



Town Gown

Lesley University Annual Town Gown Report

Prepared by

Lesley University
Office of Campus Planning
Office of Public Affairs

Lesley University

Annual Town Gown Report

2008

Institution Name:	Lesley University
Report for Time Period:	Fall 2007 — Summer 2008
Date Submitted:	Resubmitted, February 2009

ON THE COVER

Lesley's signature building in Porter Square, University Hall attracts a vibrant mix of pedestrians: from students, faculty, alumni and staff to shoppers, diners, artists and visitors from around the corner and around the world.

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Contents

I	Existing Conditions	1
	A Faculty & Staff	1
	B Student Body	2
	C Student Residences	3
	D Facilities & Land Owned	4
	Parking	5
	Housing	5
	Property Transfers	6
	E Real Estate Leased	7
	F Payments to the City of Cambridge	8
II	Future Plans Narrative	9
III	List of Projects	11
	Current Projects	12
	Completed Projects	15
	Proposed Projects	19
IV	Mapping Requirements	23
V	Transportation Demand Management	24
VI	Institution Specific Information Requests	25
	Attachments	
A	Mapping Requirements	
B	Centennial Plan: The Lesley University Campus Masterplan 2009	
C	Parking & Transportation Demand Management Report	

I Existing Conditions

Please provide the following information about the current conditions and population at your Cambridge campus. Add clarifying comments as needed.

A Faculty & Staff

<i>Cambridge-based Staff</i>	2004	2005	2006	2007	2008	2018 (1) (projected)
Head Count:	<u>426</u>	<u>412</u>	<u>415</u>	<u>424</u>	<u>431</u>	462(1)_
FTEs ¹ (if available):	<u>403</u>	<u>386.4</u>	<u>392.2</u>	<u>401.71</u>	<u>408.71</u>	438.07
<i>Cambridge-based Faculty</i>						
Head Count:	<u>141</u>	<u>142</u>	<u>145</u>	<u>138</u>	<u>156</u>	183
FTEs ¹ (if available):	<u>130</u>	<u>129.7</u>	<u>129.9</u>	<u>123.4</u>	<u>138</u>	164.5
Number of Cambridge Residents Employed at Cambridge Facilities:	<u>91</u>	<u>90</u>	<u>83</u>	<u>82</u>	<u>86</u>	90

(1) Number in 2018 projection represents the addition of current Art Institute of Boston faculty and staff to the current Cambridge-based faculty and staff.

¹ "FTE" refers to Full Time Equivalent employees, which treats part-time workers as a fraction of a full time position based on the number of hours worked per week.

B Student Body²

Please provide the following statistics about your Cambridge-based student body:

	2004	2005	2006	2007	2008	2018 (projected)
Total Undergraduate Students:	<u>1416</u>	<u>1702</u>	<u>1555</u>	<u>1640</u>	<u>1687</u>	<u>2110 (4)</u>
Day:	<u>1180</u>	<u>1200</u>	<u>1165</u>	<u>1270</u>	<u>1351(1)</u>	
Evening:	<u>236</u>	<u>502</u>	<u>390</u>	<u>370</u>	<u>336 (2)</u>	
Full Time:	<u>1099</u>	<u>1138</u>	<u>1118</u>	<u>1271</u>	<u>1336</u>	
Part Time:	<u>317</u>	<u>564</u>	<u>437</u>	<u>368</u>	<u>351 (3)</u>	
Total Graduate Students:	<u>2298</u>	<u>2353</u>	<u>2341</u>	<u>2703</u>	<u>2826</u>	<u>3108 (5)</u>
Day:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Evening:	<u>2298</u>	<u>2353</u>	<u>2341</u>	<u>2703</u>	<u>2826</u>	
Full Time:	<u>640</u>	<u>868</u>	<u>779</u>	<u>989</u>	<u>1343</u>	
Part Time:	<u>1628</u>	<u>1485</u>	<u>1562</u>	<u>1734</u>	<u>1483</u>	
Non-Degree Students:	<u>976</u>	<u>1085</u>	<u>338</u>	<u>1144</u>	<u>1990</u>	<u> </u>
Day:	<u>577</u>	<u>515</u>	<u>535</u>	<u>884</u>	<u>1727 (6)</u>	
Evening:	<u>399</u>	<u>570</u>	<u>257</u>	<u>260</u>	<u>263</u>	
Total Students Attending Classes in Cambridge (inclusive of all categories below)	<u>4690</u>	<u>5140</u>	<u>4713</u>	<u>5487</u>	<u>6282</u>	<u> </u>

(1) Represents 701 students enrolled at Lesley College and 531 students enrolled at the Art Institute of Boston (AIB). AIB students take only a small portion of their coursework in Cambridge, and we are planning to relocate the facility to Cambridge.

