

**Wentworth Institute of Technology
BRA Wentworth Task Force meeting
New Sweeney Field**

**Monday October 27, 2014
Beatty Multipurpose Room**

Minutes

- BRA:** Katelyn Sullivan, Project Manager
- Task Force:** Marika Arvanites, Annunciation Greek Orthodox Cathedral
Constantine Calliontzis, Annunciation Greek Orthodox Cathedral
Sheneal Parker, Fenway Resident
Susan St. Clair, Mission Hill Resident, Problem Properties Task Force
David Welch, Mission Hill Neighborhood Housing Services
Patricia Flaherty, Mission Hill NHS
Richard Giordano, Fenway CDC
Judie Mercer, Alice Taylor
Matilda Drayton, Alice Taylor
- Wentworth:** Sandy Pascal, Associate VP, Community Relations & External Affairs
Edward King, Project Consultant, Edward M. King & Associates
Kevin Smith, Clerk of the Works, Planning & Construction
Yanni Tsipis, Property Consultant, Colliers International
Amy Prange, Colliers International
David A. Wahlstrom, Vice President, Business
Johanna Sena, Community Relations Liaison
- Public:** Shaina Aubourg, Mayor's Office of Neighborhood Services
Natalia Peña, Representative Sanchez's Office
Kyndal Henicke, Councilor Zakim's Office
Paul Nelson, MASCO
Rivka Herrera, Emerson College
Grace Holley, Fenway CDC
Danielle Skilling, Gilbane
Kate Sosin, Boston Courant
Hannah Perrin, Emerson College
Richard Rouse, Mission Hill Main Streets

PowerPoint presentation available at www.wit.edu/imp

Introductions & Article 80 Process

Katelyn Sullivan called the meeting to order, welcomed everyone to the Wentworth Task Force meeting and reviewed the agenda.

Welcome & Community Relations updates

Sandy Pascal welcomed everyone and introduced the Wentworth team. Acknowledge the passing of former task force member Carrie Simon. Congratulated NHS for approval of the Parcel 25 phase 1 and construction of the senior building. Sandy distributed a package which included information on the OSHA jobs training class, Boston Scholar Dinner, and the Jimmie Beverly Mission Hill/Fenway Scholarship. She talked about local scholarship recipients O'Dane White and Paul Britton who are from Mission Hill and thanked all for attending tonight's meeting. .

Proposed New Sweeney Field Project

Yanni Tsipis introduced himself as the project manager from Colliers. Presented the New Sweeney PowerPoint presentation. Reviewed the approved 2010 Institutional Master Plan (IMP). Projects are moving forward including the student apartment at 525 Huntington Avenue – reminded everyone that the ribbon cutting is tomorrow.

Wentworth wants to ensure that the New Sweeney project takes into account all the changes happening in the neighborhood and added that future pedestrian activity has guided the design. Reviewed history of site. Parking spaces will decrease from 403 spaces to 330.

David Wahlstrom reviewed the new MASCO parking agreement per Pat Flaherty's question of this portion not being consisted with the IMP.

- Susan St. Clair asked who will be using 330 parking spaces. Sandy explained that due to the high cost of the structure, WIT reached out to MASCO for added source of funds. A 15 year lease which MASCO will pay upfront. David noted that there is no agreement with MASCO yet. In addition Yanni stated this is a one time project so only a one time agreement is needed with MASCO
- Marika Arvanites asked who is MASCO. Rich Giordano answered question, stated that they assist medical institutions. David Wahlstrom added that educational institutions are also members.
- Susan asked if there will be pellets on the field as seen on those on TV. David Wahlstrom explained that there will be and noted that turf on current Sweeney is similar to quality of Gillette stadium.

Yanni continued presenting slides.

➤ Pat Flaherty inquired about the one story building on Station Street, she does not remember this on the IMP. Asked about their purpose and where the entrance will be located? Yanni explained that this is for the locker room. Entrance is on Station Street.

➤ Judie Mercer asked if there are other entrances. Yanni reviewed all entrances.

Sandy requested that Yanni review why the field had to be reoriented, including the press box and the one story building. Yanni explained that it made sense to group all the buildings that people would use in one place.

➤ Matilda Drayton stated that if she lived on Parker Street she would have concerns about the view of the press box.

Sandy requested a view that compared the press box height with the Mission Main houses. Yanni explained that the press box is one story versus three story houses at Mission Main.

Yanni further described the press box as being a one story building with metal panel to break it up and presented the different views of the project.

Sandy stated that WIT is doing more work on the Station/Parker Street corner. Noted that WIT wanted welcoming entrances in a variety of locations.

➤ Pat asked where will busses let the teams out. Yanni stated that wherever it makes the most sense, probably not on Station/Parker Street because it's a busy corner. Pat agreed. Yanni added that buses will probably let teams out on Halleck Street.

➤ Pat asked where were buildings during the previous IMP process. Yanni reviewed the previous locations.

➤ David Welch stated that if he lived across the street currently looking at a parking lot, the view with building and plantings will be an improvement. Discussed example of NEBH construction and how great the plantings block parking.

➤ David Welch asked why WIT is saving the Vienna Brewery buildings. Yanni stated that buildings are landmarked and cannot tear them down. Hope that by fixing the outside it will attract a future use.

➤ Sheneal Parker asked if there are entries on the Station Street building and if they will be gated. Yanni replied that they will have some sort of security so it's not accessible at night.

