

2006 Annual Town Gown Report

Institution Name: Lesley University

Report for Time: Fall 2005 through Summer 2006

Date Submitted: December 18, 2006

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>	2003	2004	2005	2006	2016 (projected)
Head Count:	<u>418</u>	<u>426</u>	<u>412</u>	<u>415</u>	<u>500</u>
FTEs ¹ (if available):	<u>397</u>	<u>403</u>	<u>386.4</u>	<u>392.2</u>	<u>460</u>
<i>Cambridge-based Faculty</i>					
Head Count:	<u>148</u>	<u>141</u>	<u>142</u>	<u>145</u>	<u>180</u>
FTEs ¹ (if available):	<u>135</u>	<u>130</u>	<u>129.7</u>	<u>129.9</u>	<u>175</u>
Number of Cambridge Residents Employed at Cambridge Facilities:	<u>81</u>	<u>91</u>	<u>90</u>	<u>83</u>	<u>100</u>

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 2003 2004 2005 2006 2016 (projected)

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

Total Undergraduate Students:	<u>1012</u>	<u>1416</u>	<u>1702</u>	<u>1580 (1)</u>	<u>2000 (5)</u>
Day:	<u>519</u>	<u>1180</u>	<u>1200</u>	<u>1169 (2)</u>	<u> </u>
Evening:	<u>493</u>	<u>236</u>	<u>502</u>	<u>411</u>	<u> </u>
Full Time:	<u>563</u>	<u>1099</u>	<u>1138</u>	<u>1122</u>	<u> </u>
Part Time:	<u>449</u>	<u>317</u>	<u>564</u>	<u>458</u>	<u> </u>
Total Graduate Students:	<u>1505</u>	<u>2298</u>	<u>2353</u>	<u>2341(3)</u>	<u>2588</u>
Day:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u> </u>
Evening:	<u>1505</u>	<u>2298</u>	<u>2353</u>	<u>2341</u>	<u> </u>
Full Time:	<u>226</u>	<u>640</u>	<u>868</u>	<u>779</u>	<u> </u>
Part Time:	<u>1279</u>	<u>1628</u>	<u>1485</u>	<u>1562</u>	<u> </u>
Non-Degree Students:	<u>975</u>	<u>976</u>	<u>1085</u>	<u>792</u>	<u>1194</u>
Day:	<u>975</u>	<u>577</u>	<u>515</u>	<u>535 (4)</u>	<u> </u>
Evening:	<u>0</u>	<u>399</u>	<u>570</u>	<u>257</u>	<u> </u>
Total Students Attending Classes in Cambridge (inclusive of all categories below)	<u>3492</u>	<u>4690</u>	<u>5140</u>	<u>4713</u>	<u>5931</u>

- (1) **Reduced undergraduate enrollment is principally due to a fall in Adult Baccalaureate enrollment, and reduced summer '06 enrollment in both day and evening. Fall enrollment for full time undergraduate students has increased, which will be reflected in next year's report.**
- (2) **Includes 463 Art Institute of Boston students who take only a small portion of their course load on the Cambridge Campus. Likewise includes 550 Lesley College students who may take a portion of their course work at the Art Institute of Boston.**
- (3) **Includes Summer School Students and any student taking a graduate class regardless of whether they have been accepted onto a degree program.**
- (4) **Includes 56 Threshold students and 398 in Centers and Institutes intensive courses (5 day model)**
- (5) **Projections include a total Lesley College and Art Institute of Boston full-time, undergraduate enrollment of 1500.**

¹ Include all non-degree students enrolled in day or evening classes, such as persons taking Harvard Extension classes.

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

C. STUDENT RESIDENCES	2003	2004	2005	2006	2016 (projected)
<i>Number of Undergraduate Students residing in Cambridge:</i>					
In dormitories:	<u>450</u>	<u>545</u>	<u>610</u>	<u>637</u>	<u>990</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>
In off campus non-affiliate housing:	<u>64</u>	<u>47</u>	<u>59</u>	<u>75</u>	<u>70</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>
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>
In off campus non-affiliate housing:	<u>178</u>	<u>211</u>	<u>183</u>	<u>137</u>	<u>263</u>

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.*

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D. FACILITIES & LAND OWNED

The following facilities and land information should be provided for the campus as a whole as well as for sub-areas/precincts of the campus. For example:

- Harvard University for the North Campus, Law School, Radcliffe Quad, Harvard Yard, etc.
- MIT for the East Campus, West Campus, Sloan School, etc.
- Lesley University for the Main Campus and Porter Square Campus

Acres:	2003	2004	2005	2006	2016 (projected)	
Tax Exempt	<u>n/a</u>	<u>7.59</u>	<u>7.59</u>	<u>8.48</u>	<u>9.32</u>	(1)
Taxable	<u>n/a</u>	<u>3.94</u>	<u>4.63</u>	<u>4.40</u>	<u>4.40</u>	
Number of Buildings:	<u>32</u>	<u>32</u>	<u>32</u>	<u>33</u>	<u>38</u>	(2)
Dormitories:						
Number of Buildings:	<u>12</u>	<u>12</u>	<u>13</u>	<u>15</u>	<u>19</u>	
Number of Beds:	<u>462</u>	<u>548</u>	<u>618</u>	<u>665</u>	<u>990</u>	
Size of Buildings (gross floor area):	<u>617,847</u>	<u>582,047</u>	<u>662,150</u>	<u>677,900</u>	<u>988,971</u>	
Institutional/Academic	<u>427,007</u>	<u>276,593</u>	<u>300,592</u>	<u>362,821</u>	<u>442,821</u>	(2)
Student Activities/Athletic	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,000</u>	<u>51,000</u>	(4)
Dormitory/Nontaxable Residential	<u>0</u>	<u>110,414</u>	<u>118,411</u>	<u>131,432</u>	<u>312,854</u>	(3)
Commercial	<u>156,784</u>	<u>157,984</u>	<u>166,984</u>	<u>96,484</u>	<u>106,133</u>	(1)
Taxable Residential	<u>36,056</u>	<u>37,056</u>	<u>76,163</u>	<u>76,163</u>	<u>76,163</u>	

Notes:

- (1) 10 % increase for 2016.
- (2) Includes building for Art Institute of Boston on 1799 Mass Ave. and 4 potential dorms
- (3) 4 potential new dorms
- (4) Possible expansion of athletic/wellness facilities.

Includes addition of North Prospect Church property (0.64-acres) under tax exempt, as well as conversion from institutional/administrative to institutional/dormitories for 35 Mellen, 14 Wendell, and the second floor of White Hal. Additionally, includes the 2nd floor of Porter Exchange from commercial to institutional use.

This section refers to parking spaces maintained in Cambridge only. Provide figures for the Campus as a whole and for each sub-area/precinct. Attach additional information as necessary.

Parking Facilities	Campus	Sub-Area 1	Sub-Area 2
Sub-Area Name		<u>Quad</u>	<u>Porter</u>
Number of parking spaces maintained for students (include resident and commuter parking):	<u>23</u>	<u>23</u>	<u>0</u>
Number of parking spaces maintained for faculty, staff and visitors:	<u>295</u>	<u>199</u>	<u>96</u>

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

2003	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

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

2016 Projected	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

Property Transfers:

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

North Prospect Church, 1799-1801 Massachusetts Avenue

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

None.

Please describe any planned dispositions or acquisitions:

None.

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:

Address	Space	Gross SF	Use
99 Brattle Street	Lawrence Hall	22,496	Institutional/Dormitory
1 Porter Square Galleria	Lower Level	19,500	Institutional/Administrative Office (Lease Expired & Lesley vacated 4/06)

F. PAYMENTS TO CITY OF CAMBRIDGE:⁵

	FY 02	FY 03	FY 04	FY 05	FY 06
Real Estate Taxes Paid	\$488,146.51	\$494,264.24	\$528,264.24	\$623,020.00	\$591,557.67
Payment in Lieu of Taxes (PILOT)	\$N/A	\$N/A	\$N/A	\$N/A	\$N/A
Water & Sewer Fees Paid	\$223,661.52	\$254,945.80	\$235,471.06	\$274,406.00	\$287,656.65
Other Fees & Permits Paid	\$16,089.80	\$15,372.20	\$20,038.60	\$26,828.00	\$199,940.80

Notes:

Construction fees and Permits for Porter Exchange 2nd Floor, 35 Mellen St. and 14 Wendell St. (\$179,299).