(2) Undergraduate evening students are principally studying through the Adult Learning Division of Lesley College.

(3) Includes 72 AIB students studying principally in Boston, but included due to relocation planning.

(4) Represents planned growth in Lesley College from the current 700 to 1100, modest growth to 600 in AIB and a 61 % increase in the Adult Learning Division from 158 to 410.

(5) Represents a projected 10 % increase in on-campus enrollment, though most projected growth in graduated programs is in National Programs or online.

(6) 1443 students are enrolled through Centers and Institutes, typically on campus for one or two days, a number of institutes formerly held at rented off-campus sites have been moved on campus as the second floor renovations in University Hall provide adequate space. Also includes 221 high school students studying at AIB in Boston through the Pre-College program, this population is not in previous years enrollment figures, but is included given the plan to relocate AIB to Cambridge.

² Include all non-degree students enrolled in day or evening classes, such as persons taking Harvard Extension classes.

C Student Residences

	2004	2005	2006	2007	2008	2018 (projected)
<i>Number of Undergraduate Students residing in Cambridge:</i>						
In dormitories:	<u>545</u>	<u>610</u>	<u>637</u>	<u>695</u>	<u>686(1)</u>	<u>1,050(2)</u>
Number with cars garaged in Cambridge:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
In off campus affiliate housing ³ :	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In off campus non-affiliate housing:	<u>47</u>	<u>59</u>	<u>75</u>	<u>88</u>	<u>53(3)</u>	
<i>Number of Graduate Students residing in Cambridge:</i>						
In dormitories:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Number with cars garaged in Cambridge:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
In off campus affiliate housing ⁴ :	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In off campus non-affiliate housing:	<u>211</u>	<u>183</u>	<u>137</u>	<u>207</u>	<u>190(4)</u>	

(1) Represents 640 undergraduates and 46 Threshold students.

(2) Includes approximately 50 Threshold students.

(3) Off-campus non-affiliate housing students are principally permanent Cambridge residents studying through the Adult Learning Division.

(4) Graduate Students in non-affiliate housing are principally permanent Cambridge residents, and a substantial portion are employees of the Cambridge Public Schools, as Lesley offers 10% tuition discounts to residents and City Employees, as well as vouchers towards graduate study for Cambridge teachers mentoring Lesley student teachers. Lesley's graduate programs operate in roughly 125 locations in 24 states, including sites in Massachusetts – and don't attract relocation to the City.

³ For the purpose of this report, affiliate housing is defined as other housing owned by the institution that is available only to members of the academic community. *Affiliate housing does not include either dormitories or housing available for rent to persons who are not affiliated with the institution.*

⁴ For the purpose of this report, affiliate housing is defined as other housing owned by the institution that is available only to members of the academic community. *Affiliate housing does not include either dormitories or housing available for rent to persons who are not affiliated with the institution.*

D Facilities & Land Owned

Acres	2004	2005	2006	2007	2008	2018 projected
Tax Exempt	7.59	7.59	8.48	8.48	13.76	13.76 ¹
Tax	3.94	4.63	4.40	4.40	2.38 ²	2.38
Number of Buildings	32	32	33	32	37	49
Dormitories						
Number of Buildings	12	13	15	15	17	23 ³
Number of Beds	548	618	665	695	760	1,050
Size of Buildings (gross floor area)	582,047	662,150	677,900	681,157	850,272⁴	1,200,000⁵
Institutional/Academic	276,593	300,592	362,821	358,241	425,614	500,000
Student Activities/Athletic	0	0	11,000	11,000	11,000 ⁶	n/a ¹
Dormitory/Nontaxable Residential	110,414	118,411	131,432	139,581	193,345 ⁷	270,000 ³
Commercial	157,984	166,984	166,984	108,432 ⁸	106,932 ⁹	120,000 ¹⁰
Taxable Residential	37,056	76,163	76,163	76,163	76,163	76,163

¹ While Lesley University's master plan anticipates no additional acreage, some planning goals such as recreational facilities and athletic fields remain unresolved and may impact this total.

² This re-calculation includes acreage of *only entire* lots that are taxable based on use (e.g. commercial and residential tenancies). Properties that house both taxable and tax exempt uses (e.g. retail at University Hall) are not included in this total.

