



The Art Institute of Boston



ARTICLE 19 Project Review Special Permit Application

December 20, 2010

APPENDICES

The Art Institute of Boston at Lesley University
1801 Massachusetts Avenue, Cambridge, MA



Bruner/Cott
architects and planners

City of Cambridge, Massachusetts
Planning Board

City Hall Annex, 344 Broadway, Cambridge, MA 02139

a. SPECIAL PERMIT APPLICATION - COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

1. 20.504.1 (Lesley Porter Overlay) 2. 19.20 (Project Review)

3. 20.504.4 (Parking/Loading) 4. 10.40 (Special Permit)

Applicant: Lesley University

Address: 29 Everett Street

Cambridge, MA

Telephone: (617) 868-9600 FAX: _____

Location of Premises: 1801 Massachusetts Avenue

Zoning District: Business C/Lesley Porter Overlay District

Submitted Materials: Survey, Site Plans, Floor Plans, Elevations,

Photographs, Supporting Statement, Certified TIS, Tree

Study, Ownership Certificate, Dimensional Form

Signature of Applicant: *Maylor Burt*

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

Date

Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Address of Site: Applicant: Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date: _____

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- Special Permit: 20.504.1; 20.504.4; 19.20
- Cambridge Historical Commission-Certificate of Appropriateness

Project Description

Brief Narrative: Petitioner seeks to build on Arts College by relocating, altering and renovating former church and constructing a four story building with a
Project Size: two story connector to the former church.

- Total GFA: 74,500 sf
- Non-residential uses GFA: 0
- Site Area (acres and SF): 28,063 sf
- # of Parking Spaces: 0

Proposed Uses:

- # of Dwelling Units: N/A
- Other Uses College/University Facility
- Open Space (% of the site and SF) 30% ; 8,500 sf

Proposed Dimensions:

- Height: 55'
- FAR: 2.67

OWNERSHIP CERTIFICATE – PLANNING BOARD SPECIAL PERMIT

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorized: **Lesley University**
(Petitioner)

Address: **29 Everett Street Cambridge MA 02138**

to apply for a special permit for: **Art Institute**
(type of development)

on premises located at: **1801 Massachusetts Avenue**

for which the record title stands in the name of: **Lesley University**

whose address is: **29 Everett Street, Cambridge MA 02138**

by a deed duly recorded in the: **Middlesex South County Registry of Deeds in Book**

Page ; or Registry District of the Land Court, Certificate No.:

Book: **1315** Page: **59**

Signature of Land Owner
(If authorized Trustee, Officer or Agent, so identify)

Marylou Batt

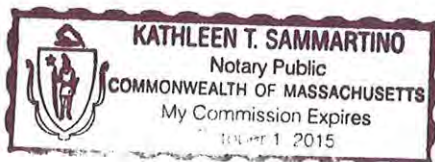
Commonwealth of Massachusetts, County of **MIDDLESEX**

The above named **Marylou Batt** personally appeared before me,

This **17th** of **Dec**, 20**10** and made oath that the above statement is true.

Notary: *Kathleen T. Sammartino*

My Commission expires: **OCTOBER 1, 2015**





December 14, 2010

Tim Mackey
Richard Burke Associates
Davis Square
Somerville, MA 02144

RE: Tree Assessment for the Art Institute of Boston at Lesley University, Cambridge MA

Tim:

As a follow up to our December 13, 2010 site meeting, I offer the following summary observations and recommendations for the trees we inventoried:

Trees # 1, 2&3 – Street trees along Mass. Ave

These are sizable and healthy shade trees that are definitely worthy of a preservation effort. The proposed expansion of the existing “tree pit” opening may provide a long-term benefit for the trees, but only if the demo work is performed carefully. Roots are commonly just under or even pressed up against the underside of adjacent paved surfaces, and can be injured by excavation equipment if work is not done carefully. Also, newly exposed roots will be subject to rapid desiccation, and should be immediately covered with mulch or hay. Supplemental irrigation would also be a good idea, especially if the work is to be done during the summer months.

Trees #4 – 13

These trees are a mix of Black Cherry, White Ash, and Norway Maple, and will not be retainable due to their location within the construction envelope. Some are at the perimeter, but the encroachment required by the proposed relocation of the church building will necessitate severe root loss and injury, and canopy reduction. Most are in poor to fair condition, with a relatively low asset value.

Trees #14, 15 & 16

These trees are in the SE corner of the lot, and may be retainable. By grouping them, and enclosing all 3 within a fenced “tree protection zone”, it may be possible to retain enough root mass to ensure their survival. A further examination of actual construction

Lesley University Tree Assessment – December 13, 2010

documents would be needed, as subsurface infrastructure installations can completely change the scenario.

Trees #17 & 18

These are large Norway Maples along the eastern perimeter. They are large and reasonably healthy, but the close proximity of the proposed construction will result in significant root damage and loss. Major decay was observed fairly low on the trunk of tree #17 due to past pruning practices. In addition, both canopies project well into the space that will be occupied by the church building as it is moved. The unavoidable damage to the root system and the canopy makes preservation of these trees highly unlikely.

