



Wentworth Institute of Technology

Boston, MA

First Amendment to 2010-2020 IMP

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Chapter 1

INTRODUCTION

CHAPTER 1: INTRODUCTION

1.1 WENTWORTH INSTITUTIONAL MASTER PLAN

Wentworth Institute of Technology (“Wentworth” or the “Institute”) filed its first Institutional Master Plan (the “Original IMP”) in 1999. The Original IMP was reviewed over the next year and approved in April of 2000. The Original IMP covered the years 2000 through 2008 and included one proposed project for the development of a new dormitory as an addition to Baker Hall located at 610 Huntington Avenue. The Original IMP was amended twice. The first amendment in April of 2003 allowed for the development of a second new student residence at 555 Huntington Avenue and the incorporation of an existing 12-person dormitory located at 66 Louis Prang Street into the Original IMP; the second amendment filed in June of 2007 was to approve the addition of property located at 525 and 634 Huntington Avenue to the Original IMP as interim open space.

In April of 2008, Wentworth submitted to the Boston Redevelopment Authority (“BRA” now “BPDA”) an Institutional Master Plan Notification Form (“IMPNF”) requesting an extension of the Original IMP for a term of one year, a request approved by the BRA. The purpose of this one-year extension was to allow time for Wentworth to conduct an extensive strategic planning effort to assess its campus development needs. This effort, which involved the Wentworth Community Task Force, the local community, faculty, staff, students, alumni and trustees, was concluded in March of 2009.

In April of 2009, Wentworth submitted an IMPNF for its next ten-year IMP. The IMP now in effect (the “2010-2020 IMP” or “IMP”) was approved by the (then) BRA on December 14, 2010, by the Boston Zoning Commission on January 19, 2011 and by Mayor Thomas M. Menino on January 20, 2011. The 2010-2020 IMP has a term of ten (10) years and includes five projects that were anticipated to be undertaken during the current term (the “IMP Projects”). Those five projects are:

- the Flanagan Campus Center at Beatty Hall;
- the 18,000 sf academic addition to the Ira Allen Building at 540 Parker Street;
- The Student Apartments @ 525 Huntington Avenue;
- a proposed new soccer field above 330 surface parking spaces (“New Sweeney Field”); and
- a new 45,000 sf academic facility to be located on the Campus Quadrangle at the site of Willson Hall (the “Center for Engineering and Technology”).

1.2 THE NEED FOR AN IMP AMENDMENT

The Project described herein is an outgrowth and modification of the fifth proposed project in the IMP – the Center for Engineering and Technology (the “Project”). The Project enlarges and relocates the Center for Engineering and Technology that was proposed as a 45,000 gross square foot building to be located partially connected and otherwise adjacent to Willson Hall with an approximately 69,000 gross square foot¹ academic building in the area currently occupied by three outdoor tennis courts located between Watson Hall and Nelson Recreation Center/Tansey Gymnasium on Parker Street.

The Project will be known as the Wentworth Multipurpose Academic Building (the “MpA Building”), and is subject to Article 80B Large Project Review, which was commenced concurrently with the filing of the IMPNF for this Amendment. A Letter of Intent for the MpA Building Project, dated December 15, 2016, was filed with the BPDA as required under the Executive Order entitled, “An Order Relative to the Provision of Mitigation by Development Projects in Boston.”

The Project is a response to the next evolution in the collegiate study of several engineering disciplines that requires modern academic space for Wentworth’s existing students. Wentworth’s curriculum is transitioning from a focus on engineering technology to engineering and adding innovative programs such as biological engineering and interdisciplinary engineering. This transition requires new and different teaching and learning spaces with configurations that promote collaboration and interdisciplinary approaches to solving the technical challenges of our day. In order to meet the needs of its students and faculty, Wentworth developed a plan to locate the MpA Building in an area of campus that is currently undeveloped in order to maintain the academic space in Kingman and Willson Halls, preserve approximately 80 on-site parking spaces, and to consolidate a number of engineering programs into a single building. The Project represents a net increase of approximately 24,000 gross square feet of academic space over the previously described Center for Engineering and Technology. Though modest and without material impacts in comparison to the Center for Engineering and Technology, the increase in gross floor area and the change in location of the MpA building requires an amendment to the IMP. Figure 1-3, Institutional Master Plan Projects, identifies the location of the various projects described in the Wentworth IMP, including the revised location of the MpA Building, which is to replace the Center for Engineering & Technology project previously proposed at location D. Figure 1-2 provides an oblique view of the Project Site.

¹ Gross floor area does not include certain space pursuant to Article 2A, Boston Zoning Code.

1.3 REQUESTED IMP AMENDMENT REVIEW

Through the filing of its IMPNF for the Project, Wentworth respectfully requested that the BPDA issue a Limited Scope of Review for Certain Institutional Master Plan Amendments under Section 80D-5.3(d) of the Boston Zoning Code (the “Code”). Under that section, if a proposed amendment to an approved IMP is limited to the addition of one or more Proposed Institutional Projects and does not involve renewal of the IMP, the scope of review is limited to an examination of the impacts of the Proposed Institutional Projects, taking into consideration the cumulative impacts of such projects when added to the existing uses and to the other projects already described in the approved IMP. Because the IMPNF did not request renewal of the Wentworth IMP and was limited to the modification of one project previously described in the approved 2010-2020 IMP, Wentworth respectfully requested a limited scope of review consistent with Section 80D-5.3(d) of the Code. A detailed discussion of the Project and its impacts can be found in the Expanded Project Notification Form filed concurrently with the IMPNF under Article 80B (Large Project Review) of the Code, as well as in Chapter 4, Proposed Institutional Project. This amendment will be the first amendment to the IMP.

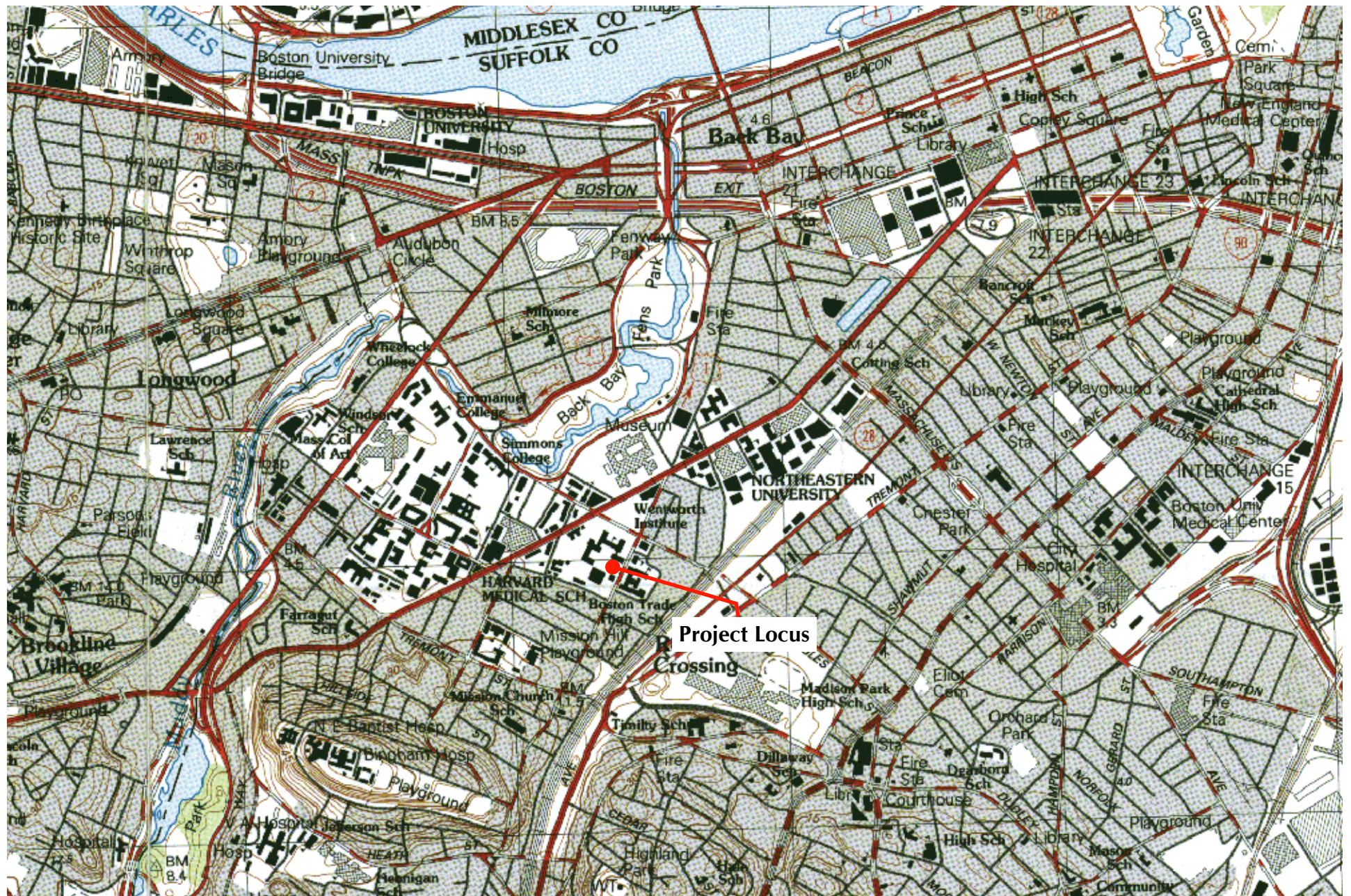
1.4 CONSISTENCY WITH ZONING REGULATIONS AND ORDINANCES

According to the map entitled, “Zoning Districts City of Boston, Map 6D, Mission Hill Neighborhood District” (effective March 26, 2016) (the “Zoning Map”), the Site is located in the Wentworth Institute of Technology Institutional Subdistrict within the Mission Hill Neighborhood District. The Zoning Map also indicates that the Site is located within Wentworth’s Institutional Master Plan Area and the Groundwater Conservation Overlay District.

According to Section 59-26, any Proposed Institutional Project for the erection of any structure that is to be used or occupied for an Institutional Use shall be consistent with an approved Institutional Master Plan, subject to certain exemptions not applicable to the Project. Wentworth filed an Expanded Project Notification Form (“EPNF”) and an Institutional Master Plan Notification Form (“IMPNF”) for approval by the BPDA and the Zoning Commission. The Project as described herein constitutes the proposed IMP amendment and, therefore, upon approval of the amendment, will be consistent with Wentworth’s IMP. Under Section 80D-11 of the Zoning Code, after the Project receives from BPDA a certification of consistency with the amended IMP and a certification of compliance with Article 80B’s Large Project Review requirements, the Project is deemed to be in compliance with the use, dimensional, parking, and loading requirements of the underlying zoning, including special purpose overlay districts established under Section 3-1A of the Zoning Code, notwithstanding any provision of the underlying zoning to the contrary and without the requirement for further zoning relief.

1.5 ARTICLE 32 COMPLIANCE

The Project is located within the Groundwater Conservation Overlay District (“GCOD”) and, therefore, consistent with BPDA’s IMP Policy, the Project will comply with the standards and requirements set forth in Article 32 of the Code. Wentworth will obtain a written determination from the Boston Water and Sewer Commission (“BWSC”) that the Project meets the standards and requirements of Article 32, as well as a stamped certification from a Massachusetts registered engineer showing that the requirements of Section 32-6 of the Code are met.



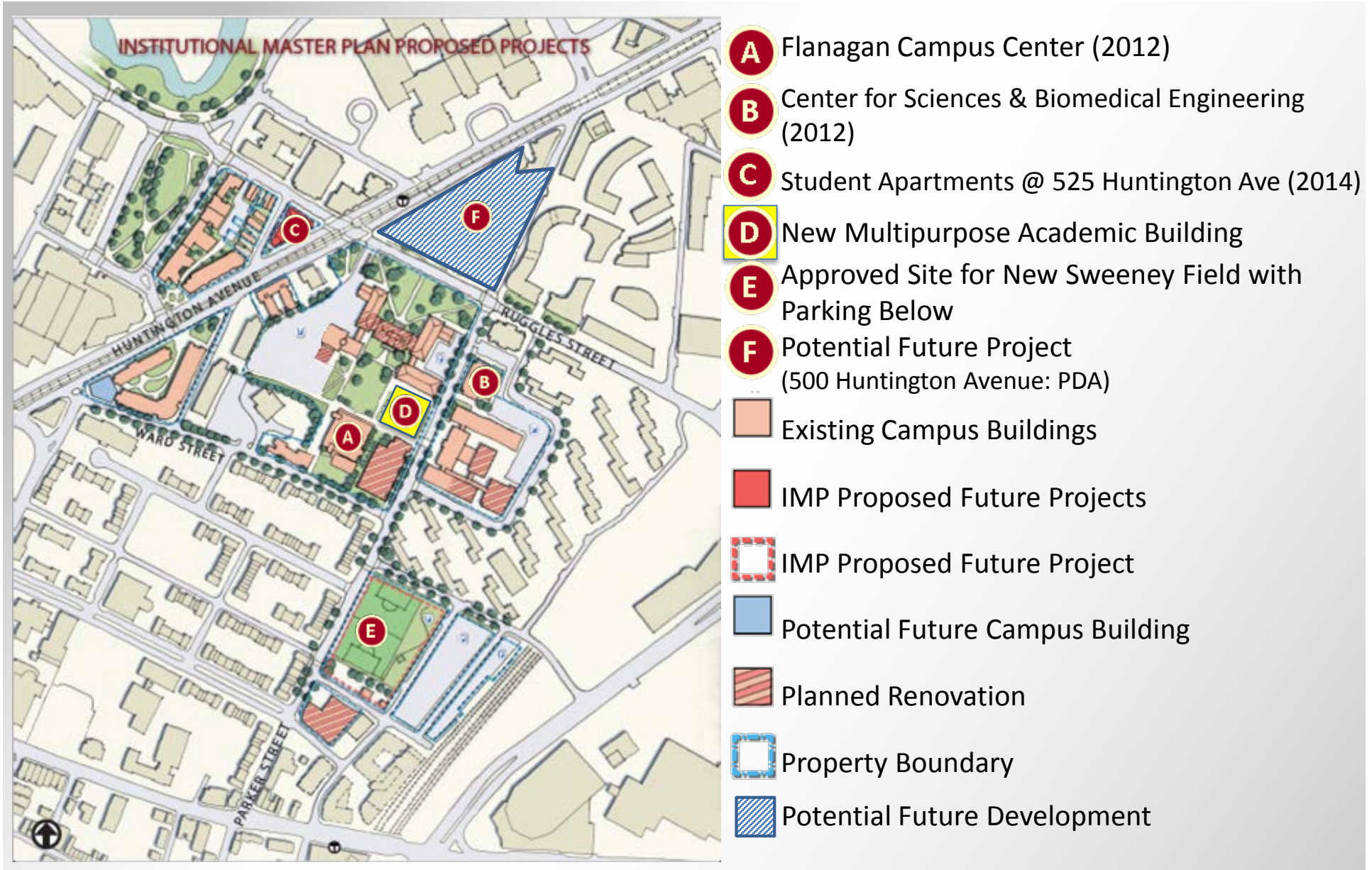
Boston, Massachusetts

Figure 1-1
Locus Map
Source: USGS, Fort Point Associates, Inc.



