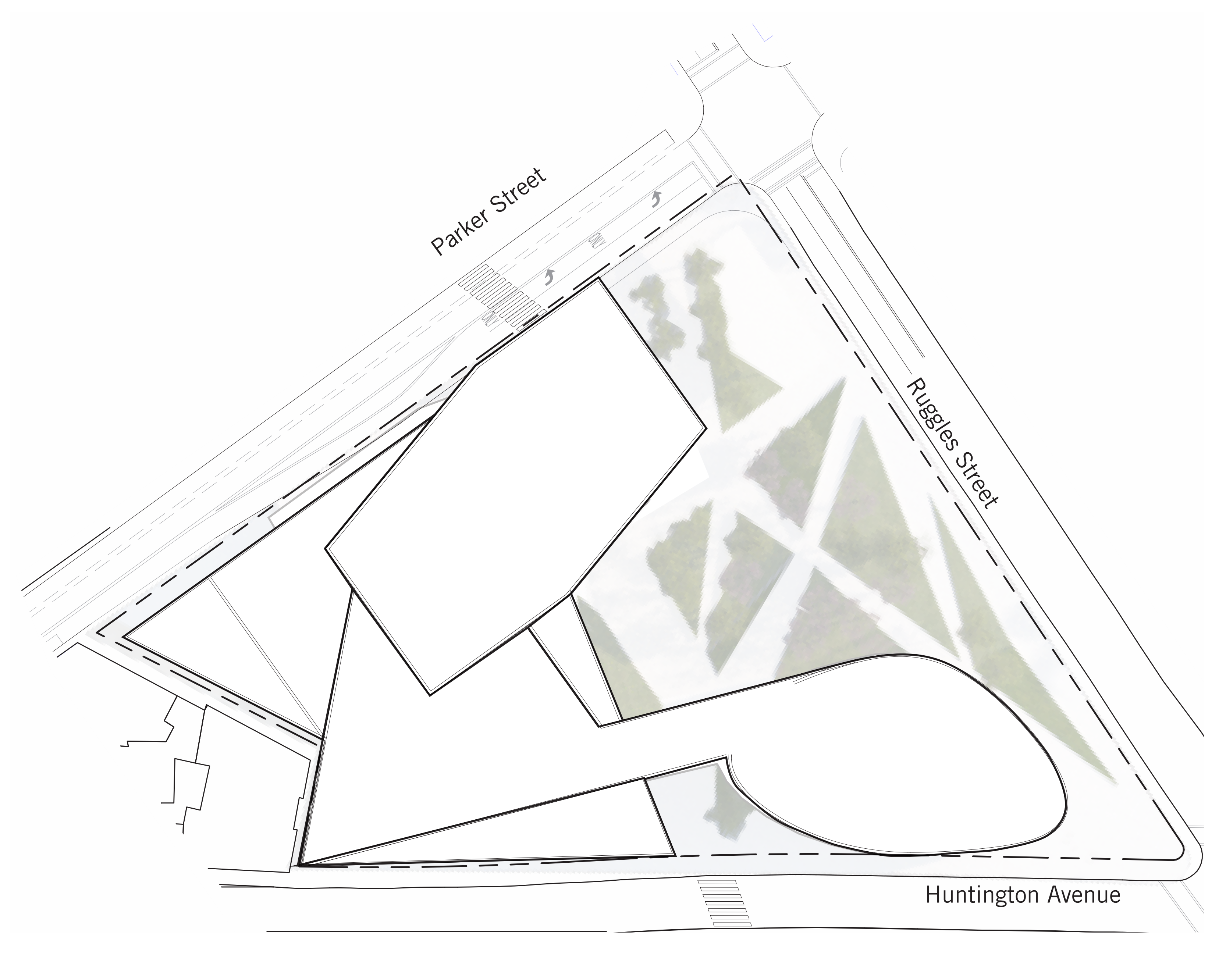
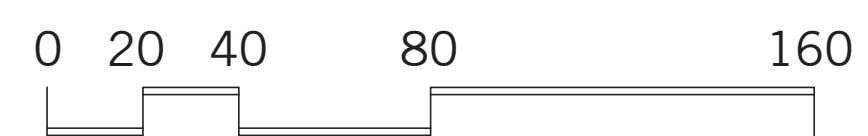
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**EXHIBIT C**  
**PLANNED DEVELOPMENT AREA NO. 93**  
**500 HUNTINGTON AVENUE**  
**BOSTON**  
**PDA CONCEPTUAL PLANS**



