

# Town Gown Report

2014



**Lesley**  
UNIVERSITY



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# Existing Conditions

## Faculty & Staff

The following headcount and FTE figures for Cambridge-based faculty include all faculty and staff members from the Lesley University College of Art and Design (since 2013, the name of The Art Institute of Boston). For the past year, the College of Art and Design has used over 20,000 sq. ft. of purpose built studio and classroom space in the lower level of University Hall, located at 1815 Massachusetts Avenue. All instruction will relocate to Cambridge for the Spring 2015 semester, when the Lunder Arts Center is complete.

### Cambridge Based Staff

	2010	2011	2012	2013	2014	2024 (projected)
Head Count	407	380	371	380	383	383
FTE	386	364	355	365	368	368

### Cambridge Based Faculty

Head Count	146	161	188	189	184	200
FTE	131	142	173	176	169	182

### Cambridge Residents Employed at Cambridge Facilities

Head Count	146	161	188	189	184	184
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## Student Body

The following are Cambridge-based student body figures for the years 2010 through 2014. Lesley University has not conducted 10-year enrollment projections.

### Undergraduate Students

	2010	2011	2012	2013	2014
Day	1,506	1,610	1,546	1,515	1,471
Evening	223	272	328	355	335
Full Time	1,482	1,605	1,485	1,441	1,455
Part Time	247	227	389	429	351
<b>Total</b>	<b>1,729</b>	<b>1,882</b>	<b>1,874</b>	<b>1,870</b>	<b>1,806</b>

### Graduate Students

Day	0	0	0	0	0
Evening	3,086	3,288	2,942	2,701	2,362
Full Time	1,278	1,884	1,416	1,321	1,057
Part Time	1,808	1,404	1,526	1,380	1,305
<b>Total</b>	<b>3,086</b>	<b>3,288</b>	<b>2,942</b>	<b>2,701</b>	<b>2,362</b>

### Non-Degree Students

Day	1,619	66	1,687	1,476	1,811
Evening	162	603	280	912	936
<b>Total</b>	<b>1,781</b>	<b>669</b>	<b>1,967</b>	<b>2,388</b>	<b>2,747</b>

### Total Students

<b>Total</b>	<b>6,596</b>	<b>5,839</b>	<b>6,783</b>	<b>6,959</b>	<b>6,915</b>
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## Student Residences

The following are Cambridge student residence figures for the years 2010 through 2014. Lesley University has no plans to construct additional student residences in the next ten years at this time. As such, projected figures reflect current bed capacity.

Student figures are comprised of residence halls located on our Doble and Brattle Campuses and approximately 50 students in the Threshold Program, a residential program for adults with cognitive and learning disabilities, living on Oxford Street. A significant portion of students with Cambridge addresses are permanent Cambridge residents, and are likely to have vehicles garaged in Cambridge, however Lesley does not track this information. Undergraduates living on campus are not allowed to bring cars to campus.

For the purposes 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 unaffiliated with the institution.

Lesley has historically had a large number of permanent Cambridge residents and Cambridge Public School employees enrolled in Graduate programs.

### Undergraduate Students Residing in Cambridge

	2010	2011	2012	2013	2014	2024 (projected)
In Dormitories	879	894	885	842	828	904
With Cars garaged	0	0	0	0	0	0
Affiliate Housing	0	0	0	0	0	0
Non-affiliate Housing	62	61	81	91	94	94

### Graduate Students Residing in Cambridge

In Dormitories	0	0	0	14	0	0
With Cars garaged	0	0	0	0	0	0
Affiliate Housing	0	0	0	0	0	0
Non-affiliate Housing	212	200	228	178	153	153

## Facilities & Land Owned

The following are Cambridge-based facilities figures for the years 2010 through 2014. The increase in area for the 2024 projection is a result of the construction of the Lunder Arts Center. The number of buildings did not increase as a result of the construction, however, since it replaces an existing building, the former Prospect Church.

### Acres

	2010	2011	2012	2013	2014	2024 (projected)
Tax Exempt	13.76	13.76	13.76	13.76	13.76	13.76
Taxable	2.31	2.31	2.31	2.31	2.31	2.31
Number of Buildings	58.5	58.5	58.5	58.5	58.5	58.5

### Dormitories

Number of Buildings	22	22	22	22	22	22
Number of Beds	890	890	890	890	890	890

### Size of Buildings

Institutional/Academic	491,901	491,901	496,340	496,340	496,340	550,225
Student Activities/Athletic	26,030	26,030	26,030	26,030	26,030	31,600
Dormitory/Nontaxable Residential	243,229	243,229	243,229	244,659	244,659	244,659
Commercial	104,954	104,954	101,316	101,316	101,316	101,316
Taxable Residential	76,163	76,163	76,163	76,163	76,163	76,163
Total	942,277	942,277	943,078	943,793	943,793	1,003,993

### Number of Non-Dormitory Housing Units

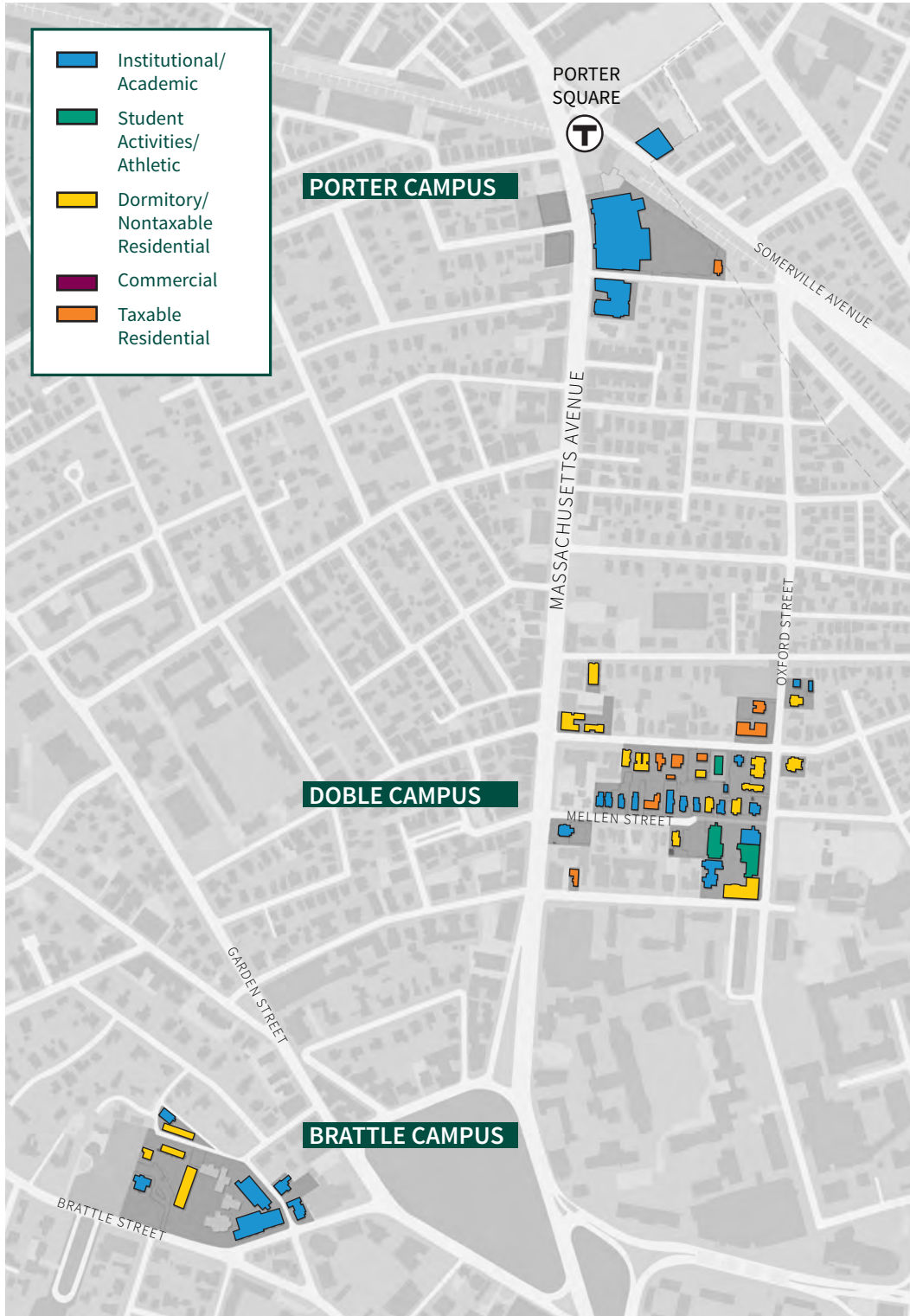
Affiliate Housing - Tax Exempt	1	1	1	1	1	1
Affiliate Housing - Taxable	0	0	0	0	0	0
Other Housing - Tax Exempt	0	0	0	0	0	0
Other Housing - Taxable	81	81	81	81	81	81