Trees #18a & 18b

These are on the abutter's property, but will need to be pruned back significantly. Property owners have a legal right to prune back trees that project onto their property as long as the needed pruning will not be detrimental to the overall health of the tree. The potential for root damage must also be considered, and a look at the construction documents would be informative in this regard. Again, the property owner does have the right to cut roots that project into their property, but if that action results in the decline and or death of the tree, they can be held liable.

Roseland Street Parking Lot

This is a row of Bradford Pear, with a couple of Littleleaf Linden mixed in. The trees are generally worth keeping, and should be structurally pruned - the pears are especially prone to structural failure. Tree #26 is a city street tree, in very poor shape, and is not technically part of the area proposed for reworking.

Summary

When it is determined which trees are to be preserved, it is important to understand that the process begins before construction commences. The trees will need to be on a plant health care program including structural pruning and bracing treatments, soil testing and amendment applications, supplemental irrigation, and monitoring for insects and disease. The trees will need to be fenced off to create a Tree Protection Zone that encompasses the tree's *critical root zone*. Again, if this is not possible due to the nature or proximity of construction activity, subsurface infrastructure, etc., then preservation is not advisable.

Lesley University Tree Assessment – December 13, 2010

As the project proceeds, feel free to communicate with any questions you may have regarding these trees or my assessment.

Sincerely,

David T. Ropes
Certified Arborist
ISA# NE-0215, MAA# 1534

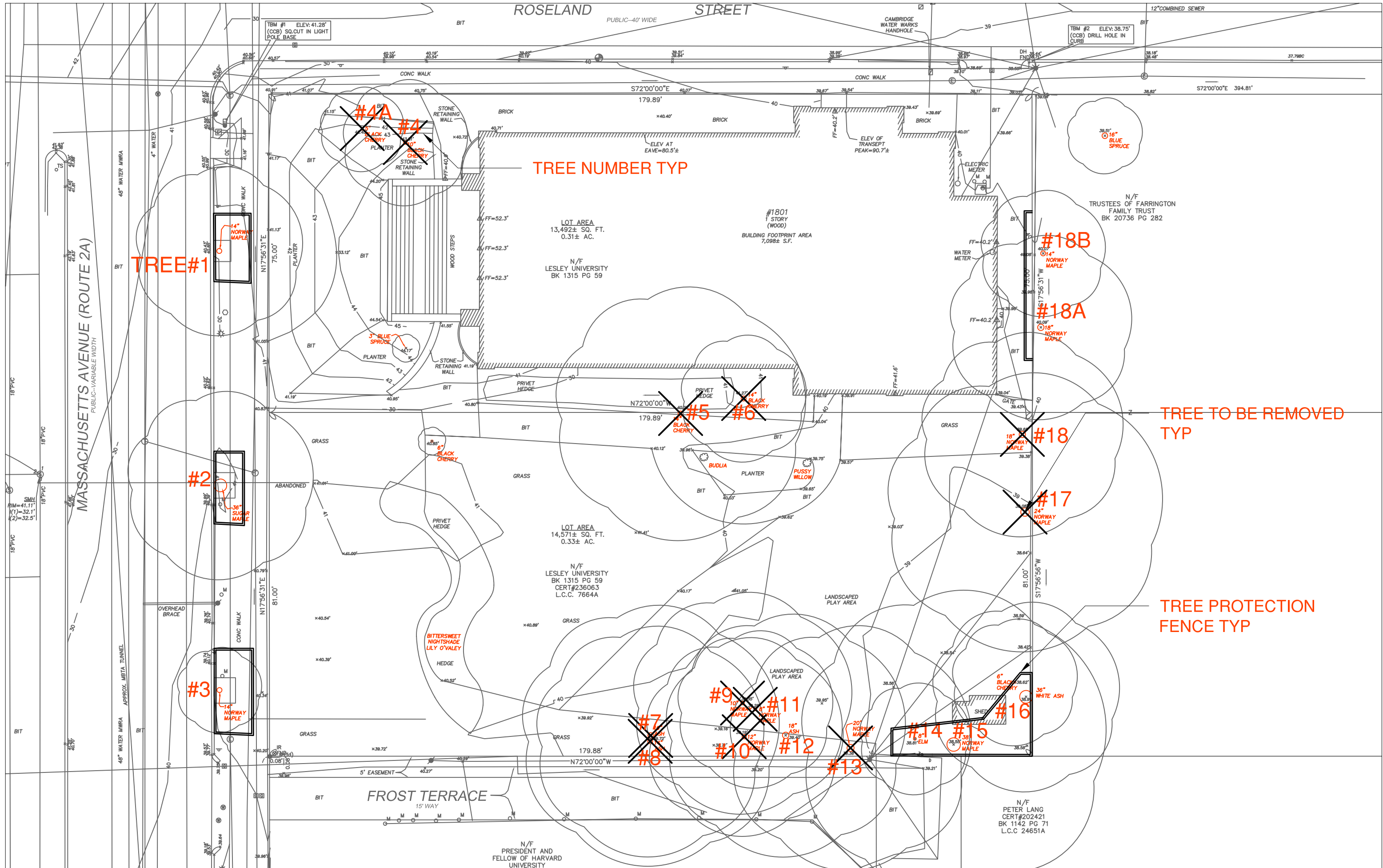
Lesley University Tree Assessment – December 13, 2010

ART INSTITUTE OF BOSTON AT LESLEY UNIVERSITY
 EXISTING TREE ASSESSMENT
 December 14, 2010
 Tree Specialists, Inc.

