

**Wentworth Institute of Technology
BRA Wentworth Task Force meeting
Biannual IMP Update**

**Thursday June 30, 2016
Beatty Multipurpose Room**

Minutes

BRA: Katelyn Sullivan, Project Manager
Michael Rooney, Project Assistant

Task Force: Marika Arvanites, Annunciation Greek Orthodox Cathedral
Constantine Calliontzis, Annunciation Greek Orthodox Cathedral
Susan St. Clair, Mission Hill Resident, Problem Properties Task Force
David Welch, Mission Hill Neighborhood Housing Services
Patricia Flaherty, Mission Hill Neighborhood Housing Services
Richard Giordano, Fenway CDC
Matilda Drayton, Alice Heyward Taylor Apartments
Jane D'Angelo, Mission Main Tenants Task Force

Wentworth: David A. Wahlstrom, Vice President, Business
Robert Totino, Vice President, Finance
Sandy Pascal, Associate VP, Community Relations & External Affairs
Johanna Sena, Community Relations Liaison
Courtney Wright, Asst. Director, Center for Learning & Community Partnerships
LeMar Brown, Community Policing & Off-Campus Liaison, Public Safety
Edward King, Project Consultant, Edward M. King & Associates
Lauren Middleton-Pratt, Real estate Consultant, Jones Lang Lasalle

Public: Collin Fedor, Representative Sanchez's Office
John Jackson, Administrative Coordinator, Tobin Community Center
Kelly Brilliant, Fenway Alliance
Matthew Brooks, Fenway Civic Association
Kiele Mauricio, Mission Hill Neighborhood Housing Services
Diane Williams, Alice Heyward Taylor Apartments
Mary Ann Nelson, Mission Hill resident
Maggie Cohn, Mission Hill resident
Alison Pultinas, Mission Hill resident
A. Macauley, member of the public

PowerPoint presentation available at www.wit.edu/imp

BRA introductions & Article 80 Process

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

Wentworth welcome, team introduction, and Community Relations updates

Sandy Pascal welcomed everyone and introduced the Wentworth team members. Discussed potential new Task Force members pending approval from the City of Boston. Sandy did a review of various projects and community benefits update which have occurred since the last Task Force meeting. Discussed the City of Boston's focus on housing and the relationship between DND and the BRA under the new administration. Provided an update on Mission Hill NHS projects; the Maria Sanchez Senior Building and Parcel 25. Wentworth continues to meet its community benefits commitments, including those related to the New Sweeney Field which is currently on hold. Discussed the importance of working together and how the Center for Community & Learning Partnerships (CLP) came about. The CLP continues to evolve and collaborate with community partners in areas of college access & success and project based learning. She reviewed various community benefits in the presentation.

Wentworth, the Community, and the City

Johanna Sena provided an overview of the annual Student Housing Trends report prepared by the City of Boston, under the Department of Neighborhood Development (DND). The City of Boston has a goal of building 18,500 beds, of which 10,223 remain to be created. The gap between undergraduate students in the private market and those housed on-campus varies. Some schools have a gap of over 5,000 students living off-campus. Wentworth's current gap of 522 students will be reduced over the next 2 years. The current lease with MCPHS will be phased out with 100 beds being returned to the Wentworth housing stock Fall of 2016 and 104 beds Fall of 2017.

Johanna discussed the slide on Wentworth's history of housing "15 Years of Building a Residential Campus" and reviewed highlights of the steps taken to transform from a commuter to a residential campus. Wentworth currently houses over 80% of students in Boston who seek housing. Of the major colleges in Boston Wentworth has one of the highest percentages of students housed on-campus.

Bob Totino, Chief Financial Officer, reviewed Wentworth financials and enrollment projections. Wentworth does not have research and endowment income therefore enrollment is the financial engine of the school. In the Fall 2010 enrollment numbers began to drop dramatically and Wentworth undertook a study on enrollment. As a result, we adopted new strategies that include transitioning from engineering technology to engineering degrees. We also added new programs in biomedical engineering.

Wentworth is currently in a successful transition from engineering technology to engineering programs. As we move to teach out degrees in technology and grow degrees in engineering programs we are experiencing over-enrollment. Wentworth does not have the space to

accommodate this level of enrollment nor is it an appropriate number for the size of this institute. Our goal is to return to 3800 students (see chart in presentation) which better fits the size of the institution.

- Pat Flaherty: requested a copy of the presentation. Johanna Sena sent it via email at the end of the meeting as well as posted it on www.wit.edu/imp.

