



**LESLEY UNIVERSITY'S
LETTER OF INTENT
FOR ORDINANCE 1327**

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**Office of the Vice President
for Administration**

June 22, 2009

Mayor E. Denise Simmons
Vice Mayor Sam Seidel
Ordinance Committee Co-Chair David P. Maher
City Councilor Henrietta Davis
City Councilor Marjorie C. Decker
City Councilor Craig A. Kelley
City Councilor Kenneth E. Reeves
City Councilor Larry Ward
City Councilor Timothy J. Toomey, Jr.
795 Massachusetts Avenue
City Hall
Cambridge, MA 02139

Re: Lesley Porter Overlay District

Dear Mayor Simmons, Vice Mayor Seidel, Ordinance Committee Co-Chair Maher, and Councilors Davis, Decker, Kelley, Reeves, Seidel and Toomey:

The purpose of this letter is to describe commitments and benefits which Lesley University has agreed to abide by as part of the adoption of the Lesley Porter Overlay District by the City Council. The items enumerated below were the subject of discussion and negotiation of the Lesley Working Group over the past several months. They are as follows:

1. Prior to the commencement of any construction activity authorized in the Lesley Porter Overlay District, Lesley shall provide a Construction Mitigation Plan to representatives of the Agassiz/Baldwin, Porter Square and Neighborhood Nine Associations, and Oxford Courts Condominium *and Newport Road condominiums. mcb*
2. Lesley shall develop and implement a neighborhood courtesy parking program that would allow neighborhood residents to access the parking lot behind University Hall during evenings when the City of Cambridge declares a Snow Emergency. The program's hours and availability shall be determined by Lesley.

3. Lesley shall develop and implement a Parking Management Plan for the University Hall parking lot to ensure adequate parking for visitors attending AIB events at a rate equal to or below other commercial parking facilities in the area.
4. Lesley shall participate with the City of Cambridge and other property owners in efforts to beautify Massachusetts Avenue, including, but not limited to, sidewalk improvements, installation and maintenance of street trees and furniture, and litter control.
5. Lesley shall provide opportunities for neighborhood residents to access certain Lesley facilities based upon availability and verification.
6. Senior leadership of Lesley shall meet at least twice per year with representatives of the Neighborhood Nine Association, Porter Square Neighborhood Association, and Agassiz/Baldwin Neighborhood Association to discuss neighborhood concerns.

In addition to the foregoing, Lesley has further agreed to specify its commitments associated with the Massachusetts Avenue beautification efforts (described in paragraph numbered 4 above) as follows:

If the amendments to the Cambridge Zoning Ordinance creating the Lesley Porter Overlay District are duly adopted by the City Council, and no challenge to the validity of the same shall have been made (or in the event of any challenge, such challenge shall have been finally resolved in favor of such validity) then Lesley University shall contribute \$50,000 to the City of Cambridge for Massachusetts Avenue Improvements in the area between Harvard Square and Porter Square.

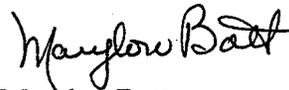
In addition, if a Special Permit pursuant to Section 20.200 and Article 19 is approved by the Planning Board allowing Lesley to build on the church lot, provided that the appeal periods for the zoning approvals and permits necessary for the buildings authorized in the Special Permit shall have expired without appeals having been made, or in the event that any appeal does occur, the outcome of said appeal shall not result in a change in the validity, or reduction in the development rights set forth in the permits and approvals, then Lesley shall make a contribution of \$200,000 to the City of Cambridge to fund improvements along Massachusetts Avenue. Said payments shall be made in four equal annual installments. The first payment shall be due upon the issuance of a building permit authorizing work approved by the Special Permit. The remaining three payments shall be made on or before the annual anniversary date of the issuance of the building permit.

Furthermore, if a Special Permit pursuant to Section 20.200 and Article 19 is approved by the Planning Board allowing Lesley to build on the University Hall lot, which the University agrees shall be limited to those uses customary and incidental to University purposes, provided

that the appeal periods for the zoning approvals and permits necessary for the buildings authorized in the Special Permit shall have expired without appeals having been made, or in the event that any appeal does occur, the outcome of said appeal shall not result in a change in the validity, or reduction in the development rights set forth in the permits and approvals, then Lesley shall make a contribution of \$250,000 to the City of Cambridge to fund improvements along Massachusetts Avenue. Said payments shall be made in five equal annual installments. The first payment shall be due upon the issuance of a building permit authorizing work approved by the Special Permit. The remaining four payments shall be made on or before the annual anniversary date of the issuance of the building permit.

Thank you for all of the time and effort you have devoted to creating the opportunity to allow the Art Institute of Boston to come to Porter Square.

Sincerely,

A handwritten signature in cursive script that reads "Marylou Batt".

Marylou Batt

Vice President for Administration