⁵ Fiscal Years for the City of Cambridge begin on July 1 and end on June 30 of the following year. For example, FY 06 for the City of Cambridge includes the period from July 1, 2005 through June 30, 2006.

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;
- How do you see your campus evolving to address your institution's strategic goals and objectives;
- Describe the goals and needs that you address through your plans
- 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

Since 2002, Lesley University has been developing a comprehensive long term Campus Plan that will support the University's vision and goals. Throughout the planning process, we have completed a number of studies to support the Centennial Plan. The planning horizon for the Campus Plan is phased: Phase 1- FY 2006-2009, Phase 2 – FY 2010-2015 and Phase 3 – FY 2016 and beyond.

We have set forth seven goals for the University. These goals guide the planning process, and include:

- 1. Ensure that Lesley's mission and values permeate our programs and shape our community: educating, engaging, and empowering our students to work to create a more just and humane world.**
- 2. Elevate Lesley University's standing and visibility as a national teaching and learning university.**

3. **Enhance Lesley's position as the quality leader in teacher education nationally.**
4. **Enhance existing and develop new areas of academic distinction.**
5. **Create a distinctive undergraduate experience that combines the best of Lesley's academic traditions, curricular strengths, and entrepreneurial approaches.**
6. **Provide the facilities, resources, and environment needed to support excellence.**
7. **Support, sustain, and enhance faculty/staff excellence and diversity.**

In support of these goals that are framed in the University Vision, several broad priorities have emerged in the draft Centennial Campus Plan:

1. Improve Academic Facilities

To support multi-disciplinary pedagogies and seek to increase the number and type of learning spaces, while improving access to the latest scientific equipment, modern presentation technology and library facilities.

2. Enhance Student Life

Expand and improve student life space through improved Student Center, and facilities for athletics, wellness, dining and small comfortable spaces for work and play. We will complete the second phase of the Student Center upgrade, and are continuing the lease with Buckingham Browne and Nichols for use of its athletic facilities, and we are exploring other options for athletic/wellness facilities.

3. Accommodate Increased Enrollment

Improving academic and living facilities to comfortably accommodate growth in the student population. Lesley College is expected to grow from 620 to 800 students by 2015. On campus housing will be increased by an additional 380 beds to house part of the increased enrollment, including replacing housing facility leased from the Episcopal Divinity School already in Cambridge. Over the two years, Lesley has been able to create 92 new beds on campus by converting and adapting existing property. It continues to look for such opportunities on the existing campus.

4. Preserve and Modernize Existing Facilities

Including ADA-adaptations in renovation projects, and establishing benchmarks and metrics for improving environmental sustainability of existing and new facilities., while maintaining the character of historic Victorian structures on campus.

5. Leverage Urban Character

Continue to leverage Massachusetts Avenue as a connector between Porter and Quad campuses and supporting local businesses as a provider of amenities to students, faculty and staff, and maintain Victorian character of Mellen Street.

6. Enhance University Image and Presence

For example: Improving signage on the campus so that it is visible and consistent, and maintaining active retail uses on Massachusetts Avenue.

In March of 2006, Lesley University ended its negotiations for the “Air Rights” over the Commuter Rail tracks at the Porter T stop. During the course of the negotiations, cost estimates and construction complexities for building over the rail line escalated exponentially, while other opportunities for space that fit our goals more cost effectively. In the Spring of 2006, the Smithsonian Astrophysics Observatory ended their lease of the second floor of Porter Exchange, and we purchased the North Prospect Church, immediately adjacent to our campus.

After the purchase of the North Prospect Church (now referred to as Prospect Hall) was completed, it was soon after evaluated for its potential to accommodate the relocation of AIB to Cambridge. Because of the site’s adjacency to the Porter Exchange building, which has already been planned to serve as an arts and education hub for the Cambridge campus precincts, the North Prospect Church is an excellent addition to the campus. Both the building and adjacent land are likely to be improved to support AIB facilities. Additionally, the University anticipates the AIB building(s) to bring retail and cultural vibrancy suitable to this part of Massachusetts Avenue for the whole neighborhood to enjoy. It is consistent with neighborhood priorities for development along Massachusetts Avenue that brings light, foot traffic into the evening hours, and offers programming that welcomes the community.

A key component of the Centennial Campus Plan is to work toward projects, whenever possible, that simultaneously fulfill our educational needs and fit or even enhance the character and culture of our immediate neighborhoods.

We look forward to a continued open and cooperative working relationship with our residential and municipal neighbors to develop each parcel of land in a way that meets our educational needs and goals and enhances the character of the neighborhood.

Planning Background

Lesley has been located in Cambridge since its founding in 1909. The university's campus planning anticipates that Lesley's primary campus will continue to be in Cambridge. Lesley University provides undergraduate and graduate degree programs through four schools, as well as continuing education programs for non-matriculated students (i.e. Lesley Seminars). Three of the four schools provide programs for adult students who predominantly take evening courses on a part-time basis: the School of Education, the Graduate School of Arts and Social Sciences, and an Adult Learning Division (now merged with Lesley College). Lesley College and the Art Institute of Boston -- primarily serve traditional age undergraduate students, most of whom reside in university-provided housing.

In addition to its campus-based degree programs in Cambridge and Boston, Lesley serves more than 7,000 adult students who take their classes at more than 250 off-campus sites located in 23 states and 1 foreign country. Lesley forecasts significant growth in these off-campus degree programs. However, that growth is expected to result in minimal increases in on-campus support personnel and new space requirements in Cambridge.

Planning assumptions for Lesley's two residential schools -- Lesley College and AIB -- are tied to the futures of the undergraduate programs. The decisions to re-locate AIB to the Porter Campus in Cambridge, grow the traditional-aged undergraduate population, and to make Lesley College co-educational, all have had and will continue to have impacts on the use of space on Lesley's Cambridge campuses.

The Centennial Campus Plan

The Centennial Campus Plan envisions Lesley University developing two living and learning campuses. The southern campus, the historic nexus of Lesley's campus in the Agassiz Neighborhood (Quad Campus), would be devoted essentially, but not exclusively to the traditional undergraduate program. The northern precinct, centered on the Porter Square property in the Porter Square Neighborhood (Porter Campus), would feature the arts and education; again essentially, not exclusively. The two campus would be linked by Massachusetts Avenue and Oxford Street, which are streets rich and vibrant with a mix of residential, commercial and institutional uses. The distance between the two campus is a ten-minute walk.

Currently, all residential housing for the University is on the Oxford Campus and in a dormitory, Lawrence Hall, on the campus of the Episcopal Divinity School on Brattle Street, for which we have a lease through 2009. The current Plan allows for flexibility in location of residential dormitories in support of the planned growth of the University residential community.

Campus Planning Process Overview

The process for developing the current Centennial Campus Plan, which has been ongoing for the past several years, has included the participation of faculty, staff and students on campus through Lesley Community Open Forums. A Campus Plan Committee, composed of representatives from each major constituency, has been formed to review, debate, and make recommendations on the Plan. A campus planning consultant, Dober, Lidsky, Craig and Associates, has been providing direction in the development of the Plan and conducting research and analysis to determine the existing conditions, financial impacts, growth dynamics, needs and future desires of the University community. A series of alternatives will be tested with a final set of recommendations to be put forth to the Campus Planning Committee, University Senior Management and the Board of Trustees for discussion. The Plan will be structured in a phased approach over the next 3, 5, 10 and 15 year periods to be appropriate to the University's growth, needs and financial capability.

Over the past three years, activities have included individual meetings with University Leadership, open forums with the Lesley Community (faculty, staff and students), presentations to the both the Porter Square and Agassiz neighborhood groups, and the City of Cambridge to lay out basic direction of the planning process and gather feedback on the plan. The Committee is incorporating the response of the community into the final Centennial Campus Plan document, which will also include drawings illustrating all potential developments, and potential timelines.

The President, Senior Management and the Board of Trustees will review the final Centennial Campus Plan document. Together, they will decide which recommendations to accept and authorize the initiation and financing of the selected Campus Plan initiatives. Approvals and variances required from the City of Cambridge for the individual development projects will then be pursued in a public process on a timeline to be put forth in the final Campus Plan document. The formal document is currently scheduled to be presented to the University Board of Trustees at the **November 2006** Trustee Meeting.