³ Includes new residence halls at 1663 Massachusetts Avenue and 3 Wendell Street, currently under construction as well as phased acquisitions at Brattle Campus and conversion of current spaces at Quad Campus.

⁴ As part of an on-going effort to develop accurate CAD drawings for all university properties, this total reflects the most recent re-measuring and re-calculation.

⁵ Represents phased acquisition of Brattle Campus, Art Institute relocation to Cambridge, full build-out of Porter Campus based on proposed re-zoning petition.

⁶ Lesley has an agreement for the use of recreational facilities and athletic fields at the Buckingham Browne & Nichols School. These facilities are not included in this total.

⁷ This total does not include new residence halls at 1663 Massachusetts Avenue and 3 Wendell Street, which are currently under construction.

⁸ The reduction of commercial gross square footage between 2006 and 2007 was the result of two factors:

- Actual reduction of commercial GFA as a result of the conversion of space formerly rented to the Smithsonian Institution on the 2nd floor of University Hall which was renovated as the consolidated home of Lesley's School of Education and of space formerly rented to tenants on the 1st and 3rd floors of 815 Somerville Avenue which was renovated for Lesley administrative offices (a net reduction estimated at 65,068 sf).
- A re-calculation of GFA in University Hall. This involved hiring architects to re-measure University Hall and develop CAD drawings for the first time in the building's history. This is part of an on-going effort to develop accurate CAD drawings for all university properties. (net correction was 6,516 sq ft for an overall reduction of 58,552 sf).

⁹ The reduction of commercial gross square footage between 2007 and 2008 was the result of the expiration of the lease of Alamo/National Car Rental at 1663 Massachusetts Avenue. The site is currently being redeveloped as a residence hall. When completed, the new residence hall will include approximately 3,000 sf of ground floor retail.

¹⁰ Includes addition of ground floor retail at 1663 Massachusetts Avenue and provisions for ground floor retail as part of full build-out of Porter Campus based on proposed re-zoning petition.

Parking

This section refers to parking spaces maintained in Cambridge only. Provide figures for the Campus as a whole. Include additional information as necessary.

Number of parking spaces maintained for students (include resident and commuter parking):	20
Number of parking spaces maintained for faculty, staff and visitors:	281

Housing

(Do not include any information about dormitories in this table)

2004	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2	0	0	40
Number of Buildings:	2	0	0	7

2005	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2	0	0	81
Number of Buildings:	2	0	0	10

2006	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2	0	0	81
Number of Buildings:	2	0	0	10

2007	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2			81
Number of Buildings:	2			10

2008	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2			81

Number of Buildings:	2			10
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2018 Projected	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2			81
Number of Buildings:	2			10

Property Transfers

Please list Cambridge properties purchased since filing your previous Town Gown Report:

Lesley University entered an agreement with the Episcopal Divinity School towards a shared campus at **99 Brattle Street**. The agreement involves a phased closing to an eventual total of 7 buildings, and a shared ownership of an 8th.

In September, we purchased three buildings on the Brattle Campus: **Winthrop Hall, Lawrence Hall**, and a **Building and Grounds** facility. Lawrence Hall had previously been leased by Lesley University. Established as a condominium, Lesley and EDS are members of a two-institution condo association that governs the grounds, of which Lesley has assumed maintenance responsibilities.

Lesley also purchased numbers **3 & 5 Philips Place** from Boston College, immediately adjacent to the Brattle Campus.

Please list Cambridge properties sold since filing your previous Town Gown Report:

None

Please describe any planned dispositions or acquisitions:

The next phase of closings within the Lesley/EDS partnership is scheduled for Summer 2009 for Hodges House and Sherrill Hall, which will be owned jointly by Lesley and EDS for shared academic use including combined library operations for both institutions. In 2010, a closing is scheduled for Kidder House, Rousmaniere House and Washburn Refectory.

1680 Massachusetts Avenue, currently leased and operating as the West Side Lounge, is not a component of our campus planning and Lesley would entertain offers.

E Real Estate Leased

Please attach to the report a table listing of all real estate leased by your educational institution within the City of Cambridge. Include the following for each lease:

- street address
- approximate area of property leased (e. g., 20,000 SF, two floors, entire building, etc.)
- use (e. g., institutional/academic, student activities/athletic, housing, etc.)

If your institution does not lease any real estate within the City of Cambridge, you may omit this section.

Lesley University has an agreement with Buckingham Brown & Nichols School for the use of athletic fields and facilities.

Lesley University leased Lawrence Hall on the Episcopal Divinity School campus, 99 Brattle Street, for student housing until the property was purchased by Lesley in September, 2008.