### Number of Non-Dormitory Housing Buildings

Affiliate Housing - Tax Exempt	1	1	1	1	1	1
Affiliate Housing - Taxable	0	0	0	0	0	0
Other Housing - Tax Exempt	0	0	0	0	0	0
Other Housing - Taxable	10	10	10	10	10	10



## Real Estate Owned and Leased by Lesley University



LESLEY'S PROPERTY AND BUILDINGS ARE ILLUSTRATED BY PRIMARY USE. SEVERAL BUILDINGS ARE MIXED USE. MOST NOTABLY, UNIVERSITY HALL, LOCATED AT 1815 MASSACHUSETTS AVENUE, CONTAINS GROUND FLOOR RETAIL WITH ACADEMIC SPACE ABOVE.

## Parking

Lesley University maintains 571 parking spaces in Cambridge, as detailed below.

Students (resident & commuter)	20
Faculty, Staff & Visitor	286
Commercial and Residential Tenants	265
<b>Total</b>	<b>571</b>

## Property Transfers

Lesley University has neither purchased nor sold any Cambridge properties since filing its previous Town Gown Report. At this time, the university has no plans to either dispose of or acquire any properties in Cambridge.

## Real Estate Leased

The University currently leases the residence located at 15 Mellen Street. In addition, the University has a relationship with the Buckingham, Browne and Nichols School (BB&N) for use of athletic facilities through 2015. Lesley is currently in discussions with BB&N regarding the future use of these facilities.

## Payments to the City of Cambridge

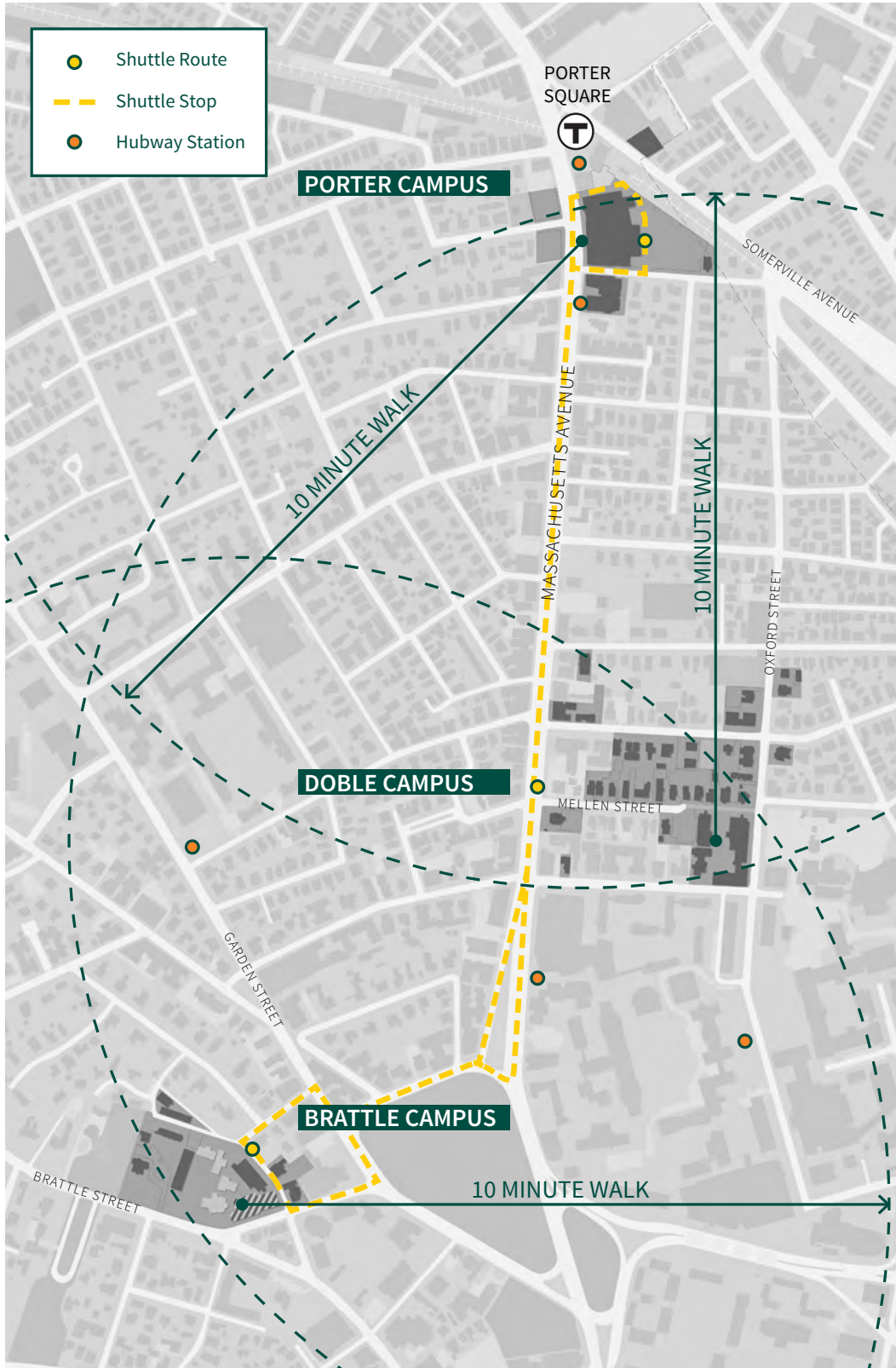
	FY 10	FY 11	FY 12	FY 13	FY 14
Real Estate Taxes Paid	\$544,313	\$570,084	\$595,484	\$621,937	\$632,768
Payment in Lieu of Taxes	—	—	—	—	—
Water & Sewer Fees Paid	\$325,803	\$330,426	\$341,797	\$309,374	\$348,047
Other Fees & Permits Paid	\$28,313	\$52,584	\$35,251	\$123,645	\$520,291
<b>Total Payments</b>	<b>\$898,429</b>	<b>\$953,094</b>	<b>\$972,532</b>	<b>\$1,054,956</b>	<b>\$1,501,106</b>

## Institutional Shuttle Information

When classes are in session, Lesley University provides a two-loop transportation service between the University's four campuses. The Boston to Cambridge loop is a two bus shuttle schedule. Each bus has a seating capacity of 32 and is operated by an outside contractor (VPNE). The two buses operate from 7:15am to 11:40pm and 7:15am to 10:30pm, Monday through Friday, traveling the Boston to Cambridge loop (from LUCAD to the Doble Campus and Brattle Campus).