Boston, Massachusetts

Figure 1-2
Oblique View of Existing Site
Source: Leers Weinzapfel Associates, Inc.



Chapter 2

WENTWORTH INSTITUTE OF TECHNOLOGY MISSION AND GOALS

2.0 WENTWORTH INSTITUTE OF TECHNOLOGY MISSION AND GOALS

2.1 WENTWORTH INSTITUTE'S MISSION

Wentworth is a nationally recognized private coeducational institution of higher education that offers cooperative baccalaureate programs, master's degrees, and certificate programs in the disciplines of computer science, architecture, design, engineering, management, and engineering technology. Founded in 1904, through a bequest from Arioch Wentworth, a Boston merchant, Wentworth opened its doors in 1911.

For more than 100 years, Wentworth has been proud to call the Mission Hill and Fenway neighborhoods in the city of Boston its home. Just as Boston has grown and changed over that time, Wentworth has evolved from a technical school into a higher education institution granting both undergraduate and graduate degrees.

Wentworth has graduated approximately 52,000 students who have assumed leadership roles in the professions, industry, education, and government. Wentworth graduates and cooperative education work ("co-op") students are sought after for their demonstrated abilities to quickly become productive members in the workplace, for their technical problem-solving skills, and for their educational preparation to adapt to changing technologies.

For many schools, classroom-based curricula form the core of the learning program. At Wentworth, academics serve as a foundation intended to build upon other learning opportunities, such as labs and co-op experiences. Honoring the tradition of out-of-classroom learning, all undergraduate students are required to spend a minimum of two semesters in a co-op program, regardless of their major. This multifaceted academic approach stems from Wentworth's commitment to the tenets of EPIC Learning (Externally Collaborative, Project-based, Interdisciplinary Culture).

Wentworth maintains that quality teaching is its most important function and that scholarly and applied research enhances teaching. Wentworth's programs are practical and rigorous, designed to achieve a unity of theory and practice through a "hands-on" approach. Communication skills, team building, and analytical thinking are central to the educational process. The programs are supported by full and part-time faculty who are active in their disciplines. They are able to bring their professional experience into the classroom and laboratory, and provide needed direction and discipline for the development of technical skills, and motivate and counsel for confidence building. The faculty and students are supported by laboratories, a newly-renovated library, a learning center, and the full array of student services expected at a private institution of higher education.

2.2 INSTITUTIONAL PROGRAMS

Wentworth’s institutional programming is developed and regularly updated through input and advice from practicing professionals who serve as members of the Industrial Professional Advisory Committees (the “IPAC”). Through the IPAC, corporate/academic communication is maintained to assist the faculty with the development of a technological education that is responsive to the needs of and the latest trends in industry.

Wentworth offers seventeen career-oriented majors within four colleges: the College of Architecture, Design & Construction Management; the College of Engineering and Technology; the College of Arts and Sciences; and the College of Professional and Continuing Education. For a list of Departments and Degrees awarded, see Table 2-1.

Table 2-1: Wentworth Colleges and Departments

College of Architecture, Design & Construction Management	College of Arts and Sciences	College of Engineering and Technology
<ul style="list-style-type: none"> • Architecture • Construction Management • Industrial Design • Interior Design 	<ul style="list-style-type: none"> • Applied Mathematics • Business Management • Humanities and Social Sciences • Sciences 	<ul style="list-style-type: none"> • Biological Engineering • Biomedical Engineering • Civil Engineering and Technology • Computer Science and Computer Networking • Electrical Engineering and Technology • Interdisciplinary Engineering • Mechanical Engineering and Technology

Wentworth offers the following undergraduate Majors, Minors, and Masters Programs as shown in Table 2-2, Wentworth Degree Programs:

Table 2-2: Wentworth Degree Programs

Undergraduate Majors	Undergraduate Minors	Masters Programs
<ul style="list-style-type: none"> • Applied Mathematics • Architecture • Biological Engineering • Biomedical Engineering • Building Construction Management (CPCE) • Business Management • Civil Engineering • Computer Engineering • Computer Information Systems • Computer Science • Computer Networking • Construction Management • Electromechanical Engineering • Electrical Engineering • Engineering - Interdisciplinary • Facility Planning and Management • Industrial Design • Interior Design • Mechanical Engineering • Project Management (CPCE) • Project Management (online) (CPCE) 	<ul style="list-style-type: none"> • Aerospace Engineering • Applied Mathematics • Bioinformatics • Biology • Business Management • Chemistry • Civil Engineering • Computer Networking • Computer Science • Construction Management • Industrial Design • Manufacturing • COF Minor in Performing Arts • Media, Culture and Communications Studies • Physics 	<ul style="list-style-type: none"> • Applied Computer Science (online) • Architecture • Civil Engineering • Construction Management • Construction Management (online) • Facility Management • Facility Management (online) • Technology Management (online)

In addition to its bachelor's and master's programs, Wentworth offers the following Associate Degrees:

- Architectural Technology (CPCE)
- Building Construction Management (CPCE)

Degree candidates in all of the bachelor's programs are required to spend at least two semesters away from campus on cooperative education work experiences. Upon successful

completion of these programs, students are awarded a Bachelor of Science degree in their respective disciplines. Wentworth also offers a Masters in Architecture through its full time day program, and several types of masters programs which are offered through the evening and weekend program. See Table 2-2.

Wentworth's College of Professional and Continuing Education (CPCE) serves the diverse needs of the growing adult learner population with part-time courses offered at night, on weekends and online. The College offers approximately 30 technology-focused associate, bachelor, and graduate degree programs as well as professional certificates, workforce training and development courses.

2.3 GOALS OF 2010-2020 IMP

The following seven strategic objectives were identified as the goals for the 2010-2020 IMP:

Provide More Student Housing – Develop additional student dormitory facilities with sufficient capacity to accommodate full-time undergraduate students seeking housing in the City of Boston.

Update Academic Facilities – Create new 21st century classrooms, studios and laboratories with state of the art equipment to keep Wentworth’s academic programs at the cutting edge of technology.

Strengthen Wentworth’s Core Campus and Student Life Programs – Enhance the on-campus experience for Wentworth students through the development of new student activity and recreation programs and facilities located in close proximity to the Campus Quad. Attract students to on-campus social activities, programs and entertainment rather than off-campus socializing in local neighborhoods.

Improve Campus Edges – The development of new facilities and other campus improvements should be designed to be open to the neighboring community: transparent and welcoming, and should avoid blank walls and “dead edges” which limit visibility into the campus and surrounding neighborhoods.

Enhance Pedestrian Connections – Implement landscape, streetscape and lighting improvements to enhance the pedestrian entryways and pathways into and through the Wentworth Campus and to improve connections to adjoining pedestrian routes.

Promote Responsible Student Behavior – Expand programs provided by the Dean of Students and other departments which support personal development and promote responsible student behavior.

Achieve New Levels of Sustainability - As a signatory to the American College and University Presidents' Climate Commitment, Wentworth will employ sustainable design and construction techniques in the development of all new facilities.

2.4 EXISTING PROPERTY USES

The Wentworth campus contains a number of different buildings to serve its central mission. These include academic, residential and administrative and student support services. A list of properties owned and maintained by Wentworth is provided in Table 2-3.

Table 2-3: Summary of Wentworth Properties

Building Name	Address	Year of Construction (or Acquisition)	Year of Latest Renovation	GSF	Principal Use
Power Plant	550 Huntington Ave.	1910	1989(P)	15,804	Labs, Central Boiler & Cogen. Plant
Williston Hall*	360 Ruggles St.	1910	1998(P)	45,999	Labs, Admin. & Faculty Offices
Rubenstein Hall	550 Huntington Ave.	1941	1989(P)	15,191	Labs, Admin. & Faculty Offices
Wentworth Hall*	360 Ruggles St.	1914	1995(P)	41,564	Labs, Classrooms & Admin. Offices
Dobbs Hall*	543 Parker St.	1916	1995(P)	48,248	Labs, Classrooms & Faculty Offices
Watson Hall	547 Parker St.	1927	1989(P)	25,550	Auditorium & Student Services Offices
Kingman Hall	550 Huntington Ave.	1950	1984	12,053	Labs & Faculty Offices
Willson Hall	550 Huntington Ave.	1962		7,500	Labs, Classrooms & Admin. Offices
Beatty Hall	103 Ward St.	1967	1997(P)	121,814	Library, Food Service, Bookstore, Classrooms, Admin. & Faculty Offices
Nelson Rec. Center, Tansey Gymnasium	95-99 Ward St.	1969	1997(P)	38,201	Athletic Facilities & Offices
Service Building*	115 Ward St.	1895	1991(P)	11,313	Admin. Offices & Maint. Shops

Building Name	Address	Year of Construction (or Acquisition)	Year of Latest Renovation	GSF	Principal Use
Tudbury Hall	30/40 Evans Way	1927	1986	70,184	Student Housing
555 Huntington Ave.	555 Huntington Ave.	2005		114,819	Student Housing
Evans Way	20/26 Evans Way	1916	1987	74,861	Student Housing
610 Huntington Ave.	610 Huntington Ave.	2001		160,000	Student Housing
Edwards/Rodgers Hall	572/574 Huntington Ave.	1924		62,424	Student Housing
Baker Hall	620 Huntington Ave.	1971	1997	48,760	Student Housing
525 Huntington Ave	525 Huntington Ave.	2014		110,159	Student Housing
Ira Allen Building	540 Parker St.	1901	1991(P)	37,678	Labs, Classrooms & Faculty Offices
Power Plant Annex	550 Parker St.	1915	1994	5,306	Recycling Center
Annex North	550 Parker St.	1924/1935	1994(P)	53,306	Labs, Studios & Faculty Offices
Annex Central	550 Parker St.	1915	1993(P)	49,791	Labs, Classrooms & Auditorium
Annex South	550 Parker St.	1915	1998(P)	30,888	Labs, Studios, Admin. & Faculty Offices
Annex Gymnasium	75 Annunciation Rd.	1956	1992(P)	26,875	Labs, Studios & Athletic Facilities
Storage Building	660 Parker St.	1986		24,545	Storage
Brewery Structure	133 Halleck St.	1984		6,801	Office Building: Not in Service
Sweeney Viewing Stand	333 Ruggles St.	2001		1,468	Athletic Facilities & Offices
Sweeney Field House	333 Ruggles St.	2001		1,134	Athletic Facilities & Offices
Sweeney Service Bldg.	333 Ruggles St.	2001		448	Athletic Facilities & Offices
60 Louis Prang	60 Louis Prang	1991		7,128	Three Apartments
62 Louis Prang	62 Louis Prang	1991		5,211	Three Apartments
66 Louis Prang	66 Louis Prang St.	1888		4,832	Apartments
68 Louis Prang	68 Louis Prang	1994		8,176	Twelve Apartments

Building Name	Address	Year of Construction (or Acquisition)	Year of Latest Renovation	GSF	Principal Use
7 Vancouver St.	7 Vancouver St.	1993		5,252	Three Dormitory Suites
9 Vancouver St.	9 Vancouver St.	1991		7,528	Six Apartments
15 Vancouver St.	15 Vancouver St.	1990		5,876	Twelve Apartments
Total GSF				1,306,687	

Notes:

1. (P) indicates partial renovation.
2. * indicates facility has been granted historical status by the Boston Landmarks Commission.
3. All property contained within the central campus bounded by Parker Street, Ward Street, Vancouver Street, Huntington Avenue, and Ruggles Street is considered one lot for the calculation of FAR. The same is true for the property which contains the Annex, Ira Allen, and Annex Lot bounded by Parker Street and Annunciation Road.

2.4.1 LEASED PROPERTIES

Wentworth both leases space from the Commonwealth for its own use and rents space to other institutions for their use. Wentworth leases approximately 1,000 SF of space from the Commonwealth of Massachusetts State College Building Authority within the Massachusetts College of Art and Design – Artists’ Residence Hall (600 R Huntington Avenue) for use as a convenience store to serve the students of the Colleges of the Fenway. The convenience store is an extension of Wentworth’s food service operation.

Wentworth rents space to: Colleges of the Fenway (COF) - approximately 100 SF within Beatty Hall (103 Ward Street) as a “back-up” server room for the COF network; Fenway Library Online (FLO) - Approximately 400 SF within Beatty Hall (103 Ward Street) for office space; MCPHS University - approximately 130 beds, including 100 in Rodgers Hall (574 Huntington Avenue) and 30 beds in Tudbury Hall (30/40 Evans Way). This number fluctuates slightly year-to-year due to Wentworth resident bed demand.



Chapter 3

PROGRESS ON THE 2010-2020 IMP

CHAPTER 3: PROGRESS ON THE 2010-2020 IMP

3.1 STATUS OF 2010-2020 IMP PROJECTS

To date, Wentworth has completed three of five IMP Projects, and has completed BPDA Large Project Review for a fourth project. These completed projects include:

- The Flanagan Campus Center represents a significant expansion of space to draw students onto campus for cultural and social activities including a fully renovated café space, a modern fitness center, and an improved library updated to serve today's students' needs including private group study spaces, worktop areas designed with plenty of room for laptops as well as traditional study materials, and also comfortable sitting pods for quiet - but not isolated - study.
- The Ira Allen Building 18,000 square foot addition provides state-of-the-art teaching labs, collaboration spaces, and offices to support Wentworth's cutting edge curriculum in engineering and technology.
- The Student Apartments @ 525 opened in fall 2014 and provides 305 beds for Wentworth students styled as fully amenitized apartments aimed at retaining upper class students who might otherwise look to move off-campus in search of full-service apartments.