F Payments to the City of Cambridge

	FY 04	FY 05	FY 06	FY 07	FY 08
Real Estate Taxes Paid	\$528,264.24	\$565,695.33	\$562,137.04	\$534,810.57	\$527,540.83
Payment in Lieu of Taxes (PILOT)	n/a	n/a	n/a	n/a	n/a
Water & Sewer Fees Paid	\$235,471.06	\$274,406.00	\$287,656.65	\$286,869.83	\$283,381.35
Other Fees & Permits Paid	\$20,038.60	\$26,828.00	\$20,641.80	\$30,673.65	\$24,257.14

Notes:

- This table reflects an internal audit, conducted February 5-10, 2009, of all tax bills for Lesley University's taxable properties in the City of Cambridge.
- FY05's increase reflects the university's acquisition of taxable properties at 37 Wendell Street, 41 Wendell Street, 79 Oxford Street and 81 Oxford Street.
- FY07's decrease reflects conversion of formerly taxable property at 815 Somerville Avenue to academic use.
- Other differences reflect both increased and decreased fluctuations in year-to-year tax assessments on individual properties based on tax rates established by Cambridge.

II Future Plans Narrative

On page 12 of the 1991 Report of the Mayor's Committee on University-Community Relationships, the members of the Town-Gown Committee agreed that "Universities should offer statements of their future needs to the city and plans responding to those needs. These plans should include specific statements about known development projects and their status; forecasts of faculty, staff or student population growth; and identified needs that do yet have solutions . . . These plans should address known concerns of the community, such as parking and/or tax base erosion."

Describe your institution's current and future physical plans:

- Employ a planning horizon of ten years;
- State your institution's specific planning goals for this period;
- Describe the goals and needs that you address through your plans
- How do you see your campus evolving to address your institution's strategic goals and objectives;
- Identify and describe plans for future development of the sub-areas/precincts of your campus, being certain to address the institution specific information requests and questions found in Section VI (coordinate with Map 4 in Section IV);
- Identify future development sites on your campus (coordinate with Map 4 in Section IV).
- Include in your discussion the relationship of planned and projected institutional development to adjacent residential districts within Cambridge and any impacts that might result;
- Include in your discussion the relationship of planned and projected institutional development to adjacent retail and commercial districts within Cambridge and significant impacts that might result (e. g., loss or relocation of retail space, etc.).
- Include in your discussion efforts to support and encourage "green" development on your campus, including sustainability planning and LEED certification of campus buildings.

On December 10, the Lesley University Board of Trustees approved the Lesley University Campus Master Plan, which is attached in total as [Attachment B](#). The Centennial Plan addresses all topics listed above, though it is intentionally flexible in many specifics and timelines are likely to alter due to the current economic climate.

The plan is the culmination of efforts begun in 2003, and renewed following the installation of Lesley University's seventh President, Dr. Joseph B. Moore in 2007. In October of 2008, the University adopted a new Strategic Plan for the University which provided the programmatic direction and long term goals for the University. Working with Cambridge-based planning and facilities consultants Dober, Lidsky, Craig & Associates, the University undertook an exhaustive review of the identified needs, existing data and potential options to develop a campus plan that meets the future facilities needs to serve our students, while incorporating campus visioning within the context of our Cambridge neighborhoods.

During the process, Lesley shared progress and President Moore personally sought insight directly from the Lesley/Neighborhood Working Group, a multi-neighborhood committee formed by the City Manager to provide a vehicle for information sharing between the University and its residential and business neighbors.

The newly formed Partnership with the Episcopal Divinity School at 99 Brattle Street has provided Lesley with the necessary development space to allow us to achieve our facilities goals. This development represents an exciting opportunity for Lesley to realize many of its facilities goals within institutional real estate, and benefits the students of both institutions as we explore programmatic collaborations, a shared library and dining facilities.

The overall goals of the Centennial Plan are consistent in most respects to those stated in Town Gown reports beginning in 2005. As delineated in the Campus Plan, we have seven major areas:

- Academic: Enhancing strengths
- Technology: Developing New Opportunities
- Student Life: Engaging and encompassing
- Residential Life: Building Community
- Administrative and Campus Support: Efficiency and Collaboration
- Facilities: Community-driven and Sustainable
- Building Renewal: Stewardship and Accessibility

III List of Projects

List all development and public improvement/infrastructure projects completed within the past year, currently in construction or which will require City permits or approvals during the next three years (coordinate with Map 3 in Section IV);

- Indicate how each project meets the programmatic goals of your institution discussed in Section II;
- Indicate how each project fits into the physical plans for the immediate campus area;
- Indicate the “green” attributes, if any, of the project;
- Indicate identified future development sites on your campus (coordinate with Map 4 in Section IV).

