



500 Huntington Avenue

Boston, Mission Hill, Massachusetts

Development Plan for PDA No. 92

June 24, 2013

Submitted to:
Boston Redevelopment Authority

Submitted by:
**Wentworth Institute of
Technology, Inc.**

Prepared by:
Fort Point Associates, Inc.

In association with:
**Perkins + Will Architects
Rubin and Rudman LLP
Feldman**

Vanasse Hangen & Brustlin, Inc.



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

FACT SHEET

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 92 500 Huntington Avenue MISSION HILL, BOSTON

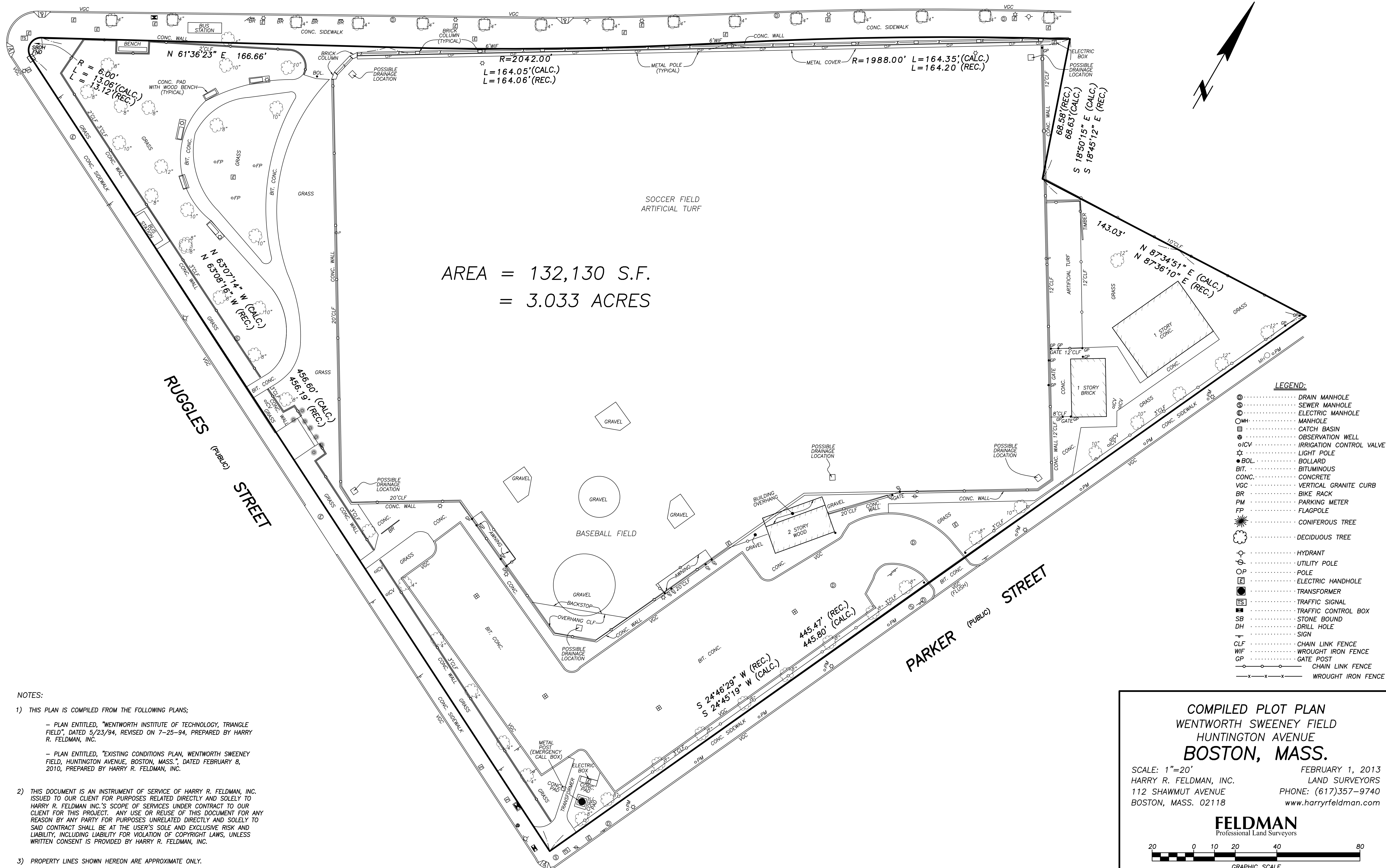
Proponent:	Wentworth Institute of Technology, Inc. (the "Proponent"), 550 Huntington Avenue, Boston, MA 02115
Planning Consultant:	Fort Point Associates, Inc., 33 Union Street, Boston, MA 02108
Architect:	Perkins + Will Architects, 225 Franklin Street, Suite 1100, Boston, MA 02110
Legal Counsel:	James H. Greene, Rubin & Rudman, LLP, 50 Rowes Wharf, Boston, MA 02110
Site:	The Project Site is located at Huntington Avenue, Parker Street and Ruggles Street, Boston and contains 132,130 square feet of land (3.033 acres) as shown on the plan entitled "Compiled Plot Plan, Wentworth Sweeney Field, Huntington Avenue in Boston, MA" prepared by Feldman Professional Land Surveyors, dated February 1, 2013.
Proposed Project:	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 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. 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 will 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 be constructed in a single phase.
Proposed Uses:	The Proposed Project contains research and development, office, laboratory space, retail, restaurant, cultural, entertainment, recreational, banking, postal, day care, parking, and accessory uses. A full list of allowed uses is included in Exhibit C.
Proposed Densities:	The Development Plan provides for an overall maximum Floor Area Ratio of 5.0.

Height:	<p>The proposed buildings include a building with up to six-stories (Building One), and one building with up to eighteen stories with a lower component with up to six stories (Building Two). 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 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 tower component of Building Two.</p>
Construction Timetable:	<p>The construction period will be approximately thirty-six months following completion of the regulatory approvals process and commencement of construction.</p>
Development Cost:	<p>\$390 million</p>
Public Benefits:	<p>The Proposed Project will be consistent with and implement the Proponent's and Mission Hill Neighborhood community's goals for the Site.</p> <p>The Proposed Project will create approximately 1,900 construction and 1,500 permanent jobs, substantial housing and jobs linkage payments, provide annual real estate tax payments, and offer co-op placements and internship opportunities. The Proposed Project will also attract high-quality 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.</p> <p>In addition, the Proposed Project will add a significant public open space amenity with a courtyard and pedestrian way contributing 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.</p>

Attachment A

*“Compiled Plot Plan, Wentworth Sweeney Field, Huntington Avenue, Boston, MA” prepared by
Feldman Professional Land Surveyors, dated February 1, 2013*

HUNTINGTON (PUBLIC) AVENUE



AREA = 132,130 S.F.
= 3.033 ACRES

LEGEND:

- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ MANHOLE
- ⊙ CATCH BASIN
- ⊙ OBSERVATION WELL
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ LIGHT POLE
- ⊙ BOLLARD
- ⊙ BITUMINOUS
- ⊙ CONCRETE
- ⊙ VERTICAL GRANITE CURB
- ⊙ BIKE RACK
- ⊙ PARKING METER
- ⊙ FLAGPOLE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ⊙ HYDRANT
- ⊙ UTILITY POLE
- ⊙ POLE
- ⊙ ELECTRIC HANDHOLE
- ⊙ TRANSFORMER
- ⊙ TRAFFIC SIGNAL
- ⊙ TRAFFIC CONTROL BOX
- ⊙ STONE BOUND
- ⊙ DRILL HOLE
- ⊙ SIGN
- ⊙ CHAIN LINK FENCE
- ⊙ WROUGHT IRON FENCE
- ⊙ GATE POST
- ⊙ CHAIN LINK FENCE
- ⊙ WROUGHT IRON FENCE

- NOTES:
- 1) THIS PLAN IS COMPILED FROM THE FOLLOWING PLANS:
 - PLAN ENTITLED, "WENTWORTH INSTITUTE OF TECHNOLOGY, TRIANGLE FIELD", DATED 5/23/94, REVISED ON 7-25-94, PREPARED BY HARRY R. FELDMAN, INC.
 - PLAN ENTITLED, "EXISTING CONDITIONS PLAN, WENTWORTH SWEENEY FIELD, HUNTINGTON AVENUE, BOSTON, MASS.," DATED FEBRUARY 8, 2010, PREPARED BY HARRY R. FELDMAN, INC.
 - 2) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.
 - 3) PROPERTY LINES SHOWN HEREON ARE APPROXIMATE ONLY.

COMPILED PLOT PLAN
WENTWORTH SWEENEY FIELD
HUNTINGTON AVENUE
BOSTON, MASS.

SCALE: 1"=20'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

FEBRUARY 1, 2013
LAND SURVEYORS
PHONE: (617)357-9740
www.harryfeldman.com

FELDMAN
Professional Land Surveyors

20 0 10 20 40 80
GRAPHIC SCALE

RESEARCH	FIELD CHIEF CB	CHECKED	APPROVED	FILE NAME: 13692.dwg
CADD GL	CADD GL	FIELD CHECKED	CRD FILE	JOB NO. 13692

PUBLIC NOTICE

The Boston Redevelopment Authority (the "BRA"), pursuant to Section 80-A-2 and Sections 3-1A and 80C of the Boston Zoning Code (the "Code") hereby gives notice that a Development Plan for Planned Development Area ("PDA") No. 92 at 500 Huntington Avenue, Mission Hill, Boston, together with a Fact Sheet describing the proposal and a map of the area involved (together with the "Development Plan") was submitted by Wentworth Institute of Technology (the "Proponent") on June 24, 2013. The Proposed Project site consists of approximately 3.03 acres of land located at 500 Huntington Avenue, Mission Hill in Boston.

The Development Plan describes the Proposed Project including the development of a mixed-use project with research and development, office, retail, restaurant, laboratory, cultural, day care, parking, banking, postal, entertainment, recreational, fitness center, conference center, parking, and accessory and ancillary uses. 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 contain up to 78,400 gross square feet of leased space to support the Wentworth Center for Innovation in Engineering and Technology (the "Center"), and up to 15,600 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, and will contain up to 546,600 gross square feet of state-of-the-art office/research and development space with up to 15,000 gross square feet of retail, banking, postal, restaurant, laboratory, cultural, entertainment and recreational, fitness center, conference center, day care, parking, and accessory and ancillary uses.

The Proponent requests the approval of the Development Plan by the BRA pursuant to Article 80C of the Code. Approval would also authorize the Director of the BRA to petition the Boston Zoning Commission to approve the Development Plan and designate the PDA site as a Planned Development Area Overlay District.

The Development Plan may be reviewed at the Office of the Secretary of the BRA, Room 910, Boston City Hall, Boston, MA 02201 between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. Public comments on the Development Plan, including the comments of public agencies, should be submitted in writing to Katelyn Sullivan, Project Manager, BRA, Boston City Hall, Boston, MA 02201, within 45 days of the receipt of the Development Plan by the BRA.

Boston Redevelopment Authority

Brian P. Golden, Secretary

**DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 92
AT
500 HUNTINGTON AVENUE, MISSION HILL, BOSTON**

_____, 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 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 five pages of text. 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 will partner with a third-party developer and will enter into a long-term ground lease or other such agreement for the development of the Site and operation of the buildings.

Planner:

Fort Point Associates, Inc. is the planning consultant for the Proposed Project.

Architect:

The architect of the Proposed Project is Perkins + Will Architects.

Legal Counsel:

Legal counsel is James H. Greene, Rubin & Rudman, LLP.

Location and Description of Site:

The Site is located at 500 Huntington Avenue, Boston, Suffolk County, Massachusetts, as more particularly shown, bounded, and described in Exhibit A attached hereto. The Site consists of a parcel of land containing 132,130 square feet (3.03 acres) of land (the "Site"). The parcel 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 parcel 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 a building ("Building One") with up to six stories located on Huntington Avenue at the north-west corner of the site and a second building ("Building Two") of up to eighteen stories with a lower element of up to six stories. The lower element 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 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 must be demolished to be replaced with the Proposed Project and associated green space as described below.

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 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 410 below-grade parking spaces will be provided to serve the office/research and development, retail/commercial uses.

Building One, located at the west corner of the site is egg-shaped in plan. It is a building with up to six stories with a maximum height of 93 feet measured to the top of the roof structure, and 118 feet at the mechanical screen which is stepped back from the perimeter of the building. The floor area of the building is a maximum of 94,000 square feet. The ground floor of the building will be highly transparent and full of activity.

Building Two is located at the east end of the Site bordering Huntington Avenue, and Parker Street and has a height of up to eighteen stories. This building is a maximum of 546,000 square feet. The lower element of Building Two is up to six stories tall. The ground floor at Huntington Avenue contains retail/ commercial space, and the ground floor at Parker Street is a combination of parking access and loading facilities. The entry to the parking and loading areas is located away from the pedestrian passage that is at the southeast corner of this building. The main entry to the building will face the open space area. An open roof terrace is located on the roof facing both the lawn and Huntington Avenue.

The eighteen story portion of Building Two is located at the southern edge of the site, and is set back from the intersection of Parker and Ruggles Streets. The height is up to 253 feet to the top of the roof structure and up to 280 feet to the top of the mechanical screen.

Conceptual plans showing the site context, 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 Development Plan, 500 Huntington Avenue, DP-1 through DP-7" and are attached hereto as Exhibit B. These plans are illustrative only and are included to describe architectural and urban design intent only.

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 story element

for Building Two set back from the South corner. 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. An open portal allow for views into and through the site from Huntington Avenue and the Northeastern University West Campus Village as well as the Greek Orthodox Cathedral on Parker Street. 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 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 showing how the requirements of Section 32-6 of the Code are met. The Proponent shall provide both a copy of said written determination to the Boston Groundwater Trust ("BGT") and the BRA and a copy of said stamped certification from a Massachusetts registered engineer to the BGT and the BRA prior to the issuance of any Certification of Consistency. As such, the Proposed Project shall be deemed in compliance with the Code, shall not need a conditional use permit from the Board of Appeal but shall be deemed in compliance with Article 32 of the Code.