There are also two additional projects described in the 2010-2020 IMP for which Wentworth has already initiated the permitting process, but has not obtained final approvals or proceeded with construction:

- The fourth Proposed Project in the 2010-2010 IMP is the New Sweeney Field project. New Sweeney Field is proposed as a new soccer field on a single level deck above 330 surface parking spaces in Wentworth's existing Parker Avenue parking lot. This project was advanced through the BRA Article 80 process and received a Scoping Determination Waiving Further Review on February 2, 2015, but has not been constructed.

The New Sweeney Field project is intended to be completed in conjunction with a "Potential Future Project" described in the 2010-2020 IMP, which envisions the development of a commercial research and development/office project on the 3.03-acre site of the Sweeney Athletic Field at 500 Huntington Avenue ("500 Huntington Project"). In 2013, Wentworth proceeded with plans for the 500 Huntington Project pursuant to a PDA designation. The PDA was approved by the BRA as Planned Development Area No. 93 on September 12, 2013, and approves the development of up to 640,000 sf of floor area within two buildings, with a mix of uses, including College or University uses (to be added, when developed, to

the Wentworth IMP), Office, Restaurant, Cultural, Retail/Commercial, Parking, Research and Development, Day Care, and Laboratory Space. Wentworth was the proposed anchor tenant within one building of the 500 Huntington Project and would occupy 94,000 square feet of space, of which Wentworth planned to use 78,400 square feet for the Center for Interdisciplinary Innovation with a major focus on research and education in the area of applied research and product development. From 2013 through 2015, Wentworth pursued the advancement of the 500 Huntington Project with a broker, and selected a development partner. Subsequent negotiations did not result in advancement of that project, which is currently on hold until such time as market conditions produce a suitable development partner.

Because the New Sweeney Field project is only made necessary by the advancement of the 500 Huntington Project, New Sweeney Field, as planned and approved, is intended to be constructed as a replacement to the existing Sweeney Field when the 500 Huntington Project moves forward.

Wentworth has also completed an array of campus improvements described in the 2010-2020 IMP as being aimed at enhancing pedestrian access to, and connections through, Wentworth's campus. These include: the creation of a new pedestrian friendly entryway on Ward Street; additional landscape and lighting improvements along Ward Street; and paving, landscape and signage enhancements at the entry points to the pedestrian way known as "The Pike" which runs from Parker Street to Huntington Avenue and then connects with the Colleges of the Fenway Walk.

The fifth Proposed Institutional Project in the 2010-2020 IMP is the project proposed to be modified and altered to become the MpA Building that is the subject of this Amendment.

3.2 COMPLETED IMP PROPOSED INSTITUTIONAL PROJECTS: IMPACT ON AND SATISFACTION OF 2010-2020 IMP GOALS

Wentworth has made substantial progress toward achieving the goals of its 2010-2020 IMP. The IMP Projects completed by Wentworth to-date have played an integral role in Wentworth's transformation into a residential campus, and these Projects have also initiated the process of updating Wentworth's academic facilities and strengthening the central core of its campus. Inclusive of the residential IMP Project at 525 Huntington Avenue, since 2000, Wentworth has added just over 1,100 beds on its campus. This student housing, along with the other on-campus amenities – especially the renovated Flanagan Center/Beatty Hall – is strategically and carefully designed to not only provide Wentworth students with on-campus housing, but also to provide Wentworth students with the full suite of living and learning amenities required and desired for today's college (and graduate) students. See Figure 3-1.

As a part of the 2010-2020 IMP Wentworth has actively promoted on campus living by requiring Freshmen and Sophomores to live on campus, and has published the advantages of on-campus living.

Table 3-1. Students Housed On Campus

Year (Fall)	Full-Time Undergraduate Enrollment	Students Seeking Housing in Boston	Number Housed On-Campus	In Private Market Housing
2014-15	3,867	2521	2013	508
2015-16	3,902	2548	2026	522
2016-17	3,855	2589	2066	523

*Based on data from the City of Boston's Student Housing Trends Report.

As a complement to Wentworth's commitment to increasing the amount of student housing it provides on-campus, Wentworth's completion of the Ira Allen academic building addition and the complete renovation of the library located inside the Flanagan Center are helping Wentworth achieve the 2010-2020 goal of updating Wentworth's academic facilities and also strengthening Wentworth's core campus and student life programs.

Wentworth has also taken major steps in achieving its 2010-2020 goal of enhancing pedestrian connections on and through campus. Wentworth's reconstruction and enhancement of The Pike pedestrian connector is a major step forward in achieving the goal of improving these pedestrian connections. The work completed by Wentworth since the adoption of the 2010-2020 IMP includes a new paved pedestrian walkway cutting through Wentworth's main campus area that also serves to connect Parker Street to Huntington Avenue providing not only an improved pedestrian experience for Wentworth students and faculty, but also providing a more direct, better quality, safer and more enjoyable pedestrian through-way for Wentworth's neighbors in the surrounding community. In light of Wentworth's close proximity to public transportation, the LMA, and the Colleges of the Fenway, providing a high quality pedestrian connection through the Wentworth campus is a real community benefit and is significant progress towards Wentworth's goal of improving pedestrian connections. In addition, as part of its improvements to pedestrian connections throughout its campus and improving the edges of its campus, Wentworth made landscape improvements, removed fences around the edges of its campus, and provided new lighting and benches. The construction of the Flanagan Center addition also significantly enhanced Ward Street pedestrian access to campus.

Overall, through increased student housing, creation of the Flanagan Campus Center, the development of new state-of-the-art instructional facilities at Ira Allen, and Wentworth's improvements to the Pike and other pedestrian-friendly areas on its campus, Wentworth has strengthened its core campus as a neighborhood-friendly center of learning and student development. Through the completed IMP Projects, Wentworth has created a critical center

of activity which will attract students to campus housing and campus social events, rather than neighborhood housing and off-campus socializing. With the addition of the Proposed MpA Building, Wentworth will make further strides forward in achieving its 2010-2020 IMP goals.

3.3 STATUS OF COMMUNITY BENEFITS

Wentworth continues to meet its Community Benefit obligations as defined in the 2010-2020 IMP, and as have been specifically set forth in the approval documents for each of the completed IMP Projects. Wentworth's long and rich history of engaging with the City of Boston and its neighborhoods is well documented in the PILOT Reports submitted to the City of Boston annually. The following update is a representative summary of Wentworth's multiple commitments and community activities in the City of Boston.

3.3.1 CENTER FOR COMMUNITY AND LEARNING PARTNERSHIPS

Wentworth continues to support and grow its award-winning Center for Community and Learning Partnerships (the Center), located at 553 Huntington Avenue. The Center provides storefront accessibility to neighborhood members, community partners and to students and faculty. Its mission to facilitate and strengthen partnerships that yield transformative educational experiences, is enhanced by over 15 years of faculty, staff, student and city and local community efforts to produce extraordinary community outcomes. Through its commitment to the local community, the Center runs community engagement programming in addition to its programming focused on college access and success for Boston youth referred to as the Boston Pipeline. Project-based learning for our students is enhanced through Co+Build, Alternative Spring Break, VITA (Volunteer Income Tax Assistance) and related community projects. The Community Work Study Program makes student staffing available to neighborhood based organizations at no cost to the host organization. This program allows organizations to increase their capacity. Nearly 100 students participate in Community Work Study every year collaborating with over 20 community-based organizations.

The Center is unique in that it is a part of the Office of Community Relations and External Affairs, giving it direct connection to Wentworth's community benefit commitments with the City of Boston and its neighborhoods. This organizational alignment creates direct relationships with the community representatives who serve on the Wentworth/BPDA Community Task Force, the City of Boston and local organizations that contribute comments to master planning and project impacts. Staff from Community Relations and the Center regularly attend Task Force meetings and neighborhood meetings and serve on a variety of neighborhood based organizational boards and committees. We believe this broad participation in City and

neighborhood activities is what distinguishes Wentworth's outstanding relationship to Boston and its neighborhoods.

Co + Build

Driven by the community's voice, faculty, students, neighborhood partners and community members join forces to design and construct solutions in the built environment that can produce extraordinary neighborhood outcomes. These activities are provided at no cost to the city with funding for supplies and material coming from Wentworth and outside sources such as Ford Motor Company Fund, The Home Depot and TD Charitable Foundation. Samples of Boston projects are cited below:

- HERE House, 40 Calumet Street, Mission Hill: helped refurbish affordable senior housing by painting the common spaces including interior hallways and sunrooms.
- Frawley-Delle Apartments, Delle Avenue, Mission Hill: repurposed underused backyard by creating a community garden for 80 low-income residents.
- Huntington YMCA, 316 Huntington Avenue, Fenway: designed and built modular furniture as a centerpiece to the two-story atrium in the country's oldest YMCA.
- Thomas M. Menino YMCA, 1137 River Street, Hyde Park: designed and constructed an outdoor "lobby" to enliven the streetscape, creating a new public space in the community.
- Brookview House, Inc., Roxbury and Dorchester: redesign and modernized the underutilized Teen Space at their Roxbury location, as well as collaborated with staff to design administrative offices at their Dorchester location.
- Church of St. Augustine & St. Martin, 31 E. Lenox Street, South End: designed outdoor "room" with community garden to increase programming space for youth and community members.
- Mission Hill Health Movement, 1534 Tremont Street, Mission Hill: created an accessible entry into the existing building with a handicap accessible deck and compliant ramp.

- Tobin Community Center, 1481 Tremont Street, Mission Hill: collaborated with the community to redesign the Tobin's backyard with an extensive master plan and constructed a handicap accessible community garden.

The Boston Pipeline

Designed to help underrepresented, minority students and low-income students from Boston prepare for, have access to and succeed in higher education, Wentworth's Pipeline initiative consists of a suite of strategically aligned programs and partnerships aimed at improving the attendance, retention and graduation rates of these students in colleges and universities. Working collaboratively with youth-serving community organizations, Boston Public Schools (BPS) and the Private Industry Council (PIC), among others, Wentworth has grown its opportunities for Boston youth through multiple avenues. Three proven programs are cited below:

- RAMP is a pre-college summer bridge program for Boston youth who will be attending Wentworth the upcoming fall semester. This six week program provides a weekly stipend, project based learning in a team environment and mentoring support from faculty and Wentworth students. It has significantly impacted the retention and graduation of Boston residents attending Wentworth.
- Wentworth's Dual Enrollment program offers Boston students the opportunity to take classes on campus and receive college credit. Participating students are supplied with text books, materials and laptops.
- Wentworth's SAT Prep program, offered in conjunction with several BPS partner schools, provides facilitated preparation and testing experience that significantly increases participant's scores. SAT Prep offers participants greater opportunities for college admission.

In addition, Wentworth recognizes that the cost of tuition can be a major barrier to college attendance for Boston youth. Wentworth seeks to provide a variety of scholarships that are targeted to Boston residents. The Jimmie Beverly Scholarship, formerly the Mission Hill Fenway Community Tuition Wavier, is a gap scholarship for evening/weekend and day students from the Fenway, Mission Hill and Lower Roxbury. The scholarship was established in 2000 at the request of the Wentworth/BRA Community Task Force. It was renamed in 2014 in honor of long term Task Force member, Jimmie Beverly who served on the Task Force from its inception until she passed away. Wentworth also provides need-based financial aid funding through the City of Boston Scholarship, the Fournier Family Endowed Scholarship and the Flatley Foundation Scholarship, funded by some of our generous Wentworth alumni.

3.3.2 NEW SWEENEY FIELD PROJECT AND 500 HUNTINGTON AVENUE

Although neither the New Sweeney Field Project nor the 500 Huntington Avenue Project have moved beyond the initial permitting stages, Wentworth provided several of the community benefits described in the approval documents in response to community needs and the requests of Wentworth Community Task Force members, including:

- **The Carrie Simon Room:** Wentworth completed a computer lab renovation at the Mission Main Community Center and administrative offices located at 43 Smith Street in Mission Hill. The newly renovated lab is named for Carrie Simon, a former Task Force member who recently passed away. Co-op students employed in the Center worked with Mission Main Residents to envision and design a complete overhaul to the existing space. Wentworth provided all new equipment and furnishing. Similar to the Carrie Simon Room, a fully renovated and equipped Computer Lab and function space was provided for the Alice Taylor Tenants Task Force, completed in 2012.
- **660 Parker Street:** The exterior to the warehouse building at 660 Parker Street was slated for an upgrade as part of the New Sweeney Field Project, which is currently on hold. Nevertheless, Wentworth has completed a building refurbishment at a cost of over \$1 million including major upgrades such as repointing of the brick façade and new window installations.
- **OSHA 10 Job Training/Career Counseling program:** Wentworth now offers this program and training to residents from the Mission Hill, the Fenway and Lower Roxbury neighborhoods. In addition to offering the class and materials at no cost, each student that has completed the course received individual job counseling from an experienced construction employment counselor.

3.3.3 PUBLIC BENEFITS

Wentworth provides a full array of public benefits. The benefits include:

- The award-winning Project STRIVE and School-to-Career Programs, in partnership with Boston Public Schools (BPS), employ BPS youth with disabilities work in our campus recycling facilities and train the students for careers in facilities maintenance.
- Reclamation and maintenance of the City of Boston's Evans Way Park provides a beautifully landscaped site adjacent to the Emerald Necklace for passive enjoyment.

- The community policing program contributes to the Mission Hill ride-arounds, which fund Boston Police details on weekends and holidays and include participation from Wentworth Public Safety Officers.

Wentworth provides much needed facilities for the Philip Brooks House Association for the Mission Hill Summer Program, which serve approximately 100 youth each summer. In addition, Wentworth provides its neighbor, Alice Taylor Apartments, with gathering space on campus for events, which their current facilities lack.