The Cambridge shuttle loop consists of one 15-seat van running continuously between the three Cambridge campuses, Monday to Friday from 7:30am to 10:00pm (operated by the Lesley University Public Safety Department). In addition, Public Safety provides campus safety escorts when requested, to and from all three campuses seven days a week, when the shuttle service is not available. The total passenger ridership for all Lesley University shuttle bus and van routes in FY 2014 (both semesters) was 74,288.

## Lesley University Shuttle Routes



LESLEY'S TRI-CAMPUS STRUCTURE IS ONLY MINUTES APART BY FOOT AND IS READILY SERVED BY SEVERAL NEARBY TRANSPORTATION OPTIONS, INCLUDING MBTA AND HUBWAY STATIONS. SHUTTLE SERVICE TO BOSTON CONCLUDED AT THE END OF THE FALL 2014 SEMESTER.

The Lesley shuttle stops are:

- Doble Campus, at the corner of Massachusetts Avenue and Mellen Street
- Porter Campus, behind University Hall, 1815 Massachusetts
- Brattle Campus, at the corner of Hastings and Phillips Streets
- Boston Campus, in front of 700 Beacon Street (closed as of 12/20/14)

When the Lesley University College of Art and Design (LUCAD) moves from Boston to the Porter Campus (January 2015), the 32-passenger shuttle bus service will be reduced to one shuttle bus and 15 passenger van service and will run continuously throughout the day between the three Cambridge campuses (Porter, Brattle and Doble). Lesley is assessing whether to extend this service later in the evening and on weekends.

### Institutional Shuttle Information (Fall 2014)

Route Name	Vehicle Type & Capacity	Frequency of Operation	Hours of Operation	
			Weekday	Weekend
Shuttle Bus 1	32 Passenger Bus	60 minutes	7:15 AM - 11:40 PM	None
Shuttle Bus 2	32 Passenger Bus	60 minutes	7:15 AM - 10:30 PM	None
Shuttle Van	15 Passenger Van	20 minutes	7:30 AM - 10:00 PM	None

# Future Plans

## Planning Context

Although Lesley University does not engage in long-term master planning, it does conduct 3- to 5-year operating studies, strategic plans and campus plan updates. Currently, the 2009 campus plan is being updated and a campus-wide review process will occur early in calendar 2015. Supporting space and utilization studies have also been conducted. However, various planning course corrections have resulted in rethinking certain facilities priorities. Not only does the campus plan evaluate how efficiently space is used and what types of space may be said to be in surplus or need, it provides a vision for the types of facilities improvements the University should make. Proposed academic goals as well as general maintenance, aesthetics and place-making are all factors considered to providing an environment conducive to academic discovery and excellence.

The current Strategic Plan adopted by the Lesley University Board of Trustees, which projects through 2016, was developed over the course of a year via community-wide surveys and meetings. The plan reaffirms Lesley's dedication to scholarship grounded in practice and learning rooted in experience.

Except for the Arts Center, the Strategic Plan is not specific to facilities in Cambridge, but incorporates facilities as a means to reach goals that include:

- 1. Focus on quality and value:** Providing outstanding academic programs, inspiring experiential learning opportunities and engaging co-curricular programs and activities.
- 2. Increase enrollment and strengthen diversity:** Striving for steady enrollment growth through our degree programs, innovative collaboration with transfer institutions and international partnerships while intentionally increasing the cultural and economic diversity of the student body.
- 3. Support student success:** Coordinating the necessary resources for all students to thrive, leading to exemplary retention and graduation rates for each undergraduate and graduate degree program.

4. **Advance research, scholarship and professional development:** Increasing support for faculty research, scholarship and creative activity that enhances faculty contributions to their disciplines and classrooms, enriches student learning and contributes to the common good.
5. **Develop a nexus for the arts in Cambridge:** Extending the power of the arts throughout the university, PreK-12 education and the community by building the Lunder Arts Center as the center of a Porter Square Arts District that encourages and supports community-wide creativity.
6. **Reach beyond our borders:** Expanding efforts to recruit international students, develop new partnerships with international students (while supporting existing ones) and create international scholarly exchanges for faculty and staff.

Following are some of the significant facilities implications of Lesley's Strategic Plan.

## Capital Projects

### College of Art & Design and the Porter Square Arts District

Construction is nearing completion on Lesley University's most ambitious capital project since the 1960s when five buildings were built on the Doble Campus, the Lunder Arts Center at 1801 Massachusetts Ave. As described in the Strategic Plan, the arts center will serve as a "nexus for the arts in Cambridge," housing the Lesley University College of Art and Design and supporting the arts-related programming of Lesley's three other schools, the College of Liberal Arts and Sciences, the Graduate School of Education and the Graduate School of Arts and Social Sciences. More than half of all Lesley students participate in arts-related programming, either through the art school, arts integration in math, science and English courses, expressive therapy or other academic pursuits.

In addition to its impact on University programming, the Lunder Arts Center brings additional public gallery space to Cambridge,

complements the city's museums, and creates lively, street-level presence in what we believe will become a Porter Square Arts District. Such a district will help support existing neighborhood retailers, not only those who cater to an artistic clientele, as art students and faculty spend the majority of their day in Porter Square, rather than downtown Boston. Beginning this spring semester, we will start to see this transformation take place.

As a LEED-certified structure, the Lunder Arts Center is a testament to Lesley's commitment to sustainability. The centerpiece of the project involves the relocation and renovation of the historic North Prospect Church — quite literally the recycling of an entire building — with the stained-glass windows being restored and used in the arts center, while other church materials (pews, pipe organ, pulpit) found homes in places as varied as a local tavern to a Houston, Texas, church and community center.

Working with various neighborhood organizations, as well as the City of Cambridge, Lesley University has ensured that the construction's impact on noise and traffic, and the university continues to provide biweekly construction updates via e-mail and in electronic document format at <http://www.lesley.edu/college-art-and-design/new-construction/>.

The Lunder Arts Center opens January 26, 2015.

### Threshold Program Renovations

Lesley University is in the process of completing substantial upgrades to the four Oxford Street buildings associated with the University's Threshold Program. This renovation does not reflect any expansion of the program in terms of students, faculty or staff. However, the work touched every facet of existing conditions, providing important upgrades in living and learning spaces and technology.

#### *Program Description*

The Threshold Program is a residential-based opportunity for young adults with cognitive and learning disabilities. Threshold students acquire independent living and job skills as members of the University community. Four wood-frame buildings

(68, 78, 80 and 82 Oxford Street) house the 30-year-old program's students, staff offices, and alumni center, which provides ongoing guidance to graduates of the program. Two successful years on campus culminate in graduation, at which time students receive a Certificate of Completion and six college credits. Most students then participate in one of Threshold's two post-graduate programs: Transition Year, which provides continuing support as students enter the working world and move into apartments, or Bridge Year, which offers another year of campus-based skills-building, including an extended internship within their field of study.

Phase 1, the renovation of 78 and 80 Oxford, was completed last year. It is anticipated that the project will be completed next summer with the renovation of 82 Oxford.

### **68 Oxford Street Renovations**

68 Oxford Street is a Threshold dormitory housing approximately twenty-six students and a teaching kitchen. Given the specific needs of its students and the age of its facilities, the University undertook significant renovations to Threshold facilities. Renovations to 68 Oxford include new walls, baths, a kitchen, and windows; asbestos removal; and massive replacement of electrical systems, plumbing, heating, ventilation, air conditioning and overhaul of the structural systems, including the foundation. Lesley is installing new technology as well to facilitate a wider range of learning opportunities. In addition, the building will be made compliant with the provisions of the Americans with Disabilities Act, which includes a ramp to the building and an elevator to service all floors of the building. The renovation of 68 Oxford Street has taken longer than anticipated. However, this work is very important and is being positively received by the Agassiz Neighborhood.