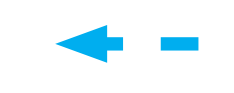
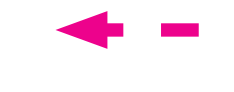
- DP-1 Site Plan and Landscape Plan
- DP-2 Basement Plans
- DP-3 Floor 1 and Floors 2-4 Plans
- DP-4 Floors 5-6 and Floors 7-13
- DP-5 Ruggles Street Elevation
- DP-6 Parker Street Elevation
- DP-7 Huntington Avenue Elevations

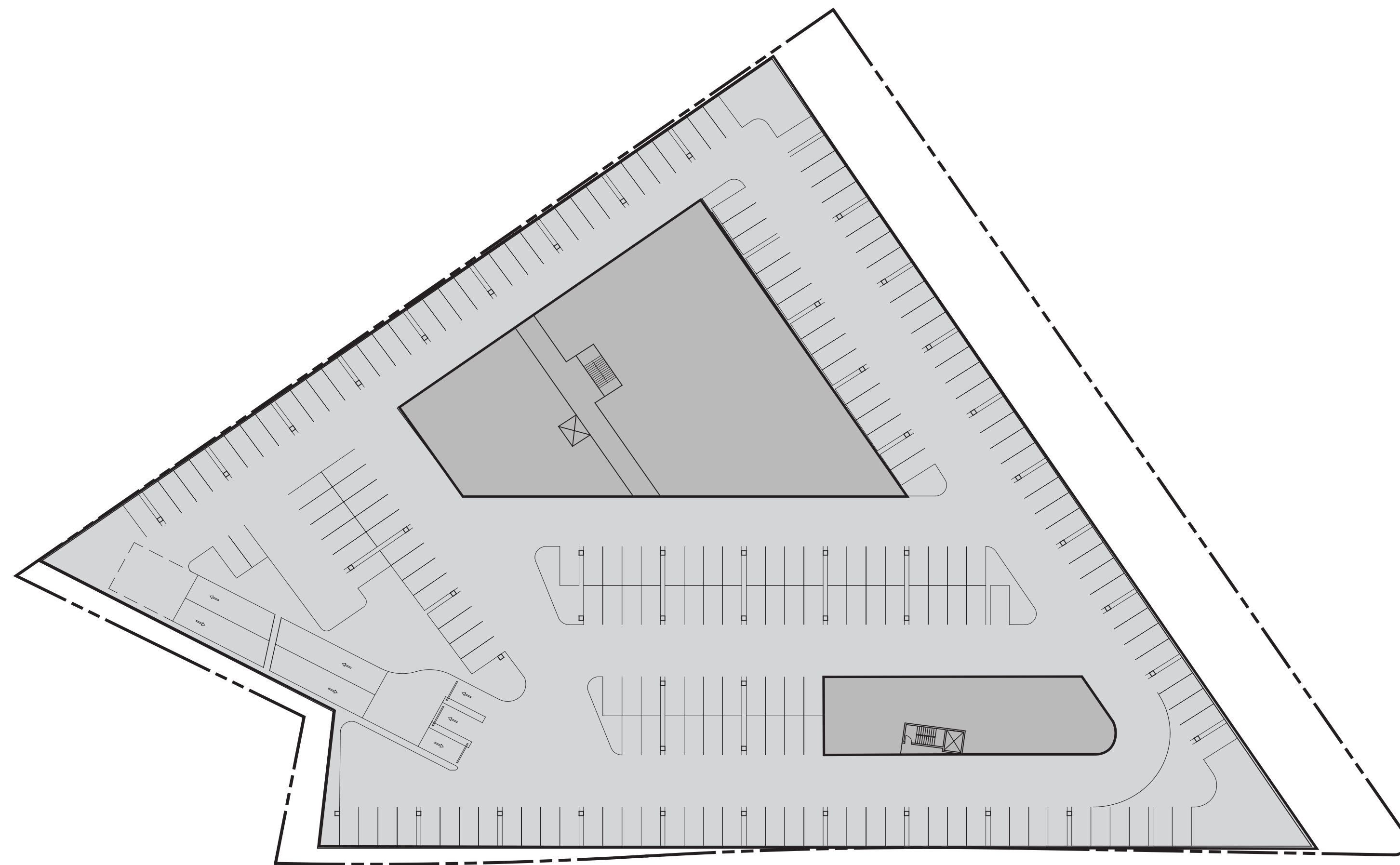


Site Plan

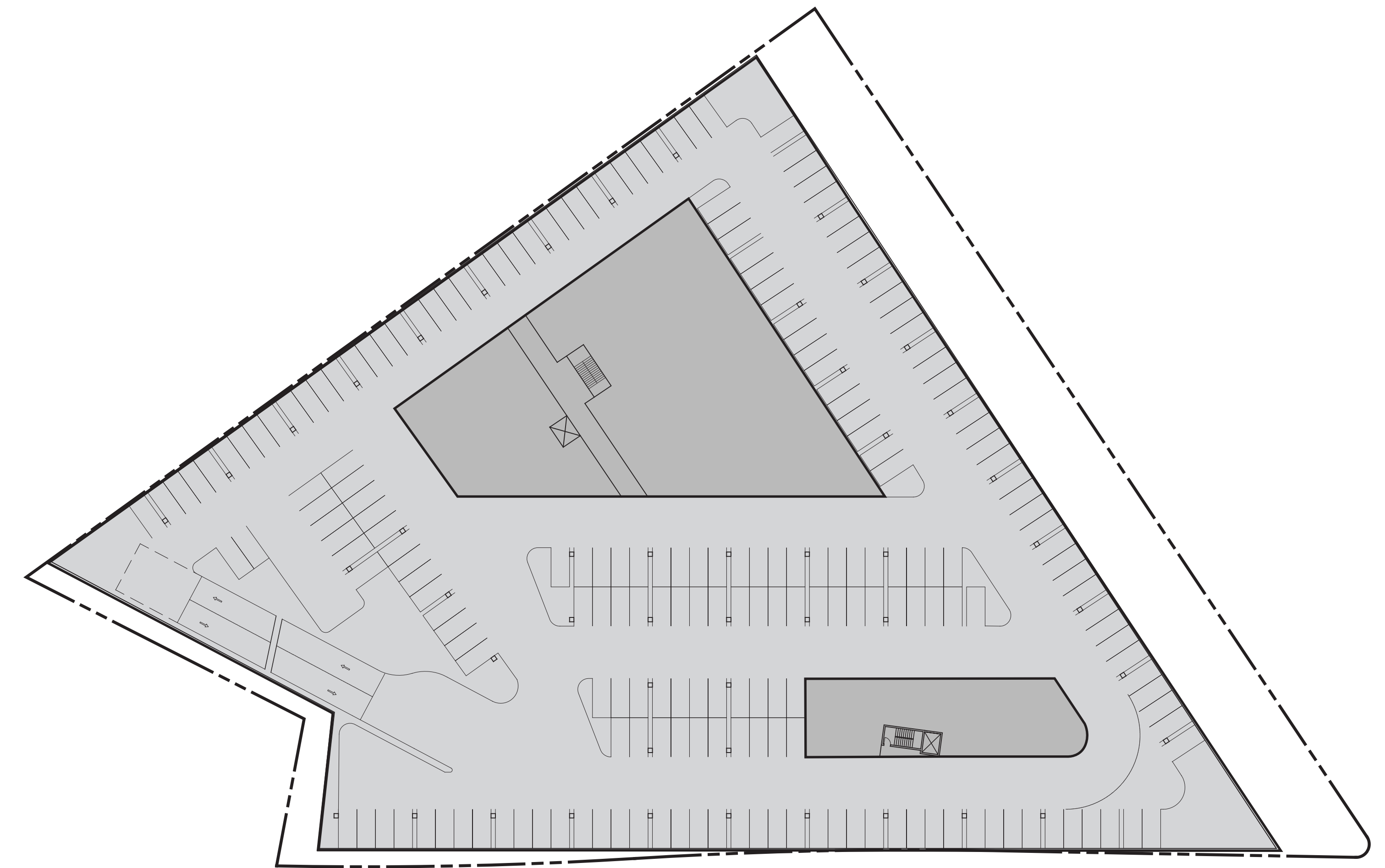
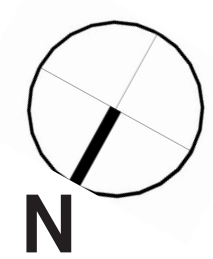
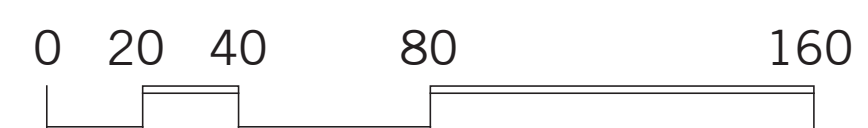