The recently expanded and enhanced Pike, which runs through Wentworth's campus from Huntington Avenue to Parker Street, provides a high quality pedestrian connectivity for use not only by Wentworth students but the Longwood Medical Area work force, Colleges of the Fenway, Boston Latin Students and neighborhood residents accessing the Ruggles Street MBTA Station.

3.3.4 PILOT PAYMENT PROGRAM

Wentworth President, Zorica Pantic, served on the City of Boston PILOT Task Force which established guidelines for the PILOT program, which commenced in 2010. Wentworth has consistently complied with these recommended guidelines. As reported on the City's PILOT contributions web site, Wentworth's cash PILOT Contribution from 2010-2016 is valued at nearly \$1.5 million, which does not include the full value of community benefit credits and in-kind contributions. Detailed Community Benefits Reports submitted to the City of Boston reflect the extent of Wentworth's contributions in both cash and in-kind value. It is worth separately noting that the Wentworth's out of pocket scholarships to Boston youth has a value of over \$3.6 million in fiscal year 2016.

3.4 COMMUNITY PARTNERS

Wentworth is proud to provide comprehensive interdisciplinary, project based education that integrates classroom, laboratory, studio, and cooperative and experiential learning resulting in a professional and engaged citizen. As an extension of learning in the classroom, the Institute remains steadfast in its commitment to making a difference in the community. Toward this end we foster long standing partnerships that promote reciprocal benefits to our Boston community as well as our students and faculty. These partnerships allow us to leverage resources creating mutually beneficial, extraordinary results. Wentworth's partners include the following:

ABCD Parker Hill/Fenway; ACE of Greater Boston; Alice Taylor Apartments & Task Force; The BASE; BEST Hotel Training Corp; Boston After School & Beyond; Boston Main Streets; Boston Private Industry Council; Boston Public Schools (BPS); BPS Facilities Department; Boston Scholar Athlete Program; Boston Shines; Castle Square Tenants Organization; Citizen

Schools Choice Thru Education; Community Design Resource Center; Edward M. Kennedy Academy for Health Careers; Emerald Necklace Conservancy; English High; Fenway CDC Fenway High; FIRST Robotics Hyde Square Task Force; John F. Kennedy Elementary School; John D. O’Bryant School of Mathematics & Science; Joseph P. Manning Elementary; Jumpstart; Madison Park Vocational High; Margarita Munoz Academy; Massachusetts Campus Compact Mission Hill Health Movement; Mission Hill Little League; Mission Hill Main Streets; Mission Hill Neighborhood Housing Services; MissionSAFE; Mission Main Tenants Task Force; Mission Hill Youth Collaborative; Philips Brooks House Association; Roxbury Tenants of Harvard; Sociedad Latina; South End Technology Center; Tobin Community Center; Tobin K-8; Travis Roy Foundation; Tutors for All Urban Science; Academy; YMCA of Greater Boston; Young People’s Project; Zoo New England.

3.5 ENROLLMENT

Wentworth’s 2010-2020 IMP did not include a goal of increased enrollment for the institution. Instead, throughout its long institutional history, Wentworth has maintained a strong commitment to providing a healthy balance between enrollment and classroom size tailored to Wentworth’s size, mission and goals as an institution. As a small private college, Wentworth offers the personal attention from faculty and administration that is prized at such institutions of higher learning, and as such, Wentworth is focused on finding and maintaining an optimal enrollment to achieve these goals.

As shown below, in recent years Wentworth has seen a modest fluctuation in enrollment. See Table 3-2 for an accounting of actual enrollment numbers for full time undergraduate students from the past three years.

Table 3-2: Full Time-Undergraduate Students

Full-Time Undergraduate Students	Fall 2014 Actual	Fall 2015 Actual	Fall 2016 Actual
Total Full-Time Undergraduates*	3,867	3,902	3,855

*As reported to the City of Boston in the University Accountability Ordinance

In past years, Wentworth has worked diligently to improve its retention rate. The following Table 3-3 shows Wentworth’s projections for the next three years, which are the remaining years in the 2010-2020 IMP.

Table 3-3: Projected Full-Time Undergraduate Enrollment through the Expiration of the 2010-2020 IMP

Fall	Total Full-Time Undergraduate Enrollment	Forecasted New Student Class Size
2017	3,747	1,100
2018	3,698	1,150
2019	3,715	1,150

*Forecast data as of Fall 2016

3.6 MPA BUILDING: EXPECTED IMPACT ON AND SATISFACTION OF 2010-2020 IMP GOALS

The MpA Building is intended to satisfy a number of the goals of the 2010-2020 IMP including updating Wentworth's academic facilities, strengthening Wentworth's core campus, improving the campus edges, enhancing pedestrian connections and achieving new levels of sustainability. Also of note, the MpA Building will only require a modest increase of six faculty members and two technicians to be phased over time. Intended as a service to existing student body's needs, the addition of the MpA Building is not expected to increase enrollment or the need for additional student housing.

3.6.1 UPDATING ACADEMIC FACILITIES

The MpA Building is a direct response to the evolution of Wentworth's engineering programs from engineering and technology to engineering and innovation, and the need for larger and more open laboratory and collaborative learning spaces. The Building's labs and maker spaces will include state-of-the-art equipment intended to offer Wentworth students modern learning platforms and aids. The design of the MpA Building's open spaces are cued off of Wentworth's success in creating collaboration spaces in the Ira Allen addition and the library renovation.

3.6.2 STRENGTHENING WENTWORTH'S CORE CAMPUS

The first floor of the MpA Building will include maker spaces, open areas designed for gathering and lectures, and also glass display space on both the south side of the MpA Building for student and faculty work. The glassy open nature of the first floor, with an entrance directly off of the main campus Quad, is aimed at inviting the outside in and seeks to better engage with the Wentworth community, and attract students to the engineering programs. The first floor is also intended as a potential event space for Wentworth.

3.6.3 IMPROVING THE CAMPUS EDGES

Wentworth's 2010-2020 goal of improving the campus edges has been focused, in large part, on making the campus edges more porous, while also, given the opportunity, providing Wentworth with an improved presence facing the outside neighborhood and community. The glassy and open MpA Building serves a dual place-making purpose on Wentworth's campus by serving both as the fourth side of the main campus Quad, and also by establishing a presence on Parker Street for Wentworth. Unlike the other Wentworth buildings that abut Parker Street whose first floors are raised from street-level resulting in the placement of basement spaces along the Parker Street sidewalk, the MpA Building's first floor will be directly on and facing

Parker Street, and the focus on making the first-floor as transparent as possible welcomes all passersby in. The ground floor of the MpA Building is also set back 19'-9" from the closest point to the Parker Street sidewalk edge, thereby widening the function of the public sidewalk, and providing the opportunity for additional landscaping and seating in a front plaza area. The building and the area surrounding it will provide a well-illuminated space for passersby well into the evening hours; thereby better activating this part of Wentworth's campus and campus edge. In addition, replacing the fenced-in and gated-off tennis courts with the open and transparent MpA Building that also creates and widens pedestrian through-ways on both the north and south sides of the building serves to make this section of Wentworth's campus more porous and open.

3.6.4 ENHANCING PEDESTRIAN CONNECTIONS

Wentworth deliberately located the footprint of the MpA Building to widen and improve the pedestrian passages on both the north and south sides of the building. At present, the site of the MpA Building gates off the entire north-side pedestrian passage. As designed, the MpA Building will open up this passage and will widen it substantially to a range between 21 and 28 feet. On the south side of the Building, Wentworth will have the opportunity to widen the Pike to a range of between 25 and 32 feet, and will also attract more pedestrians to the area with the addition of seating, a canopy overhang and additional landscaping. On the west facade that abuts the main campus Quad, Wentworth will place seating areas and tables providing students with the opportunity for outdoor dining adjacent to the Flannagan Center's dining hall, and also providing outdoor workspace. On the east facade of the building along Parker Street, Wentworth will create an open plaza area. With the MpA Building project, Wentworth will provide its student community and the neighboring community at large with an improved spine through the campus.

3.6.5 ACHIEVING NEW LEVELS OF SUSTAINABILITY

The MpA Building will be LEED Silver certifiable, and will include several sustainable and green building techniques intended to make the Building more resilient and efficient. For example, the MpA Building is designed with an intermittent sun-shade/fin system along the east and west sides of the Building to reduce solar gain, which, in turn, allows the mechanicals for the Building to be reduced in size. The Building will also be raised one foot from street-level in order to make it more resilient to major storm event flooding.

3.7 FACILITIES NEEDS

3.7.1 NEEDS OF THE INSTITUTION AS IDENTIFIED IN THE IMP

Wentworth undertook a facilities needs analysis as part of its Master Plan Study. As described in Sections 3.1 and 3.2, The MpA Building is consistent with the needs of the study and with the IMP. Wentworth plans to update its facilities needs analysis in advance of the 2020 IMP.

3.7.2 STUDENT HOUSING

Wentworth has not identified a need for additional housing as a result of the Project. See figure 3-1.

3.8 CAMPUS DEMOGRAPHICS AND EMPLOYMENT

3.8.1 STUDENT POPULATION

Student population figures and trends are discussed in Section 3.5.

3.8.2 WENTWORTH EMPLOYEE POPULATION

Wentworth currently employs 339 full-time and 43 part-time staff. In addition, faculty currently numbers 157 full-time and 222 part-time. The MpA Building will require a de minimus increase of 8 employees, who will be phased in over time.



2000 Institutional Master Plan

- Wentworth sets goal of becoming a residential campus

2001- 610 Huntington Ave

- 465 beds in 83 apartments

2003- 66 Louis Prang

- 12 beds in 3 apartments
- 12 month leases.

2005 - 555 Huntington Ave

- 355 Beds in 61 Apartments

2011

- Require sophomores to live on-campus

2014 - 525 Huntington Ave

- 305 Beds in 72 apartments

Total number of beds added since 1999: 1,137 beds

Chapter 4

PROPOSED INSTITUTIONAL PROJECT

CHAPTER 4: PROPOSED INSTITUTIONAL PROJECT

4.1 URBAN DESIGN FRAMEWORK

4.1.1 BUILDING CONTEXT

The MpA Building will be located on the Wentworth Campus in an urban setting with various density and building heights ranging from high-rises and large institutional buildings along Huntington Avenue to smaller, residential buildings in the Mission Hill and Fenway neighborhoods. Within the Wentworth Campus, adjacent to the Site, there are mid-scale academic buildings ranging from three stories to four stories in height. Thoughtful attention to the overall size of the MpA Building (scale, footprint and height) has been paid to the design process to fit into this context. See Figures 4-1, 4-2, 4-3, 4-4, 4-5, 4-6, 4-7, 4-8 and 4-9.

4.1.2 OPEN SPACE AND LANDSCAPING

The MpA Building will be surrounded by open space, with a minimum setback of 30 feet from adjacent buildings and 25-32 feet from the edge of Parker Street. On the building's south elevation adjacent to the Pike, the walkway will be widened onto Wentworth's property, and incorporated with the entry areas of the building. On the east elevation adjacent to Parker Street the ground floor of the MpA Building will be set back from the property line, and thus the sidewalk area will be widened and incorporated with the entry plaza area of the MpA Building to improve the streetscape. The ground floor is aligned with Watson Hall on the north, while the cantilevered upper floors align with the Nelson Recreation Center to the south. The landscape design of the MpA Building will incorporate hardscape and planting areas to provide both clear and accessible circulation around the building as well as outdoor areas or "rooms" for gathering and program use.

4.2 URBAN DESIGN GUIDELINES AND OBJECTIVES

As was identified in the EPNF, the MpA Building is consistent with the urban design objectives identified in the 2010-2020 IMP. Ongoing meetings with the BPDA design staff as well as review by the Boston Civic Design Commission ("BCDC") have occurred. The feedback from these meetings included many helpful comments that the Project will address and incorporate as the design process proceeds.

One important suggestion was that the building exterior “veil” become more expressive or playful. The Project design will move toward this objective in future meetings and submittals to BPDA.

Another suggestion was for a more porous building perimeter that will engage passersby. The challenge in this suggestion is to meet the security needs of the Institute while maintaining this porosity. Initial discussions with those who would make the security decisions, suggest that they have solutions that will enable this openness to happen without concern for security.

The remaining comments are regarding the landscape treatments, which should integrate the building landscape with the Wentworth Quad and to strengthen the connection to the Pike. Wentworth looks forward to working with BPDA staff in the further development of the landscape features.

4.3 THE MPA BUILDING PROPOSED INSTITUTIONAL PROJECT

In concert with the ongoing diversification of its engineering programs, Wentworth has identified a need to provide a single function building to support its students and faculty. In order to remain competitive in these disciplines, Wentworth requires new state of the art labs, classroom, and student collaborative work spaces. As the engineering programs evolve to mirror 21st century occupations, the MpA Building will best meet the requirements of these evolving disciplines and programs. In particular, the more open physical layout of the MpA Building’s learning and collaboration spaces, including the first floor gathering and presentation spaces, will be able to physically accommodate mixed project teams – of, for example, architecture, civil engineering, structural engineering, and construction management students – to work together in an interdisciplinary manner much the way they will after graduation. Wentworth’s current, generally compact, classroom setup, with disciplines spread among multiple buildings, does not foster the type of interdisciplinary collaboration the MpA Building will provide. In addition, the new, larger lab spaces in the MpA Building, including wet labs, will provide current students in the engineering disciplines with the opportunity to expand their learning and experience beyond the curriculum that Wentworth is able to offer today in its smaller and more traditional academic buildings.

The MpA Building will also provide for efficiencies and flexibility in the remaining buildings on the campus as some existing departments relocate to the MpA Building. The departments and/or uses currently under consideration for the MpA Building include:

- Biological Engineering;
- Civil Engineering;
- Biology and Chemistry;

- Biomedical Engineering;
- Mechanical Engineering with High End Manufacturing;
- Shared academic space;
- Accelerate and EPIC programs with maker, collaboration, and ideation space; and
- Student and faculty presentation space.

