



WENTWORTH
Institute of Technology

INSTITUTIONAL MASTER PLAN UPDATE

For

WENTWORTH INSTITUTE OF TECHNOLOGY, INC



WENTWORTH
INSTITUTE OF TECHNOLOGY

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



WENTWORTH

Institute of Technology

June 15, 2016

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 ("IMP") 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 second IMP update. This IMP Update follows and supersedes the prior IMP Update, which was submitted on July 18, 2014.

WIT Mission and Objectives

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 Arioeh 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, including Congressman Stephen F. Lynch, 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.

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 our 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 the college or their major. This multifaceted academic approach stems from our 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 library, a learning center and the full array of student services expected at a private institution of higher education.

WIT Programs

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 to assist the faculty with the development of a technological education that is responsive to the needs of and the latest trends in industry.

The Institute offers seventeen 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. For a list of Departments and Degrees awarded, see Table 1.0.

Table 1.0: Wentworth Colleges and Departments

College of Architecture, Design and Construction Management	College of Arts and Sciences	College of Engineering and Technology
Architecture	Applied Mathematics	Biomedical Engineering
Construction Management	Business and Facility Management	Civil Engineering and Technology
Industrial Design	Humanities and Social Sciences	Computer Science and Computer Networking
Interior Design	Sciences	Electrical Engineering and Technology
		Interdisciplinary Engineering
		Mechanical Engineering and Technology

Wentworth offers the following Associate Degrees:

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

Wentworth offers the following Undergraduate Majors:

- Applied Mathematics
- Architecture
- 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)

Wentworth offers the following Undergraduate Minors:

- 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

In addition, the following Masters Programs are offered at Wentworth:

- Applied Computer Science (online)
- Civil Engineering
- Construction Management
- Construction Management (online)
- Facility Management
- Facility Management (online)
- Technology Management (online)

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 a Masters in Construction Management and Facilities Management through the evening and weekend program. In addition, Wentworth offers an on-line Masters in Construction Management, Facilities Management and Technology Management.

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.

Status of IMP Projects

The Wentworth IMP 2010-2020 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 Wentworth's academic programs at the forefront of technology; the addition of student residential apartments; 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:

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

In addition, the IMP described a substantive improvement to the on-campus pedestrian connection known as "the Pike." The IMP described landscape and streetscape improvements at key pedestrian entry points at the east, west, north and southerly edges of the campus, as well as improvements on Parker Street and Ward Street.

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

- A. The Flanagan Campus Center was 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 in support of a vibrant residential community.
- B. The Ira Allen Building at 540 Parker Street, renamed the Center for Science and Biomedical Engineering, provides Wentworth with state-of-the-art science and bioengineering labs to support Wentworth's curricula.
- C. Wentworth has also constructed the Student Apartments at 525 Huntington Avenue, with a total of 305 beds in apartment style units on 7 floors. The building was opened and occupied by September 2014.
- D. The Multipurpose Academic (MpA) Building (formerly known as the 45,000 square foot Center for Engineering and Technology) continues in development stages. As of this writing Wentworth has advanced planning for the MpA Building and expects to submit applications to the BRA for modifications to the original project.

The new soccer field on a single level deck above 330 surface spaces was advanced through the BRA Article 80 process. The BRA issued a Scoping Determination on February 2, 2015 waiving further review of the New Sweeney Field Athletics Complex Project. This project was planned as a companion to the "Potential

Future Project” described below, and will be constructed to replace Sweeney Field when that project is advanced. In addition, the Boston Landmarks Commission (the “Commission”) reviewed proposed changes to the Vienna Brewery Complex. On March 5, 2015 the Commission issued a Certificate of Design Approval with provisos.

Potential Future IMP Project

In addition to the 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 (at 500 Huntington Avenue). 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 proceeded with plans for the Potential Future Project pursuant to a Planned Development Area designation, which allows 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”). The PDA Project, also known as 500 Huntington Avenue was approved by the BRA as Planned Development Area No. 93 on September 12, 2013.

Wentworth proposed to anchor the 94,000 square feet of College or University uses within the PDA Project, of which Wentworth will use 78,400 square feet, for the Center for Interdisciplinary Innovation with the major focus of the facility on research and education in the area of applied research and product development.

In 2013 through 2015 Wentworth pursued the advancement of the PDA Project with a broker, and selected a development partner. Subsequent negotiations did not result in advancement of the PDA Project, which is currently on hold until such time as a suitable development partner is identified. The new Sweeney Field Athletics Complex Project will be constructed during the advancement of the PDA Project.

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.

Transportation

Wentworth is committed to the ongoing improvement of the transportation network serving the Institution. Because of Wentworth’s high percentage of students who reside on campus, as well as state of the art move-in/move-out plans and limited parking passes, a significant reduction of vehicle trips to campus has been achieved.