As the Centennial plan nears completion, we plan to present it to the PSNA and ANC for feedback prior to final presentation to the University Trustees.

The University remains committed to regular, consistent communication with neighborhood groups, regularly attends meetings of the Porter Square Neighbors Association and the Agassiz Neighborhood Council and will continue to do so. Recently, we began participation in a neighborhood working group formed by City Manager Robert Healey and facilitated by Assistant City Manager Beth Rubenstein. The group is comprised of residents and business owners from a broad spectrum of neighborhood stakeholders including Porter, Agassiz, Neighborhood 9, and the business community. We view this as an opportunity to discuss development plans, and are optimistic that it will assist the University in effective outreach to the larger community.

During the planning process, several major projects in support of the plan have been undertaken including: renovation of the Student Center; construction of new science labs at Porter Exchange; new enhanced classrooms; renovation of 75% of residence halls and the creation of 90 new beds.

The completion of Centennial Campus Plan document will be overseen by President Margaret A. McKenna, who has announced she will step down as President of Lesley University in June of 2007. The execution of the Centennial Campus Plan will be overseen by a new President. A Nationwide search and selection process is underway, and has included forums within the Lesley Community. Information about the Cambridge community, and the character and culture of the neighborhoods surrounding our campus is provided to candidates, and we fully expect President McKenna's commitment to positive working relationships with the City and neighbors to continue uninterrupted.

Other Projects

As a part of the Centennial Campus Plan, we have performed a study of the existing Lesley buildings to provide a template for their renovation and renewal over the next 20 years. This ongoing program will be addressed yearly as a part of an enhanced capital plan to continue to maintain all buildings in a good state of repair in support of the academic and student life goals of the University as well as maintaining a good neighborhood appearance.

Lesley has also been engaging in a sustainability initiative: a team of faculty, staff, and students have been meeting regularly to create Lesley's first sustainability report. In addition to looking at recent accomplishments, the document sets specific benchmarks for the coming year and the next several years. The effort is focused around four core areas: Academics and Research, Operations and Campus Planning, Outreach, and Social and Community Responsibility. Through this initiative, Lesley intends to greatly sharpen its sustainability efforts.

Being a Good Neighbor

Lesley anticipates that as part of any future campus plan, the university will seek to create within its properties an enhanced "campus feeling" that will benefit students, faculty and the community at large. For example, Lesley would like to find ways to create additional open space in this area – a part of Cambridge that today enjoys less open/green space than perhaps any other neighborhood in the city. Similarly, Lesley is keenly interested in improving the pedestrian-friendliness of the area, as well as enhancing safety, traffic and parking congestion. Any planned development projects will be presented to the neighborhood associations for review and input during the development process, in line with our posture to continue to be very transparent with the neighborhoods on any development projects.

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).

Projects Completed and Underway in 2005-6

PORTER CAMPUS

A major component of our short and long term planning involves the Porter Campus – comprised most visibly by the Porter Exchange building and, more recently, the North Prospect Church, 815 Somerville Avenue and several lots. Our planning involves not just a collection of projects, but more cohesive goal of planning for these properties together to comprise not just facilities, but a campus feel that will benefit Lesley’s mission as well as become an attractive component of Porter Square’s character.

Porter Exchange

Science Labs –

Over the past two years Lesley completed a review of its undergraduate science program, including the location of its science labs, which were on the Quad Campus, in the basement of 47 Oxford Street. The labs, which were in need of upgrading to become first class facilities, were relocated to the second floor of the Porter Exchange building during the summer of 2006 and are now in use. Labs include biology (no live animals), earth sciences and chemistry. Their main purpose is to teach education students about teaching science to K-12 grade students, a critical need in our schools

School of Education

The School of Education has been located in five different campus buildings. As its curricular and research programs evolve, and the demands of the School’s heavy involvement in Lesley’s National Programs has increased dramatically. The School’s faculty and staff, and ultimately students, now benefit from being brought together in one easily-accessible location. Renovation to the Second floor of Porter Exchange continues, though the offices of the Dean, faculty and support staff have already been relocated. Several new classrooms, in addition to a 200 seat auditorium, are also being built.

Exterior and First Floor Improvements

As we complete renovating the upper floors of Porter Exchange to house the Lesley’s School of Education, we are examining further renovations to reposition the building’s outward appearance more appropriate for its primarily academic purpose. We will be examining the layout and design of signage indicating it as the home of the School of Education, as well provide space for AIB and various student services. While retaining the retail use and many of the same tenants on the ground floor, we are evaluating potential enhancements through changes to space configuration, exterior signage and branding, and interior décor and signage. Porter Exchange’s retail operation today is a vital resource in the Porter Square neighborhood and we seek to develop a plan that enhances that value to the community while repositioning the building’s image as a center for teaching and learning.

815 SOMERVILLE AVE

The renovation of the commercial property at 815 Somerville Avenue was completed in early 2006. The first and third floors were renovated upon departure of the tenant leaving to be utilized as Lesley administrative space. The project consisted of approximately 20,000 square feet. It supported the relocation of administrative offices from the Porter Galleria Building. The project utilizes low-VOC paints throughout and automatic faucets in the restrooms.

QUAD CAMPUS

CONVERSION OF EXISTING OFFICE TO RESIDENTIAL

Lesley is renovating 35 Mellen, 14 Wendell, and the second floor of White Hall (31 Everett) for the 2006-7 academic year. All three renovations are from Lesley office space to Lesley residential space. With the renovation of 815 Somerville and the Porter Exchange building, and the decision to grow the residential enrollment, Lesley has been looking for opportunities to recreate existing assets as student housing.

- 35 Mellen will have 23 beds, a full kitchen and common lounge space for students, as well as bathrooms and storage. The building will be refit with a functional front porch and will look out over the Student Center and Quad.
- 14 Wendell will have 24 beds, a full kitchen and common lounge space for students, as well as bathrooms and storage.
- White Hall's second floor has 45 beds, common lounge space, and bathrooms. Before being converted into office, this floor was residential. The upper floors of White Hall will remain student housing, with a similar floor plan to the re-adapted second floor.

All of these projects include low-VOC paints throughout, water-saving shower heads and toilets, automatic faucets, and more efficient paper towel dispensers.

STUDENT CENTER RENOVATION

The Student Center's first phase of renovation was completed in the fall of 2005. The work consisted of a complete renovation of the Raizes Student Center in MacKenzie House and the enlargement of the center through the addition of a new façade and the incorporation of the Miller Room (a meeting room). The multi-level facility includes a snack bar, game room, dining, and lounge space. Phase 2 of this renovation of Student Center will include Student Activities offices and new ADA restrooms. It is anticipated to be completed within the existing building envelope.

16-18 WENDELL STREET

We are exploring a renovation of 16 and 18 Wendell Street connecting both structures into a single 51 bed dormitory. 18 Wendell Street is currently a student residence, 18 Wendell Street has been office space for Creative Arts in Learning faculty who will be

relocated to available space in Porter Exchange. The two structures would be retain their current character from the street view, but undergo an interior and rear transformation that would provide common stairwells, ramps and elevators bringing them into ADA compliance, and reconfigure the primary entrances to the rear towards existing Lesley properties and lots.

Projects Tentatively Scheduled for the Next 3 Years

Relocation of AIB (Porter Campus)

The Art Institute of Boston became part of Lesley University in 1998. All of AIB's academic and administrative functions are housed in approximately 56,680 net useable square feet in two buildings in Boston's Kenmore Square. Lesley owns the main AIB building and leases the second building. For academic and operational reasons, the decision was made some time ago to relocate AIB to Cambridge, to be in closer proximity to the rest of Lesley, and, in particular, Lesley College. Residential students of AIB are already housed in Cambridge.

As stated above, most of Lesley's initial planning has focused on relocating AIB to the Porter Square area. AIB would be housed within a combination of existing and newly created facilities in and around Porter Square, but primarily at the North Prospect Church site (1799-1801 Mass Ave). Lesley purchased the site in 2006 and is in the process of selecting an architectural team to lead the design process. The congregations who utilized the site for religious purposes have found existing congregations in other parts of Cambridge and Somerville to join. We recently informed the Agassiz Preschool that they can continue their tenancy through the 2007-2008 academic year.