Because the Project will not result in additional enrollment, no additional off-street parking will be constructed to support the Project. As described in the Wentworth MpA Building Expanded Project Notification Form (“EPNF”), parking needs will continue to be managed through campus-wide parking management programs. The combination of adequate parking facilities, on-campus housing, and an aggressive Transportation Demand Program ensures the continued control and management of the parking supply. The modest increase in staff, phased over the course of several years, of up to six faculty positions and two technicians will not create an increase in the demand for parking.

The key dimensions of the Project, including building height, square footage, location, and proposed uses are provided in Table 4-1 below. Zoning and permitting controls will be governed by the Wentworth IMP, as amended, and the provisions of Article 80D of the Code.

Table 4-1: Proposed Project – MpA Building

Location:	555 Parker Street, Boston, MA
Site Size:	0.8 acres (35,311 square feet)
Existing Use:	Three outdoor tennis courts within perimeter fencing
Proposed Use:	Laboratories, collaborative learning and group study space, offices, and support/storage space
Proposed Zoning Height:	64.5 feet
Proposed Gross Floor Area:	69,000 square feet
Proposed FAR:	2.0

Zoning Districts:	Wentworth Institute of Technology Institutional Subdistrict of the Mission Hill Neighborhood District; Groundwater Conservation Overlay District; and Wentworth’s Institutional Master Plan Area
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4.4 ADDRESSING ADDITIONAL ARTICLE 80 REQUIREMENTS

4.4.1 PROJECT COST

Total Project cost is projected to be \$55,000,000.

4.4.2 DEVELOPMENT IMPACT PAYMENTS

The MpA Building has not been identified as a Development Impact Project (DIP).

4.4.3 ESTMATED TIMETABLE FOR CONSTRUCTION

Construction on the MpA Building is expected to begin July 2017. The building and sitework are planned to be completed October 2018 for occupancy in time for the start of spring semester 2018.

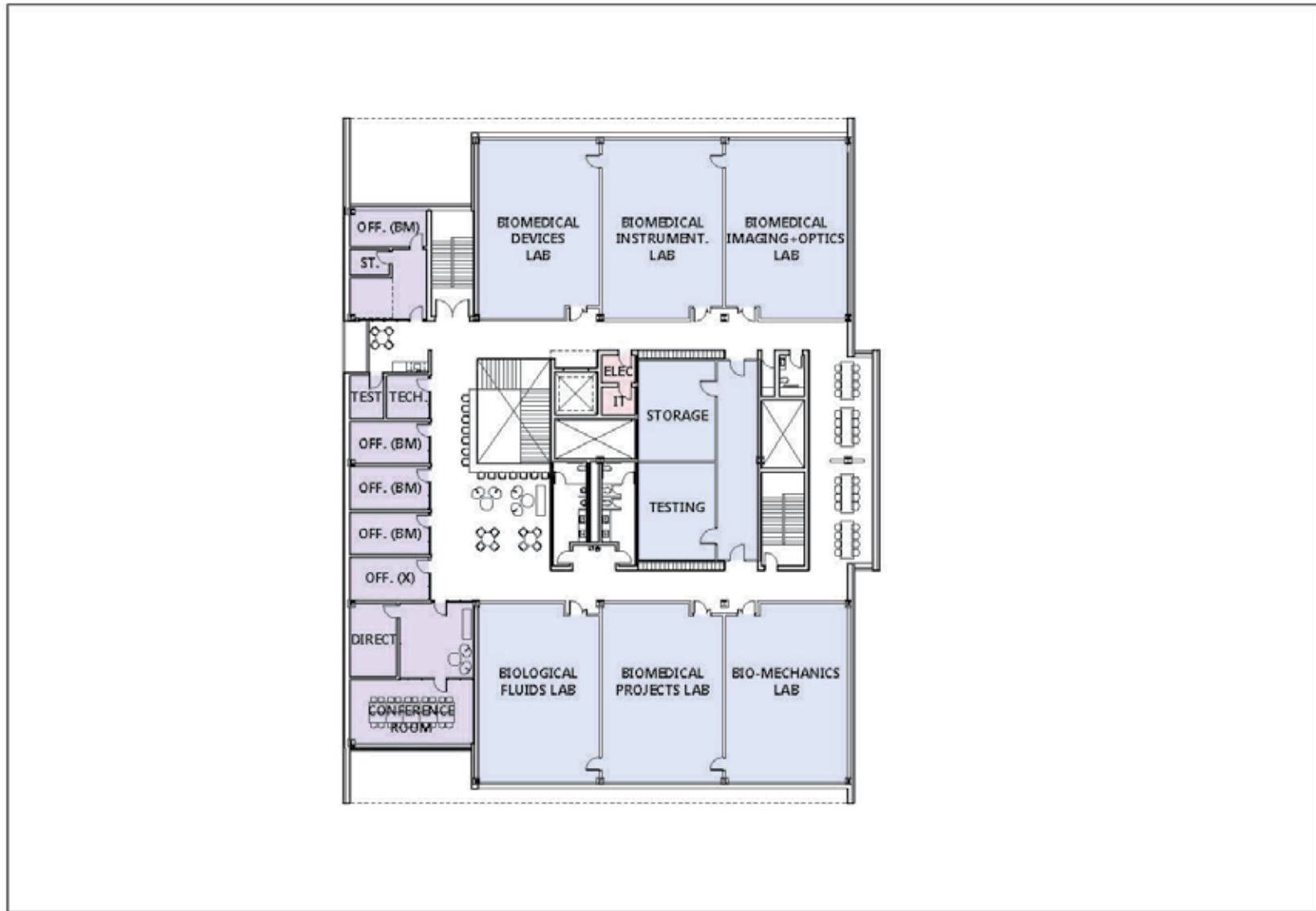


Boston, Massachusetts

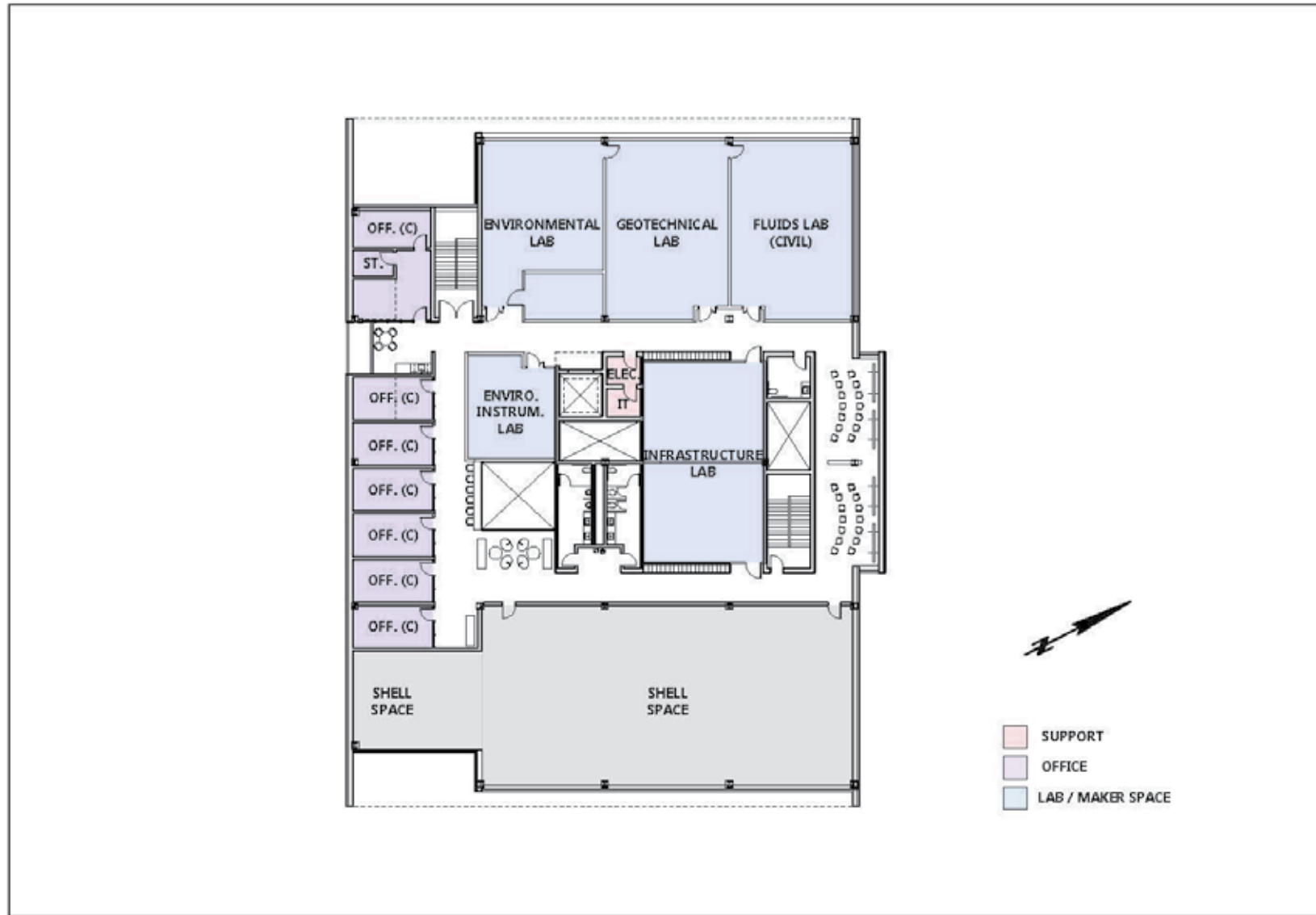
Figure 4-1
Site Aerial
Source: Leers Weinzapfel Associates, Inc.

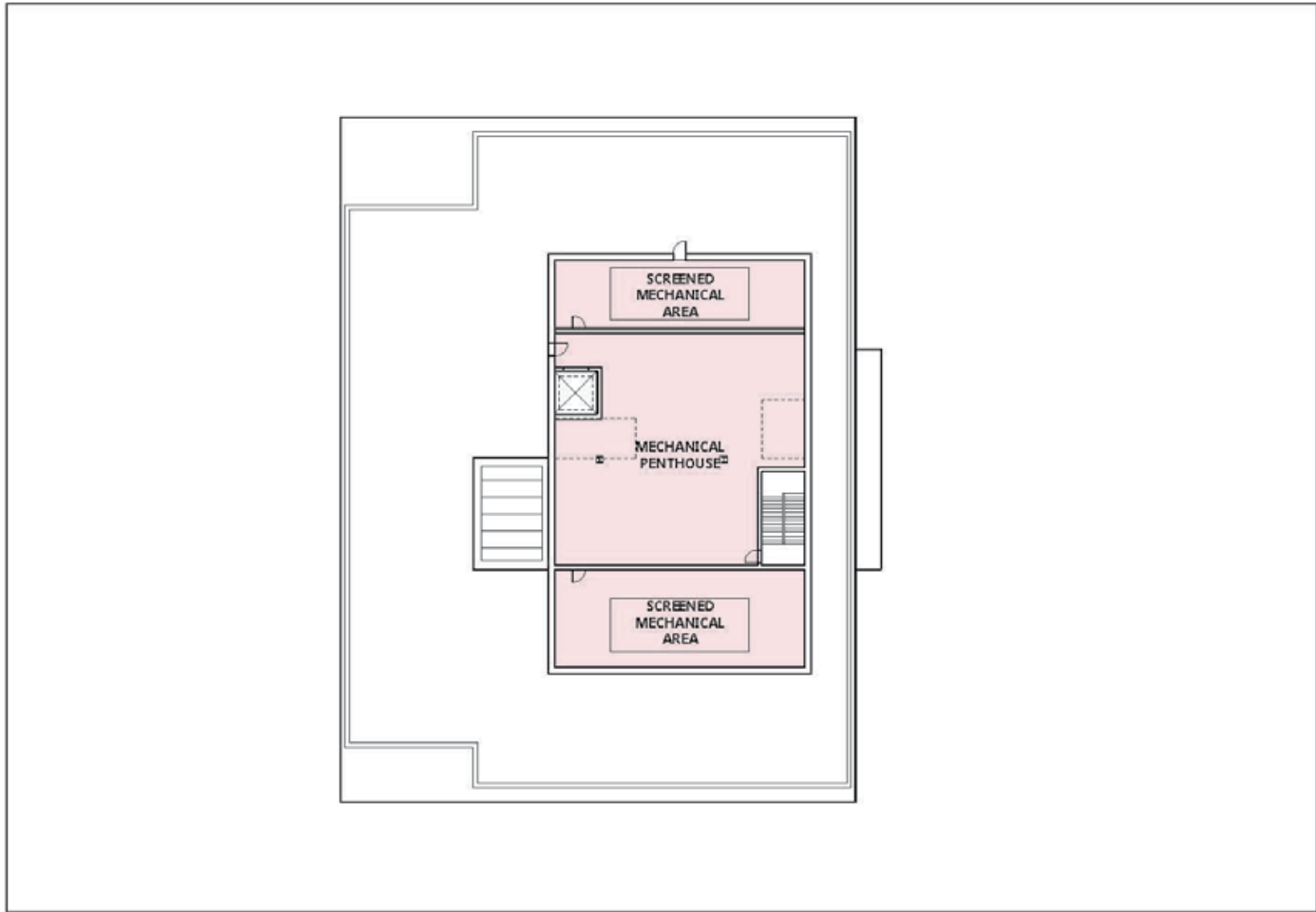














Boston, Massachusetts

Figure 4-8
Quad/Pike Approach
Source: Leers Weinzapfel Associates, Inc.



Boston, Massachusetts

Figure 4-9
Parker Street Approach
Source: Leers Weinzapfel Associates, Inc.

Appendix A

BPDA SCOPING DETERMINATION ON THE PNF/IMPNF



**boston planning &
development agency**

February 23, 2017

Mr. David Wahlstrom
Vice President, Business
Wentworth Institute of Technology
550 Huntington Avenue
Boston, MA 02115

Re: **Scoping Determination for proposed Amendment to the Wentworth Institute of Technology Institutional Master Plan**

Dear Mr. Wahlstrom:

Please find enclosed the Scoping Determination for the proposed Amendment to the Wentworth Institute of Technology Institutional Master Plan. The Scoping Determination describes information required by the Boston Planning & Development Agency in response to the Institutional Master Plan Notification Form ("IMPNF"), which was submitted under Article 80D of the Boston Zoning Code on January 13, 2017. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4425.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katelyn Sullivan', with a long horizontal flourish extending to the right.