### **Stebbins Hall Renovation**

With the renovation of Stebbins Hall, nearly all of Lesley's classrooms and laboratories are now fully accessible. Not only was an elevator constructed to access each floor, but also new bathrooms were created, building-wide plumbing was updated, a new sprinkler system was installed, an energy efficient heating system was put in place, upgraded A/V equipment was connected to classrooms, and

windows were replaced. With this renovation complete, one of Lesley's most cherished meeting spaces on its Doble Campus has been brought back into use, Alumni Hall.

## **Sustainability**

Lesley's sustainability program has three main objectives: reduce greenhouse gas emissions under specific goals set forth in the American College and University Presidents' Climate Commitment (ACUPCC), increase recycling to 50% of total waste while simultaneously reducing overall waste, and promote behavior change on an individual basis to raise overall awareness of sustainability issues and help achieve the first two goals.

### **Greenhouse Gas Emissions**

Lesley University has met initial sustainability goals that called for a 35% reduction in emissions by 2030. As a result, new goals and a revised Climate Action Plan are currently under development. This success is primarily due to investment in energy efficiency and alternative transportation.

### **Energy Efficiency**

Over the last year, the University has invested in several construction and renovation projects to improve the efficiency of its facilities. All new construction is designed to meet LEED standards and every renovation is viewed as an opportunity to improve energy efficiency. As a prime example, the Lunder Arts Center project is on track for being a LEED-Silver building. The University has made significant strides in reducing fuel and energy demands in existing buildings through infrastructure upgrades such as massive lighting retrofits and digital controls for heating and cooling by zone. As an example of the type of infrastructure upgrades that continue to be performed, the first of two phases of the replacement of original 1965 HVAC system at Sherill Library was just completed. The second and final phase is scheduled for next fall.

### **Alternative Transportation**

The University has seen a reduction in single-occupancy vehicle (SOV) trips. From 2006 to



## MASS COLLEGE GREEN

Lesley University was selected to participate in the Mass College Green program in February 2014, kickstarting the University's largest sustainability project, the \$450,000 renovation of outdated and inefficient infrastructure at University Hall, our largest building. Through collaboration with GreenerU, a firm specializing in higher education sustainability, and funds provided through Massachusetts Development grants the following energy retrofits were identified and subsequently implemented within a 4-month timeframe:

1. Control valves were added to 150 heat pumps to regulate heating/cooling,
2. Schedules for HVAC equipment were implemented to reduce unnecessary space conditioning,
3. Daylight sensors, occupancy sensors, and LEDs were installed to improve interior lighting efficiency, and
4. Exterior lighting, from the parking lot to the rooftop, was switched to LEDs.

Additionally, signage has been posted in various locations throughout the building to educate occupants regarding these new sustainability measures. For instance, stickers above light switches remind people to shut off lights, even if there is an occupancy sensor.

It is estimated that the project will reduce approximately 330 metric tonnes of CO<sub>2</sub>, the equivalent of 65 cars or 37,000 gallons of gasoline every year.

2014, SOVs fell from 38% to 22% of commuters. Continued improvement in this area is sought for faculty and commuting students. Access to public transit, campus shuttles and other alternative modes of transportation is encouraged.

One way the University promotes alternative transportation is through its investment in bicycle infrastructure. With the addition of the Lunder Arts Center, 70 bicycle parking spaces were added, bringing the total University inventory up to 360 spaces. In addition, a new Hubway bicycle share station is being installed within feet of the new arts center entrance, further incentivizing biking. Lastly, a bike repair stand is located on the Doble campus for all community members to use.

## Waste Diversion

Lesley began tracking and evaluating its recycling efforts beginning in 2009. Taking a multi-pronged approach of operational improvements, education, and student involvement, the initial recycling rate of 18% was doubled to its current four-year average of 37%. The University is planning next steps to help bring this rate even higher, to a goal of 50%.

## Compost

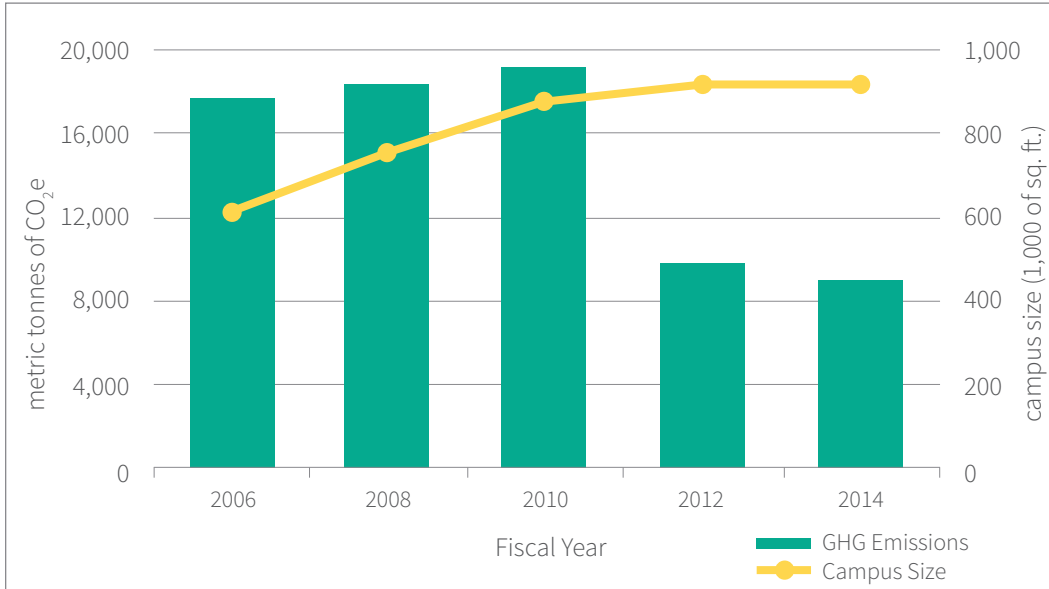
Lesley continues to make waste diversion a priority, with a strong emphasis on composting. With the MassDEP Organic Waste Ban in effect since October 2014, composting efforts were reenergized. Although Lesley had been in compliance years before the ban, compost tonnage increased as a result of focused outreach, education, and forethought, particularly on the part of food service provider Bon Appetit. The General Manager of our dining services worked together with student environmental groups to find new ways to reduce food waste before it even made its way to a compost toter through various portion control strategies. As a result, a 25% decrease in food waste was achieved in only one semester.

## Recycling

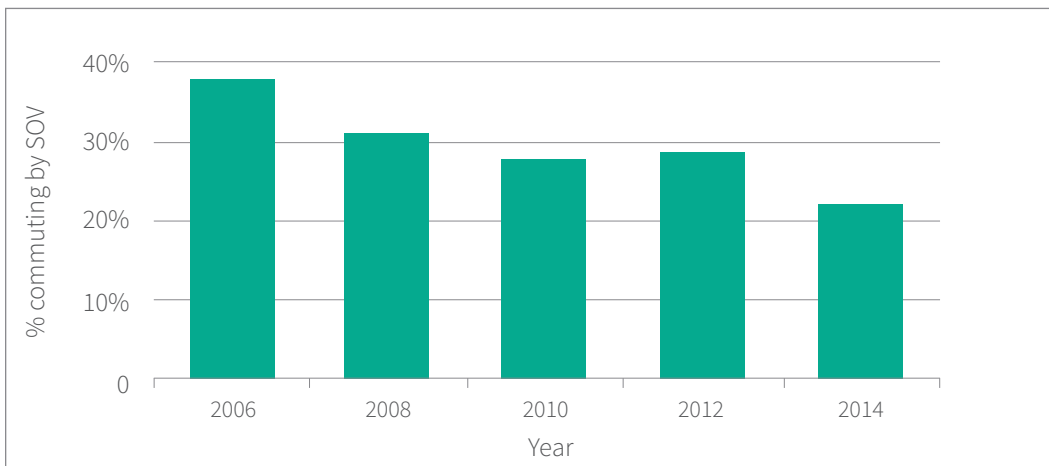
Lesley implemented several resource as well as operational improvements in the past year to help increase recycling rates. A new recycling compactor was installed adjacent to the main trash compactor on the Doble Campus. Prior to this change, recycling wasn't collocated with