Warehouse building improvement

David Wahlstrom provided an update on warehouse building. Noted that the NHS senior building will be located diagonally across. WIT plans to start work next summer which will replace windows currently bricked up and add a new entry at the corner of Parker/Gurney Street, clean the brick, strip paint, repoint masonry, and put a graffiti resistant sealing.

- David Welch asked about its current use. David Wahlstrom explained that it's used for storage.
- Pat asked if openings will be re-windowed. David Wahlstrom explained that they will be.

Sandy added that his will be an expensive upgrade.

Sandy requested to review renderings of the New Sweeney Field again since people had a lot of comments and would like to hear more comments.

- Davis Welch asked if there are spectator seats. Yanni said that there are and pointed location of spectator seats.
- Pat asked what is the intended use of plaza. Yanni explained that it can host events on game days, such as alumni event. In general is a blank slate, but the alumni events were the main driver. Added that landmarks governs the entire parcel past buildings and encouraged WIT to do hardscape to recreate the old courtyard, something that can be used when open so the public can experience all brewery buildings not just one side. Thoughts?
- Susan stated that area looks small and not sure what events can be held. Yanni concurred and explained it's intimate, not huge, but we do not want hundreds of people gathering. David Wahlstrom added that plaza will be used when WIT has sporting events, such as a homecoming event which usually draws about 200 people.
- Judie Mercer stated that this is a good corner for events since that's an area with less traffic.

Sandy requested that we show the Station/Parker slide again.

- Pat asked to see entrance to parking garage. Yanni showed the slide. Explained that it is located where it is today. Same location with small seating area to wait for MASCO shuttle.
- Pat asked when teams are traveling by bus if teams will be dropped off and parked offsite. Yanni explained that WIT is still working with VHB, but is interested in feedback from the community. Added that same location as the MASCO shuttle would make sense.
- Pat expressed concerned that buses would stay on sidewalk the entire duration of the game.
- Judie stated that it would make sense for busses to park on lot across the Street on Halleck Street lot.

Discussion changed to the location of the press box.

Sandy explained that the sun brought issues of having to move the press box and batting cage.

Yanni stated that the current place allows batters to hit away from the sun. It also didn't make sense to make people walk around to the press box or locker room since most will access the field from Parker Street.

Sandy stated for the next time WIT would have information on what's in the locker rooms such as where the bathroom is located.

Sandy requested to show the slide of Halleck Street looking straight.

- Rich asked where the garage entrance is. Yanni explained that it is on Halleck Street, same as today. It made sense to keep this consistent.
- Judie asked how high the structure is for people who live on Prentiss Street. Yanni said that its 18 feet.
- Judie asked if she lived on 2nd or 3rd floor would she be able to see into the field. Yanni said that she would and that it is same height as in 2010.
- David Welch asked where the nets are and if they go up and down. Yanni showed the location of the nets and explained that they are fixed and do not go up and down.
- Constantine inquired about WIT's timeline and how does it affects the project at 500 Huntington? Yanni reviewed the timeline. This process would have to be done prior to or concurrent to the 500 project. If projects occur simultaneously, WIT would have to decide if they can live without a field.
- Pat inquired about the cost of the New Sweeney. Yanni replied that it will cost approximately 30 million.

Community Benefits

Sandy- Talked about the community benefits and introduced Danielle Skilling, Community Affairs Specialist at Gilbane Building Company. Discussed the job training opportunity of the OSHA course at WIT that will be provided to area residents.

Danielle Skilling- Greeted everyone and explained more about her role at Gilbane. She's working to create opportunities and show people how the unions work, the different steps that need to be taken, and create concrete steps that can really help people get into the trades. Although unions provide the OSHA training, by showing that you took the initiative it gives the applicant a leg up. In addition, we will be able to assess the needs of each applicant are and work to help people get careers.

Sandy discussed how often times people show up and get a pile of papers which can be very discouraging. We really want to work on this with Mission Main, Alice Taylor, Sociedad Latina, and the Fenway, to help applicants on the next steps that need to be taken.

- David Welch asked which unions currently need workers. Danielle answered that there is a lot of work available. Particularly, there's a need for minorities and Boston residents, in addition to a desperate need for welders.
- David Welch stated that a person does not walk into welding job overnight. Danielle concurred and explained that we want to guide people, show them the path so they can get there, and that it is hard work. There are different requirements, such as GEDs for some unions, but those are the things we will help with. Sandy stated that WIT does welding training and can help people.
- Shaneal recommend that WIT reach out to members of the Fenway. Expressed concerned that the Fenway has not always been involved with projects and missed out on a lot of opportunities. There are a lot of residents who can benefit. The Fenway CDC can help. Sandy said that WIT plans to meet with the Fenway CDC.

Rich introduced new the planner Grace Holley, who will be assisting with the Fenway CDC's Walk to Work Program.

- Rich asked about the date of OSHA training class. Sandy replied that it will run November 17th through the 20th and WIT plans to run another training.
- Pat asked when WIT will file the PNF. Yanni said that the first week of November, will provide exact date when we know.

Closing

Sandy acknowledge that this is a lot of work and thanked everyone for coming out. To end on a positive note, since not all were able to come out to event, Sandy shared a pictured of the students and alumni who received the Jimmie Beverly Scholarship with the Beverly family. Thanked the task force for input in creating this scholarship for neighborhood residents as a community benefit. Two of the twelve graduates in the picture are from Mission Hill.