Landscape Plan

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



Basement 01



Basement 02





Floor 1

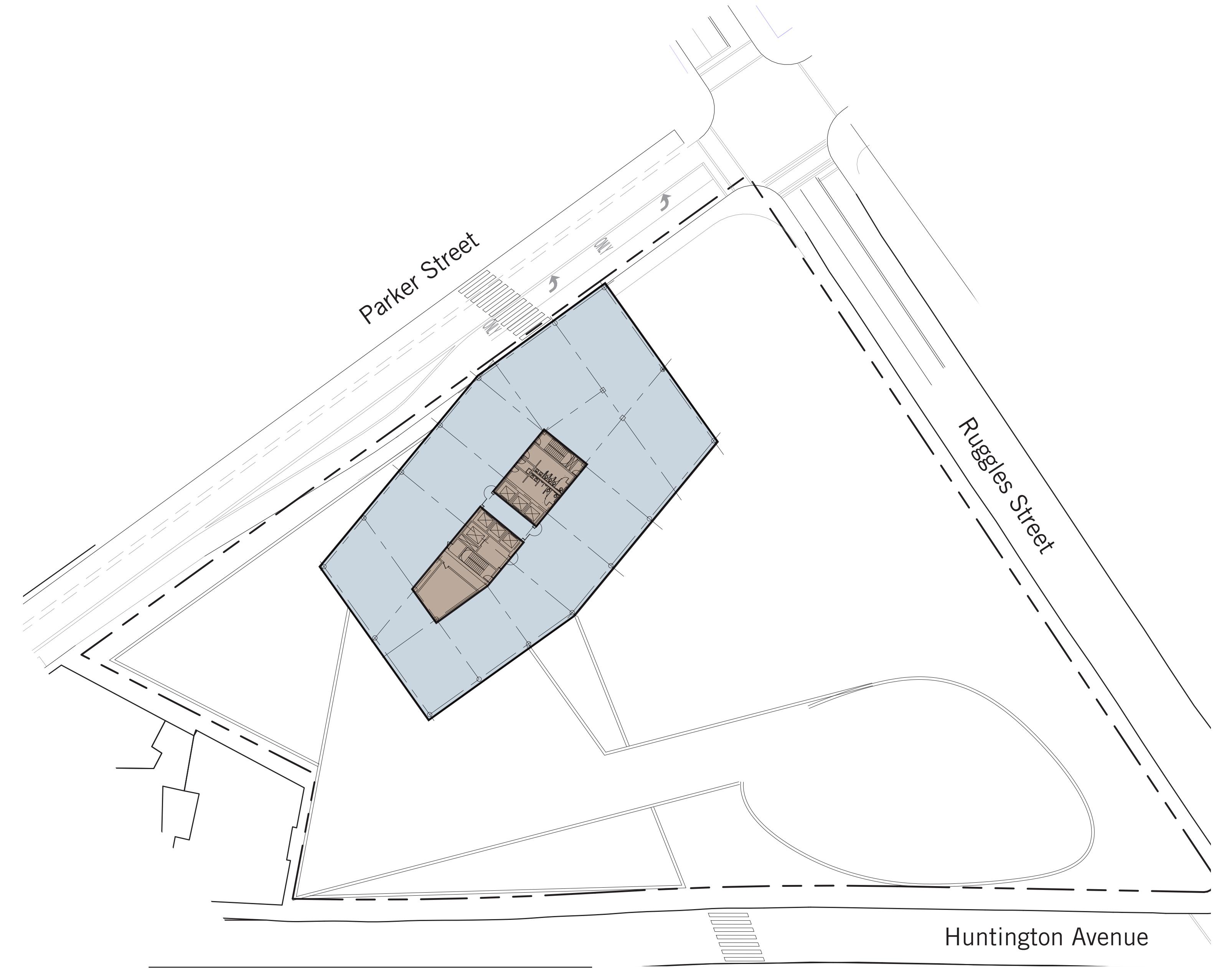
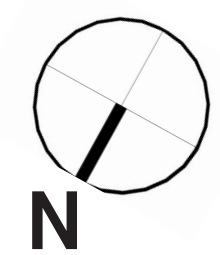
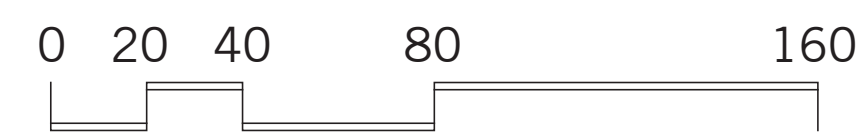


