



**WENTWORTH**  
Institute of Technology

## INSTITUTIONAL MASTER PLAN UPDATE

Submitted to:

BOSTON REDEVELOPMENT AUTHORITY  
One City Hall Square  
Boston, MA 02201

Submitted by:

WENTWORTH INSTITUTE OF TECHNOLOGY, INC.  
550 Huntington Avenue  
Boston, MA 02116

July 18, 2014



# WENTWORTH

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## Institute of Technology

July 18, 2014

Brian Golden, Director  
Boston Redevelopment Authority  
Boston City Hall, 9th Floor  
One City Hall Square  
Boston, MA 02201-1007

RE: Wentworth Institute of Technology Institutional Master Plan Update as required in accordance with Article 80 of the Boston Zoning and Enabling Act

Dear Mr. Golden:

Wentworth Institute of Technology, Inc. ("Wentworth") submits this Institutional Master Plan Update to the Boston Redevelopment Authority ("BRA") as an update to the approved Wentworth Institutional Master Plan ("Wentworth IMP") pursuant to Section 80D-7 of the Boston Zoning Code ("Code").

Reference is made to the Wentworth IMP approved by the BRA on December 14, 2010, by the Boston Zoning Commission on January 19 and effective on January 20, 2011 for a term of ten (10) years. This document serves as the first IMP update. It also serves as a status report on mitigation or other commitments outlined in WIT's Cooperation Agreement, as entered into on April 7, 2011.

### WIT Mission and Objectives

Wentworth is an independent, coeducational, nationally ranked institution of higher education offering career-focused education for both traditional and adult learners. Founded in 1904 through a bequest from Arioeh Wentworth, a Boston merchant, Wentworth opened its doors in September 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 time, Wentworth has evolved from a trade school into a higher education institution granting both undergraduate and graduate degrees in the disciplines of engineering, technology, design and management.

Wentworth has graduated over 50,000 students, who have assumed leadership roles in the professions, industry, education and government. Wentworth graduates and 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.

Wentworth's objective is to educate students for challenging and productive careers; enhance opportunities for personal development; support the needs of business, industry, community and government; and develop students' awareness of their ethical and moral responsibilities and the impact of technology on society. In order to accomplish these objectives, Wentworth is guided by a set of principles which have evolved since its founding.

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 project based/interdisciplinary 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 experiences 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 library and media center, a learning center and the full array of student services expected at a private institution of higher education.

Wentworth's programs are 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, good corporate/academic communication is maintained that assists the faculty with development of a technological education that is responsive to the needs and the latest trends in industry.

The Institute offers nineteen career-oriented majors within four colleges: The College of Architecture Design and Construction Management; The College of Engineering and Technology; The College of Arts and Sciences; and The College of Professional and Continuing Education. Degree candidates in all of these 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 as well as a Masters in Construction Management and Facilities Management through the evening and weekend program. Wentworth also offers an on-line Masters in Construction Management, Facilities Management and Technology Management.

Wentworth's College of Professional and Continuing Education caters to the diverse needs of the growing adult learner population, with over 30 certificates, undergraduate and graduate degrees, offered part-time at night, on weekends and online. The College offers programming related to construction, facilities, technology, and architecture and engineering industries, offering both management and technical training in each of these areas.



### Status of IMP Projects

The Wentworth IMP called for a total investment of approximately \$112 million for the development of new facilities, and \$36 million for the renovation of existing facilities and other campus improvements over the ten year term of the IMP. The primary needs of the institution include the expansion and modernization of instructional facilities to keep the Institute's academic programs at the forefront of technology; the addition of dormitory space to house students; and the addition of recreational, athletic and campus life facilities to enhance the campus experience and to motivate additional members of the student body to reside on campus rather than in surrounding neighborhoods. The IMP described the five Proposed Institutional Projects intended to be undertaken during the term of the IMP. Those projects were:

Flanagan Campus Center at Beatty Hall (Renovation & Building Addition).  
18,000 square foot academic addition: Ira Allen Building at 540 Parker Street.  
New 7-story Student Residence at 525 Huntington Avenue to house 305 students.  
45,000 square foot Center for Engineering & Technology.  
New soccer field on a single level deck above 330 surface parking spaces.