As AIB develops at the Porter Campus, it will likely need more space than can be provided on the North Prospect Church site. Potential sites for additional AIB classrooms, studios and/or residence halls include:

- The 2nd, 3rd, and 4th floors of the Porter Exchange building (55,000 gross sq. ft. was vacated by the Smithsonian Astrophysics Observatory in December 2005) and will also be home to Lesley's School of Education;
- The parking lot behind Porter Exchange.

In this relocation scenario, AIB would become the anchor of a cluster of art-related programs and activities, to also include other Lesley arts programs (Creative Arts in Learning Master's Program, Expressive Therapies Master's and Ph.D. Programs, Art Education Master's and Teacher Licensure Program, Lesley Seminars, etc.). Key elements of an AIB focused Porter Campus include at least one public exhibition gallery, art related retail, and other retail-oriented programs that would benefit the community at large. We have already opened a gallery on the first floor of Porter

Exchange, which has educational uses including gallery management and curator experience, as well as retail sales, student/faculty exhibition space, and future community arts space. Lesley is confident that such an arts-oriented use of its Porter properties could attract additional arts-oriented businesses and organizations to the Porter Square neighborhood. The current schedule for relocation of AIB to Porter is still under discussion, but construction would not begin prior to July of 2008.

The planned relocation of the Art Institute of Boston to Cambridge will be a significant enhancement to the arts environment of the Porter Square area, adding to the vibrancy of the area. Additionally, as stated above, it is our intention to have retail or other non-residential components as a part of each of the buildings that may be constructed on the sites that Lesley owns along Massachusetts Avenue. AIB on Massachusetts Avenue would fulfill neighborhood priorities of a well lit development, fostering foot traffic into the evening, with community access for gallery showing and other events. Lesley has been a consistent member of the three neighborhood group driving the proposed revisions to the zoning along Massachusetts Avenue.

We anticipate and look forward to a public process for this undertaking. In addition to our participating in the newly established Working Group with the City's Community Development Department, presentations and discussion at ANC and PSNA, we envision additional public forums to assist architectural vision prior to design and share initial design to neighbors for feedback and discussion. We recognize that our vision for an AIB in Porter Square is a significant development for a neighborhood rich in culture and character, and expect that community outreach and conversation will enhance its value.

While this project is currently in the initial design stage, it is highly unlikely to be concluded within the next three years.

Ludke Library (Quad Campus)

The second academic project that is currently under review is renovation of the Ludke Library to better support not only the on-campus students but those that are part of the off-campus program taught across the country. This project is directly related to the goal of creating a distinctive undergraduate experience and providing academic excellence in programs. The first phase of this project to create a 21st Century library is to develop an "Information Commons" on the first floor of the library which would have the latest technology, flexible work space for individual and group study and the ability for students to more easily access to all forms of information. Off campus students would have access to the same services as on campus. The first phase of the project is currently scheduled to occur within the next three years, depending upon financing with other phases of the library project which may include some expansion onto the adjacent parking lot are several years out.

Projects under Consideration with no Immediate Timeline

Increased student housing

With projected growth in enrollment at Lesley College, Lesley's traditional residential Liberal Arts College, we anticipate a need to increase the number of beds in our residences from the current 630, to 950. We have no firm timeline for this increase, as we seek to build to fit this need as the need increases, i.e. we will grow the number of beds to accommodate increases in enrollment as it grows over time. We have extended our agreement with the Episcopal Divinity School for the lease of Lawrence Hall through 2009. Sites that have been examined for potential for student housing include: lots across from Porter Exchange, National Car Rental site, Lot C, Lot B and behind Porter Exchange. We expect to share information on these plans with the City and neighbors as they develop.

Porter Square Air Rights (Porter Campus)

Lesley is no longer negotiating with the MBTA regarding Porter Square Air Rights.

Accessibility

Lesley continues to make improvements to ensure accessibility for all students and employees. Major improvements have been made to our older facilities with each project, and we are incorporating improved accessibility into each project moving forward.

Sustainability

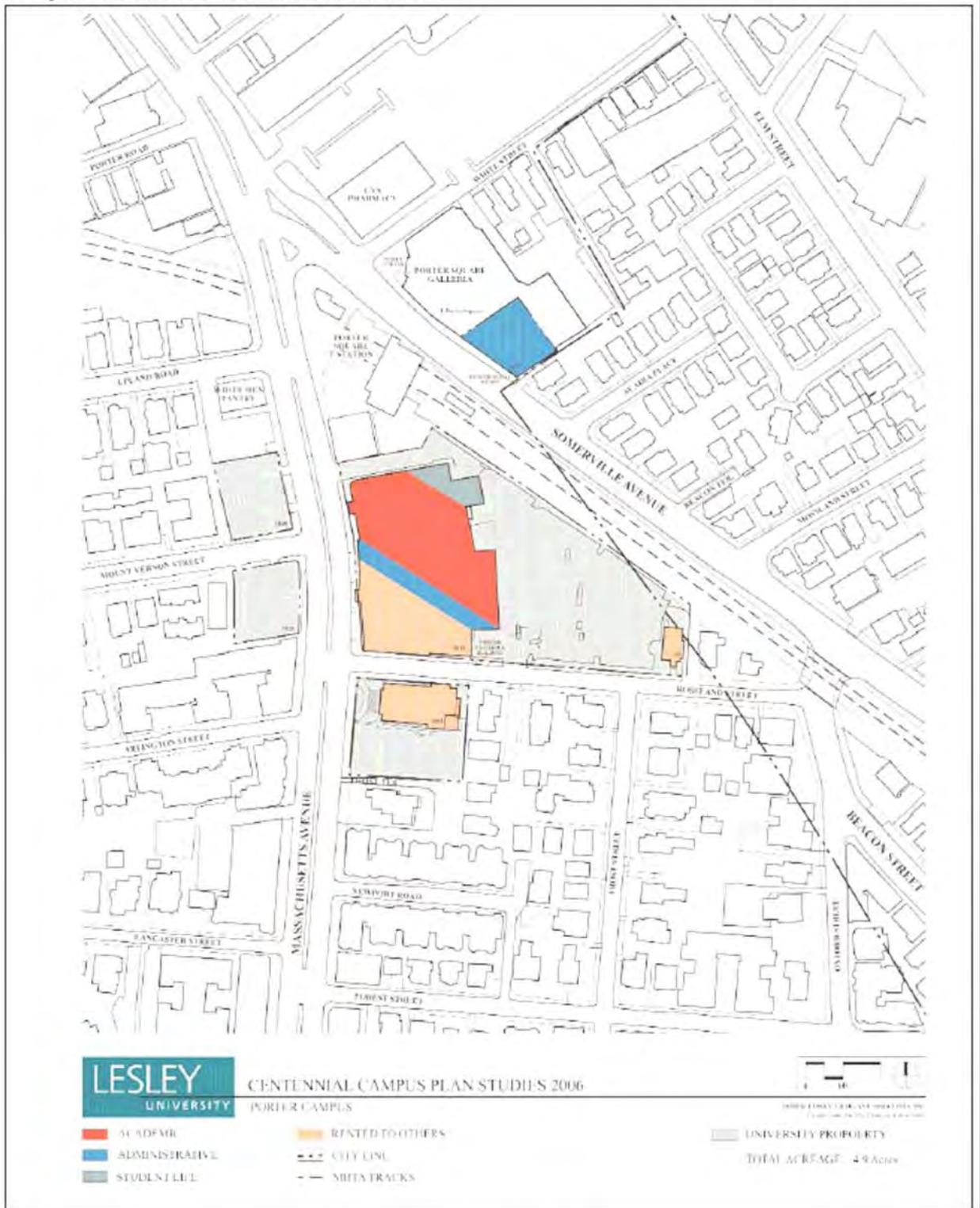
In all of these projects, Lesley is exploring ways to improve social and environmental sustainability. Lesley recently formed a Sustainability Task Force, comprised of faculty, staff, students and administrators with the objective of improving Lesley's practice of sustainable practices and including concepts and practices in all operations, academics, and policies. We are in the process of establishing benchmarks and recommendations for the entire Lesley Community, and incorporating sustainable building practices into all Lesley facilities projects.