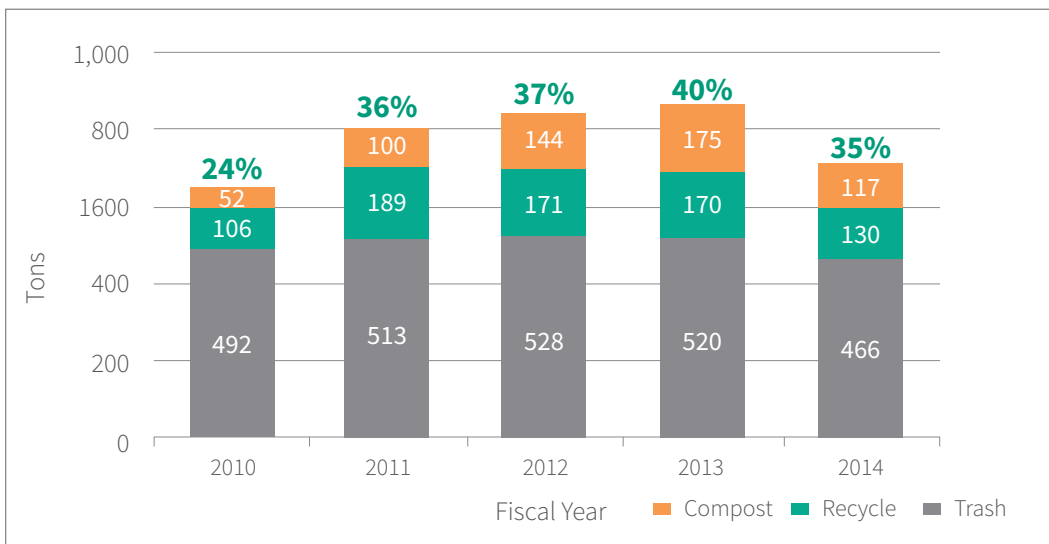
### Greenhouse Gas Emissions



### Percent Commuting by Single-Occupancy Vehicle



### Waste Diversion



RECYCLING RATES ARE INDICATED AT THE TOP OF EACH FISCAL YEAR BAR.



### BRATTLE EXTERIOR LIGHTING

Lesley University recently completed a total replacement of exterior lighting on its Brattle Campus. In collaboration with the Episcopal Divinity School and in consultation with and approval from the Cambridge Historical Commission, new lighting was selected that has drastically improved not only the quality but the efficiency of lighting across the campus. The project called for the following improvements:

1. Removal of 1960s (and older) exterior lighting from five redundant locations
2. Replacement of antiquated and inefficient lighting from 23 locations with highly efficient LED fixtures
3. Installation of four additional LED fixtures and repositioning of three existing LED fixtures, which were test cases, to a lower height
4. Improvement of night sky through the correct downward positioning of all lighting, resulting in a reduction of light pollution

It is estimated that the project will provide an improvement in efficiency of roughly 80% while reducing light pollution and providing a brighter light (many of the existing sodium vapor lights were so old they had degraded).

trash. Through waste surveys, the project has performed well in helping to decrease in the amount of recyclables in the trash.

Also, with assistance from a grant through Coca-Cola and Keep America Beautiful, the University installed new dormitory recycling bins. Accompanying these bins, was new signage, developed in conjunction with the Cambridge Recycling Department.

### Behavior Change

The Strategic Plan calls for continued sustainability improvements and the provision of regular data on sustainability initiatives. Lesley plans to continue to increase community awareness of personal behavior as it relates to sustainability and energy conservation and offer students, faculty, staff and the community at large a variety of programs underscoring environmentally responsible norms. Among Lesley's activities are an Environmental Club, Green Office Initiative, the Lesley Urban Garden and a variety of other programs. More information about Lesley's sustainability efforts is available at <http://www.lesley.edu/sustainability>.

## Precinct and Site Specific Plans

### DOBLE CAMPUS

The Doble Campus includes several historic buildings and Victorian homes which have been converted for academic uses and a few mixed-use modern buildings, circa late 1960s/early 1970s, which form the edges of a quad and house students as well as provide classroom, office, recreation, and dining space.

### Recently Completed

#### *Stebbins Hall, 31 Everett Street*

Lesley completed an extensive renovation of Stebbins Hall, including the reconfiguration of interior walls, exterior envelope improvements, and infrastructure as well as accessibility upgrades. The renovation brings a fresh face to the Doble Quadrangle and a new entryway that harmonizes with many of the other recent facade upgrades dotting this campus landscape.

Improvements include the installation of an elevator, new windows, and restrooms as well as building systems improvements: new heating and sprinklers. In the building's Alumni Hall, Lesley has installed new A/V equipment and infrastructure. With these various improvements, Stebbins is now fully accessible. Accompanying this work, landscape improvements were made on the surrounding quadrangle.

### *1627 Massachusetts Avenue / Other*

Lesley also completed several smaller renovations and continued to make wayfinding improvements on the Doble Campus. The ground level of 1627 Massachusetts Avenue, which houses Lesley's Office of Admissions and Visitors' Service Center, was renovated to provide new handrails to the front entrance, an existing bathroom was brought into ADA compliance, another bathroom was added, and adjoining meeting rooms were refurbished to better serve visitors. Temporary quadrangle banners were installed and two new campus maps were installed to better direct pedestrians.

## **In Construction**

### *Threshold, 68 Oxford Street*

Lesley began its second phase of renovations to its Threshold Program buildings with the total renovation of 68 Oxford Street, a residence hall. The dormitory houses 26 Threshold students, two resident assistants and a teaching kitchen for the program. The project is now substantially complete with a scheduled move-in of students for Spring 2015. This renovation involved foundation work, new walls, baths, windows, a kitchen, asbestos removal and massive overhauls in plumbing, electrical, heating, ventilation and air conditioning. Also, the building was made compliant with the provisions of the Americans with Disabilities Act, including the addition of an elevator, construction of a ramp, accessible bathrooms and accessible bedrooms. As with all of Lesley's renovations, the project will bring substantial sustainability improvements, through such measures as LED lighting, an efficient HVAC system and drastically improved insulation.



STEBBINS HALL IS NOW ACCESSIBLE FROM THE QUAD VIA A NEW ELEVATOR, PART OF THE SUBSTANTIAL RENOVATIONS TO THE BUILDING.

## In Planning

### *Threshold, 82 Oxford Street*

Subject to available funding, during the summer of 2015 phase three of the Threshold renovations, including 82 Oxford Street, is to commence. This final phase of work will include a complete renovation of this historic building. Like its previous phases of work at 78, 80 and now 68 Oxford, it will not increase program size. Further renovations are not planned at this time.

## BRATTLE CAMPUS

The Brattle Campus includes several historic buildings in the middle of an historic district. Lesley University shares the grounds and Sherrill Library with the Episcopal Divinity School (EDS). Previous infrastructure improvements at the Brattle Campus have increased the efficiency of energy systems for buildings of both Lesley and EDS. We continue to focus efforts in this area and have committed to further renovations over the next decade to reduce deferred maintenance and keep buildings in good condition.

## Recently Completed

Working alongside EDS, Lesley University made several important improvements to shared buildings and grounds at the Brattle Campus.

### *Sherrill Library HVAC - Phase 1*

Significant renovations at Sherrill Library increased energy efficiency through the first phase of the total replacement of 1965 HVAC equipment. In this first phase of work, new heating and humidity control has been achieved for the archives collection and all classrooms have been balanced for heating, taking into consideration the solar aspect of each.