The Wentworth IMP described an extensive expansion plan. Within the first four years of the ten-year term of the IMP, significant progress has been made on several of the Proposed Institutional Projects:

1. The Flanagan Campus Center and the Center for Science and Biomedical Engineering were completed and opened in September 2012. The Flanagan Campus Center has significantly expanded student life space and provides space for social and cultural activities on campus.
2. The Center for Science and Biomedical Engineering has provided Wentworth with state-of-the-art teaching labs and classrooms to support Wentworth's curricula.
3. Wentworth has also made significant progress on the Student Residences at 525 Huntington Avenue with a total of 305 beds in apartment style units on 7 floors. The project has completed the BRA Article 80 Review process and construction activities commenced in March 2013. The project is projected to be open and occupied by September 2014.
4. The 45,000 square foot Center for Engineering and Technology continues in development stages with no specified date for initiation at this time. It will be renamed as The Center for Project Based Learning.

5. The new soccer field on a single level deck above 330 surface spaces is proposed to be commenced in conjunction with the "Potential Future Project" as discussed further below.

### Potential Future Project

In addition to these five Proposed Institutional Projects, the IMP contained a description of a "Potential Future Project", which envisioned the development of a commercial research and development/office project on the 3.03 acre site of the Sweeney Athletic Field ("Sweeney Field Site"). The IMP noted that the approval process for the project would be initiated at a later time, and would be reviewed through either an amendment to the IMP or through a Planned Development Area (PDA) designation.

Since the approval of the IMP in January 2011, Wentworth has proceeded with plans for the Potential Future Project pursuant to a Planned Development Area designation, which would allow the development of up to 640,000 square feet of floor area with a mix of uses, including College or University uses (in accordance with the Wentworth IMP, as amended), Office, Restaurant, Cultural, Retail/Commercial, Parking, Research and Development, Day Care and Laboratory Space ("PDA Project"). This PDA Project, also known as 500 Huntington Avenue, was approved by the BRA as Planned Development Area No. 93 on September 12, 2013.

Wentworth proposes to anchor the PDA Project with the 78,400 Wentworth Center for Interdisciplinary Innovation with the major focus of the facility on research and education in the area of applied research and product development. The space will include "maker space" for interdisciplinary and project based activities, inspiring students to continue Wentworth's entrepreneurial tradition in problem solving.

At such time as Wentworth initiates the PDA Project development with a development partner, Wentworth will undertake an Institutional Master Plan Amendment with request for a Limited Scope of Review for Certain Institutional Master Plan Amendments under Section 80D-5.3(d) of the Code. Wentworth expects that the proposed Wentworth Center for Interdisciplinary Innovation project will qualify for such review, since the proposed project does not exceed the threshold requirements set forth in Section 80D-9.2 for Large Project Review (100,000 square feet), is not a high impact sub-use project, and does not require a renewal of the Wentworth IMP. Wentworth is currently entertaining proposals from potential developers.

### Projects Contemplated Beyond the Term of the IMP

At this time Wentworth does not expect to add to or amend any of the five projects discussed in the IMP. In addition to the construction and operation of the PDA Project and the realization of the 78,400 Wentworth Center for Innovation and Technology within the timeframe of the



IMP, Wentworth will expect to complete the remaining two projects (#4 and #5 above.) If additional future projects are contemplated, Wentworth will identify them in an amendment or update to the IMP.

#### Community Benefits and Workforce Development

Since approval of the IMP, Wentworth has maintained and strengthened its commitment to community outreach and community benefits programs, as well as its extensive workforce development commitments. Wentworth works with the surrounding community through its Community Task Force as well as contributions to and participation in community organizations, including:

#### Partners for the Center for Community & Learning Partnerships:

ABCD Parker Hill Fenway  
Alice Taylor Apartments & Tenants Task Force  
Boston Latin Academy  
Boston Main Streets  
Boston Private Industry Council  
Boston Scholar Athlete Program  
Boston Shines  
Bottom Line  
Castle Square Tenants Organization  
Citizen Schools  
Community Design Resource Center  
Edward M. Kennedy Academy for Health Careers  
Elizabeth Seton Academy  
Emerald Necklace Conservancy  
Fenway CDC  
Fenway Garden Society  
Fenway High School  
Franklin Park Zoo  
Hyde Square Task Force  
John F. Kennedy Elementary School  
JP Manning School  
John D. O'Bryant School of Mathematics & Science  
Jumpstart Boston  
Margarita Muniz Academy  
Mary Lion Pilot High School  
Massachusetts Campus Compact  
Mission Hill Health Movement  
Mission Hill Little League  
Mission Hill Main Street