IV. MAPPING REQUIREMENTS

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

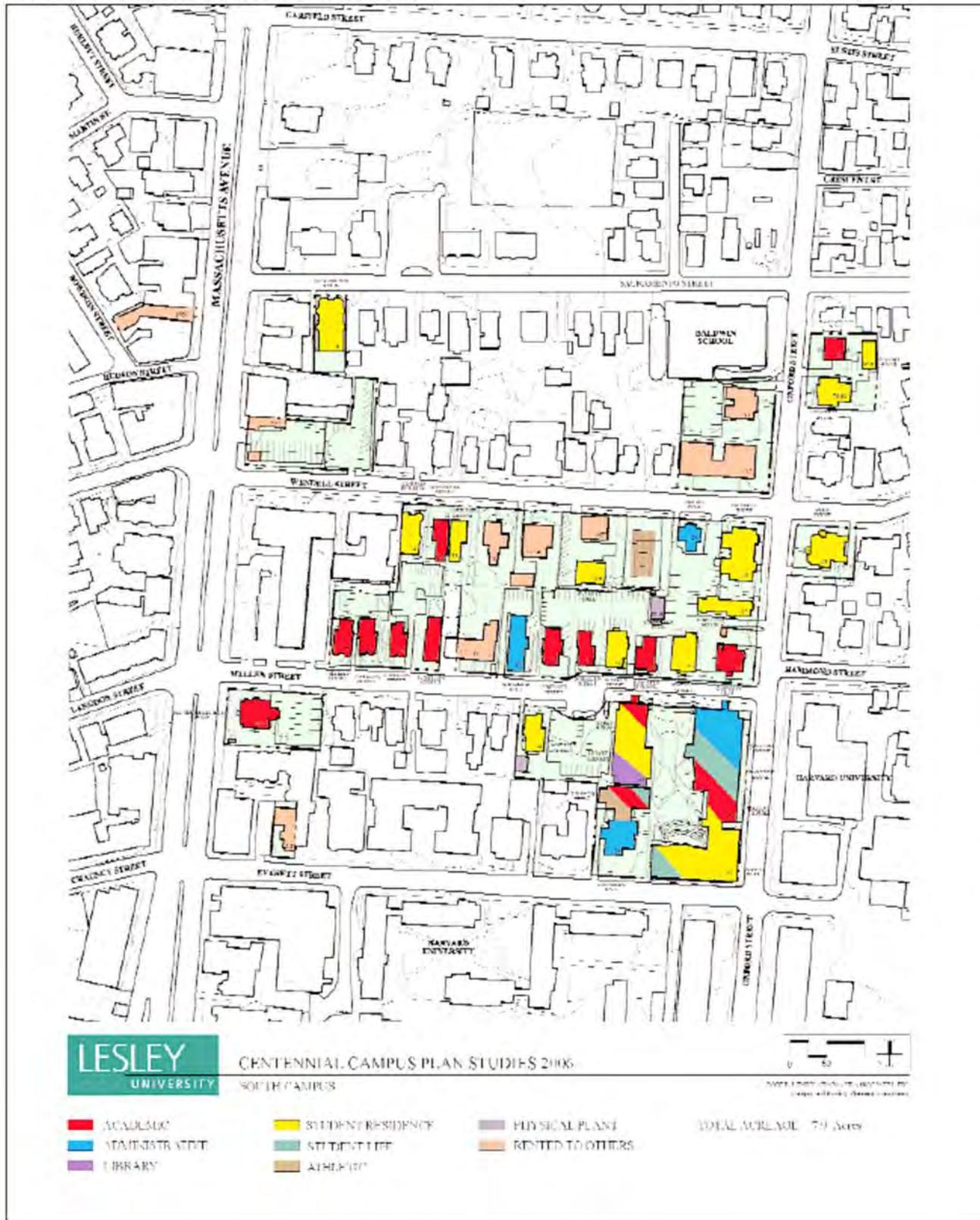
1. Map of all real estate owned in the City of Cambridge. Categorize properties by use as appropriate (e. g., institutional/academic, student activities/athletic, dormitory/nontaxable residential, investment, etc.).
2. Map of real estate leased. Categorize properties by use as appropriate (e. g., institutional/academic, student activities/athletic, housing). This map can be combined with the one above.

Drawing: PREDOMINANT USE AND PROPERTY - PORTER CAMPUS



prepared by DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
Campus and Facility Planning Consultants

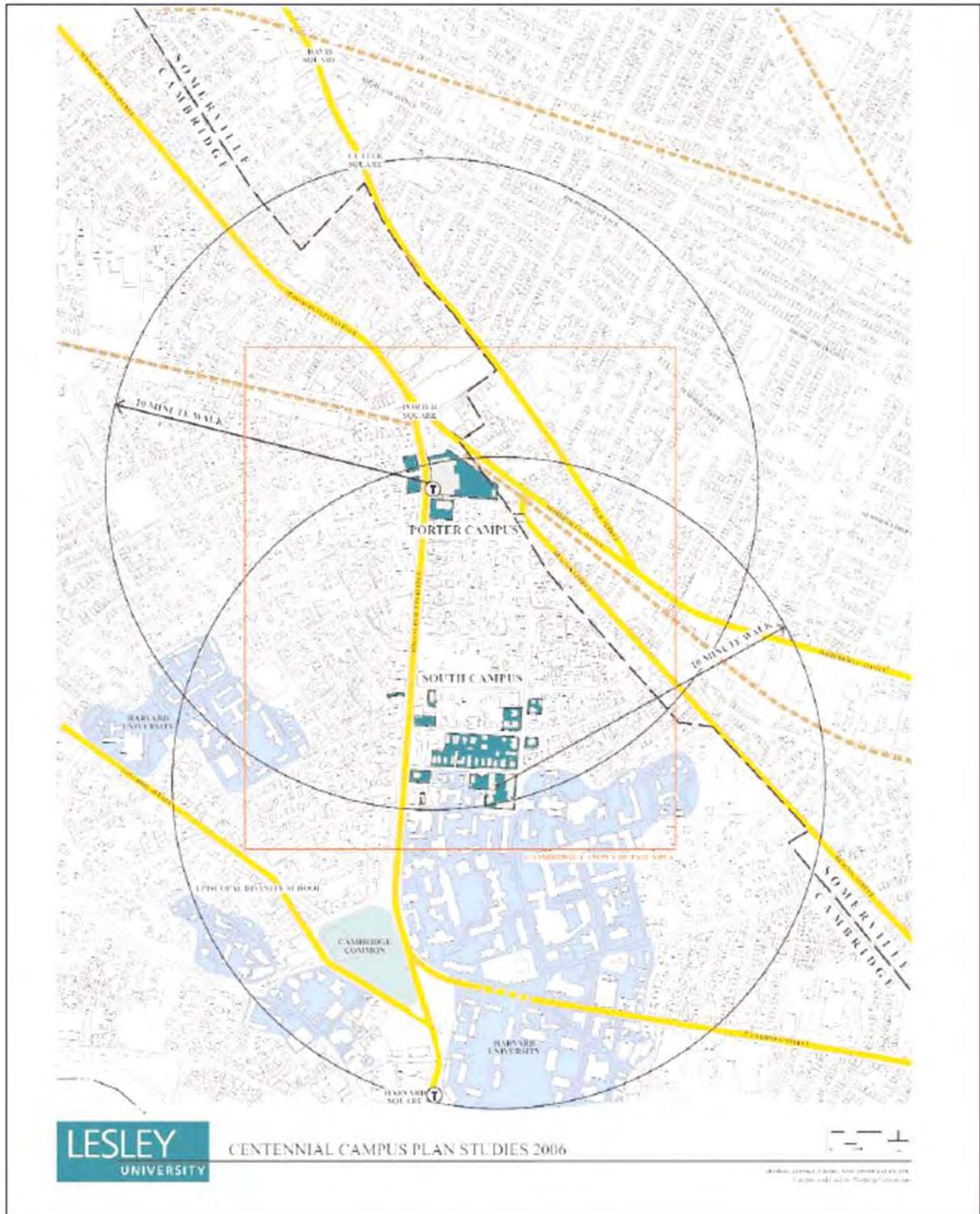
Drawing: PREDOMINANT USE AND PROPERTY - SOUTH CAMPUS



prepared by DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
Campus and Facility Planning Consultants

3. Map of development projects completed within the past year, now underway, proposed or planned within the next three years.
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.
5. Map of all regularly scheduled campus shuttle and transit routes.

Drawing: CONTEXT



prepared by DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
Campus and Facility Planning Consultants

TRANSIT ROUTE TO BE ADDED

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 2005 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 2005 Town Gown-report? If so, please describe briefly. (Your PTDM plan is on file at CDD.)