Floor 2-4

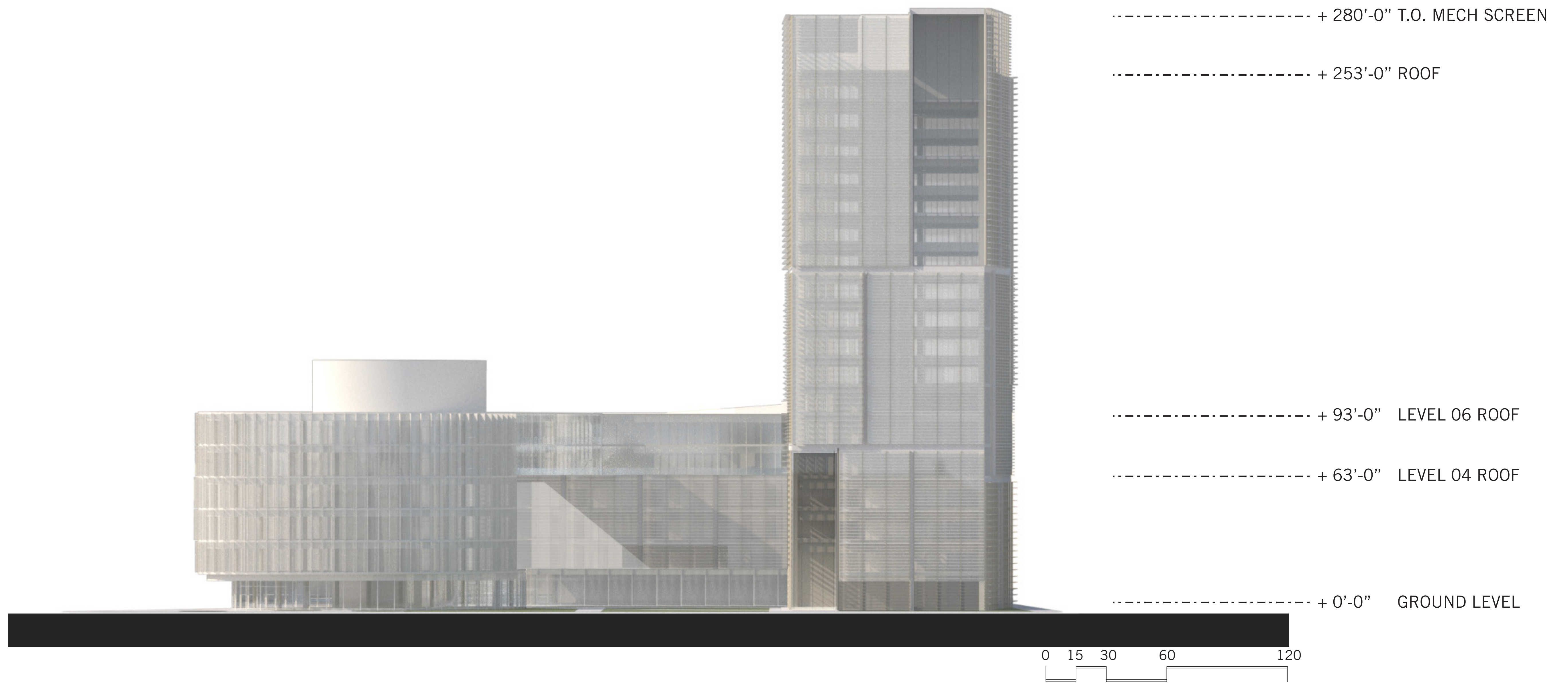




Floor 5-6



Floor 7-18





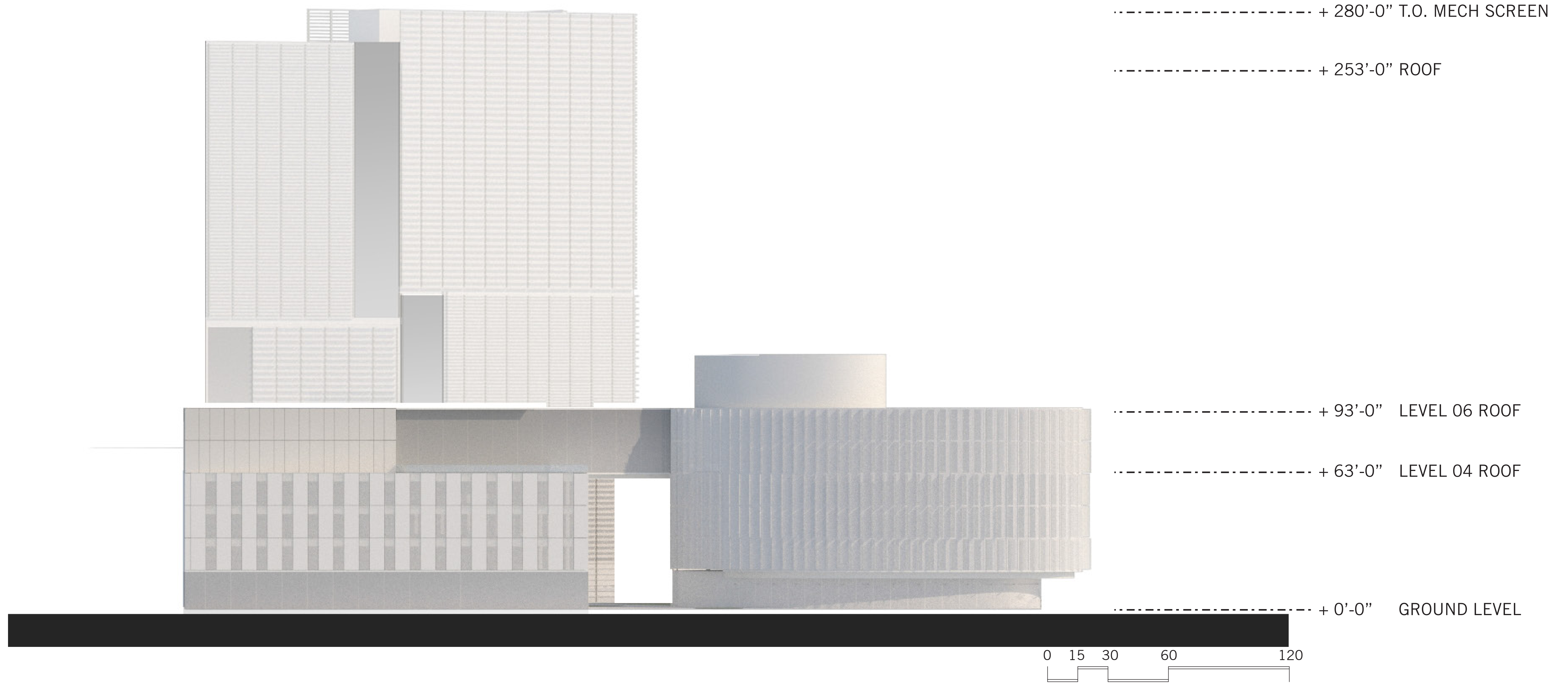


EXHIBIT D  
 PLANNED DEVELOPMENT AREA NO. 93  
 500 HUNTINGTON AVENUE  
 BOSTON  
 LIST OF PERMITTED USES

The following uses, which are set forth in Table B, Mission Hill Neighborhood District, Article 59 of the Code and defined in Article 2A of the Code, are the allowed uses for PDA Area No. 93:

General Uses	Sub-Uses
Banking and Postal Uses	Automatic teller machine
	Bank
	Post Office
Community Uses	Adult education center
	Community Center
	Day care center, elderly
	Library
Cultural Uses	Art gallery
	Art use
	Auditorium
	Concert hall
	Museum
	Public art, display space
	Studios, arts
	Theatre