Katelyn Sullivan
Senior Project Manager

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY**

**SCOPING DETERMINATION
WENTWORTH INSTITUTE OF TECHNOLOGY
MULTIPURPOSE ACADEMIC BUILDING (MPA BUILDING)**

**SUBMISSION REQUIREMENTS
FOR INSTITUTIONAL MASTER PLAN AMENDMENT**

PROPOSED PROJECT: MULTIPURPOSE ACADEMIC BUILDING

PROJECT SITE: WENTWORTH CAMPUS, 555 PARKER STREET,
BOSTON, MA 02115

PROPONENT: WENTWORTH INSTITUTE OF TECHNOLOGY

DATE: FEBRUARY 23, 2017

The Boston Redevelopment Authority ("BRA"), d/b/a The Boston Planning & Development Agency ("BPDA") is issuing this Scoping Determination pursuant to Section 80D of the Boston Zoning Code ("Code") in response to an Institutional Master Plan Notification Form ("IMPNF"), which Wentworth Institute of Technology ("Wentworth" or the "Proponent") filed on January 13, 2017 for the proposed Multipurpose Academic Building project (the "MPA Building" or "Proposed Project"). The Proposed Project is proposed to be located at 555 Parker Street on the Wentworth Campus and involves the construction of a new academic building with a height of approximately 64 feet and a size of approximately 69,000 gross square feet ("gsf). The MPA Building will contain laboratories, student learning and group meeting space, offices, and support/storage space on floors two through four, and a first-floor maker space, manufacturing, and gathering space.

The BPDA will review the proposed IMP Amendment pursuant to Section 80D of the Boston Zoning Code ("Code"). As part of the BPDA's Article 80 review, Wentworth is required to prepare and submit to the BPDA a proposed IMP Amendment pursuant to Section 80D. The document must set forth in sufficient detail the planning framework of the institution and the cumulative impacts of the Proposed Project included in the IMP Amendment to allow the BPDA to make a determination about the merits of the proposed IMP Amendment. The proposed IMP Amendment shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.

Copies of the IMPNF were made available to the public in both electronic and hard copy format. A scoping session was held on January 24, 2017 with public agencies and a public

meeting was held on January 24, 2017 at which the proposed IMP Amendment, as outlined in the IMPNF was presented. The comment deadline for the IMPNF was February 15, 2017.

Based on review of the IMPNF, requests for additional data and related comments, as well as a scoping session and public meeting, the BPDA hereby issues its written Scoping Determination ("Scope") pursuant to Section 80D-5.3 the Code. Wentworth Institute of Technology is requested to respond to the specific elements outlined in this Scope. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP Amendment or in another appropriate manner over the course of the review process. At other points during the public review of the IMP Amendment, the BPDA and other City agencies may require additional information to assist in the review of the Proposed IMP Amendment.

In addition to the specific submission requirements outlined in the sections below, the following general issues should be noted:

- The City of Boston views its academic institutions as important economic and cultural assets and as valuable partners in a wide range of public policy priorities. However, while the benefits of Boston's academic institutions are felt across the city and even regionally, nationally, and globally, the negative impacts are generally limited to the immediate neighborhood. This dictates that both the BPDA and academic institutions work to carefully balance the goals of vibrant institutions and healthy neighborhoods.
- It is the City's policy to encourage colleges and universities to expand their on-campus housing facilities for their students so that there is a decreasing use of private housing market resources in Boston neighborhoods by students. However, each proposal is reviewed individually within the context of the institution's neighborhood.
- The IMP mechanism is intended to help City agencies and residents assess the cumulative impacts of institutional expansion, and to facilitate a process by which those impacts can be addressed comprehensively. The BPDA recognizes Wentworth Institute of Technology's efforts to support the goals of the IMP mechanism by projecting its long-term needs and proposing a multi-phase program for addressing those needs.

SUBMISSION REQUIREMENTS

FOR THE WENTWORTH INSTITUTE OF TECHNOLOGY IMP AMENDMENT

The Scope requests information required by the BPDA for its review of the proposed IMP Amendment in connection with the following:

1. Approval of the Wentworth Institute of Technology IMP Amendment pursuant to Article 80D and other applicable sections of the Code.
2. Recommendation to the Zoning Commission for approval of the Wentworth Institute of Technology IMP Amendment.

The Wentworth Institute of Technology IMP Amendment should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP Amendment at public meetings. Ten (10) hard copies of the full report should be submitted to the BPDA, in addition to an electronic version in .pdf format. Additional hard copies of the document should be available for distribution to community groups and other interested parties in support of the public review process. The IMP Amendment should include a copy of this Scoping Determination. The IMP Amendment should include the following elements:

Mission and Objectives

- **Organizational Mission and Objectives.** Define Wentworth's institutional mission and objectives, and describe how the development contemplated or proposed in the IMP Amendment advances the stated mission and objectives.
- **Major Programs and Initiatives.** Describe any major academic programs or initiatives that will drive academic and physical planning in the future. Included in the description should be current and future trends that are impacting Wentworth and shaping program objectives.

Existing Property and Uses

- **Owned and Leased Properties.** Provide an updated inventory and discussion of land, buildings, future leasing plans, as well as other structures in the City of Boston owned or leased by Wentworth as of the date of submission of the IMP Amendment.

Campus Demographics and Employment

- **Student Population.** The IMP Amendment should provide a thorough explanation of past trends and future projections of the size and other characteristics of Wentworth's student body. The IMP Amendment should describe current enrollment.

- **Employment.** Provide any updated information on Wentworth's current employee population.

Urban Design and Planning Framework

This section should discuss:

- **Facilities Needs.** Provide any updates on Wentworth's future facilities needs and goals for the term of the IMP and beyond, with reference to the requirements stated in the "Needs of the Institution" item in Section 80D-3 of the Boston Zoning Code. Please also include any updates to Wentworth's student housing plan as well as a discussion on long-term housing plans in coordination with the Proposed Project and with future IMP planning processes.
- **Urban Design Guidelines and Objectives.** Wentworth will need to address a number urban design related issues that arise from the Proposed Project over the course of the review process. Please refer to Urban Design comments in Appendix II of this Scoping Determination.
- **Open Space System and Public Realm.** Discuss existing public realm conditions (i.e. parks, pedestrian routes, streetscapes) potential impacts on the public realm resulting from the Proposed Projects.

Proposed Institutional Projects

- **Article 80D Requirements.** Pursuant to Article 80D, the IMP Amendment should provide the following information for the Proposed Projects:
 - Site location and approximate building footprint.
 - Uses (specifying the principal subuses of each land area, building, or structure, such as classroom, laboratory, parking facility).
 - Square feet of gross floor area.
 - Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
 - Floor area ratio.
 - Building height in stories and feet, including mechanical penthouses.
 - Parking areas or facilities to be provided in connection with Proposed Projects;
 - Any applicable urban renewal plans, land disposition agreements, or the like.
 - Current zoning of site.
 - Total project cost estimates.
 - Estimated development impact payments.
 - Approximate timetable for development of proposed institutional project, with the estimated month and year of construction start and construction completion.
- **Rationale for Proposed Project.** Discuss the rationale for the program and location of the Proposed Project.

Transportation and Parking Management / Mitigation Plan

Wentworth should work closely with the Boston Transportation Department ("BTD") to outline an appropriate scope for studying and mitigating any transportation impacts of the Proposed Project.

- **Existing Conditions.** Provide any updates on Wentworth's existing transportation and parking policies and impacts resulting from the Proposed Project.

Environmental Sustainability

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. Wentworth will be expected to work with the BPDA, the City of Boston Environment Department, and other entities as determined by the BPDA to set and meet ambitious environmental sustainability goals in both the Wentworth IMP and in the design of the Proposed Project.

Other

- **Public Notice.** Wentworth will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the IMP Amendment to the BPDA as required by Section 80A-2. A sample form of the Public Notice is attached as Appendix III. Following publication of the Public Notice, Wentworth shall submit to the BPDA a copy of the published Notice together with the date of publication.

APPENDIX I
COMMENTS FROM ELECTED OFFICIALS

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4
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7



TITO JACKSON
BOSTON CITY COUNCILLOR
DISTRICT 7

Ms. Katelyn Sullivan
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

February 15, 2017

Re: Wentworth Institute of Technology: IMPN 1/13/17 and EPNF 1/13/17

Dear Ms. Sullivan,

I'm writing to provide my support for Wentworth's Institutional Master Plan Notification and Project Notification Form.

The new multipurpose academic building located on Parker Street will be a significant contribution to the neighborhood. A well-lit, active building will create a pedestrian-friendly atmosphere and contribute towards a safe evening environment. In addition, the landscaping along the "Pike" and on Park Street will greatly enhance this section of Parker Street. We appreciate the attention paid to the "Pike" and Wentworth's efforts to welcome neighbors in its planning efforts.

Sincerely,

Tito Jackson
Boston City Councillor, District 7

BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON, MASSACHUSETTS, 02201
617-635-3510 FAX: 617-635-4203 TITO.JACKSON@CITYOFBOSTON.GOV



JOSH ZAKIM
BOSTON CITY COUNCILOR
DISTRICT 8

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, 1 City Hall Plaza,
Boston, Ma 02201

February 6, 2017

Dear Ms. Sullivan,

Having reviewed Wentworth Institute of Technology's (WIT) proposal for a new Multipurpose Academic Building and the request for an Institutional Master Plan amendment, I am writing to offer my support of the project. WIT has been a strong community partner for Mission Hill and a good institutional citizen in the city. This building will allow WIT to continue to be a leader in their field and teach courses within proper academic spaces.

I appreciate the Board's consideration of these comments and urge them to act favorably on this proposal.

Best,


Josh Zakim

APPENDIX II
COMMENTS FROM CITY PUBLIC AGENCIES



Katelyn Sullivan <katelyn.sullivan@boston.gov>

Re: Wentworth Multipurpose Academic Building PNF/IMPNF and Invite to Scoping Session

Carrie Marsh <carrie.marsh@boston.gov>

Mon, Jan 23, 2017 at 4:45 PM

To: Katelyn Sullivan <katelyn.sullivan@boston.gov>, Teresa Polhemus <teresa.polhemus@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Michael Christopher <michael.christopher@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>, "Liza Meyer, ASLA" <liza.meyer@boston.gov>, Paul McCaffrey <paul.mccaffrey@boston.gov>

Hello - I write in response to the request for comments for Wentworth's Multipurpose Academic Building at 555 Parker Street. This proposed building will be constructed on an existing open space which includes three tennis courts. The PNF did not explain how Wentworth's successful tennis program will be accommodated once these courts are removed. Please note that BPRD does not have any available existing tennis facilities to support this program in the public realm. In general, BPRD is concerned about the ongoing elimination of open space and outdoor recreational amenities on college campuses in the city. This continues to increase the demand on limited and overutilized public recreation spaces. BPRD would like a better understanding of how Wentworth plans to accommodate its tennis program. Thank you.



CARRIE MARSH
 Executive Secretary
 Boston Parks and Recreation Commission
 1010 Massachusetts Avenue, 3rd floor
 Boston, Massachusetts 02118
 617-961-3074 (direct) 617-635-4505 (main)

On Tue, Jan 17, 2017 at 3:12 PM, Katelyn Sullivan <katelyn.sullivan@boston.gov> wrote:

The Boston Planning and Development Agency ("BPDA") pursuant to Article 80 of the Boston Zoning Code ("Code") hereby gives notice that a Project Notification Form ("PNF") and an Institutional Master Plan Notification Form ("IMPNF") were received by the BPDA on January 13, 2017 from Trustees of Wentworth Institute of Technology ("Proponent"). By this notice, the Proponent is initiating Large Project Review pursuant to Article 80B and the first amendment to its Institutional Master Plan ("IMP") under Article 80D of the Code for The Wentworth Institute of Technology Multipurpose Academic Building (the "MpA Building" or the "Project"), located at 555 Parker Street in Boston, Massachusetts.

The Project involves the construction of a new academic building with a height of approximately 64 feet and a size of approximately 69,000 gross square feet ("gsf). The MpA Building will contain laboratories, student learning and group meeting space, offices, and support/storage space on floors two through four, and a first-floor maker space, manufacturing, and gathering space. The Project will be located at the center of the Wentworth campus on the eastern edge of the Academic Quadrangle (the "Quad"), situated between Watson Hall and the Nelson Recreation Center on Parker Street, across from Annex Complex (the "Site"). The Site is approximately 0.8 acres (34,000 square feet) and currently contains three outdoor tennis courts.

The Proponent proposes to construct the Project over a period of approximately fourteen months.

You or a representative from your agency are invited to a Scoping Session to be held on **January 24, 2017 at 11am** in Room 937a on the 9th Floor of City Hall.

The BRA solicits comments from public agencies and the public. Written comments on the IMPNF/NPC (see below links) must be received by the BRA no later than **Wednesday, February 15, 2017**. Please use the contact information below for comments or clarification. If you would like a hard copy of the PNF/IMPNF, please let me know.

<http://www.bostonplans.org/planning/institutional-planning/higher-ed/wentworth-institute-of-technology>

<http://www.bostonplans.org/projects/development-projects/wentworth-multipurpose-academic-building>

Thank you,

Katelyn

—



**boston planning &
development agency**

Katelyn Sullivan

Senior Project Manager

617.918.4425 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org



MEMORANDUM

TO: Katelyn Sullivan, Project Manager
FROM: Elizabeth A. Stifel, Senior Architect/Urban Designer
DATE: February 21, 2017
SUBJECT: Wentworth Institute of Technology
Multipurpose Academic Building (MpA Building)
Project Notification Form

BACKGROUND

Wentworth Institute of Technology (WIT) proposes the development of a new academic building on the eastern edge of the Academic Quadrangle (Quad) and situated between Watson Hall and the Nelson Recreation Center on Parker Street. The building comprises 69,000 GSF of laboratory, office, conference, and support space. A portion of the fourth floor will be shell space. The site is currently used for tennis courts forming a visually open but impenetrable edge to the Quad.