### *Exterior Lighting Replacement*

A comprehensive system of exterior lighting was implemented, removing inefficient and dated lighting with elegant, efficient versions. This new lighting promotes safety while simultaneously reducing night sky light pollution.

## In Planning

In addition to our partnership with EDS, Lesley continues to address deferred maintenance in buildings purchased from EDS.

### *Lawrence Hall*

The renovation of all Lawrence Hall bathrooms is planned to be completed with the final floor of work to commence. Simultaneously, additional deferred maintenance issues in the building will be addressed.

### *Sherrill Library HVAC - Phase 2*

EDS and Lesley will continue to work on the phased overhaul of Sherrill Hall's heating system with a new energy-efficient version over the next year which will address offices and remaining library area.

### *Community Garden Expansion*

An expanded community garden is envisioned for the landscape behind the parking lot of 101 Brattle Street. However, no date has been set for this work.

## PORTER CAMPUS

The Porter Campus includes University Hall (formerly known as the Porter Exchange building) at 1815 Massachusetts Avenue, the Lunder Arts Center at 1801 Massachusetts Avenue, 815 Somerville Avenue, and the parking lots located across Massachusetts Avenue from University Hall.

## Recently Completed

### *Street Improvements / Pocket Park*

In conjunction with the new Arts Center, Lesley undertook more than half a million dollars of new signalization work along Massachusetts Avenue and water, sewer and road work along Roseland Street. The University also constructed a "pocket park" along Roseland Street, between the sidewalk and the University Hall parking lot. In addition to new vegetation, benches and bike racks were installed.



THE LUNDER ARTS CENTER NEARING COMPLETION, DECEMBER 1 2014, THE RESTORED COPPER CUPOLA VISIBLE BEHIND SCAFFOLDING.



POCKET PARK ALONG ROSELAND PROVIDES SEATING AND BICYCLE PARKING WHILE REDUCING CUT-THROUGHS.

### *University Hall Energy Improvements*

Lesley installed energy efficient lighting in the parking lot behind University Hall as part of the Mass College Green program, which also included extensive upgrades to mechanical equipment throughout the building (see page 12 for details).

## **In Construction**

### *Lunder Arts Center*

Lesley University is finishing construction of the Lunder Arts Center, which has included the move of the historic former North Prospect Church Hall, a new four-story structure on the corner of Massachusetts Avenue and Roseland Street, and the three-story connector building. The relocation of the church building has increased its visibility on Massachusetts Avenue already. With its full restoration and adaptive reuse, including a new cupola in the spirit of its former turn of the century top, it provides a focal point for people to approach the building along a stretch of Massachusetts Avenue that curves away in either direction. An active urban plaza on Massachusetts Avenue leads to a dramatic glass-enclosed “Arts Commons” entry at the center of the complex, creating a welcoming open space not only for the Lesley community but also for the larger Cambridge community to gather. A public gallery and library welcome passersby and anchor the building in its community with an engaging ground floor.

## **Long Term Development Sites**

The two parking lots along Massachusetts Avenue across from the new Arts Center and University Hall were included in discussions with neighbors and the City during planning for the new Arts Center and were zoned as part of the Porter Square Overlay District to favor three-story-tall buildings with street level retail. The University intends to eventually develop these sites. The only other open sites on Lesley property are existing parking lots, including the lot behind University Hall and the parking lots and tennis court on the Doble Campus. There are no plans to develop any of these sites at this time.

# List of Projects

For full descriptions of the following projects, please refer to the previous section, “Precinct and Site Specific Plans.”

## Completed

- University Hall Energy Upgrades
- Pocket Park and Roseland Street Improvements
- 1627 Massachusetts Avenue
- Stebbins Hall Renovation
- Exterior Lighting
- Sherill HVAC - Phase 1

## In Construction

- Lunder Arts Center
- Threshold, 68 Oxford Street

## In Planning

- Threshold, 82 Oxford Street
- Community Garden Expansion
- Lawrence Hall Interior Renovations
- Sherrill HVAC - Phase 2

### Project Map



RECENTLY COMPLETED, IN CONSTRUCTION AND IN PLANNING PROJECTS ARE ILLUSTRATED ABOVE.



# Campus Maps

## Map 1: Real Estate Owned and Leased

See page 5.

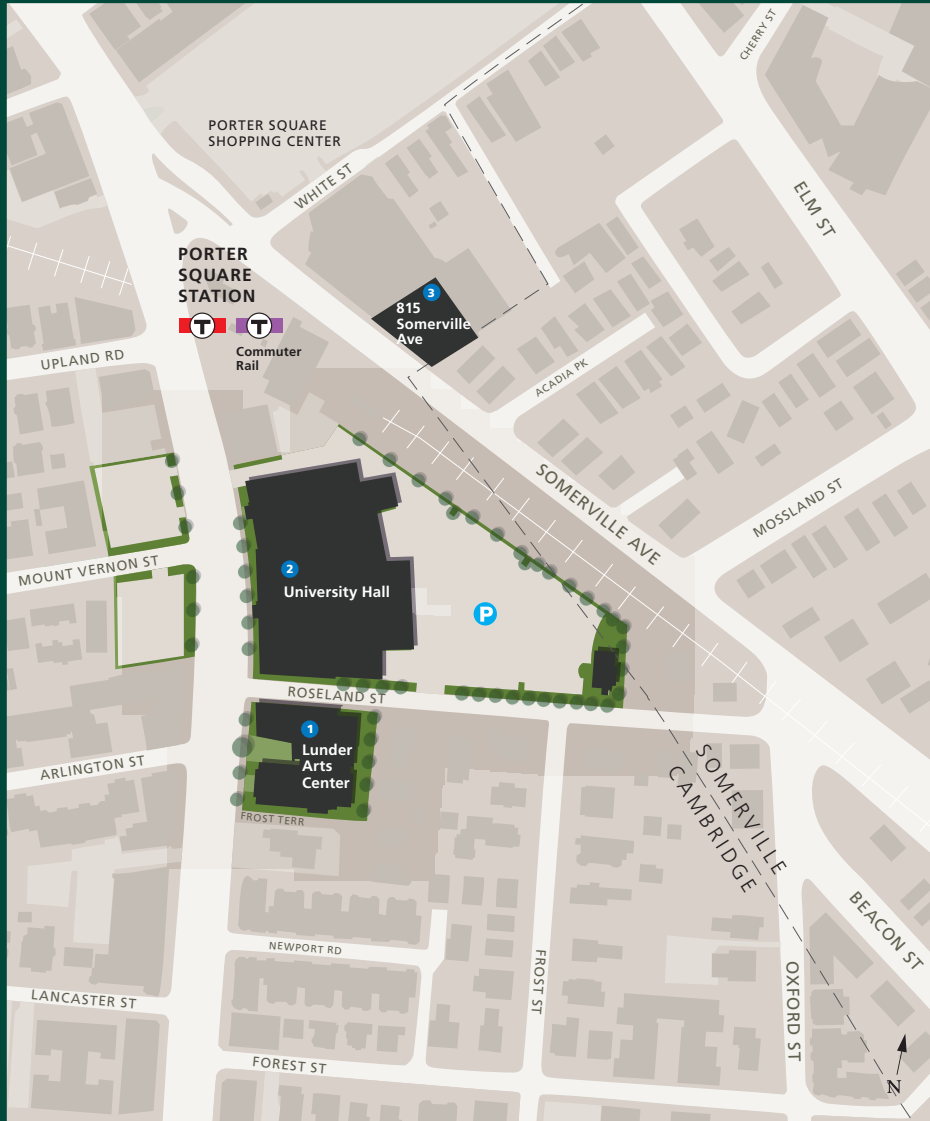
## Map 2: Shuttle Routes

See page 7.

## Map 3: Project Map

See page 20.