No Changes

VI. INSTITUTION SPECIFIC INFORMATION REQUESTS

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 on the conversion of the Hilles Library to student services related uses and any impact on its visual relationship to the surrounding neighborhood.
3. Provide an update on any anticipated change in the quantity of space leased to commercial tenants (retail and office), with particular attention paid to any ground floor retail activity currently accessible to the public.
4. 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.

Lesley University

1. Provide an update on the status of the university master plan process, the schedule for its release and implementation, and outreach about this process to the City and the Agassiz, Neighborhood 9, and Porter Square communities. **See Section II.**
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, MBTA Porter Square Station air rights, and the North Congregational Church. **See Sections II and III.**
3. Provide an update on the move of Art Institute of Boston facilities to Cambridge, including the use of facilities at the Episcopal Divinity School. **See Sections II and III.**
4. 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. **See Sections II and III.**
5. Provide information on the scope and projected growth of off-site learning, and the ability of such programs to finance campus improvements in Cambridge.

Lesley's National Programs today makes up the majority of the University's total enrollment, with approximately 9,000 of Lesley's 12,000 students studying in locations other than our Cambridge campus. We operate in nearly 150 locations in 23 states through a weekend cohort model pioneered by Lesley in the 1970's and expanded during the past twenty years.

Capital improvements are funded through tuition, but also through endowment growth and fundraising. Lesley's operational budget is 85 % tuition driven. During 2006 Lesley received a \$10 million gift, the largest in the University's history, to benefit the

school of education. The School of Education has been relocated into the Porter Exchange building, and we've made significant improvements to the Second Floor.

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. Provide information on plans for MIT owned parcels located along Massachusetts Avenue, with particular attention to ground floor retail uses.
4. Provide information on how MIT plans to strengthen the link between its campus and the Central Square shopping district.
5. Provide an update on plans for the following properties:
 - a. The vacant parking lot located at the intersections of School and Cherry Streets.
 - b. The vacant lot located at Watson and Brookline Streets.
 - c. The former California Paint site.
 - d. 130 Brookline Street.

2006 Annual Town Gown Report

Taxable Facilities Inventory
Sort

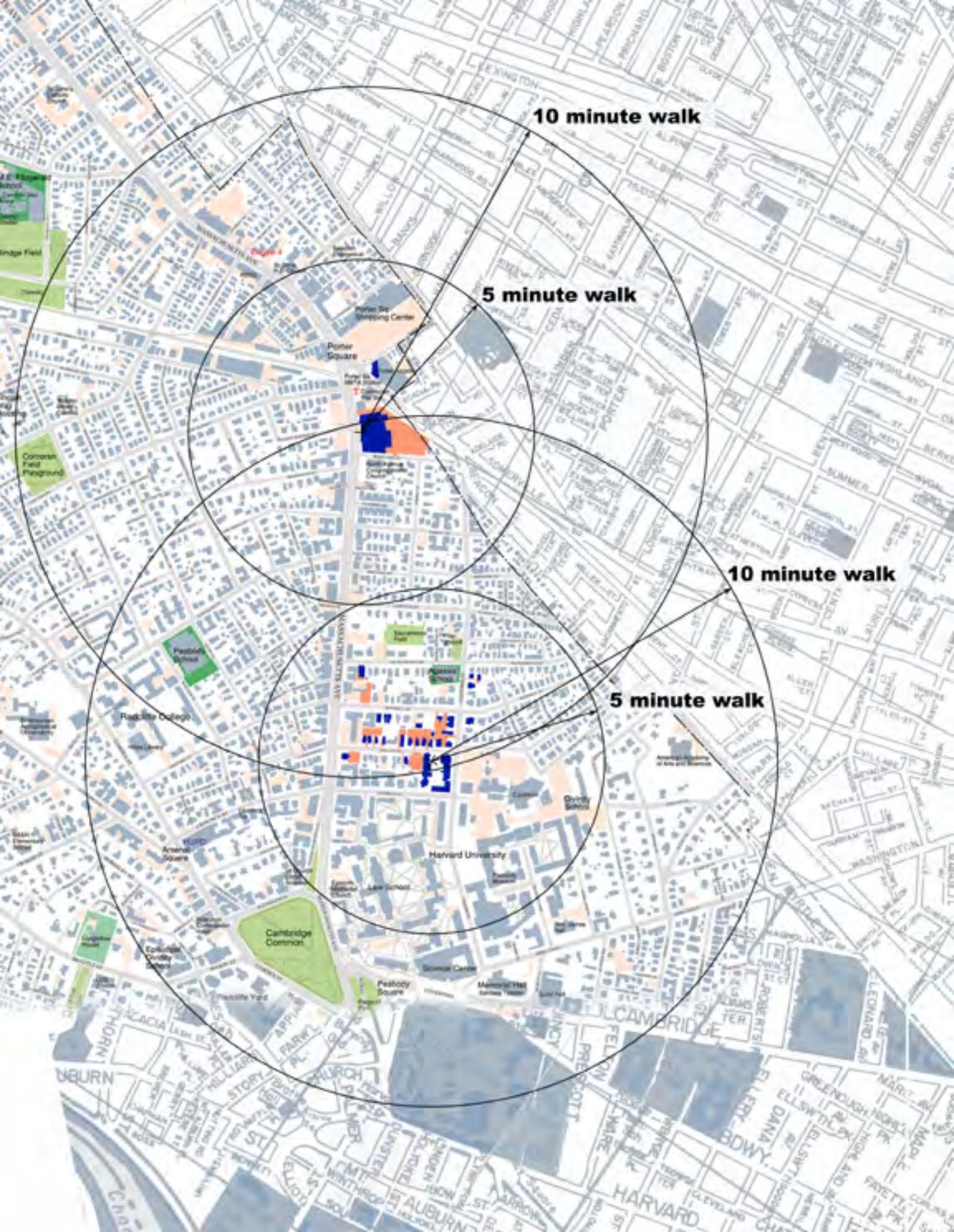
12/12/200
6

Building Area

#	Street	Leased / Owned	Land Area (Square Foot)	Gross (Square Foot)	Assignabl e (Square Foot)	Zone	Use
<u>LESLEY OWNED PROPERTIES</u>							
3/5	Everett	O	3,285	3,650	2,738	C-2A	Rental
1663	Mass Ave	O	13,305	1500	N/A	BA-2 Business	Commercial Rental
1680	Mass Ave	O	2,885	7,212	5,048	BA-2 Business	Commercial Rental
1815	Mass Ave	O	66,604	87,772	79,800	BC Business	Commercial Rental
1826	Mass Ave	O	12,007	N/A	N/A	BC Business	Parking Lot
1840	Mass Ave	O	4,378	N/A	N/A	BC Business	Parking Lot
1868	Mass Ave	O	N/A	N/A	N/A	BC Business	Parking Rights
17	Mellen	O	2,845	2,400	1,200	C-1	Rental
19	Mellen	O	2,896	1,857	1,600	C-1	Rental
21	Mellen	O	4,127	4,860	2,430	C-1	Rental
3	Wendell	O	5,711	N/A	N/A	C-1	Parking Lot
20	Wendell	O	7,500	3,802	1,900	C-1	Rental
22/2 4	Wendell	O	9,477	6,514	3,257	C-1	Rental
28F	Wendell	O	11,346	4,830	2,898	C-2A	Rental
30/3 2	Wendell	O	11,250	N/A	N/A	C-2A	Tennis Court
37- 41	Wendell	O	15,000	30,050	19,532	C-1	Rental
78- 81	Oxford	O	12,000	8,200	5,330	C-1	Rental
49	Roseland	O	7,004	10,000	5,400	BC Business	Rental
<u>TOTAL OWNED & LEASED PROPERTY</u>			191,620	172,647	131,133		