Wentworth also maintains a number of programs to reduce employee and student trips to the campus. These include subsidized MBTA passes which have been adjusted to accommodate recently approved fare increases, coordinated move-in/move out plans, limited parking passes for students, and other initiatives including provision of showers for bicyclists in the Schuman Athletic Center, located in the Flanagan Campus Center.

As part of the transportation mitigation measures included in the Transportation Access Plan Agreement (TAPA) for the Student Apartments at 525 Huntington Avenue, Wentworth has made the following improvements since the last IMP Update:

- 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.
- Construction of a new ADA-compliant landscaped pedestrian open space plaza accessible to the general public within the building site envelope area adjacent to Huntington Avenue.
- Reconstruction and maintenance of the sidewalk on the building side of Vancouver Street and Huntington Avenue. Wentworth has reconstructed, widened and maintains the sidewalk on the building side of Louis Prang Street; has replanted and maintains 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 as well as replanting and maintaining street trees along Louis Prang Street and Vancouver Street.
- Installation of a City Hubway bicycle station along Huntington Avenue.
- Provided bike storage within the residence hall per the City of Boston Bicycle Parking Guidelines.

Urban Design and Planning

As described in the IMP, Wentworth is committed to enriching the urban fabric and enhancing connections with the surrounding neighborhoods and cultural institutions. Through our engagement of top tier architects, landscape architects, and urban designers for all campus improvements, Wentworth has consistently demonstrated their commitment to high urban design standards. The Urban Design Guidelines and Objectives identified in the IMP continue to be adhered to.

Pedestrian Circulation Guidelines and Objectives

The IMP identified an important goal to improve pedestrian circulation and connectivity. The reconstruction and enhancement of The Pike is a major contribution to this effort. The work included a new paved pedestrian walkway as well as landscape improvements, removal of fences, and new lighting and benches. With the construction of the Flanagan Center, Ward Street access to the campus was significantly enhanced. These improvements are consistent with the goals to enhance the campus experience and accessibility through improved connections and wayfinding features.

Community Benefits and Workforce Development

Wentworth continues to meet its Community Benefit obligations, as defined in the 2010-2020 IMP. Since the last update, additional Community Benefits of note are the OSHA 10 Job Training/ Career Counseling Initiative and the Computer Lab Renovation at the Mission Main Community Center. These particular benefits were tied to the 500 Huntington and New Sweeney Field project.

In addition, at the community's request Wentworth proceeded with the exterior repairs and improvement to the Warehouse Building at 660 Parker Street. These were also originally tied to the New Sweeney Field construction. The building refurbishing included repointing of the bricks, window installation and other major upgrades at a cost of over \$1 million.

Since 2005 through its award-winning activities The Center for Community and Learning Partnerships (The Center) is a unique combination of community relations, faculty commitment to service and student engagement in the active practice of their professional aspirations. The Center, a multi-purpose convergence point located on Huntington Avenue provides storefront accessibility to community partners, students and faculty. The pipeline, including SAT Prep, Pathways, Dual Enrollment and RAMP (the Wentworth pre-college summer bridge program) instituted in 2011 has served over 450 Boston youth.

Additional Community Benefits and Workforce Development are outlined in the PILOT report.

Pilot and Development Impact Project Payments

Wentworth has a long and rich history of engaging with the City of Boston and its neighborhoods. In FY 2016, Wentworth contributed nearly \$5.7 million in community benefits to the City of Boston as part of the PILOT (Payment in Lieu of Taxes) Program. Since Fiscal Year 2010 through 2016, Wentworth has contributed \$1,358,295 in payments as recommended by the PILOT Task Force. The longstanding Wentworth Community Task Force, established under the auspices of the BRA, is an active collaborator in Wentworth's Institutional Master Planning Processes. Wentworth has been a committed partner helping positively transform Boston neighborhoods through access to education programming for Boston youth and community building through project based learning.

Wentworth is known for its commitment to the Boston community and to our Mission Hill/Fenway neighborhood. Our community benefits consistently exceed the 50% community benefit cap for programs and activities that directly benefit City of Boston residents. Our community benefits outlined in the annual PILOT report are in keeping with priorities voiced by the Walsh administration. Affordable housing, education and park improvements are critical to the health and wellbeing of Boston residents.

As detailed above, Wentworth is pleased to report progress on our IMP projects. As we continue to meet our commitments to the City of Boston and to our neighboring communities we look forward to moving ahead on future development projects. Please do not hesitate to contact me should you have any questions regarding the information provided in this IMP update.