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Mission Hill Neighborhood Housing Services  
Mission Hill Youth Collaborative  
Mission Main Tenants Task Force  
Philip Brooks Housing Association: Summer & After School Programs  
Roxbury Tenants of Harvard  
Sociedad Latina  
South End Technology Center  
The BASE  
Tobin Community Center  
Tobin Middle School  
Tutors for All  
Urban Science Academy  
Young People's Project  
YMCA

Partners for the Community Work-Study Program:

Mission Safe  
Roxbury Tenants of Harvard  
MHASP (Mission Hill After School Program)  
South End Technology Center  
Jumpstart  
Boston Scholar Athlete/New Mission  
Young People's Project  
Roxbury Tenants of Harvard  
BEST Hotel Training  
Sociedad Latina  
Mission Hill Main Streets  
Margarita Muniz Academy  
Castle Square Tenants Organization  
ABCD

Wentworth has offered scholarships to Boston youth and City of Boston employees averaging \$1.5 million annually. In addition, The Center for Community and Learning Partnerships ("The Center") provides college access programs, including a BPS Pipeline that creates opportunities, access and success in high school and higher education. The Center also coordinates community engagement initiatives which provided the City of Boston with over 38,000 hours of service in the last year. Community engagement involves projects and programs that build capacity and offer professional services that address neighborhood needs and solve community challenges as prioritized by community members. Wentworth's published Community Benefits Plan anticipates \$15,490,000 in community investments over the 2010-2020 IMP lifetime.

## Transportation

Wentworth is committed to the ongoing improvement of the transportation network serving the Institution. Wentworth's goal of accommodating 96-97% of students who are seeking housing in the City of Boston, as well as highly efficient move-in / move-out plans and limited parking passes all contribute to a significant reduction of vehicle trips to campus.

As part of the transportation mitigation measures included in the Transportation Access Plan Agreement (TAPA) for the Student Residences at 525 Huntington Avenue, Wentworth has made the following commitments.

- Wentworth will not create new off-street parking spaces. With the operation of the new student residence facility there will be an expected reduction in demand of approximately 32 parking spaces.
- Wentworth's construction of the student residence facility is in and of itself a traffic mitigation measure expected to reduce automobile travel to and from Wentworth Institute of Technology by an estimated 84-117 vehicle trips per day (10-16 vehicle trips during peak hours).
- Wentworth will provide the installation of ADA-compliant pedestrian ramps on both sides of the intersection of Vancouver Street and Louis Prang Street, and on the westbound side of Huntington Avenue.
- Wentworth will construct a new ADA-compliant landscaped pedestrian open space plaza accessible to the general public within the building site envelope area adjacent to Huntington Avenue.
- Wentworth will reconstruct and maintain the sidewalk on the building side of Vancouver Street and Huntington Avenue. Wentworth will reconstruct, widen and maintain the sidewalk on the building side of Louis Prang Street. Wentworth will replant and maintain street trees along westbound Huntington Avenue, consistent with the specifications of the Huntington Avenue Redevelopment Project, to the benefit of all pedestrians and motorists passing in front of the site. Wentworth will replant and maintain street trees along Louis Prang Street and Vancouver Street.
- Wentworth will support the MBTA's request to relocate an MBTA bus stop on Huntington Avenue westbound on the far side of Louis Prang Street.
- Wentworth, in cooperation with BTM, has continued to provide substantial financial support to the City's Hubway Bicycle Program as a member of the Colleges of the



Fenway. Wentworth will work with the city to facilitate the location of Hubway bicycle stations.

- Wentworth will provide for bike storage within the student residence facility per the City of Boston Bicycle Parking Guidelines.

In addition, Wentworth maintains a number of programs to reduce employee and student trips to the campus. These include subsidized T-passes, coordinated move-in/move out plans, limited parking passes for students, and other initiatives including provision of showers for student, faculty and staff bicyclists in the Schumann Fitness Center. Wentworth has also initiated transportation improvement plans and trip reduction strategies as part of the PDA Project approvals. Wentworth will up its T-pass subsidy to \$75/month to cover the Charlie Card link pass starting July 1, 2014. The daily parking fee will increase to \$4.

#### Urban Design and Planning

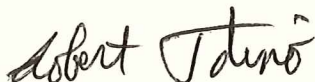
Wentworth is committed to enriching the urban fabric and enhancing connections with the surrounding neighborhoods and cultural institutions. Through their engagement of local architects and urban designers for both the Student Residences and PDA Projects, Wentworth has proven this commitment and will continue to do so.