Proposed Uses of the Area:

Building One may contain up to 78,400 square feet of space to be leased by Wentworth Institute of Technology ("Wentworth") for the Wentworth Center for Innovation in Engineering and Technology (the "Center"). The Center may provide Wentworth space to conduct research in a wide range of areas from biomedical research to engineering and academic research. This institutional use is not receiving zoning relief through this Development Plan. Rather, Wentworth will amend the Wentworth IMP to allow for leasing this space for institutional uses. As such, a Certification of Consistency for the Center will only be issued in connection with the Wentworth IMP. Building One will also contain up to 15,600 square feet of office/research and development space which is not located on the ground floor.

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. 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 Project will contain up to 410 below-grade parking spaces in two basement levels, with loading and service areas located on Parker Street at-grade.

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 C (attached hereto).

Densities:

The Proposed Project is located in the Wentworth Community Commercial CC-3 Subdistrict, in 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 a 410-space underground garage with a single entrance 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 of the Center will be accommodated by the Wentworth Campus parking facilities within the Wentworth IMP Overlay Area and are not a part of this Development Plan. The proposed 410 space garage, located below the entire Site, will provide for the parking needs of the 15,600 square feet of retail and commercial use in Building One and for all of the use in Building Two.

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.

TABLE 1

Building	Maximum Bldg Footprint (square feet)	Maximum Gross Floor Area (gross square feet)	Lot Area (acres)	Maximum FAR	Maximum Bldg. Height*	Lot Coverage (percent)	Maximum Parking Spaces
Building One	43,290	94,000	N/A	N/A	118’	N/A	N/A
Building Two	23,838	546,000	N/A	N/A	280’	N/A	410
Total	N/A	640,000	3.03	5.0	N/A	56	410

*Building Height measured to top of mechanical equipment screens

Public Benefits:

The Proposed Project will provide substantial public benefits to the City of Boston and the Mission Hill neighborhood. 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 PDA Development Plan provides for:

- The Proposed Project will create approximately 1,900 construction and 1,500 permanent jobs;
- Substantial housing and jobs linkage payments, as well as annual real estate tax revenues;
- 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.
- In addition, 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.

Development Review Procedure:

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

**LIST OF EXHIBITS
to
DEVELOPMENT PLAN
for
PLANNED DEVELOPMENT AREA NO. 92**

500 HUNTINGTON AVENUE, MISSION HILL, BOSTON

Exhibit A - Legal Description and Plan entitled "Compiled Plot Plan," Wentworth Sweeney Field, Huntington Avenue, Boston, MA" prepared by Feldman Professional Land Surveyors, dated February 01, 2013"

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

Exhibit C – List of Permitted Uses

EXHIBIT A

PLANNED DEVELOPMENT AREA NO. 92

500 Huntington Avenue

BOSTON

LEGAL DESCRIPTION

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;

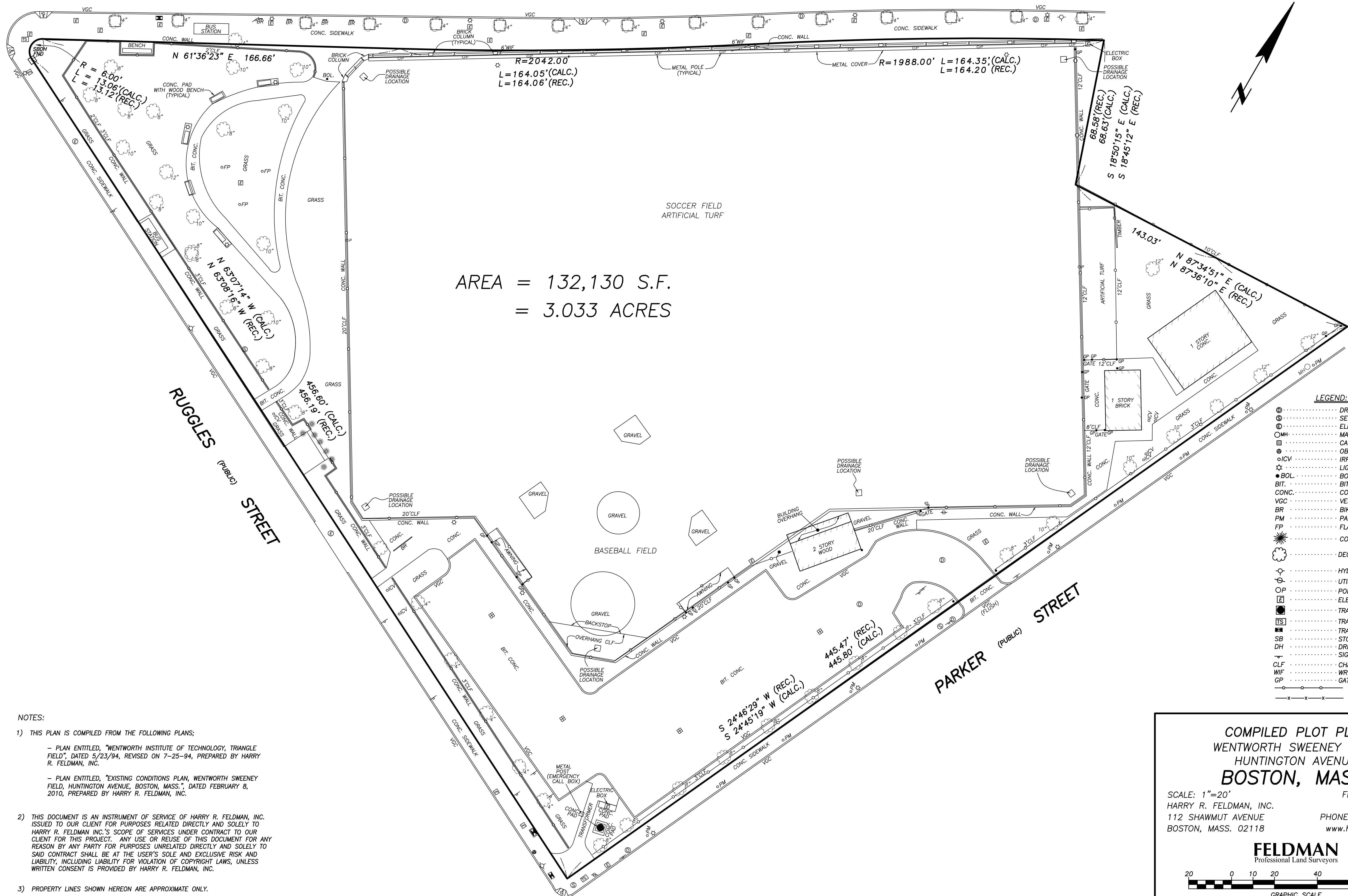
THENCE TURNING AND RUNNING S 24° 45' 19" W, A DISTANCE OF 445.80 FEET, ALONG THE WESTERLY SIDELINE OF PARKER STREET TO ITS INTERSECTION WITH THE NORTHEASTERLY SIDELINE OF RUGGLES STREET;

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.