The project will create a new edge to the Quad while allowing passage to the north and south of the building. The north passage will be narrower and adjacent to Watson Hall. The south side of the building is the beginning of "the Pike," the pathway that connects the Colleges of the Fenway. The site plan therefor has four different active edges: Pike, street, Quad and Watson Hall. At 64', the building is scaled to be around the same height as the historic Wentworth Hall and Beatty Hall so it will fit into the existing context of the campus. The building is designed with a clear organization of a first floor of the most public spaces, including a lobby and maker spaces, and upper floors of stacked laboratories and offices with support spaces centered around the functional core. An architectural veil of mesh drapes over the building, tying the pieces together visually and providing an opportunity for solar shading. The architect is Boston firm Leers Weinzapfel Associates, Inc.

The project requires an amendment to the 2010 Institutional Master Plan (IMP) by relocating the previously identified Center for Engineering and Technology to a new site and adding approximately 24,000 GSF of space to the project. A separate IMP amendment has been filed. While not explicitly stated in the PNF, the proposed project does meet the stated urban design goals from the 2010 IMP.

URBAN DESIGN COMPONENT

The Boston Civic Design Commission voted to review the Proposed Project on February 7, 2017 and saw a preliminary presentation. The Commissioners present were generally supportive of the project and chose to offer comments for further development with BPDA staff and then approve it without further BCDC review. Comments from the Commissioners included an interest in the veil on the south side being a little more expressive, linking the materials in the proposed landscape to those already present in the Quad, and a suggestion to look at ways that the building could potentially be physically opened up to engage passersby.

In addition to comments from the Commissioners, Boston Planning and Development Agency (BPDA) design review staff have requested a meeting to focus on the landscape portion of the project, as this will be unusually complex. Further review of the architecture of the building should be scheduled with BPDA design review staff at the Design Development stage. It is anticipated that continued design review will focus on the development of the landscape, the materiality of the building, the expression of the veil, and detailing at the ground floor.

We reserve the right to add additional concerns during the course of the process of combined BPDA staff and IAG review.

**APPENDIX III
COMMENTS FROM THE PUBLIC**

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

February 13, 2017

Katelyn Sullivan
Boston Planning & Development
One City Hall Square
Boston, MA 02201

Re: Wentworth Institute of Technology
Multipurpose Academic Building

Dear Mr. Campbell:

The Boston Water and Sewer Commission ("BWSC" or the "Commission") has reviewed the Expanded Project Notification Form ("EPNF") for the proposed Wentworth Institute of Technology Multipurpose Academic Building (the "Project" or the "MpA Building"). The Project requires an amendment to Wentworth's Institutional Master Plan ("IMP"), as it represents a modification and relocation of a project previously included in the IMP. An Institutional Master Plan Notification Form ("IMPNF") was filed simultaneously with the EPNF.

The Project site is located at the center of the Wentworth campus on Parker Street. The MpA Building will be sited on the footprint of three existing tennis courts. The Project consists of the construction of a single academic building to house a number of interrelated disciplines, including a new biological engineering program. The MpA building will contain maker spaces, laboratories, student learning and group study spaces, offices, and support/storage space along with meeting rooms and open meeting spaces. The Project does not require additional parking spaces and will not create an increase in demand for parking.

For sanitary sewer service the Project site is served by a 10-inch BWSC sanitary sewer which increases to a 12-inch main on the western portion of Parker Street, a 10-inch sanitary sewer on the eastern portion of Parker Street, and two (2) 150-inch x 144-inch combined sewers, known as the Stony Brook. Total sanitary flow for the Project is estimated at 3,225 gallons per day (gpd).

The existing site is comprised of tennis courts, paved walkways, and landscaped areas. The existing site is approximately 65-percent (65%) impervious. For drainage the Project site is serviced by the two (2) 150-inch x 144-inch combined sewers, known as the Stony Brook, on Parker Street. Currently, stormwater runoff from the site is collected by existing catch basins. According to the EPNF the Project site is served by an existing closed drainage system that likely connects to the Stony Brook Conduit for drainage.

The proposed design of the Project will render the site nearly 100-percent (100%) impervious, with an increase of approximately 35-percent (35%) compared to existing conditions. The Project site is located within the Groundwater Conservation Overlay District (GCOD) and the Project will be designed to capture and recharge one-inch of stormwater from impervious site areas. In order to meet the BWSC's stormwater quality and stormwater recharge requirements the Project's design will include a private closed drainage system that will be adequately sized for the site's expected stormwater flows, and will

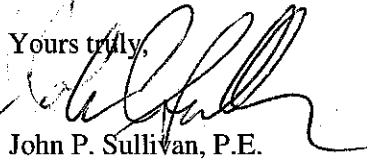
8. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the MWRA. The discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain a Remediation General Permit from the EPA for the discharge.
9. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.
10. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (DEP). In order to achieve the reductions in phosphorus loadings required by the TMDL phosphorus concentrations in stormwater discharges to the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus the Commission requires developers of projects in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in accordance with DEP requirements. The Proponent must submit with the site plan a phosphorus reduction plan for the Project.
11. The Proponent must fully investigate methods for infiltrating all stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. A feasibility assessment for infiltrating stormwater on-site must be submitted with the site plan for the Project.
12. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Stormwater Management. The Standards address stormwater quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Stormwater Management Standards.
13. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Specifically identify how the Project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
14. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Charles River" next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings.
15. The Commission encourages the Proponent to explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.

Water

16. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit.
17. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department.
18. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Thank you for the opportunity to comment on this Project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer and Operations Officer

JPS/as

cc: David Wahlstrom, Vice President for Business, Wentworth Institute of Technology
Marianne Connolly, Mass. Water Resources Authority
Maura Zlody, Boston Environment Department
Phil Larocque, Boston Water and Sewer Commission



Ms. Katelyn Sullivan
Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Ma 02108

EMMANUEL COLLEGE
Sister Janet Eisner, SND
President

February 8, 2017

RE: Wentworth Institute of Technology: IMPN 1/13/17 and EPNF
1/13/17

MASSACHUSETTS COLLEGE
OF ART AND DESIGN
David Nelson
President

Dear Ms. Sullivan,

On behalf of the Colleges of the Fenway, I am pleased to support
Wentworth's Institutional Master Plan Notification and Project
Notification Form as sited above.

MCPHS UNIVERSITY
Charles F. Monahan, Jr.
President

The new Multipurpose Academic Building located on Parker Street
will provide Wentworth with improved teaching/learning and
laboratory space. As Wentworth moves toward Engineering degrees
and design build programs that stress interdisciplinary and
collaborative training for the 21st century, this building will serve its
students well.

SIMMONS COLLEGE
Helen G. Drinan
President

As a member of the Colleges of the Fenway, Wentworth participates
in cross registration with the other colleges, offering students access
to their classes and facilities. Additional academic facilities that
promote collaboration will enhance opportunities for working
together across all the colleges.

WENTWORTH INSTITUTE OF
TECHNOLOGY
Zorica Pantić
President

Located on a section of Parker Street that can currently be dark in the
evenings, this building will enliven the street adding to the pedestrian
friendly Pike. The Pike is an important pedestrian passage way that is
regularly used by faculty, staff and students from all the colleges to
access the Ruggles Station Orange Line. We appreciate Wentworth's
contribution to our neighborhood by increasing pedestrian friendly
access thru its open campus.

WHEELOCK COLLEGE
David Chard
President

Thank you for your attention.

Sincerely,


Claire Ramsbottom
Executive Director



Katelyn Sullivan <katelyn.sullivan@boston.gov>

New WIT bldg

MHMS <mainstreetrouse@gmail.com>

Fri, Feb 17, 2017 at 4:25 PM

To: "katelyn.sullivan@boston.gov" <katelyn.sullivan@boston.gov>

Cc: "josh.Zakim@boston.gov" <josh.Zakim@boston.gov>, "nicholas.carter@boston.gov" <nicholas.carter@boston.gov>, "senaj@wit.edu" <senaj@wit.edu>

Dear Katelyn, Please record Mission Hill Main Streets as supporting the WIT proposal for a new academic building at tennis court site on Parker St. I am out of country and unable to send hard copy letter. Thank you. Richard Rouse, Director

Sent from my iPhone

Sent from my iPhone



February 10th, 2017 Via Email

Katelyn Sullivan
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Wentworth Institute Multi-purpose Academic Building amendments to Institutional Master Plan

Dear Ms. Sullivan,

The Fenway Civic Association is the Fenway neighborhood's oldest and all-volunteer neighborhood group that accepts no public or developer funds. Founded in 1961, our mission is to promote a safe and vital neighborhood that serves the interest of its residents.

Upon review of the submitted Institutional Master Plan Notification Form (IMP NF) to amend the Institutional Master Plan (IMP) to relocate the Multi-purpose Academic Building (MpA) to a new site along Parker Street by the Wentworth Institute of Technology (WIT) on January 13th, 2017, the Fenway Civic Association (FCA) expresses support for this project with the following comments:

FCA believes the proposed relocated site and design for the MpA building is suitable for Parker Street with a massing and scale congruent with other structures abutting Parker Street. The selected site is appropriate for an academic building with a strong relationship to other academic facilities on campus, and the presence of the proposed building would both enhance the streetscape of Parker Street and provide new pedestrian access through a completed quadrangle.

The Wentworth Institute of Technology has made a considerable effort to be a good neighbor and has been very accommodating to abutters in previous projects. The proposed design of the MpA Building is sympathetic in scale to abutting landmarks like the Greek Orthodox Cathedral, and both the visual porosity of the building and proposed street level features will activate the streetscape year round. We consider this an improvement over the existing tennis courts on the site, which do little to relate to or improve the experience of the public realm.

The FCA is concerned that the curtain wall and general visual porosity of the MpA Building may have a detrimental effect on local wildlife if special consideration is not made for the nearby Back Bay Fens as a major bird migration route, and with the nearby parkland providing year round habitat for over-

wintering birds. Measures should be taken to incorporate bird safe glazing and other features into the design of the project. We urge WIT and architect pursue the LEED Bird Collision Deterrence credit.

Additionally, it is FCA's hope that by Wentworth relocating the MpA Building from its previous site, which the Avenue of the Arts corridor study has indicated is an appropriate tower site, that in a future IMP we could expect such a tower project to be a facilitator for a greater revamp of the Huntington Ave campus'presence. We also hope, as part of future IMP planning in the vicinity of Huntington Avenue, that Wentworth considers replacing on-campus open/recreational space lost by the taking of the tennis courts to avoid shifting the burden of student needs to public parkland.

Thank you for the opportunity to offer these comments.

Sincerely,

Matthew A. Brooks, 2nd Vice President, Fenway Civic Association

CC: City Councilor Josh Zakim

CC: Yissel Guerrero, Mayor's Office of Neighborhood Services



MEDICAL ACADEMIC AND SCIENTIFIC COMMUNITY ORGANIZATION, INC.

PEOPLE | PLACES | PLANS | FUTURE

Member Institutions

Beth Israel Deaconess
Medical Center
Boston Children's Hospital
Brigham and Women's
Hospital
Dana-Farber
Cancer Institute
Emmanuel College
Harvard Medical School
Harvard School of Dental
Medicine
Harvard T.H. Chan School
of Public Health
Isabella Stewart Gardner
Museum
Joslin Diabetes Center
Judge Baker Children's
Center
Massachusetts College of
Art and Design
Massachusetts College
of Pharmacy and
Health Sciences University
Massachusetts Department
of Mental Health
Simmons College
Temple Israel
Wentworth Institute of
Technology
Wheelock College
The Winsor School

Associate Members

Massachusetts Eye and Ear
Infirmary
New England Baptist
Hospital
Merck Research
Laboratories

February 7, 2017

**Ms. Katelyn Sullivan
Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Ma 02108**

**RE: Wentworth Institute of Technology: IMPNF 1/13/17 and EPNF
1/13/17**

Dear Ms. Sullivan,

We are supportive of Wentworth's IMPNF/EPNF proposal and submissions for a new 69,000 sf Multi-purpose Academic Building located on Parker Street. The building will provide exciting opportunities to fulfill Wentworth's interdisciplinary and collaborative education objectives through the provision of lab, support, "maker", manufacturing and gathering space that will assist them in transforming their curricular offerings from more traditional engineering technology programs to engineering and innovation programs.

The building presents a unique architectural design intended to express its interior innovative functions. We look forward to seeing how the design and site plan evolve as the result of BPDA Reviews. From an urban design perspective it will provide an appropriate sense of closure around Wentworth's interior quadrangle, while at the same time through its use of glass, will increase transparency and reduce building bulk as it faces outward towards the public streetscape along Parker Street and towards campus buildings immediately to the north and south. We appreciate the generous setback of the building along "the Pike" which is a path currently used by members of the community at large – both residential and institutional – to access the

resources of the Fenway, the Longwood Medical and Academic Area and Ruggles Station. The creation of a new path along the north side of the building will be additionally welcoming and neighborly to the community at large. Wentworth's intention to enhance the nighttime lighting along all sides of the building through interior or exterior lighting will also help create welcoming pedestrian-friendly paths for nighttime use.

With Climate Ready Boston's predictions for increases of the number of days over 90 degrees in a not too distant future, we commend Wentworth for preparing the building to be solar ready and considering the use of greenhouse gas reducing systems such as a solar PV system on the roof and the use of fins on the building glazing to reduce building glare and cooling loads. To assist in reducing the heat island effect related to all built space in urban areas, the City's plan shows that planting of street trees is an effective measure. Perhaps during design review the number and location of trees in the site plan will be revisited to make sure that trees which may be in conflict with the site's loading dock are planned along the Parker Street façade.

Thanks for the opportunity to comment.

Sincerely,



Sarah J. Hamilton
Vice President, Area Planning and Development

Ms. Katelyn Sullivan
Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Ma 02108

February 1, 2017

RE: Wentworth Institute of Technology: IMPN 1/13/17 and EPNF 1/13/17

Dear Ms Sullivan,

Alice Heyward Taylor Tenants Council (formerly the Alice Heyward Taylor Tenants Task Force) is pleased to support Wentworth's Institutional Master Plan Notification and Project Notification Form as cited above.

The new Multipurpose Academic Building located on Parker Street will be a significant contribution to the neighborhood. A brightly lit active building will add to the pedestrian friendly atmosphere and create a safe evening environment. In addition the landscaping along the "Pike" and on Parker Street will greatly enhance this section of Parker Street. We appreciate the attention paid to the "Pike" which will continue Wentworth's efforts to welcome neighbors on to its campus.

