



City of Boston
Planning Department

500 Huntington Avenue

Boston Zoning Commission

October 9, 2024

SITE CONTEXT



- Mission Hill Neighborhood District
Community Commercial (CC-3) Subdistrict
 - Update to Existing PDA No. 93
 - Wentworth Institute of Technology land ground lease: existing sports fields relocated as part of Wentworth IMP
- Transportation
 - Adjacent to Museum of Fine Arts Green Line MBTA Station
 - Less than ½ mi from Ruggles MBTA Station (Orange Line)
 - Several Nearby BlueBikes Stations
- Other Nearby Projects
 - Wentworth Institute of Technology Institutional Master Plan (2024)
 - Northeastern University Institutional Master Plan (2023)

500 HUNTINGTON AVENUE

MISSION HILL

PLANNING CONTEXT



ROXBURY TO FENWAY CONNECTOR

The **Roxbury to Fenway Connector** is a proposed Green Link that would include a path within the existing double row of trees on Ruggles Street between Ruggles Station and Parker Street.



AVENUE OF THE ARTS DESIGN GUIDELINES STUDY (2015)

MOBILITY	PLACEMAKING	PROGRAMMING	COMFORT
PRINCIPLE: Create a clear, safe, well-connected pedestrian experience.	PRINCIPLE: The Avenue should be a cohesive, high quality environment. Institutions should express their identity through architecture and open spaces.	PRINCIPLE: The Avenue should be an active, inclusive urban environment.	PRINCIPLE: New development and initiatives should promote pedestrian comfort in the public realm.
TACTICS: <ul style="list-style-type: none">Future development must provide sufficient sidewalk width for pedestrians, comfortable and safe signage.Clarify the edges of pedestrian crossings along the Avenue through missing, landscape, and sight lines.	TACTICS: <ul style="list-style-type: none">"Folio" buildings must relate in scale and material to the buildings that surround them."Connecting" open spaces facilitate pedestrian movement both along the Avenue and within surrounding blocks.A continuous streetwall should highlight "signature" uses, spaces and "iconic" buildings."Iconic" buildings should express institutional identity.	TACTICS: <ul style="list-style-type: none">New buildings must have active ground floors, existing buildings should add active ground floor uses where possible.New and existing open spaces should be actively programmed throughout the year and for a wide range of audiences.	TACTICS: <ul style="list-style-type: none">Minimize building shadow impacts, particularly on active buildings and open spaces.Minimize negative visual impacts on new and existing open spaces.Create sensitive strategies that promote comfort by providing seasonal shade.



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PROJECT ANALYSIS



RELIEF REQUIRED	PROPOSAL	ZONING	PLANNING/POLICY
Use	Retail Lab/Office Institutional	Dimensions and Use consistent with Zoning Overlay created by Planned Development Area No. 93 (initially adopted 2013). Amendments to PDA No. 93 reduces building height and increases open space.	Active ground floor and open space align with planning goals of Avenue of the Arts Design Guidelines for Huntington Avenue.
Dimensions	640,000 GSF		Height and open space dimensions , including “welcome mat” align with Avenue of the Arts Design Guidelines.
Transportation	191 below-grade parking spaces Design and construction of critical segments on and off site for the <i>Roxbury to Fenway Connector Project</i> , including building the link on the site's Ruggles St edge from Parker St to Huntington Improvements to intersection of Ruggles Street and Parker Street through addition of turn lane Providing 2 Bikeshare Stations on site	Parking consistent with the City's Maximum Parking Ratios for the site	In alignment with reduced parking ratio goals; parking numbers reduced from initial PDA No. 93. Helping to advance and complete elements of the <i>Roxbury to Fenway Connector Project</i> that will provide safe bike/pedestrian connections for the neighborhood.
Community Benefit	Publicly accessible open space increased from original PDA No. 93 to ~70,000 SF New shared use path along Ruggles Street		

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JOBS

- 1,500 Permanent Jobs & 1,900 Construction Jobs
- Partnering with Wentworth University on Life Science Workforce Development program for Boston residents of all educational backgrounds.
- Partnering with Wentworth's STRIVE program for the building's operations. STRIVE provides vocational opportunities for Boston Public School Students who receive special education services that then go on to careers in fields such as Facilities Management, Customer Service, and Business Management.
- Construction Manager partners with Wentworth's RAMP program for the construction of the Project. The program provides a paid, pre-college summer bridge for City of Boston residents, which includes local Jimmie Beverly scholars from Mission Hill and Fenway, entering their freshman year at WIT