Current Projects



1663 Massachusetts Avenue

New Residence Halls (under construction)

On September 10, Lesley University Trustees, faculty and administrators gathered with representatives from the City of Cambridge and neighbors for a formal groundbreaking ceremony for two new residence halls at 1663 Massachusetts Avenue and 3 Wendell Street. The project marks the first “ground up” construction the University has undertaken since 1973, and is the result of a unique collaborative process where the University worked directly with neighbors and the architectural firm of Bruner/Cott was able to design a project that enhances the neighborhood while providing 98 beds.



3 Wendell Street



Don Perrin, Chair of Lesley University Board of Trustees, President Joseph B. Moore, Cambridge Mayor E. Denise Simmons, and Cambridge City Manager Robert Healy gather with neighbors from Agassiz and Neighborhood 9, architects from Bruner/Cott, and Lesley Administrators to celebrate the creation of two new residence halls developed through a unique collaboration between Lesley and its neighbors.

The project consists of two buildings. The first, a five story residence hall contributes to the vitality of Massachusetts Avenue through the creation of new retail spaces at sidewalk level. The second is a three story, wood-framed "row house," inspired by the Victorian character of the neighborhood and Lesley's residence hall at 63 Oxford Street and in keeping with the architectural character of Wendell Street. We anticipate an August, 2009 completion.

We remain grateful to the hard work of our neighbors who spent many hours working with us on the design as well as necessary approvals. The following neighbors comprised the working group: Ron Axelrod of Shepherd Street; David Chilinski of Wendell Street; Holly Heslop, proprietor of the Cambridge Common Restaurant; Ted Live of Wendell Street; Fred Meyer of Hammond Street; Gordon Moore of Rutland Street; and Carol Weinhaus of Oxford Street.

Project Features

Neighborhood Goals achieved

- Provides new street level retail space on Massachusetts Avenue to contribute to the commercial corridor, provide permeability to the public
- Reduces parking and screens a surface level parking from view in a residential neighborhood
- Creates an appropriate architectural transition to the Victorian character of Wendell Street through a three-story residential style "row house"

“Green” Features

Although the University chose not to pursue official LEEDs Certification, it used the U.S. Green Building Council’s guidelines. The building could achieve a “high silver” rating based on the following features:

- Creating a safe, healthy and comfortable indoor environment by
 - using operable windows
 - providing a mechanical ventilation system with 100% outdoor air
 - choosing materials, finishes, and adhesives that are non-toxic
 - engineering a thermally comfortable environment with outside views and daylight in all occupied spaces
 - designing a robust and well-insulated building envelope
 - managing indoor air quality during construction and before occupancy
 - protecting users from internally generated pollutants
- Implementing an energy efficient design that conserves resources and minimizes direct contributions to global warming by
 - designing a robust and well-insulated building envelope
 - reducing energy loads on building systems with thoughtful orientation and window placement
 - de-coupling the mechanical ventilation system from the heating/cooling systems
 - choosing a (passive) valance mechanical system that delivers heating and cooling efficiently
 - utilizing heat-recovery wheels on the mechanical ventilation system
 - using energy-efficient light fixtures and lamps
 - designing air barriers that reduce air infiltration
 - using low-flow and efficient plumbing fixtures
 - installing building controls that allow systems to turn off when unoccupied
 - providing alternatives to automobile use: covered bike racks, proximity to mass transit, and Lesley shuttles
- Minimizing waste stream during construction and occupancy by
 - diverting waste from landfills by implementing a construction waste management plan
 - creating easily accessible areas for recyclables in support of Lesley University’s recycling program
- Choosing materials that are local, durable, recycled and non-toxic by
 - selecting materials that have recycled content and are locally sourced
 - choosing certified wood where cost-effective
 - using rapidly renewable materials: cotton insulation, cork underlayment, linoleum, and rubber flooring
- Creating a durable building by
 - choosing materials and components with long service lives
 - designing functional weather and air barriers
 - selecting HVAC systems that are simple to operate and maintain
 - designing entryway systems that capture dirt and particulates
- Minimizing impact on the site by
 - remediating an EPA classified site
 - leaving or replanting existing trees, adding additional trees
 - designing a landscape that connects the two buildings and is enjoyable for users and passers-by
 - protecting the site from erosion during the construction process
 - controlling the quantity and quality of storm water through infiltration and filtering
 - reducing the heat island effect with light colored roofs
 - designing a landscape that is easy and affordable to maintain

Completed Projects



Margaret A. McKenna Student Center

Student Center Phase II

Phase II of the Student Center Improvement Project is complete. We renovated the Margaret A. McKenna Student Center in 2006, and this summer we completed a renovation of adjacent spaces for student activities and athletics offices with a “store front” treatment within the Quadrangle. Included in the project were new ADA compliant bathrooms to serve the increased use of the Student Center.