Sincerely yours,

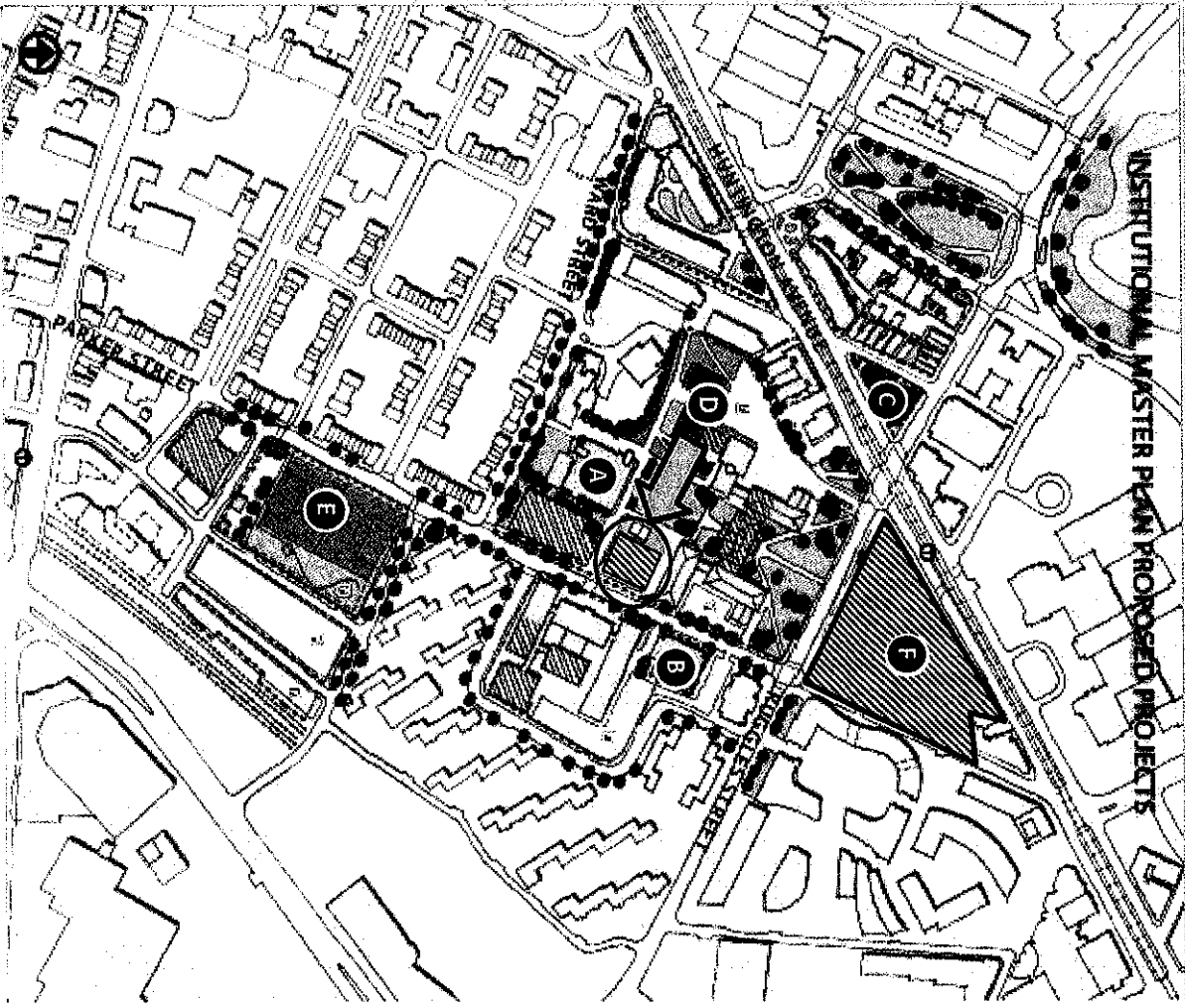
A handwritten signature in black ink that reads "Robert L. Totino". The signature is written in a cursive style with a large, sweeping flourish at the end of the name.








Robert Totino
Vice President for Finance

Cc: Katelyn Sullivan, Project Manager
Enclosure

Institutional Master Plan

Biannual update



- A** Flanagan Campus Center
 - B** Center for Sciences & Biomedical Engineering (formerly Ira Allen)
 - C** Student Apartments @ 525 Huntington Ave
 - D** Center for Engineering & Technology
 - E** New Sweeney Field with Parking Below
 - F** Potential Future Project (500 Huntington Avenue)
-  IMP Proposed Future Projects
 -  Existing Campus Buildings
 -  IMP Proposed Future Project
 -  Potential Future Residence Hall
 -  Planned Renovation
 -  Property Boundary
 -  Potential Future Development