COMMUNITY

- A new pedestrian connection through site to allow a more direct walking path from the MFA Green Line station to Ruggles Station, Northeastern and the nearby neighborhoods.
- As part of the BPDA's planned "Roxbury to Fenway Connector", enable a new protected two-way bike path along Ruggles Street from Leon Street at the Southwest Corridor's Ruggles Station to Huntington Avenue. Part of the path will be located on the Project site.
- New southbound left-turn lane on Parker Street at Ruggles Street, including signalization
- New bus stop on Ruggles Street at project site
- New mid-block crosswalks , one on Parker Street connecting the site to Northeastern's West Village Portal, and one on Ruggles Street connecting to Wentworth's campus.



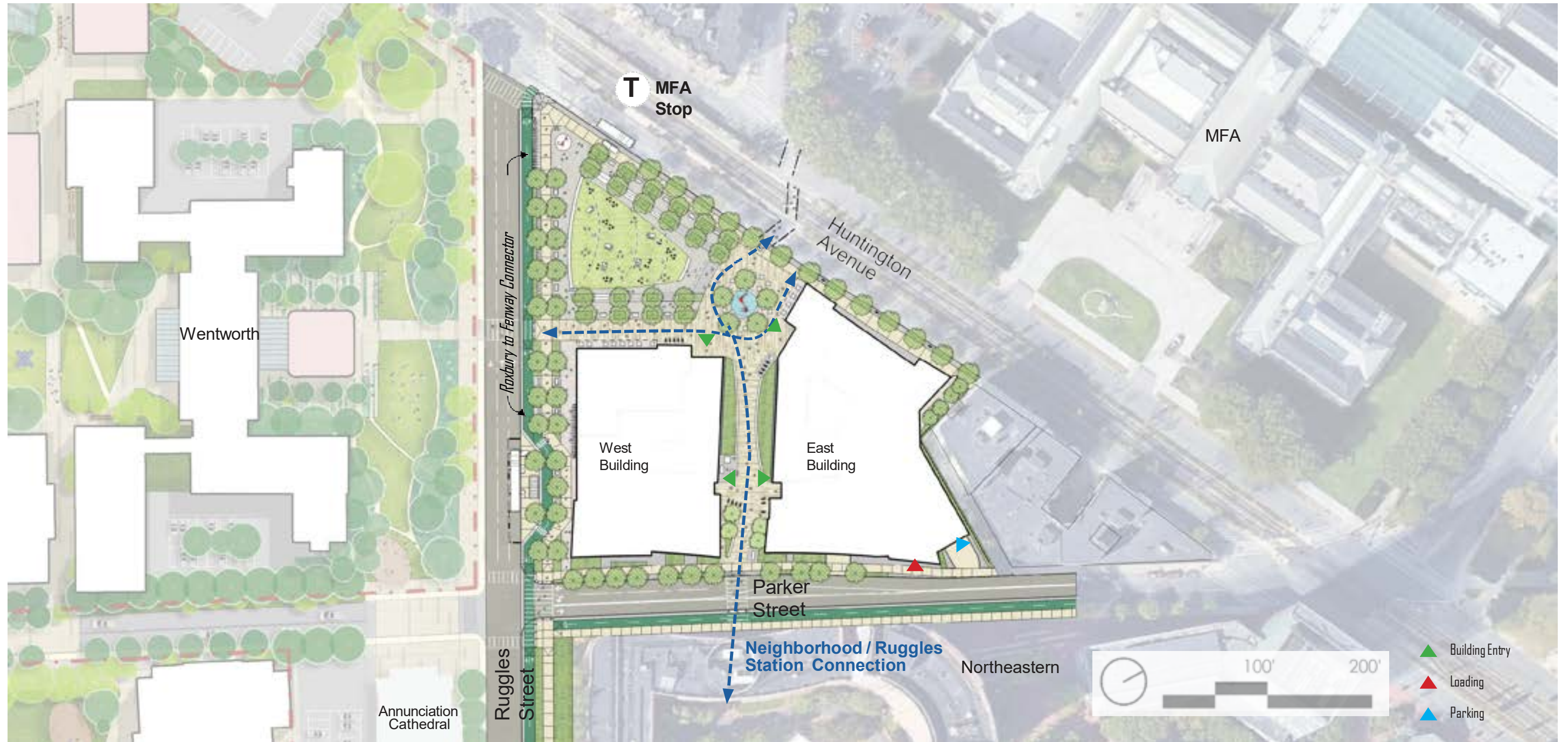
SUSTAINABILITY

- 95 % Fossil Fuel Reduction
- LEED Gold
- 40% Green House Gas emissions reduction
- 36% energy saving (MA 2020 Stretch Energy Code Baseline)
- 45% Increase in Trees

500 Huntington Avenue



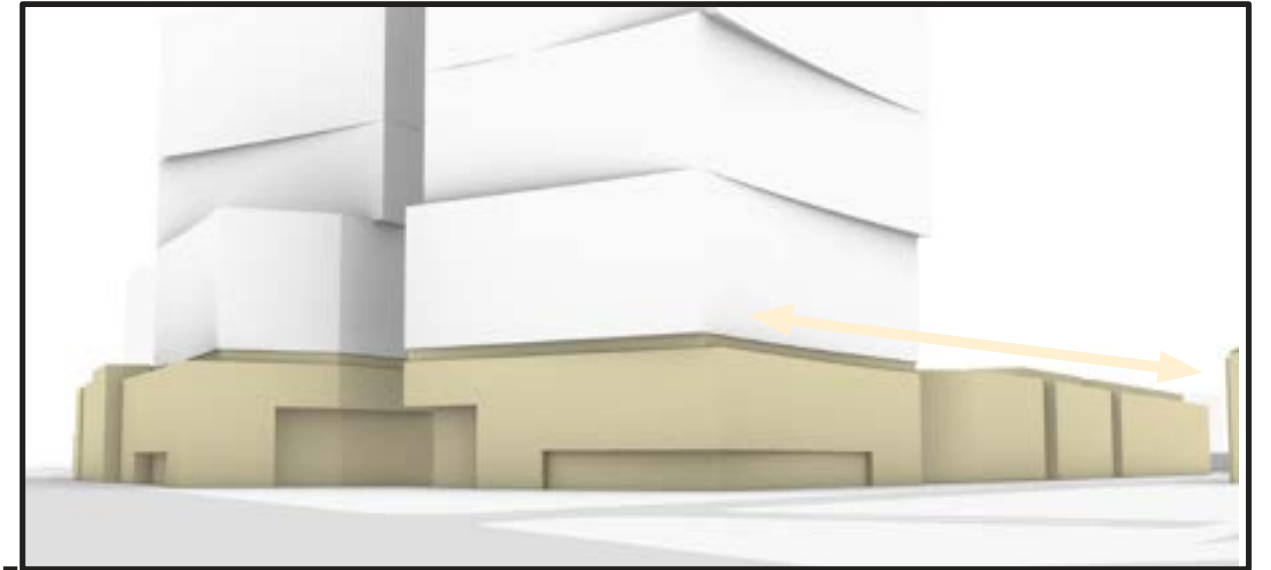
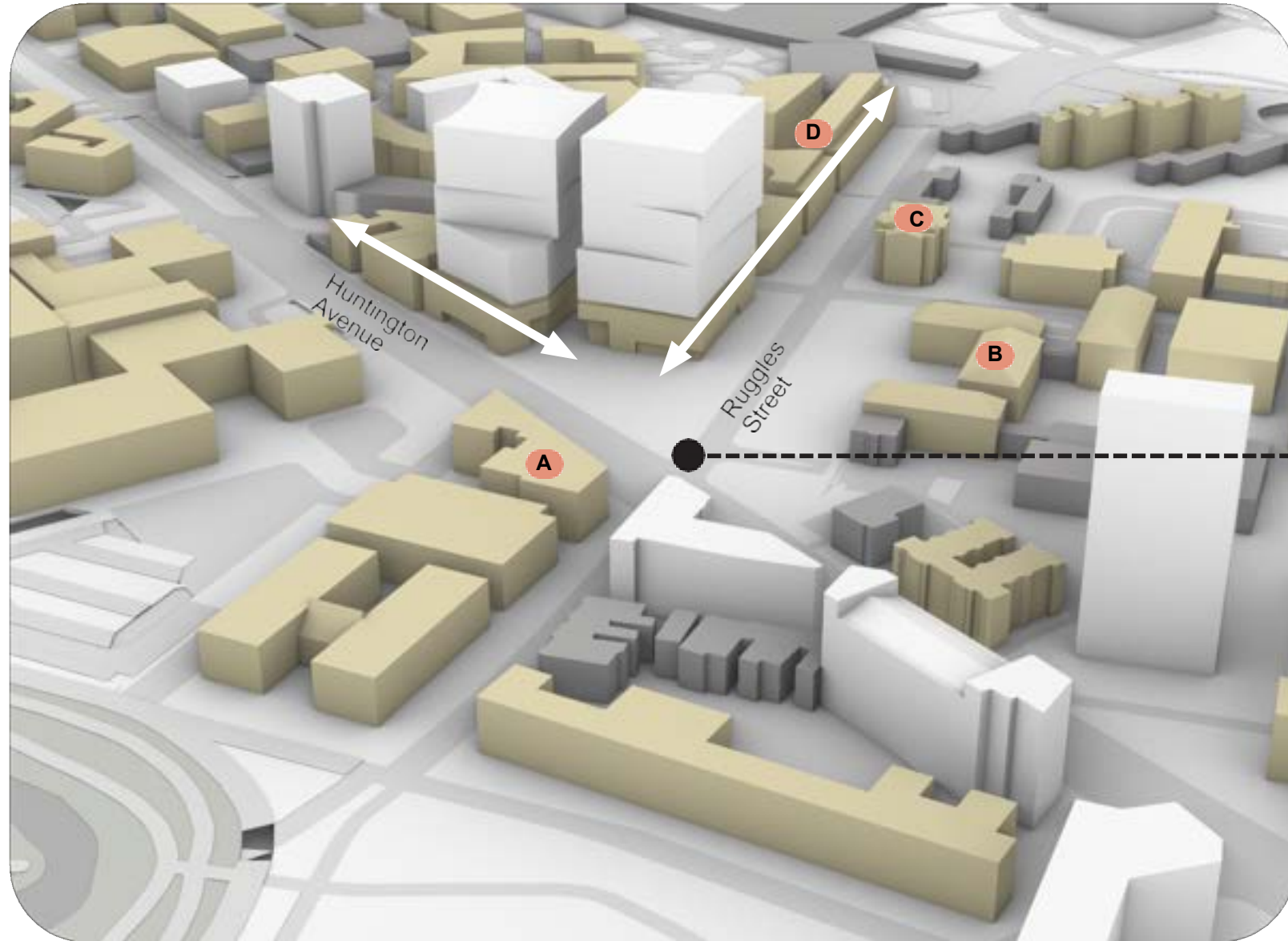
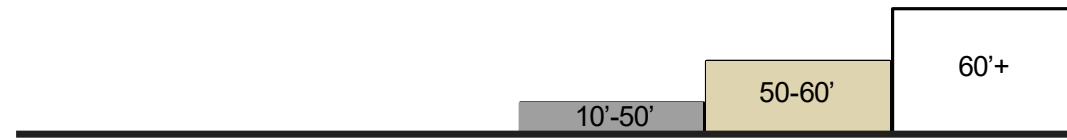
Public Realm Plan – Connectivity



Project Overview

	Current Zoning (PDA No. 93)	Huntington Development Group Proposed Project	Status
FAR	4.84 (Allowed up to 5.0)	4.84 (Allowed up to 5.0)	No Change
GFA	640,000 SF	640,000 SF	No Change
MAX Height	280'	254'	Decreased
Allowed Uses	Life Science, R&D, Office, Higher Ed, Retail, etc.	Life Science, R&D, Office, Higher Ed, Retail, etc.	No Change
Parking Count	410 Spaces	355 Spaces	Decreased
Publicly Accessible Open Space	Approx. 57,600 SF	Approx. 70,000 SF	Increased
Wentworth Use	78,000 SF	0 SF	Moved to Campus
Building Uses	Lab and Office	Lab and Office (BSL-2 or Lower)	No Change

Neighborhood Context



View from Huntington Avenue



View From the North Along Huntington Avenue



500 Huntington Ave.

View at Plaza



Trees Digitally Removed for Unobstructed View of Façade



View of Façade with Trees in Place

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