Main Quadrangle

Quadrangle Renovations

The Quadrangle between Mellen and Everett Streets remains a vital outdoor green space on our campus, a place of both active and passive activity and a historic connection to Lesley's nearly 100 years as a place of learning. This summer, we enhanced the Quad through the following measures:

- Re-grading of exterior pathways to meet Americans with Disability Act compliance, and aesthetic improvements
- Added new energy-efficient light poles and fixtures for increased light and safety and more aesthetically appropriate
- New landscaping and trees for improved aesthetics and more green space.

Campus Wide Initiatives & Sustainability

Lesley University has a firm commitment to sustainability not only in approach to facilities, but as an institution that impacts schools, organizations and communities world-wide through the work of our graduates. Our stated goal is to “empower individuals, and the institution, to contribute to a sustainable community, through a deeper understanding of the ecological connections that bind us all together, through the creation of opportunities for action, and through ongoing assessment of our progress.”

In 2008, Lesley University joined with other universities by joining the American College and University President’s Climate Commitment – a nationwide effort to address global warming by garnering institutional commitments to neutralize greenhouse gas emissions, and to accelerate the research and educational efforts of higher education to equip society to re-stabilize the earth’s climate.

Over the past year, the University has completed the following projects in its facilities towards its sustainability and other goals:

- Continued installation of energy efficient motion-sensing light switches in all appropriate spaces including classrooms, restrooms, conference rooms, and administrative offices.
- New boilers installed at 23 Mellen Street, 3 & 5 Everett Street for improved energy efficiency
- New boilers and chillers at 47 Oxford Street.
- New energy-efficient heat pumps installed at University Hall (1815 Massachusetts Avenue)
- Replaced sanitary drainpipe at 68 Oxford Street
- Installed a new key card access (OneCard) system to improve security in all Lesley buildings and residence halls.
- New OneCard used by all Lesley faculty, staff and students provides a stored cash value component which can be used at all participating neighborhood retail and restaurant establishments

University Hall

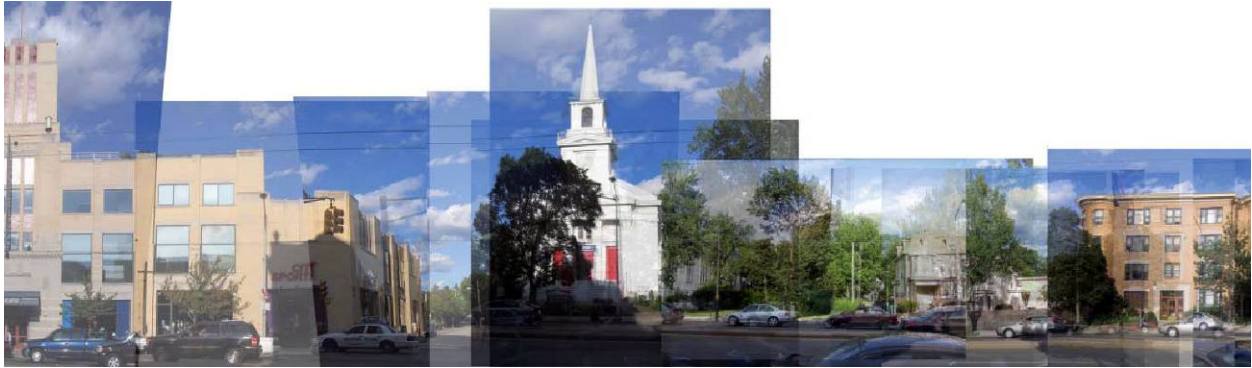
Lesley completed construction of new entrance awnings on the three exterior entrances of University Hall, and added landscaping to the rear entrance to more appropriately define it as a significant entrance to the building and the shops on the first and lower levels.

We are pleased to report the success of Tavern on the Square at Porter, occupying the space formerly occupied by Rustic Kitchen after a long vacancy. We are in discussions with several potential retail establishments for the remaining vacancy in the space formerly occupied by The Gap – the space was successfully divided last year to allow for greater variety in retail establishments, and additional street facing entrances to increase the building's permeability. The two spaces are occupied by Citibank and Bush Cleaners with one remaining space to be leased.