HUNTINGTON (PUBLIC) AVENUE



AREA = 132,130 S.F.
= 3.033 ACRES

LEGEND:

- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ MANHOLE
- ⊙ CATCH BASIN
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COMPILED PLOT PLAN
WENTWORTH SWEENEY FIELD
HUNTINGTON AVENUE
BOSTON, MASS.

SCALE: 1"=20'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

FEBRUARY 1, 2013
LAND SURVEYORS
PHONE: (617)357-9740
www.harryfeldman.com

FELDMAN
Professional Land Surveyors

20 0 10 20 40 80
GRAPHIC SCALE

RESEARCH	FIELD CHIEF CB	CHECKED	APPROVED	FILE NAME: 13692.dwg
CADD GL	CADD GL	FIELD CHECKED	CRD FILE	JOB NO. 13692

EXHIBIT B
PLANNED DEVELOPMENT AREA NO. 92
500 Huntington Avenue
BOSTON
PDA DEVELOPMENT PLANS

PDA Development Plan, Site Plan and Landscape Plan DP1, dated June 04, 2013

PDA Development Plan, Basement Plans DP2, dated June 04, 2013

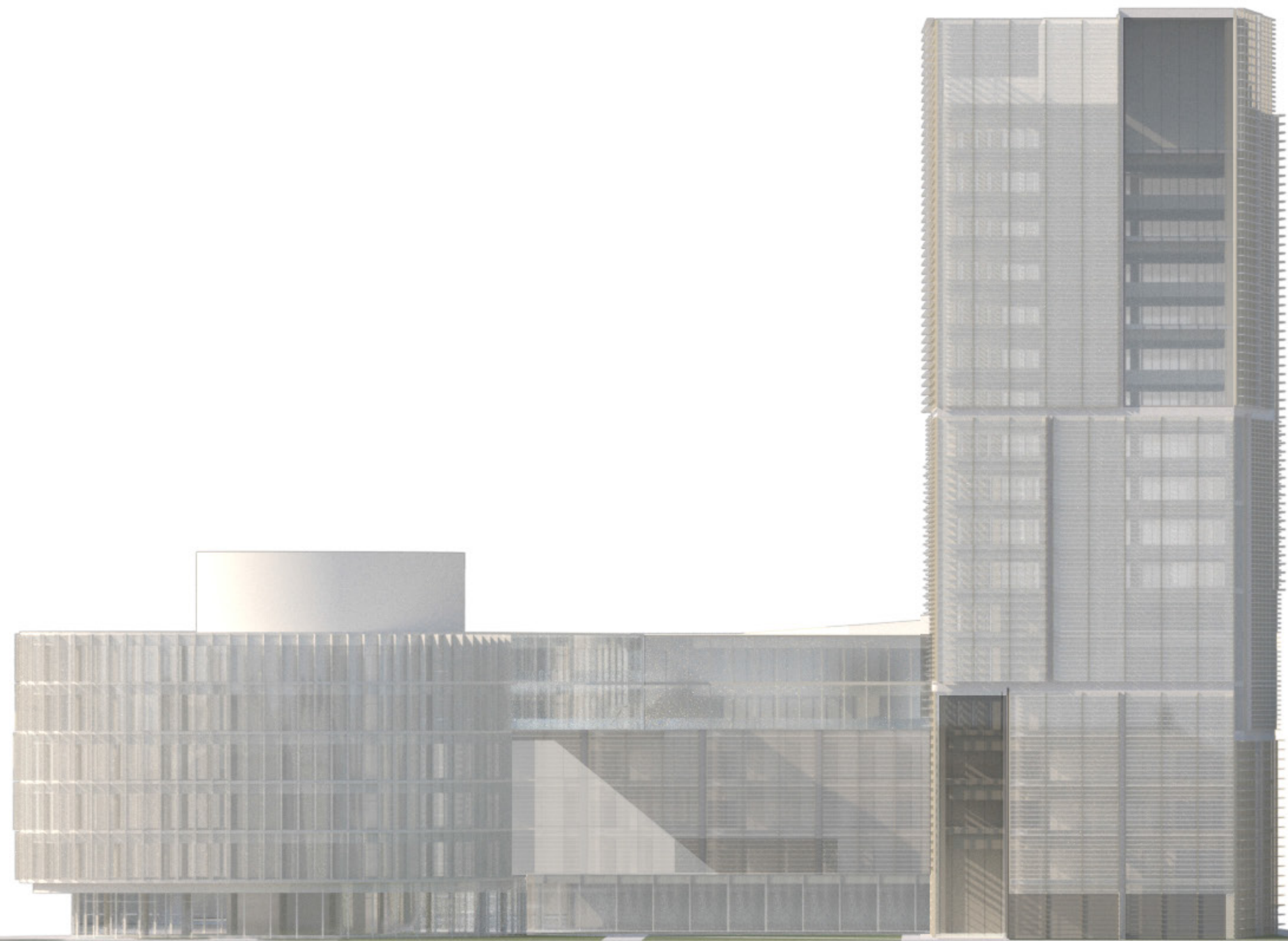
PDA Development Plan, Floor 1 and Floors 2-4 Plans DP3, dated June 04, 2013