Educational Uses*	College or university
Entertainment and Recreational Use	Fitness center or gymnasium
	Private club not serving alcohol
	Private club serving alcohol
	Restaurant with live entertainment, not operating after 10:30 p.m.
	Restaurant with live entertainment, operating after 10:30 p.m.
Hotel and Conference Center Uses	Conference center
Office Uses*	Agency or professional office
	General office

	Office of wholesale business
Open Space Use	Open Space
	Open space recreational building
	Outdoor place of recreation for profit
Research and Development Uses*	Research laboratory
	Product development or prototype manufacturing
Restaurant Uses	Restaurant
	Take-out restaurant, small; large
Retail Uses	Bakery
	Local retail business
Service Uses	Barber or beauty shop
	Dry-cleaning shop
	Laundry, retail service
	Laundry, self-service
	Shoe repair
	Tailor shop
Vehicular Uses	Parking garage
Accessory and Ancillary Uses	Accessory automatic teller machine
	Accessory cafeteria
	Accessory cultural uses
	Accessory offices
	Accessory outdoor café
	Accessory parking
	Accessory retail
	Accessory services uses

\*Educational Uses, Office Uses, and Research and Development Uses in Building One, which are to be leased or used by the Proponent (Wentworth), are subject to the Wentworth IMP, as, or to be, amended, and such uses are not permitted under this Development Plan.

The following uses are expressly prohibited: bars and liquor stores.