131,133

NOTE: #s in BLUE are
ESTIMATES



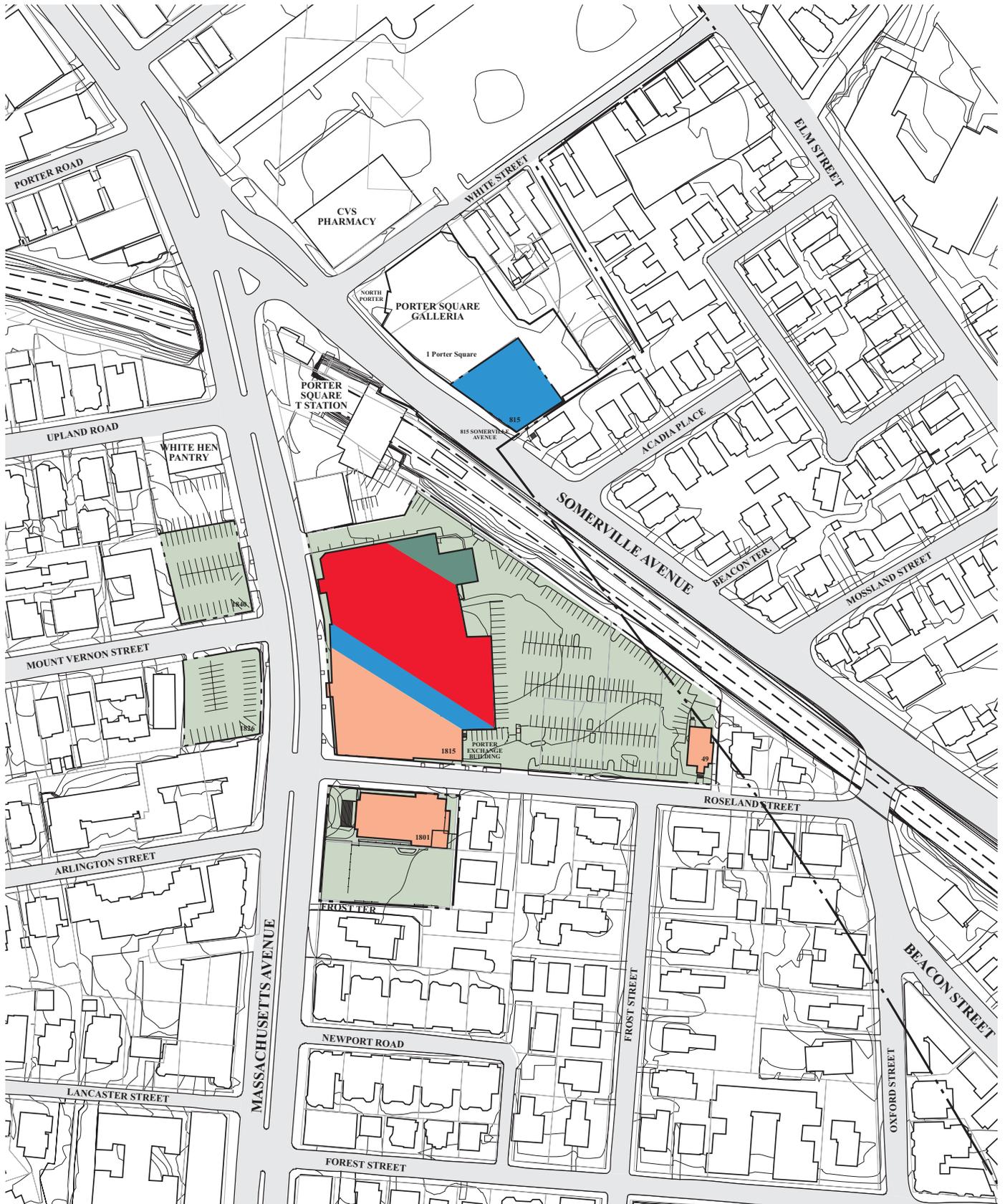
10 minute walk

5 minute walk

10 minute walk

5 minute walk

PREDOMINANT USE and PROPERTY



CENTENNIAL CAMPUS PLAN STUDIES 2006
PORTER CAMPUS



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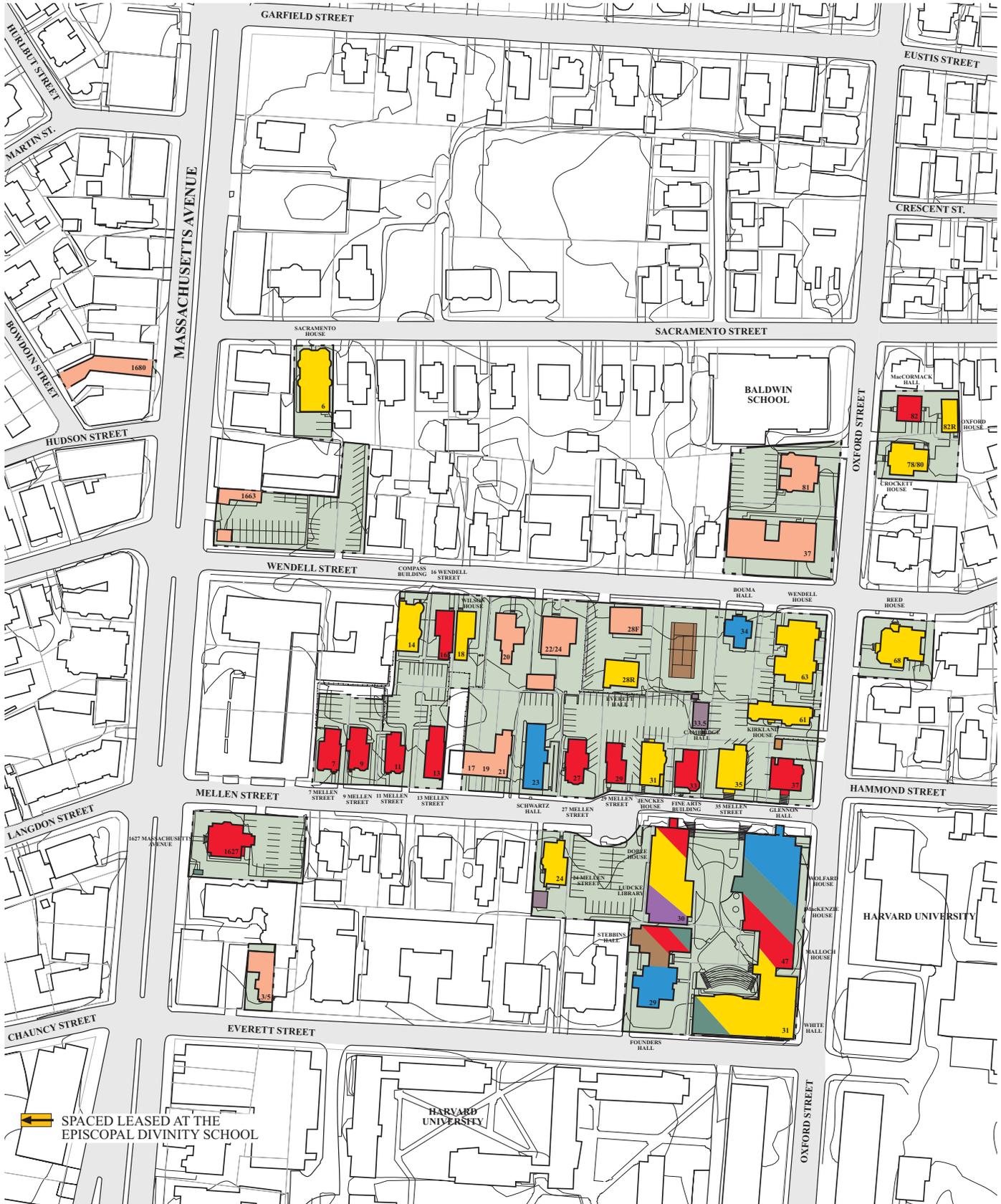
- ACADEMIC
- ADMINISTRATIVE
- STUDENT LIFE