PDA Development Plan, Floors 5-6 and Floors 7-13 DP4, dated June 04, 2013

PDA Development Plan, Ruggles Street Elevation DP5, dated June 04, 2013

PDA Development Plan, Parker Street Elevation DP6, dated June 04, 2013

PDA Development Plan, Huntington Avenue Elevations DP7, dated June 04, 2013

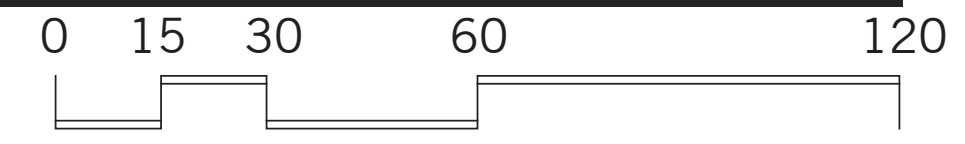


..... + 280'-0" T.O. MECH SCREEN
..... + 253'-0" ROOF

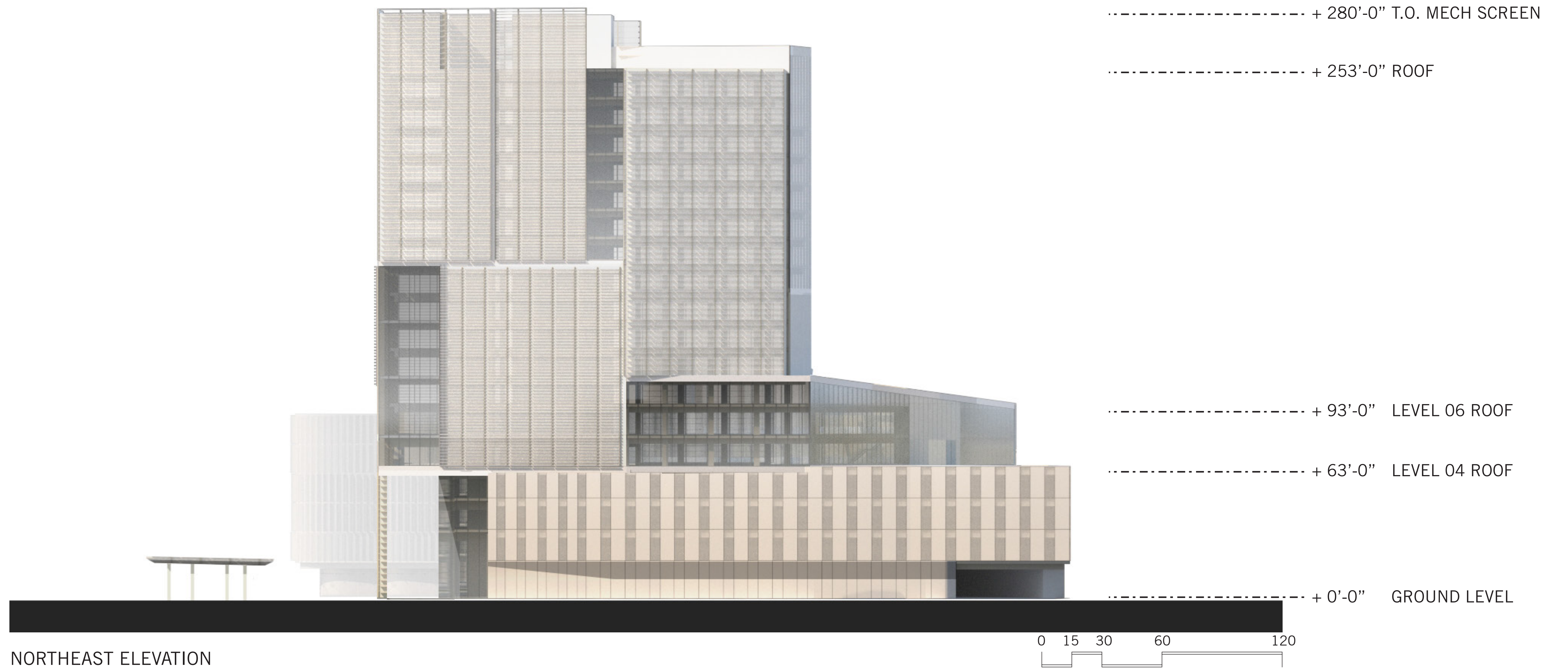
..... + 93'-0" LEVEL 06 ROOF
..... + 63'-0" LEVEL 04 ROOF