#### Pilot and Development Impact Project Payments

Wentworth is currently making Payment in Lieu of Tax (PILOT) contributions for the Institute. The Fiscal Year 2010, 2011, 2012, 2013 contributions were \$27,351, \$28,128, \$166,024 and \$300,545. Wentworth is committed to the new PILOT payment program as recommended by the PILOT Task Force. The 2014 contribution is anticipated to be approximately \$283,785.

In conclusion, we are pleased to be able to report so much progress on our IMP projects and commitments. Please do not hesitate to contact me should you have any questions regarding the information provided in the IMP update.

Sincerely yours,



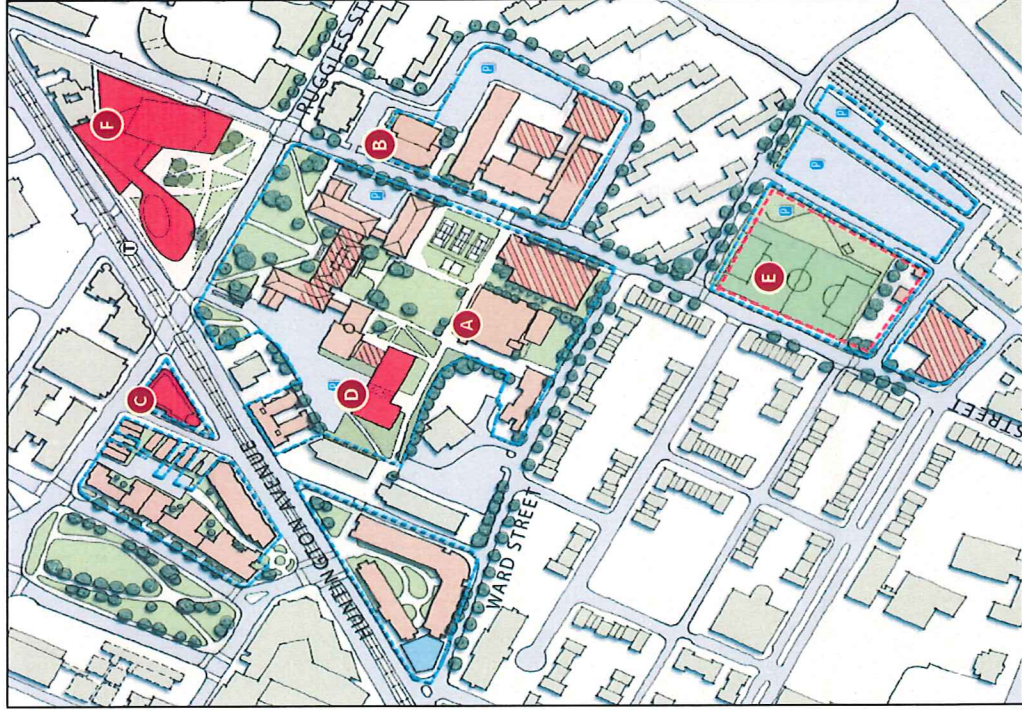
Robert Totino  
Vice President for Finance

cc: Katelyn Sullivan, Project Manager  
Enclosure



# Institutional Master Plan

- Strategic Plan 2006/2007
- Campus Master Plan 2008/2009
- Institutional Master Plan 2009/2010



**A**

**Flanagan Campus Center**

**B**

**Center for Sciences & Biomedical Engineering**

**C**

**Student Apartments @ 525 Huntington Ave**

**D**

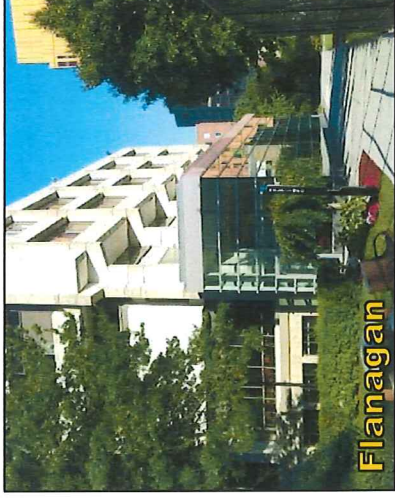
**Center for Project Based Learning**

**E**

**Sweeney Field with Parking Below**

**F**

**Approved PDA, 500 Huntington Ave with Center for Interdisciplinary Innovation**



**Flanagan**



**CSBE**