500 Huntington Avenue / New Sweeney Field update

David Wahlstrom introduced himself as Vice President of Business. Provided an update on 500 Huntington Avenue. The PDA was approved in 2013. Discussed size and massing of building. Wentworth tested the waters for a development partner and several interested parties responded. There was one potential partner, but negotiations fell through after several months. Right now the institute is not actively seeking developers, but is open should an opportunity present itself.

IMP Project updates

David Wahlstrom presented the IMP slide. The slide is a combination of the IMP and PDA. Discussed renovations past, present and future.

- A) Flanagan Campus Center – this building played a role in transitioning into a residential campus by adding amenities in the site such as café and fitness center. The library is being upgraded this summer to include more student study space and project workspace.
- B) Center for Sciences & Biomedical Engineering – Formerly known as the Ira Allen Building, offers laboratories and classrooms.
- C) 525 Huntington Avenue – Completed Fall 2014. This is an apartment style student housing building with mostly single bedrooms. The goal was to entice students to stay on campus. Discussed various amenities in the student apartments.
- D) Center for Engineering & Technology – Showed a rendering of what we once thought the building would look like. Approved as 45,000 sq. building under the IMP. Discussed the possibility of a high rise site as suggested by the Avenue of the Arts Study. (see below)
- E) Sweeney Field with parking below – This is on hold pending development of 500 Huntington Avenue.

David discussed new parking agreement with MASCO on the Parker Street lots. MASCO will start parking on July 1, 2016. Under the previous agreement MASCO occupied 336 spaces, now its 250 spaces.

David discussed the need for upgraded academic space. As Wentworth is transitioning from technology degrees to engineering degrees the classroom requirements are different. Given the

change in degree programs classrooms will go from a range of 30-40 students to 20-30. In addition, several classrooms are in buildings which are not ADA accessible.

Wentworth will be filing a Project Notification Form (PNF) for large project review and IMP Amendment to relocate Project D to the tennis courts in place of the Wilson Hall location. The building will be in the 70-80k square foot range.

Wentworth is thinking about what the Wilson site for a high-rise in the future as suggested in the BRA Huntington Avenue Guidelines.

- Pat Flaherty: Is the amendment only for academic building not high-rise? David confirmed yes, only academic building on tennis courts.

Sandy discussed that Wentworth wanted to have this meeting first to review updates prior to focusing on the academic building. Also wanted discuss what the city is doing in terms of housing.

- Pat: we've been very supportive of Wentworth and happy that you led the way in student housing, however would like a meeting to discuss further. Sandy agreed on having a meeting to discuss our numbers and how the city views them.
- Allison will there be announcement that filing something with the BRA? David confirmed that there will be a community process. Currently we are performing a feasibility study and in the process of assembling a team.
- Katelyn is there a sense of timing? David replied that we hope to have the architect on board to present documents by September.
- Allison can you discuss the details of the MASCO lease? David replied that MASCO use to lease spaces on the Parker Street lot, but moved off-site when the New Sweeney Field was going through the permitting process. Now that the project is on hold MASCO is returning as of July 1, 2016. Previously they leased 336 spaces, now will be leasing 250.
- Pat inquired about parking spaces leased to MassArt. David confirmed that Wentworth leases to MassArt. It used to be 67, now its 50 spaces. Bob added that about 24 are on the Parker Street lot.
- Kelly asked how the high rise is related to the Huntington Avenue study and where is it? David pointed to the location on map and pointed out that this is in the Huntington Ave Study documents and presentations. Site was identified as high rise site by the BRA. Sandy added that the image is from slide which was presented by the Huntingtin Ave Study recommendation; it was one of many recommendations that came out of the study.
- Kelly requested more confirmation of how slide came out of BRA Huntington Avenue Study. Katelyn replied that this was one of the proposed sites for future development by the BRA Huntington Avenue Study Guidelines.

- Alison: how many beds will be returned from MCPHS and where are they located? David replied 100 beds will be returned to Wentworth Fall 2016 and pointed to Edwards & Rogers on the map next to the fire station. Another 104 beds will be returned Fall 2017.
- Alison: has there been discussion of 525 used as retail. Cortney replied that ground floor spaces are used as community space and have hosted various community events.

The apartments at 525 Huntington Avenue contain ground floor space for community use. These include RAMP (summer bridge program for Boston youth) and Alice Taylor Task Force meetings among many other uses.

Closing

Katelyn closed the meeting and thanked all for attending.