# Map 4: Porter Campus



## PORTER CAMPUS

- 1 1801 MASS AVE**  
**Lunder Arts Center**  
*College of Art and Design*  
*Classrooms / Studios*  
*Moriarty Library*
- 2 1815 MASS AVE**  
**University Hall**  
*Amphitheater*  
*Classrooms*  
*Graduate Admissions*  
*Graduate School of Education*  
*Porter Café*  
*Registrar*  
*Student Administrative Services*  
*Studios*  
*The Shops at University Hall*
- 3 815 SOMERVILLE AVE**  
**Administrative Offices**

### KEY

- You Are Here
- MBTA Red Line
- MBTA Commuter Line
- Parking
- Pedestrian Route

# Map 5: Doble Campus



## DOBLE CAMPUS

- |  |  |  |  |
|--|--|--|--|
| 10 29 EVERETT ST<br>Office of the President<br>Office of the Provost     | 18 23 MELLEN ST<br>Schwartz Hall<br>Enrollment Management  | 26 34 MELLEN ST<br>Wolfard Hall<br>Marran Theater<br>Public Safety<br>Classrooms | 34 78 OXFORD ST<br>Wilbur House  |
| 11 31 EVERETT ST<br>Stebbins Hall<br>Alumni Hall<br>Classrooms           | 19 24 MELLEN ST<br>Mellen House  | 27 35 MELLEN ST  | 35 80 OXFORD ST<br>Maren K. Hitz '85<br>Alumni Center<br>Threshold Program |
| 12 33 EVERETT ST<br>White Hall<br>Dining Commons                         | 21 29 MELLEN ST<br>College of Liberal<br>Arts and Sciences   | 28 36 MELLEN ST<br>MacKenzie Hall<br>Health Services<br>McKenna Student Center   | 36 82 OXFORD ST<br>Threshold Program                                       |
| 13 1627 MASS AVE<br>Undergraduate Admissions<br>Visitor's Service Center | 22 30 MELLEN ST<br>Doble Hall<br>Academic Achievement<br>Career Resource Center<br>Classrooms<br>Community Service<br>Counseling Center<br>Fitness Center<br>Information Commons | 29 37 MELLEN ST<br>Glennon Hall  | 37 6 SACRAMENTO ST<br>Sacramento House                                     |
| 14 7 MELLEN ST<br>Global Education Center                                | 23 31 MELLEN ST<br>Jenckes House   | 30 38 MELLEN ST<br>Malloch Hall<br>Athletics<br>Student Activities               | 38 1 WENDELL ST  |
| 15 9 MELLEN ST<br>Office of Residential Life                             | 24 33 MELLEN ST  | 31 61 OXFORD ST<br>Kirkland House  | 39 3 WENDELL ST  |
| 16 11 MELLEN ST<br>Office of Student Life &<br>Academic Development      | 25 33½ MELLEN ST   | 32 63 OXFORD ST<br>Wendell House   | 40 14 WENDELL ST<br>Compass House  |
| 17 13 MELLEN ST<br>Center for the Adult Learner                          |  | 33 68 OXFORD ST  | 41 16-18 WENDELL ST<br>Wilson House  |
|  |  |  | 42 28-R WENDELL ST<br>Everett House  |
|  |  |  | 43 34 WENDELL ST<br>Buoma Hall   |

# Map 6: Brattle Campus



## BRATTLE CAMPUS

### KEY

- You Are Here
- MBTA Red Line
- Parking
- Pedestrian Route
- EDS Building
- Lesley Building
- EDS & Lesley

### EDS & LESLEY

- 50** 89 BRATTLE ST  
Sherrill Library
- EDS**
- 64** 4 BERKELEY ST  
Deanery
- 51** 91 BRATTLE ST  
St. John's Chapel
- 52** 99-1 BRATTLE ST  
Wright Hall
- 53** 99-2 BRATTLE ST  
Burnham Hall
- 54** 99-3 BRATTLE ST  
Reed Hall
- 65** 8 ST. JOHN'S RD
- 66** 9 ST. JOHN'S RD
- 67** 10 ST. JOHN'S RD
- 68** 11 ST. JOHN'S RD
- 69** 13 ST. JOHN'S RD
- 70** 15 ST. JOHN'S RD

### LESLEY

- 55** 99-4 BRATTLE ST  
Lawrence Hall
- 56** 101 BRATTLE ST  
Advancement Alumni
- 57** 1 HASTINGS AVE  
Buildings & Grounds
- 58** 3 PHILLIPS PL  
Graduate School of Arts & Social Sciences
- 59** 5 PHILLIPS PL  
Graduate School of Arts & Social Sciences
- 60** 10 PHILLIPS PL  
Washburn Commons
- 61** 1-7 ST. JOHN'S RD  
Winthrop Hall
- 62** 2-4 ST. JOHN'S RD  
Kidder House
- 63** 6 ST. JOHN'S RD  
Rousmaniere House

# Transportation Demand Management

Lesley University submitted its 2014 PTDM Annual Progress Report on June 29, 2014. This report is an update of the University's existing Transportation Demand Management (TDM) programs, the University's Cambridge parking supply, and survey results of employees and students who commute to the Cambridge campuses. The goal of the report is to provide the City of Cambridge with a current assessment of the University's parking supply and how Lesley is managing its vehicle trips through the TDM measures and strategies offered by the University as compared to its 2005 baseline report.

## Commuting Mode of Choice

Lesley University conducts a week long (Monday through Friday) Parking Transportation Demand Management survey every year in the month of April. This survey is distributed to all off-campus members of the Lesley community, i.e. no undergraduates who live on campus, and includes faculty, staff and student respondents. The survey asks how one commuted to campus each day and excludes anyone who identified themselves as "out." However, it does include anyone who specified "no classes" to give a general sense of how much of the population should be factored into commuting calculations given that not everyone is a typical student.

### Commuting Mode, 2009-2014

Commuting Mode	2009	2010	2012	2013	2014
Drove alone entire way	30%	28%	29%	23%	22%
Took public transportation	27%	32%	23%	27%	27%
Carpooled	5%	4%	3%	4%	5%
Bicycled	3%	3%	2%	2%	2%
Walked	12%	8%	6%	8%	10%
Other	3%	3%	2%	3%	3%
No Classes	21%	22%	34%	34%	31%

Results of the survey show a steady decline in single-occupancy trips. In 2014, Lesley's Cambridge combined employee and student adjusted drive alone rate was 21.88%, a 4.87% reduction from 2013's level of 23%.

## Point of Origin for Commuter Trips to Cambridge

According to the 2014 survey results, 38% of Lesley's employees and students live in communities that fall within the top 10 zip codes for the whole Lesley Community. Cambridge's 02138 Zip Code ranked number one again in 2014 at 10%, a 4.65% percent increase from 2013. The increase in responses from the 02138 zip code may be attributed to students, as 16% of the student sample population said they reside in Cambridge.

### Top Ten Towns - Employee & Student Survey Respondents by Zip Code

Home Location	%
Cambridge 02138	10.26%
Medford 02155	4.17%
Arlington 02474	3.69%
Somerville 02143	3.53%
Somerville 02145	3.53%
Somerville 02144	3.21%
Brighton 02135	2.88%
Cambridge 02140	2.88%
Allston 02134	2.56%
Belmont 02478	1.60%

### Top Ten Towns - Employee Only Survey Respondents

Town	# of Employees	Drove Alone	Transit	Bike	Walk	Carpool	Other	No Classes
Boston	25	16%	60%	4%	0%	0%	8%	12%
Cambridge	21	14%	14%	10%	52%	0%	0%	10%
Somerville	19	32%	5%	5%	37%	0%	11%	11%
Medford	16	31%	19%	0%	6%	6%	19%	19%
Arlington	14	36%	29%	0%	0%	14%	14%	7%
Lexington	7	57%	29%	0%	0%	14%	0%	0%
Newton	6	17%	0%	0%	0%	17%	17%	50%
Quincy	6	17%	67%	0%	0%	0%	17%	0%
Watertown	6	17%	50%	17%	0%	0%	0%	17%
Acton	5	20%	20%	0%	0%	40%	20%	0%

57% OF ALL EMPLOYEES LIVE IN THE ABOVE TOP TEN TOWNS

## TDM Strategy Updates

There have been no changes to Lesley's TDM strategy since submitting the previous Town Gown report. When it was approved in 2005, Lesley University's Parking and Transportation Demand Management Plan aimed to reduce the University's single occupancy vehicle mode split to 38 percent, which the University has met every year since.