..... + 0'-0" GROUND LEVEL

SOUTHWEST ELEVATION



June 04, 2013



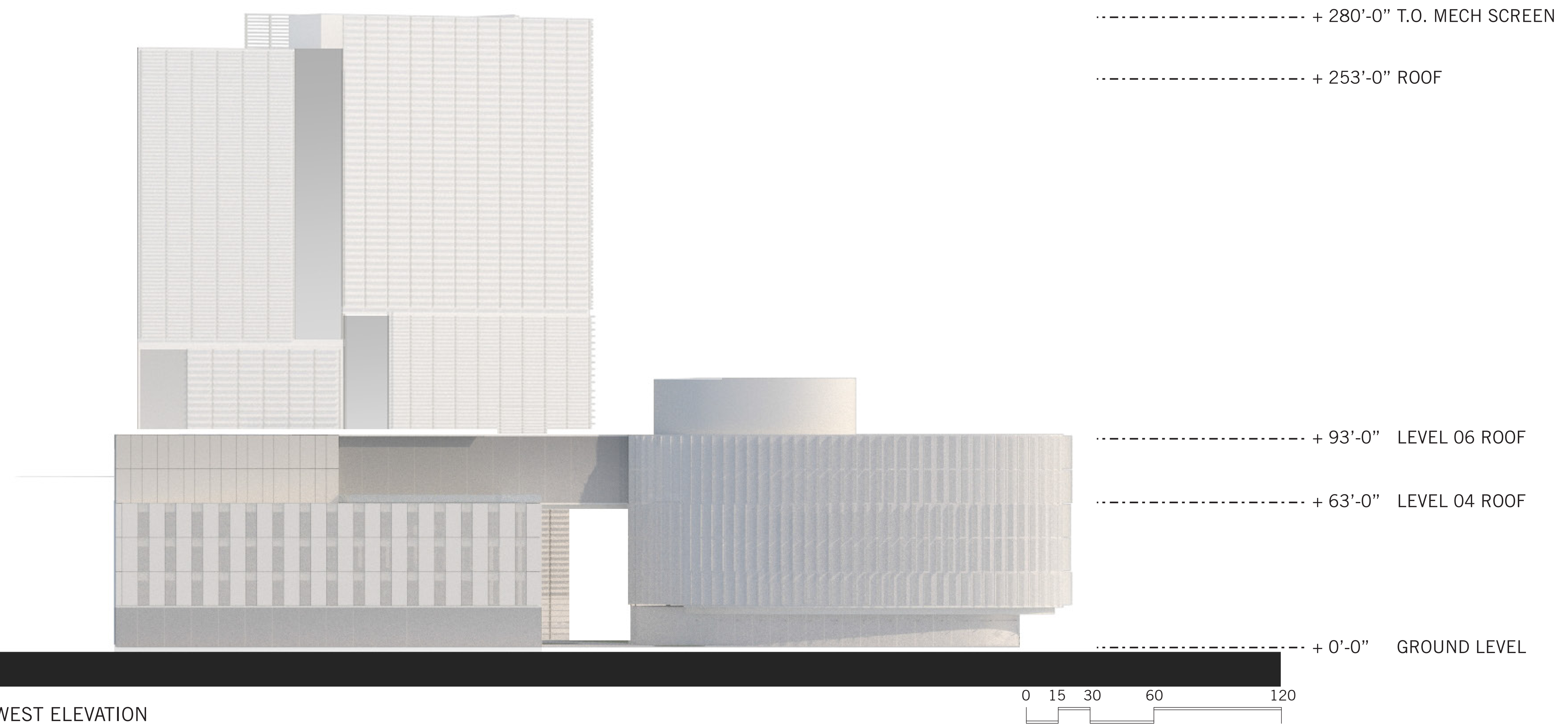
NORTHEAST ELEVATION

June 04, 2013



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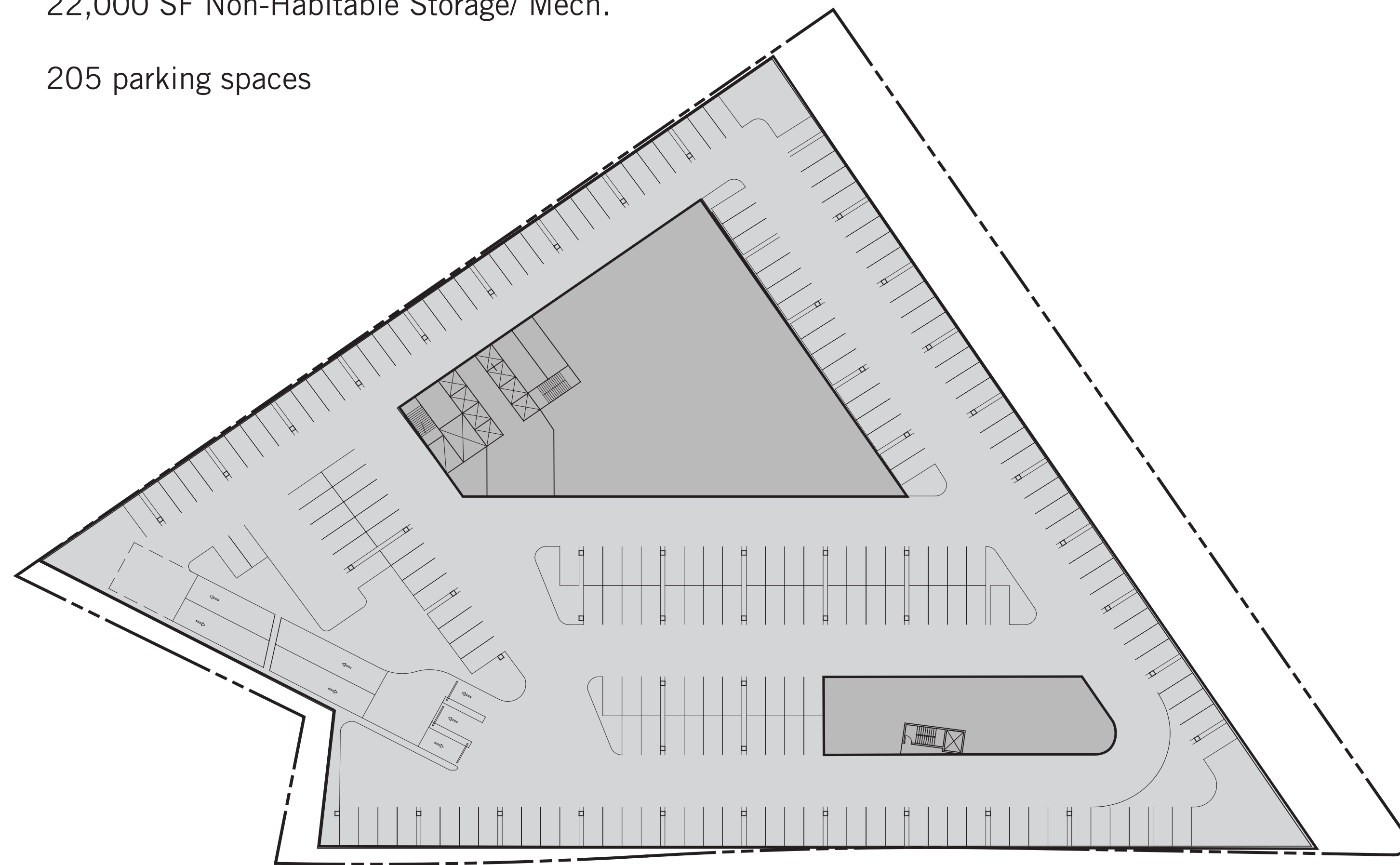


NORTHWEST ELEVATION

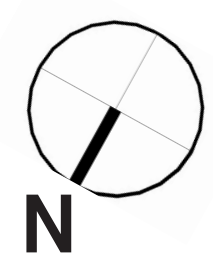
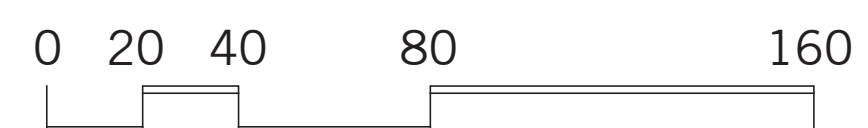
June 04, 2013

90,100 SF Parking
22,000 SF Non-Habitable Storage/ Mech.

205 parking spaces

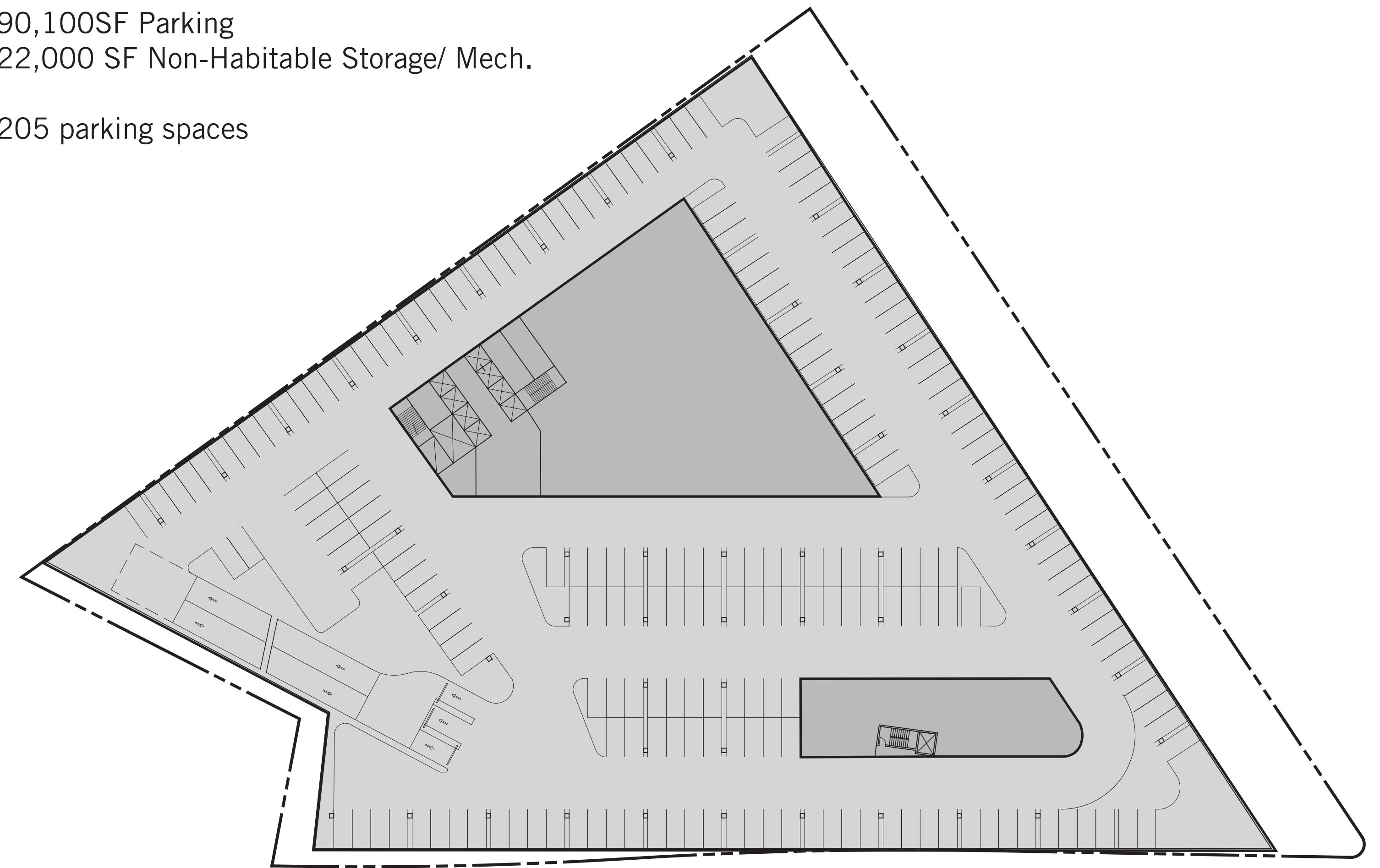


Basement 01



90,100SF Parking
22,000 SF Non-Habitable Storage/ Mech.