University Hall entrance

Proposed Projects



Massachusetts Avenue at Porter Square, proposed location of the new Art Institute

AIB Relocation

Lesley has been engaged in a planning process to relocate its Art Institute of Boston from its present location in Kenmore Square, to the site of the former North Prospect Church in Porter Square.

As reflected in all discussions with our neighbors, there has been widespread recognition that the addition of AIB – its students, faculty, events and activity – will be a significant enhancement to character and quality of life in Porter Square. AIB and the presence of art galleries, exhibits, lectures and events presents a unique opportunity to create a cultural destination in Porter Square, enhancing economic sustainability, increased evening activity, and a presence welcoming to the community while tomorrow’s artists create and learn within.

Our planning process has included:

- Engaging the Cambridge-based architectural firm of Bruner/Cott, experienced in the key areas of respectfully repurposing historic structures; designing art-related facilities; and coordinating multiple constituencies toward successful structures.
- Meeting regularly with members of the community to develop plans that enhance the neighborhood, both programmatically and structurally. This has included:
 - Regular discussions with the Agassiz Baldwin Neighborhood Council, the Porter Square Neighbors Association; the Lesley/Neighborhood Working Group, and open community meetings held on Lesley’s campus.
- Input from current Lesley faculty and staff towards quality teaching and learning spaces
- Examination of comparable art schools in the Northeast.



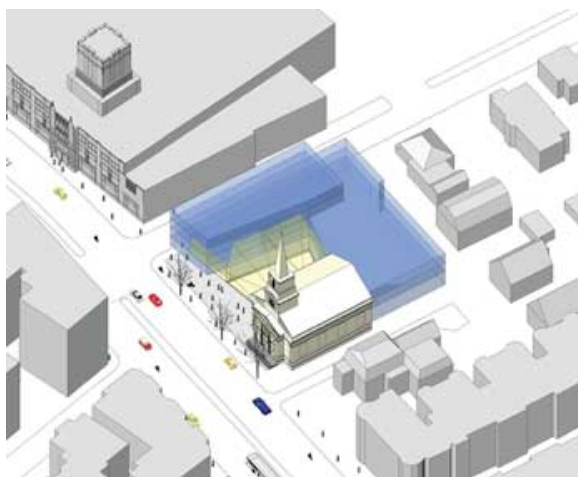
Overlay district



Potential build out

To date, the initial massing design studies and the re-zoning petition before the City of Cambridge towards this relocation reflect and have been shaped by these continuing conversations. The re-zoning application, and the Lesley/Porter Overlay District it seeks to create, strives to achieve a number of goals:

- Allow the successful relocation of AIB to Porter Square
- Provide the Community with greater predictability for future development on all properties that comprise Lesley's Porter Campus, including undeveloped lots at 1840 & 1846 Massachusetts Avenue and University Hall parking lot on Roseland Street.
- Reduce the development opportunity at 1840 & 1846 Massachusetts Avenue in height and allowable uses, to address community concerns about potential residence hall construction under current zoning.
- Approach all properties in the Porter Campus with a long-range, "smart growth" approach, capitalizing on its proximity to public transportation and as an integral component of the Porter Square business district.



Our plans thus far include:

- Street level, inviting spaces on Massachusetts Avenue including art galleries, an art library, and a glass-enclosed "Arts Commons."
- A respectful repurposing of the historic former North Prospect Church as a publicly accessible art library, allowing us to preserve the interior as a cohesive and welcoming space.
- Restoring the church to its original size and scale, moving it lower and closer to the side walk to re-engage its doors to the sidewalk.
- A three story building to the rear that respects the set back and height restrictions of the abutting residential zone, and a five story building at the corner of Massachusetts Avenue and Roseland
- A 3,000 square foot plaza on Massachusetts Avenue as usable and inviting open space, incorporating a public art installation and a gathering spot of students and neighbors.



Arts Commons



Painting Studio

Brattle Campus



Lawrence Hall



Hodges House



Winthrop Hall

In March 2008, Lesley University and the Episcopal Divinity School announced a partnership to create a shared campus at 99 Brattle Street. EDS retains full ownership of its other properties on St. John's Road which are not included in the agreement. The partnership provides for Lesley's phased purchase of 7 ½ buildings (Sherrill Hall will be jointly owned) over a period of 22 months beginning in September of 2008. This is an exciting opportunity for Lesley to meet many of its goals within existing institutional property, while providing a stronger financial foundation for EDS. Through the partnership, the two institutions comprise a two-member condominium association and maintain separate identities, while collaborating on academic opportunities. Lesley assumes campus maintenance and public safety responsibilities for the campus effective July 1, 2009.