# Antenna Installations

## Existing Conditions

The University currently has only one location that has rooftop telecommunications equipment installed - University Hall, 1815 Massachusetts Avenue. The two wireless network providers on the rooftop tower are AT&T (resident since 1996) and Sprint (resident since 2001). MetroPCS recently left the rooftop at the end of their easement agreement and the University is actively looking for another provider to take their place. There are two other antennas on the “top” of the tower, a small microwave dish that is a Lesley data connection and an antenna that is part of the City of Cambridge fire and police department telecommunications equipment.

## Visual Impact Mitigation

The City has a rigorous review process that addresses the aesthetics of any new wireless service provider antenna sites or for any upgrades or changes in existing rooftop equipment. Anytime a change is contemplated with one of our wireless service providers, we actively review the plan drawings, photos and Photoshop renderings of the proposed installations before they are submitted to the Board of Zoning Appeal for review and approval. We are very conscious of the appearance of the antennas on the tower and keeping the antennas as inconspicuous as possible while still allowing them to operate as they are intended. Regarding the University Hall tower, wireless service provider antennas must be located in the red tile reveals on each side of the tower and be painted the same color as the red tile. No antennas are allowed on the yellow brick surface of the building or tower. We will continue to participate in the existing City review process in an effort to keep the visual impact of any antennas acceptable.





# Institution Specific Information Request

**1. Provide an update on the status of the university master plan process and recent planning efforts.**

Please see response to this question addressed in above narrative, section “Future Plans” on page 9 of this report.

**2. Discuss planning for shuttle bus services between campuses and bicycle facilities on campus, including Hubway stations.**

Please see the following sections above for discussion related to shuttle bus service and bicycle facilities: “Institutional Shuttle Information” pages 6-8 and “alternative transportation” pages 11-12.

**3. Provide an update on planning and construction activities on the Doble Campus, Porter Campus, and Brattle Campus areas. The Porter Campus update should address University Hall, the Lunder Arts Center, the parking lots located across Massachusetts Avenue, Prospect Hall (the former North Congregational Church), and 815 Somerville Avenue.**

Please see response to this question addressed in above narrative, “future plans” pages 10-18 and “list of projects” pages 19-20.

**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. Also address plans for the parking lots across Massachusetts Avenue from University Hall. Are there any plans to screen or beautify these lots?**

The University understands and agrees with the community priority of active streetscapes and street level retail along the Massachusetts Avenue corridor. 1 Wendell and University Hall reflect that commitment with active retail on the ground level. The design of the Lunder Arts Center also reflects our commitment to this ideal. The ground level will be activated by a combination of indoor and outdoor attractions, including a new plaza and public access to art galleries and a library. Also, as part of the Porter Square Overlay District, the two parking lots across Massachusetts Avenue will be developed eventually as three-story-tall buildings with street-level retail. We have a regular maintenance effort to keep the lots in good condition but do not plan to screen the parking lots.

**5. Provide a comprehensive plan for signage across the campus, particularly where it may require variances from the Zoning Ordinance.**

Five years ago, Lesley University engaged the design services of Roll Barresi to develop a comprehensive signage packet for the entire campus. This signage program was subsequently installed after all required City approvals were obtained. All signage for the Lunder Arts Center has likewise been approved and is being installed. The University has no further plans to add to its exterior signage at this time.

**6. To develop a more complete picture of the institution, provide a listing of Lesley's education sites located outside of Cambridge. Lesley University's two main educational sites outside of Cambridge are each located in the Kenmore Square area of Boston. The College of Art and Design resides at 700 Beacon Street and 601 Newbury Street, which constitute roughly 64,000 square feet of space. However, upon the construction of the new Arts Center, the College of Art and Design will move to Porter Square and these buildings will be vacated.**

The following table lists the current sites where Lesley provides courses/training. Please note, as of January 26, a new site at Bunker Hill Community College will open.

**Off-Campus Course/Training Sites**

Site Name	Address	City	State	Zip	Program
Amesbury High School	5 Highland Street	Amesbury	MA	01913	Early Childhood / Creative Arts in Learning
Wood Hill Middle School	11 Cross Street	Andover	MA	01810	Special Education
Cape Cod Community College	2240 Lyannough Road	West Barnstable	MA	02668-1599	Counseling Psychology
WH Taft Elementary School	3722 Anderson Street	Boise	ID	83703	Integrated Teaching Through the Arts
Sweetland Center	4 Church Street	Hope	ME	04847	Integrated Teaching Through the Arts
Metrolina Scholars Academy	5225 Seventy-Seven Center Drive	Charlotte	NC	28217	Integrated Teaching Through the Arts

Site Name	Address	City	State	Zip	Program
Black Water Middle School	900 East Cox Ferry Road	Conway	SC	29526	Integrated Teaching Through the Arts
Lakewood High School	9700 W 8th Ave	Lakewood	CO	80215	Integrated Teaching Through the Arts
Pike's Waterfront Lodge	1850 Holselton Drive	Fairbanks	AK	99701	Integrated Teaching Through the Arts
Carver Elementary School	515 N Cashua Drive	Florence	SC	29501	Integrated Teaching Through the Arts
Great Falls High School	1900 2nd Avenue South	Great Falls	MT	59405	Integrated Teaching Through the Arts
Hazelwood Elementary	11815 SE 304th Street	Auburn	WA	98092	Integrated Teaching Through the Arts
Mansfield High School	250 East Street	Mansfield	MA	02048	Middle School
Dodgen Middle School	1725 Bil Murdock Road	Marietta	GA	30062	Educational Specialist in TIE
Plymouth North High School	41 Obery Street	Plymouth	MA	02360	Elementary Education
Westside Elementary School	555 Grand	Powell	WY	82435	Integrated Teaching Through the Arts
Bugg Elementary School	825 Cooper Road	Raleigh	NC	27610	Integrated Teaching Through the Arts
Randolph Community Middle School	225 High Street	Randolph	MA	02368	Early Childhood/ Creative Arts in Learning
Boston Higashi School	800 North Main Street	Randolph	MA	02368	Special Education
Walnut Hill Seminar House	81 Chester Road	Raymond	NH	03077	Integrated Teaching Through the Arts
Cambridge Heights Elementary	5555 Fleetwood Drive	Citrus Heights	CA	95621	Integrated Teaching Through the Arts
David P Meaney Education Center	10474 Mather Boulevard	Mather	CA	95655	Integrated Teaching Through the Arts
Shrewsbury High School	64 Holden Street	Shrewsbury	MA	01545	Middle School
Dalton Elementary School	6336 Mount Caroll	Dalton	ID	83815	Integrated Teaching Through the Arts
Tacoma Community College	6501 South 19th Street	Tacoma	WA	98466	Sociology/Special Education
Murrieta Elementary School	24725 Adams Ave	Murrieta	CA	92562-9172	Integrated Teaching Through the Arts
Woodville Elementary School	30 Farm Street	Wakefield	MA	01880	Early Childhood
Galvin Middle School	525 Main Street	Wakefield	MA	01880	Elementary Education - Satellite Site

**7. Review strategies to mitigate the visual impact of the many telecommunications antennas mounted on University Hall, in collaboration with wireless network providers and City staff.**

Please see response to this question above in section “Antenna Installations,” page 27.