205 parking spaces



Basement 02

 Commercial Space

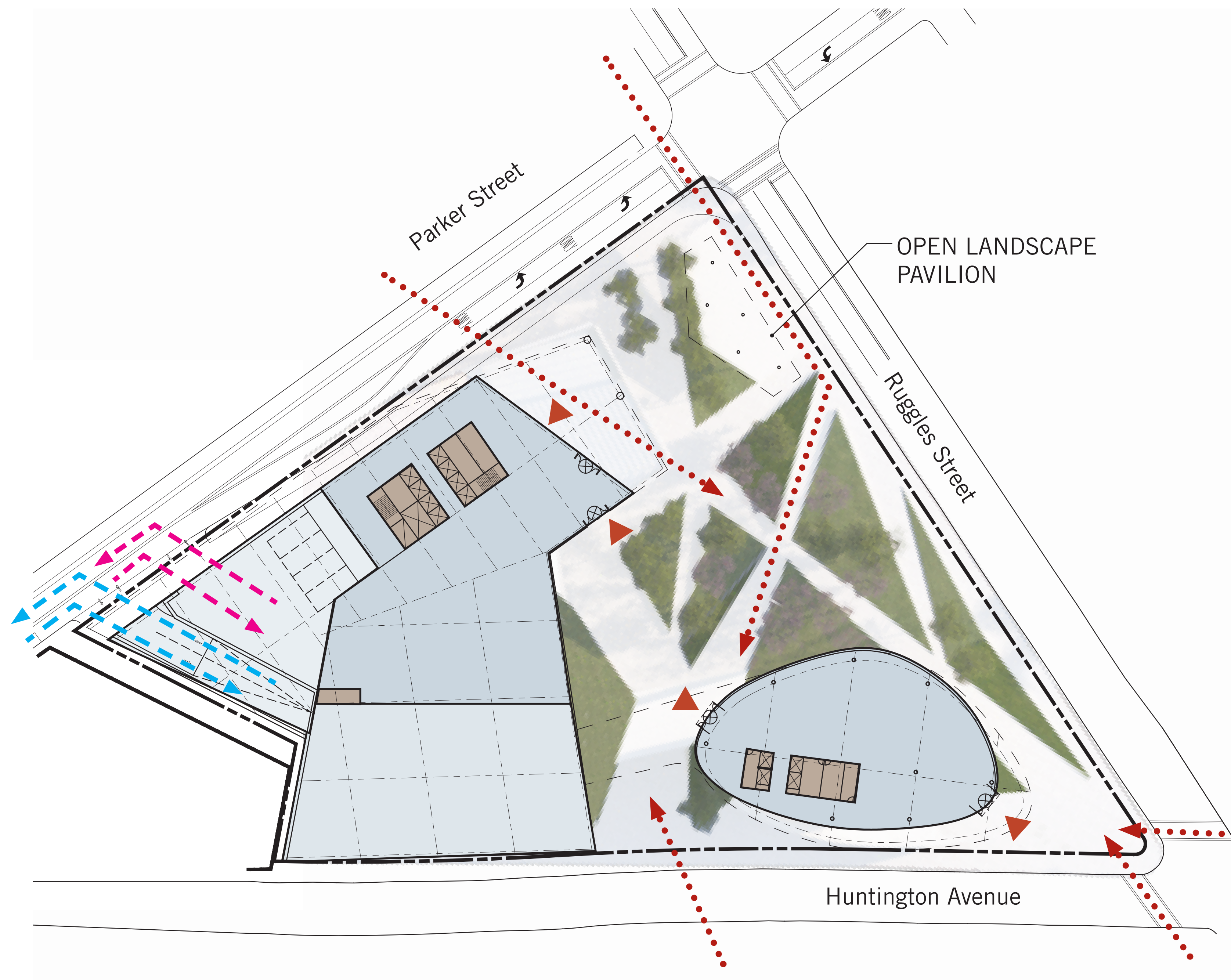
June 04, 2013



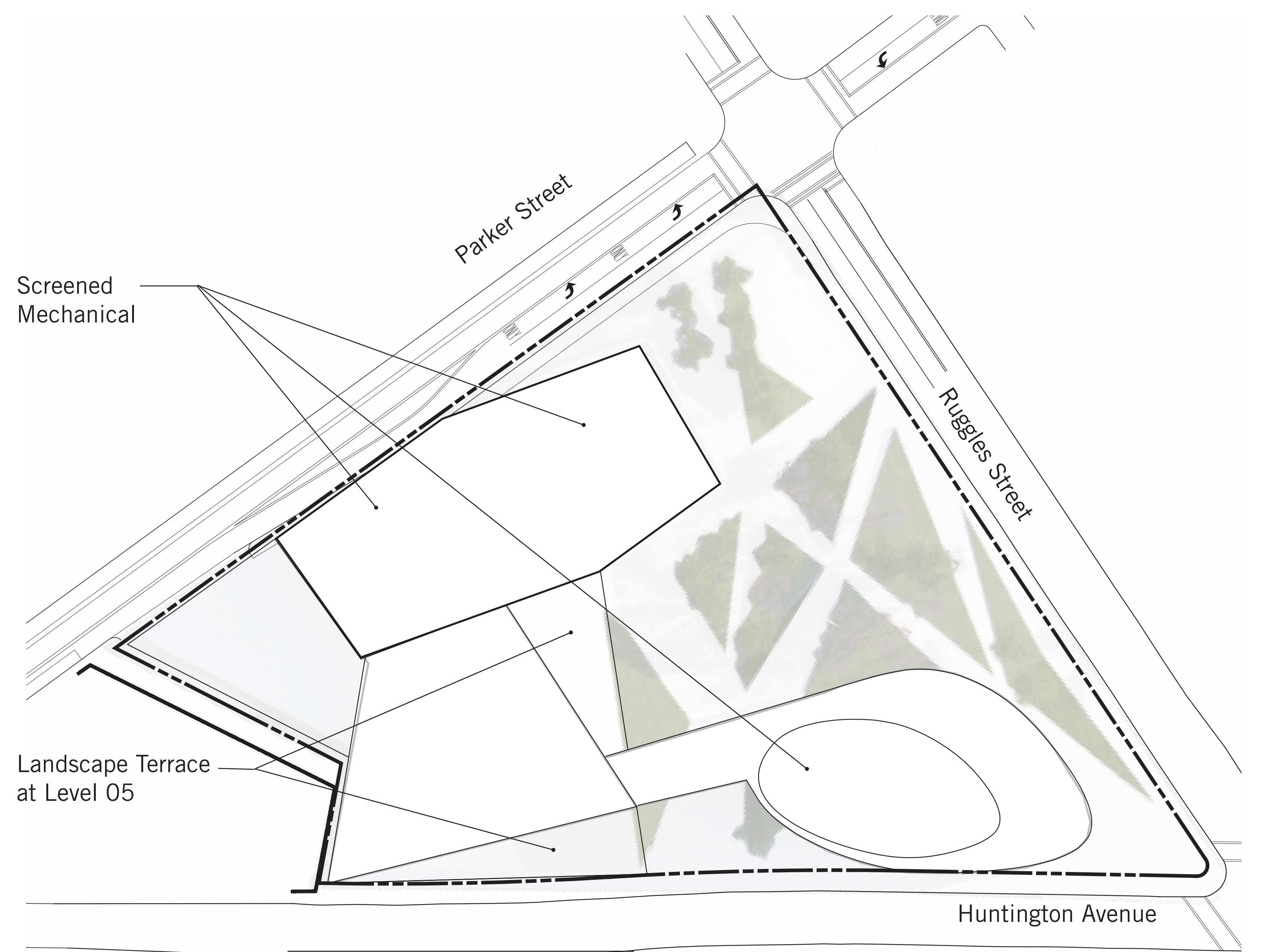
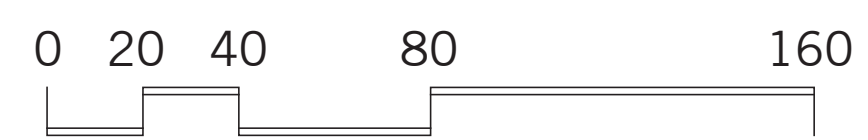
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Floor Plans