- RENTED TO OTHERS
- CITY LINE
- MBTA TRACKS

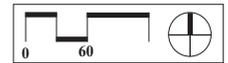
- UNIVERSITY PROPERTY

TOTAL ACREAGE: 4.9 Acres

PREDOMINANT USE and PROPERTY



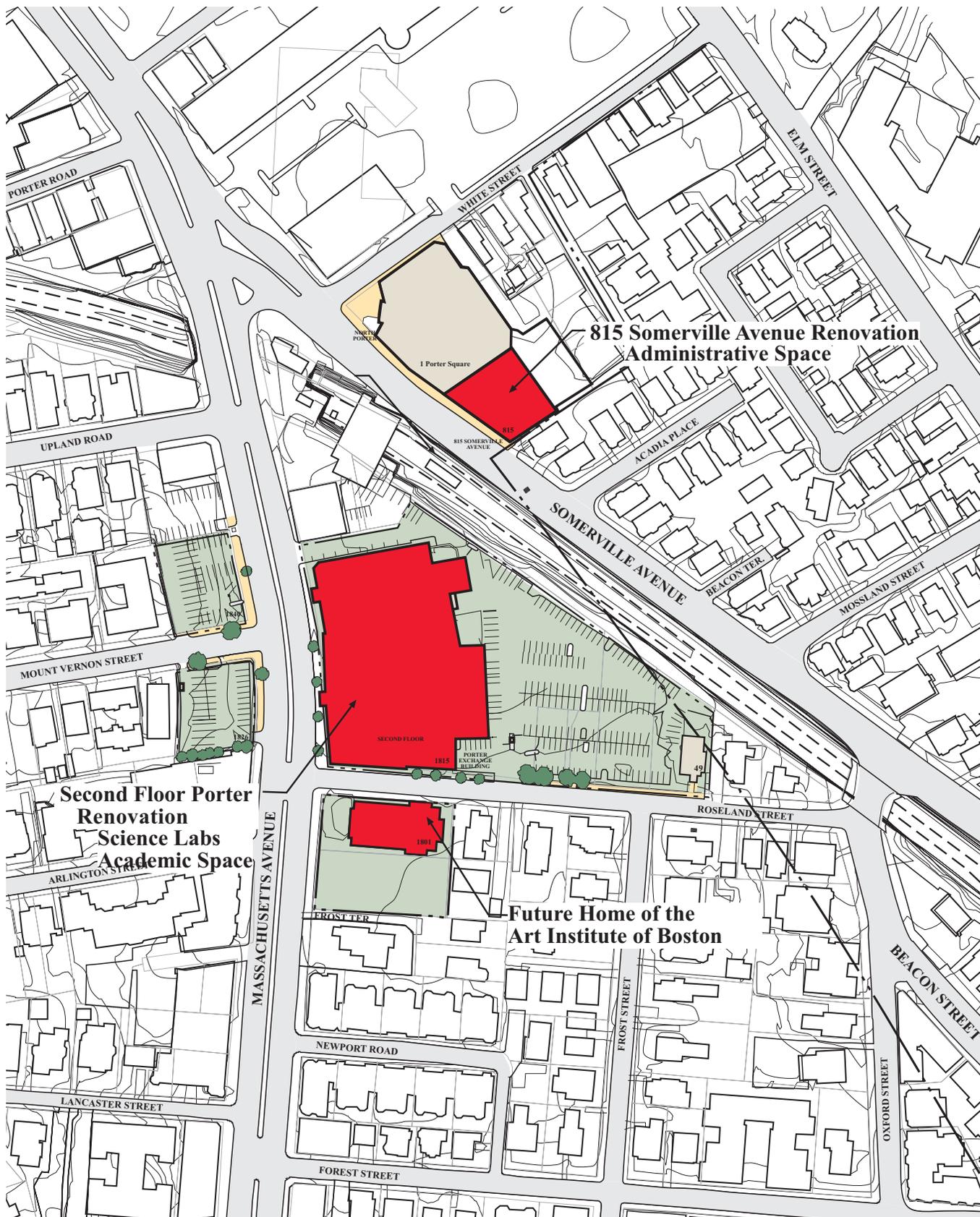
CENTENNIAL CAMPUS PLAN STUDIES 2006
 OXFORD CAMPUS

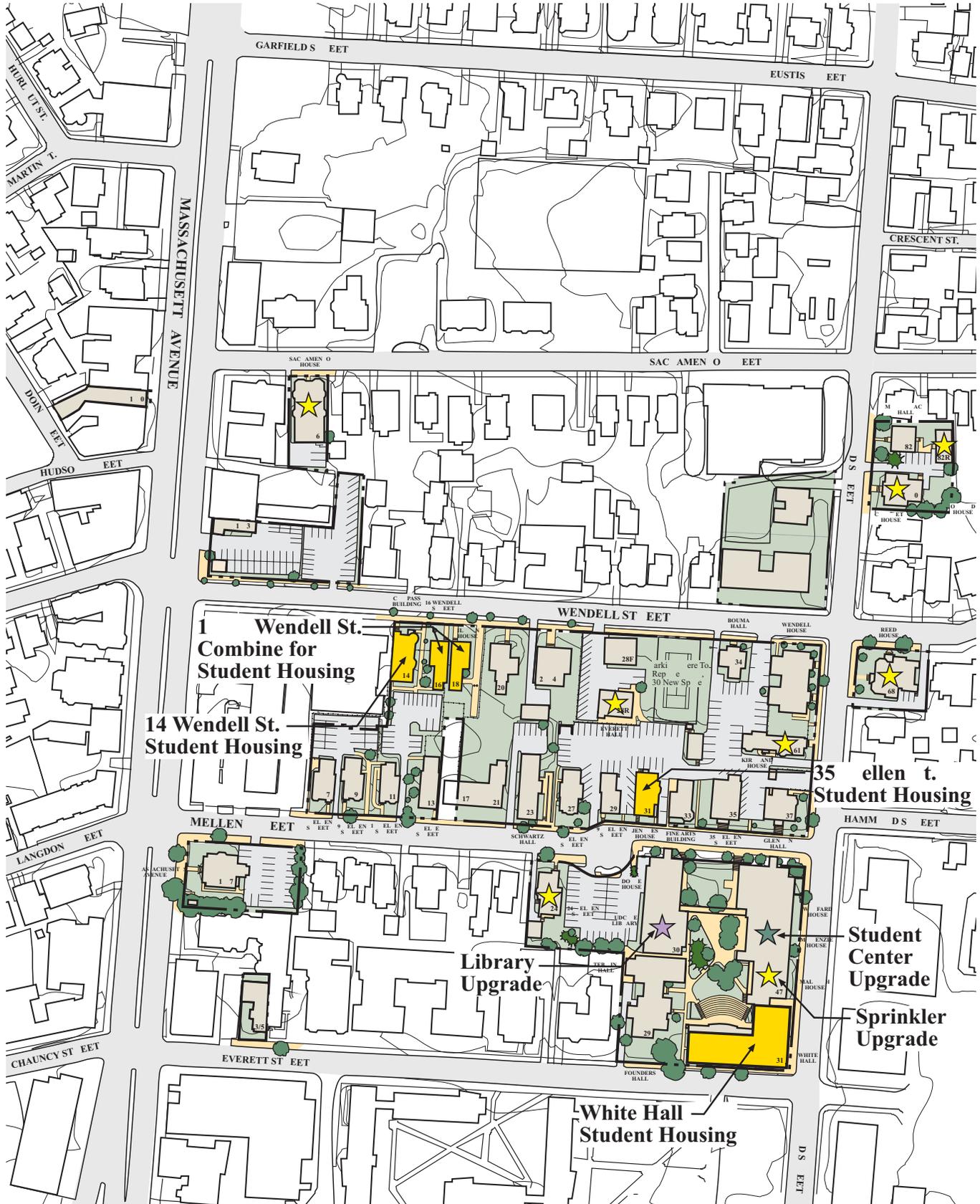


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 Campus and Facility Planning Consultants

- | | | | |
|--|---|--|---|
| ■ ACADEMIC | ■ STUDENT RESIDENCE | ■ PHYSICAL PLANT | ■ UNIVERSITY PROPERTY |
| ■ ADMINISTRATIVE | ■ STUDENT LIFE | ■ RENTED TO OTHERS | TOTAL ACREAGE: 7.9 Acres |
| ■ LIBRARY | ■ ATHLETIC | ■ LEASED BY LESLEY | |

PLANNED PROJECTS THROUGH 2009





**1 Wendell St.
Combine for
Student Housing**

**14 Wendell St.
Student Housing**

**35 Mellem St.
Student Housing**

**Library
Upgrade**

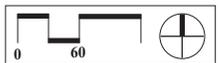
**Student
Center
Upgrade**

**Sprinkler
Upgrade**

**White Hall
Student Housing**



ENT NNI L MP S N ST DI S 2006
SO MP S



- ★ LIBRARY IMPROVEMENTS
- ★ STUDENT RESIDENCE IMPROVEMENTS
- ★ AMPUS TENT IMPROVEMENTS
- LESLEY UNIVERSITY PROPERTY