Lesley has had a student presence on the Brattle Campus since 2002, leasing Lawrence Hall for student housing. September's closing included Lawrence Hall, Winthrop Hall and a Buildings and Grounds facility. The Brattle Campus also includes the former Weston Jesuit School of Theology at 3 and 5 Philips Place, purchased from Boston College in October.

Lesley's plans on the Brattle Campus include:

- In the summer of 2009, faculty and staff will relocate to 3 & 5 Philips Place.
- Winthrop Hall will be renovated to better meet student housing goals, however the timing of this renovation is under review.
- We are currently finalizing plans to create a shared Lesley/EDS Library at Sherrill Hall and share upgraded classroom spaces.
- Hodges House will house the offices of University Advancement, Alumni Relations and other administrative functions.
- Washburn Hall will serve as a student life facility; renovations could include expanded dining services and possible fitness/recreation facilities.

IV Mapping Requirements

Please attach to the report maps of the following (these may be combined as appropriate):

(All Maps are contained as Attachment A)

1. Map of all real estate owned in the City of Cambridge. Categorize properties by use as appropriate (e. g., institutional/academic, student activities/athletic, dormitory/nontaxable residential, investment, etc.).

See Maps 1, 2, 3 & 4

2. Map of real estate leased. Categorize properties by use as appropriate (e. g., institutional/academic, student activities/athletic, housing). This map can be combined with the one above.

See Maps 2, 3 & 4

3. Map of development projects completed within the past year, now underway, proposed or planned within the next three years.

See Maps 5, 6, & 7

4. Map the sub-areas/precincts of your campus, indicating the location of future development areas and projects. If appropriate, include detailed maps of sub-areas/precincts where significant changes are anticipated to occur over the next five years.

See Maps 5, 6, & 7

5. Map of all regularly scheduled campus shuttle and transit routes.

See Map 1

V Transportation Demand Management

Please provide the following information. You may summarize the information below or attach documents to this report, as appropriate. If your school has not updated information since submitting the 2007 Annual Report, you may so indicate in the appropriate space below.

- A. Results of surveys of commuting mode choice for faculty and/or staff and/or students.
- B. Information on the point of origin of commuter trips to Cambridge for faculty and/or staff and/or students.
- C. Have there been any changes in your TDM plan or strategy since submitting your 2007 Town Gown report? If so, please describe briefly. (Your PTDM plan is on file at CDD.)

See Attachment C

VI Institution Specific Information Requests

Cambridge College

1. Provide clarification about the parking situation for College employees and students. What facilities are available for each population? What efforts are being made to discourage the use of single occupancy vehicles as a means of transportation to class for students?

Harvard University

1. Provide an update on planning and construction activities in the North Yard and Law School areas, including plans for the Massachusetts Avenue frontage.
2. Provide an update of the plans for Allston as they affect the Cambridge campus and the City of Cambridge, with particular attention to proposed transportation links connecting Boston and Cambridge.
3. Provide a discussion of the university's role in the Harvard Square office market. What is the impact of an increasing university presence, particularly on office and retail uses?
4. Provide an update on the Fogg Museum project, with particular attention to possible effects on the surrounding community and streetscape.

Lesley University

1. Provide an update on the status of the university master plan process.

The University Campus Plan is complete, and was approved by the Board of Trustees in December. It is included as Attachment B.

2. Provide an update on planning and construction activities on the Main Campus and Porter Square areas. The Porter Square update should address the Porter Exchange building, the parking lots located across Massachusetts Avenue, and the North Congregational Church.

Addressed within narrative.

3. Describe plans for properties currently held by the University on or abutting Massachusetts Avenue. Particular attention should be paid to a description of the uses intended on the ground floor of these sites, as related to community concerns about maintaining an active retail environment.

Addressed within narrative.

4. Discuss the effect of Lesley's agreement with the Episcopal Divinity School on land uses in and around the EPS campus.

Addressed within narrative.

Massachusetts Institute of Technology

1. Provide an update on long term planning for the main campus, with a particular focus on plans for campus green space and campus edges, where MIT property abuts other land owners.
2. Provide information on any plans for additional housing and other uses under consideration for MIT owned parcels in Cambridgeport.
3. What are MIT's plans for 1 Broadway? Will the ongoing effort to attract incubators and start-up companies continue?