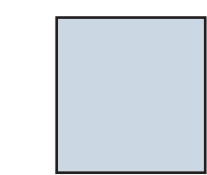




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Site Plan



Landscape Plan

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

June 04, 2013



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Site Plan

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Floor 1

12,800 SF
47,600 SF

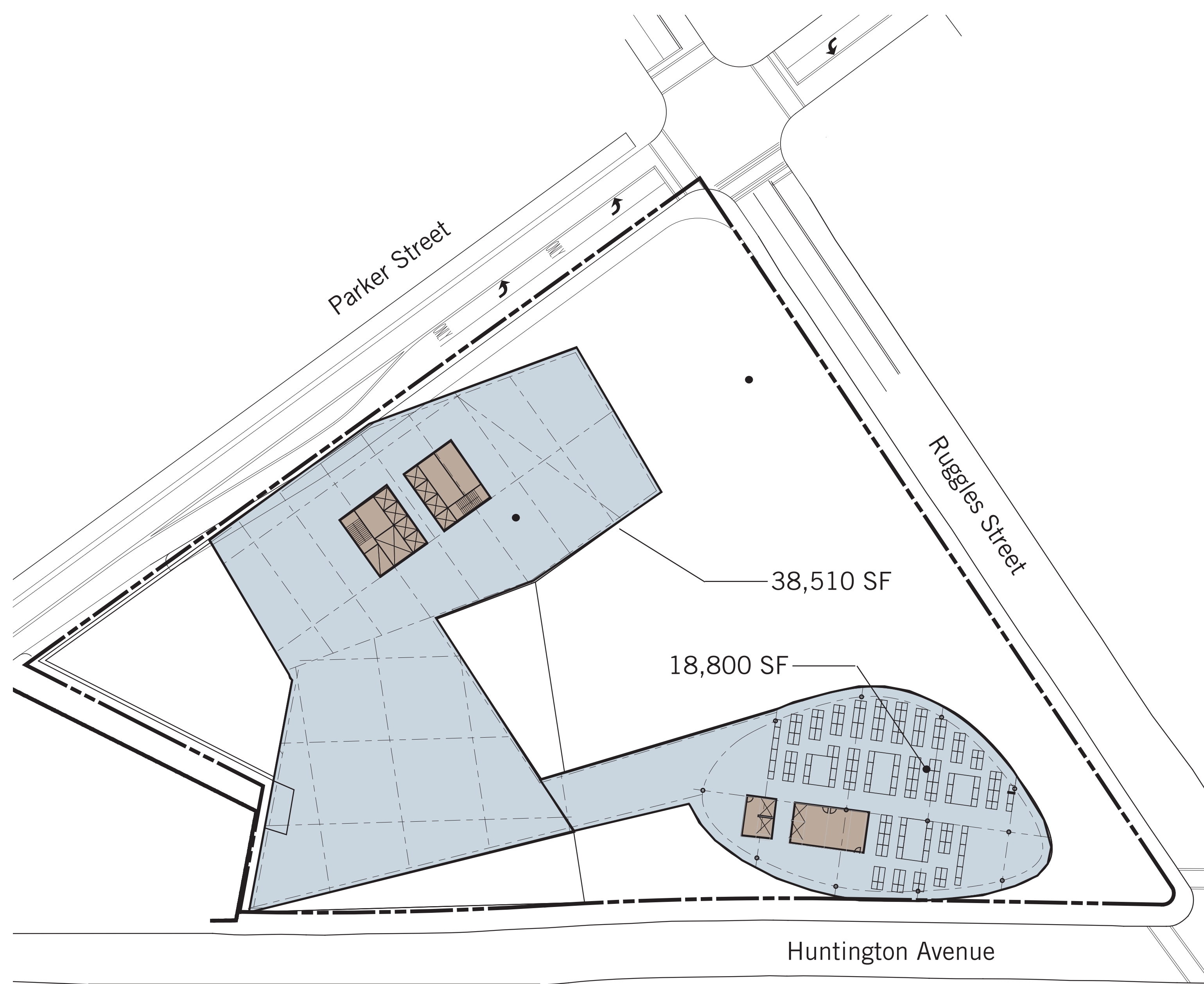


Floor 2-4

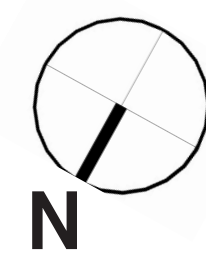
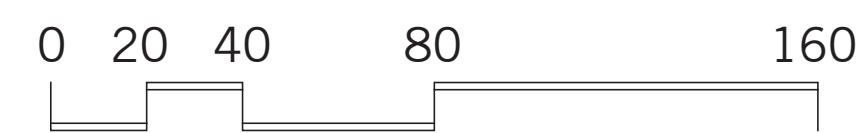
15,600 SF
50,400 SF

Commercial Space

June 04, 2013



Floor 5-6



Floor 7-18

Area Summary

Total Gross SF	640,000 SF
WIT	78,400 SF
Commercial	561,600 SF

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



June 04, 2013

EXHIBIT C

PLANNED DEVELOPMENT AREA NO. 92

500 Huntington Avenue

BOSTON

LIST OF PERMITTED USES

The following uses will be allowed for the PDA Area No. 92

Use Item
Office
Restaurant
Cultural
Retail
Entertainment and Recreational
Parking
Research and Development*
Laboratory Space
Day Care
Banking and Postal
Community
Fitness Center
Conference Center
Service
Accessory and Ancillary Uses to the above uses

*Research and Development space in Building One which is leased or used by the Proponent is subject to the Wentworth IMP, as or to be amended.