Thank-you for your attention.

Sincerely,



Matilda Drayton
Council Chair

Cc

Sandra Pascal, Wentworth
Tito Jackson, City Councilor
Josh Zakim, City Councilor

Matilda Drayton
Co-Chair
Alice Taylor Tenants Council



February 13, 2017

Ms. Katelyn Sullivan
Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Ma 02108

RE: Wentworth Institute of Technology: IMPN 1/13/17 and EPNF 1/13/17

Dear Ms. Sullivan:

After reviewing the above referenced IMPNF and EPNF for Wentworth's Multipurpose Academic (MpA) Building and participating in the Task Force and Community meetings, the Board of Directors of Mission Hill Neighborhood Housing Services Inc. voted at its February 5, 2017 meeting to support the proposed project.

We understand that additional and more specialized academic spaces are necessary for the new courses of study offered at Wentworth. The MpA Building keeps Wentworth's commitment to an open and welcoming campus by enhancing the entrance to the Pike, landscaping the building's Parker Street location, and offering a generous entrance facing Parker Street. In addition the ground floor visibility provided by glass walls and well-lit upper stories will further enhance the pedestrian environment. The working spaces for faculty and students to collaborate beyond the classroom will encourage students to congregate on the campus into the evening hours further activating this section of Parker Street.

Our support is predicated on Wentworth's commitment to bring student enrollment in line with the figures put forth in the Master Plan. After several years of increased enrollment numbers, Wentworth has committed not to increase their student numbers and bring enrollment back to the average delineated when the Master Plan was approved. Further we encourage Wentworth to continue efforts to hire from the surrounding community both during construction and operations. We look forward to a presentation on hiring strategies and outreach efforts at the next Task Force Meeting.

Thank you for consideration of our comments in support of Wentworth's proposed new MpA Building.

Sincerely,

Patricia S. Flaherty
Mission Hill NHS
Executive Director
Wentworth Task Force Member

Ricardo Sanchez
Mission Hill NHS
Senior Project Manager



**The Office of State Representative Jeffrey Sánchez
Chairman, Joint Committee on Healthcare Financing**

The State House | Boston, MA 02133
Phone: (617) 722-2430 | Fax: (617) 722-2346
E-mail: Jeffrey.Sanchez@mahouse.gov

February 8, 2017

Ms. Katelyn Sullivan
Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02108

Dear Ms. Sullivan,

RE: Wentworth Institute of Technology: IMPN 1/13/17 and EPNF 1/13/17

I am writing to voice my support of Wentworth's Institutional Master Plan Notification and Expanded Project Notification Form as cited above.

The new Multipurpose Academic Building located on Parker Street will provide Wentworth with improved teaching/learning and laboratory space. As Wentworth moves toward offering engineering degrees and design build programs that stress interdisciplinary and collaborative training for the 21st century, this building will serve its students well.

Wentworth has been collaborative with the community throughout the process, engaging with residents in both Alice Taylor and Mission Main. The new Multipurpose Academic Building located on Parker Street will be welcoming to neighbors and a positive addition to the neighborhood. A brightly lit and active building will add to the pedestrian friendly atmosphere and create a safe evening environment. In addition, the landscaping along the "Pike" and on Parker Street will greatly enhance connectivity along this section of Parker Street.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact my office at (617) 722-2430 or Jeffrey.Sanchez@mahouse.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Sánchez", enclosed within a simple, hand-drawn oval shape.

Representative Jeffrey Sánchez
15th Suffolk/Norfolk District

Appendix B

RESPONSES TO COMMENTS ON THE PNF/IMPNF

**Wentworth Institute of Technology
Multipurpose Academic Building**

**Responses to Comments on the Project Notification Form and Institutional Master Plan
Notification Form**

City Public Agency and Elected Officials Comment Letters

Letter 1	Boston Planning and Development Agency (BPDA) - Elizabeth A. Stifel
Letter 2	Boston Water and Sewer Commission - John Sullivan
Letter 3	Boston Parks and Recreation Commission - Carrie Marsh
Letter 4	City Council District 7 - Tito Jackson
Letter 5	City Council District 8, - Josh Zakim
Letter 6	State Representative Jeffrey Sanchez

Private Citizen and Organization Comment Letters

Letter 7	Colleges of the Fenway - Claire Ramsbottom
Letter 8	Mission Hill Main Streets – Richard Rouse
Letter 9	Fenway Civic Association - Matthew A. Brooks
Letter 10	MAASCO – Sarah J. Hamilton
Letter 11	Alice Heyward Taylor Tenants Council – Matilda Drayton
Letter 12	Mission Hill Neighborhood Housing Services – Patricia Flaherty and Ricardo Sanchez

Response:

Letter 1	Boston Planning and Development Agency – Elizabeth Stifel
1	The Proponent received thoughtful comments from members of the BCDC and BPDA. The Proponent has had ongoing discussions with BPDA design review staff, and will continue to meet with those individuals to refine the building and design concepts. In particular, the veil on the south side of the MpA Building and landscape/pedestrian treatments will be adjusted if needed to respond to these comments. These comments are further addressed in Chapter 4.
2	The Project includes significant improvements to the streetscape along Parker Street as well as enhanced connections with the neighboring community and other portions of the Wentworth campus. Section 3.6 and Chapter 4.0 of the IMP Amendment address these comments in greater detail.

Letter 2	Boston Water and Sewer Commission, John Sullivan
1	See attached correspondence from John Schmid, PE.

Letter 3	Boston Parks and Recreation Commission, Carrie Marsh
1	Per the NCAA, a college must have six courts to hold an official tennis match (3 of the courts are used for doubles matches (2 players versus 2 players) first followed by all 6 courts being used simultaneously for singles matches (1 player versus 1 player). Wentworth currently plays its “home” matches at Regis College in Weston which has the required six courts. Wentworth also uses Eastern Nazarene College in Quincy from time to time.
2	Wentworth’s courts are mainly used for practice for its men’s and women’s varsity teams, and limited additional use by the Wentworth community for recreational purposes. Wentworth is confident that it can continue to support its tennis program with the current and future plans in place. The elimination of the tennis courts is not expected to have a noticeable impact on the City’s park facilities.

Letter 4	Boston City Councilor Tito Jackson
	Thank you for your continued support of the Institute.

Letter 5	Boston City Councilor Josh Zakim
	Thank you for your continued support of the Institute.

Letter 6	State Representative Jeffrey Sanchez
	Thank you for your continued support of the Institute.

Letter 7	Colleges of the Fenway
	Thank you for your continued support of the Institute.

Letter 8	Mission Hill Main Streets
	Thank you for your continued support of the Institute.

Letter 9	Fenway Civic Association
1	Thank you for your continued support of the Institute.
2	<p>To address and minimize the potential for bird collisions, the Project will employ several mitigating strategies:</p> <ul style="list-style-type: none"> ▪ Careful glass selection to avoid high reflectivity glass. ▪ Facade design includes a perforated metal screen ("veil") on the north and south facades and projecting vertical shading fins on the east and west facades. These elements create desirable "visual noise" and visually break up the perceived transparency of the facade. ▪ Landscape design has very few features which can attract birds to the building. Trees will mainly be located on the south side of the building, where the facade is much more opaque with less glazing. The project does not include any water features and there will be minimal potential bird habitat near the ground level of the building. ▪ The adjacent campus quad is a large, broad space; not a tight enclosed area that would prevent birds from safely escaping on their flight path. ▪ Exterior lighting strategies will avoid facade uplighting, floodlighting, and unintended light trespass. <p>In addition, the Proponent will consider an after-hours lighting curfew that automatically shuts off all non-essential exterior lighting after midnight, except lighting needed for safety, building entrances, and circulation. The Proponent will also consider a "lights out" program during peak migration periods for non-essential exterior lighting.</p>

3	Regarding LEED, the project is pursuing a LEED equivalency approach rather than formal certification. The project team will review and be mindful of the design criteria included in the LEED Bird Collision Deterrence pilot credit.
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Letter 10	MAASCO
1	Thank you for your continued support of the Institute.
2	Wentworth has been working with BPDA design staff to identify ways to strengthen the streetscape edges on Parker Street. Note that a “loading dock” is not planned for the Parker Street façade of the building.

Letter 11	Alice Heyward Taylor Resident’s Council
	Thank you for your continued support of the Institute.

Letter 12	Mission Hill Main Streets
	Thank you for your continued support of the Institute.

Letter 13	Mission Hill Neighborhood Housing Services
1	Thank you for your continued support of the Institute.
2	Wentworth continues to carefully track and manage both enrollment and on-campus housing. Agreements with the City of Boston will ensure and track hiring during construction. The Proponent is working diligently with Gilbane Construction to maximize efforts for hiring Boston Residents. Gilbane has demonstrated ability with the Dearborn School renovation to meet the City’s requirements in this regard.

February 23, 2017

John P. Sullivan, Jr., PE
Chief Engineer
Boston Water and Sewer Commission
980 Harrison Avenue
Boston, MA 02119

RE: Nitsch Project #11640
BWSC#: TBD
Wentworth Institute of Technology
Multipurpose Academic Building

Dear Mr. Sullivan:

Wentworth Institute of Technology (WIT) is in receipt of your February 13, 2017 comment letter addressed to Katelyn Sullivan, Boston Planning & Development, regarding the recent Expanded Project notification Form (EPNF) for the proposed WIT Multipurpose Academic Building.

We are offering these responses to the Boston Water & Sewer Commission (BWSC) comment letter. Please note that the BWSC comments are in normal text and our comments are in *italic text*.

General

1. The Proponent must submit a site plan and General Service Application to the Commission for the proposed Project. The site plan must show the location of the water mains, sewers and drains serving the Project site, as well as the locations of existing and proposed service connections. To assure compliance with the Commission's requirements, the Proponent should submit the site plan and General Service Application to the Commission's Engineering Customer Service Department for review when the design for the Project is at 50 percent complete.

WIT understands and acknowledges this statement.

2. Any new or relocated water mains, sewers and storm drains must be designed and constructed at the Proponent's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans.

WIT understands and acknowledges this statement.

3. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscaping), wastewater generation, and storm water runoff for the Project.

WIT understands and acknowledges this statement and will provide the detailed estimates as the design progresses.

4. It is the Proponent's responsibility to evaluate the capacity of the water and sewer system serving the Project site to determine if the systems are adequate to meet future Project demands. With the site plan, the Proponent must include a detailed capacity analysis for the water and sewer systems serving the Project site, as well as an analysis of the impact the Project will have on the Commission's systems and the **MWRA's** systems overall. The analysis should identify specific measures that will be implemented to offset the impacts of the anticipated flows on the Commission and MWRA sewer systems.

WIT understands and acknowledges this statement and will provide the detailed analysis as the design progresses.

5. Developers of projects involving disturbances of land of one acre or more are required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency. The Proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required for the proposed Project, a copy of the Notice of Intent and any pollution prevention plan submitted to EPA pursuant to the permit must be provided to the Commission's Engineering Services Department prior to the commencement of construction.

WIT understands and acknowledges this statement and will comply should the project's limit of disturbance exceed one acre.

6. Before the Proponent demolishes the existing structures existing water and drain connections that won't be re-used must be cut and capped in accordance with Commission standards. The Proponent must complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission. The completed form must be submitted to the City of Boston's Inspectional Services Department before a Demolition Permit will be issued.

WIT understands and acknowledges this statement. WIT anticipates that an early Site Enabling/Utility Demolition Application will be submitted for review and approval to the BWSC for review and approval in the coming month.

Sewage/Drainage

7. The Proponent should note Article V of the Commission's Sewer Use Regulations as it pertains to medical and laboratory facilities.

WIT understands and acknowledges this statement and will incorporate Article V criteria into the design, construction, and operations of the new facility.

8. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the **MWRA**. The discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain

a Remediation General Permit from the EPA for the discharge.

WIT understands and acknowledges this statement.

9. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other storm water runoff must be conveyed separately from sanitary waste at all times.

WIT understands and acknowledges this statement. The design will address all storm water runoff from the project area.

10. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (DEP). In order to achieve the reductions in phosphorus loadings required by the TMDL phosphorus concentrations in storm water discharges to the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus the Commission requires developers of projects in the lower Charles River watershed to infiltrate storm water discharging from impervious areas in accordance with DEP requirements. The Proponent must submit with the site plan a phosphorus reduction plan for the Project.

WIT understands and acknowledges this statement. The design will capture and strive to recharge 1-inch of storm water runoff from all impervious areas.

11. The Proponent must fully investigate methods for infiltrating all storm water on-site before the Commission will consider a request to discharge storm water to the Commission's system. A feasibility assessment for infiltrating storm water on-site must be submitted with the site plan for the Project.

WIT understands and acknowledges this statement. The design will capture and strive to recharge 1-inch of storm water runoff from all impervious areas.

12. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Storm water Management. The Standards address storm water quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Storm water Management Standards.

WIT understands and acknowledges this statement. The design will meet the MassDEP performance standards to the fullest extent possible

13. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Storm water Pollution Prevention Plan. The plan must:
 - Specifically identify how the Project will comply with the Department of Environmental Protection's Performance Standards for Storm water Management both during construction and after construction is complete.

- Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated storm water or construction debris to the Commission's drainage system when construction is underway.
- Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or storm water, and the location of major control or treatment structures to be utilized during construction.

WIT understands and acknowledges this statement.

14. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Charles River" next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings.

WIT understands and acknowledges this statement. "Don't Dump" casting will be provided at all required locations.

15. The Commission encourages the Proponent to explore additional opportunities for protecting storm water quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.

WIT understands and is exploring options.

Water

16. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit.

WIT understands and acknowledges this statement.

17. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Co1_11 mission will provide a Meter Transmitter Unit (MTV) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department.

WIT understands and acknowledges this statement.

18. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

WIT understands and acknowledges this statement.

Please contact me with any questions.

Very truly yours,

Nitsch Engineering, Inc.

A handwritten signature in blue ink, appearing to read "John M. Schmid".

John M. Schmid, PE, LEED AP
Principal – Vice President

JMS/smj

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Response Letter