*Proposed Treatment Legend

CC: Crown Clean
 CR: Crown Reduce
 CT: Crown Thin

Tree #	DBH(")	Common Name	Remove/Save	Condition	Comments/Proposed Treatment
AIB SITE					
1	17	Norway Maple	Save	Good	Minor deadwood, CC*
2	28	Red Maple	Save	Good	Major root girdling; Root collar grown over street curb; Curb should remain in place to avoid damage; Remove exist sidewalk with extreme care. CC, CR on building side
3	15.5	Norway Maple	Save	Good	Girdling roots likely, 5" dead limb on street side, CC
4	11	Black Cherry	Remove	Good	Project requires unavoidable root loss and canopy deformation
4a	8	Black Cherry	Remove	Fair	Project requires unavoidable root loss and canopy deformation
5	17	Black Cherry	Remove	Fair	Project requires unavoidable root loss and canopy deformation
6	15	Black Cherry	Remove	Poor	Project requires unavoidable root loss and canopy deformation
7	18	White Ash	Remove	Fair	Project requires unavoidable root loss and canopy deformation
8	16	White Ash	Remove	Fair	Project requires unavoidable root loss and canopy deformation
9	12	Norway Maple	Remove	Fair	Project requires unavoidable root loss and canopy deformation
10	10.5	Norway Maple	Remove	Good	Project requires unavoidable root loss and canopy deformation
11	7.75	Norway Maple	Remove	Fair	Project requires unavoidable root loss and canopy deformation
12	16.5	White Ash	Remove	Good	Project requires unavoidable root loss and canopy deformation
13	20	Norway Maple	Remove	Fair	Project requires unavoidable root loss and canopy deformation
14	10	American Elm	Save	Good	Disease prone species, branches cross several utility wires, CC, CR away from wires
15	29	Norway Maple	Save	Fair	Several pruning wounds with decay, over mature, CC, CR, Cable
16	23	White Ash	Save	Fair	CC, CR as needed for proposed building
17	20	Norway Maple	Remove	Fair	Project requires unavoidable root loss and canopy deformation
18	18	Norway Maple	Remove	Good	Project requires unavoidable root loss and canopy deformation
18A	18	Norway Maple	Save	Good	Neighbors tree, CR Away from proposed building
18B	14	Norway Maple	Save	Good	Neighbors tree, CR Away from proposed building
ROSELAND STREET SITE					
23	16.5	Bradford Pear	Save	Poor	CC, major lean, break scars on north side
24	15	Bradford Pear	Save	Fair	CC
25	15	Bradford Pear	Save	Fair	CC
26	26	Linden	Save	Poor	At curb
27	11	Bradford Pear	Save	Good	CC
28	11	Linden	Save	Good	CC
29	8.5	Bradford Pear	Save	Good	CC
30	11.5	Bradford Pear	Save	Good	CC
31	14.5	Bradford Pear	Save	Good	CC
32	14	Bradford Pear	Save	Good	CC



TREE NUMBER TYP

TREE TO BE REMOVED TYP

TREE PROTECTION FENCE TYP

TREE#1

#2

#3

#4A

#4

#5

#6

#7

#8

#9

#11

#10

#12

#13

#14

#15

#16

#17

#18

#18A

#18B

MASSACHUSETTS AVENUE (ROUTE 2A)

ROSELAND STREET

FROST TERRACE

TREE NUMBER TYP

TREE TO BE REMOVED TYP

TREE PROTECTION FENCE TYP

TREE#1

#2

#3

#4A

#4

#5

#6

#7

#8

#9

#11

#10

#12

#13

#14

#15

#16

#17

#18

#18A

#18B

MASSACHUSETTS AVENUE (ROUTE 2A)

ROSELAND STREET

FROST TERRACE

LOT AREA
13,492± SQ. FT.
0.31± AC.
N/F
LESLEY UNIVERSITY
BK 1315 PG 59

#1801
1 STORY
(WOOD)
BUILDING FOOTPRINT AREA
7,098± S.F.

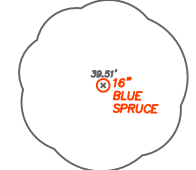
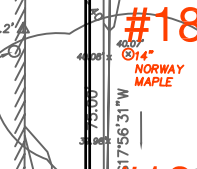
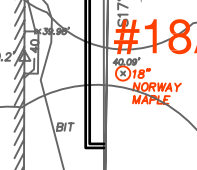
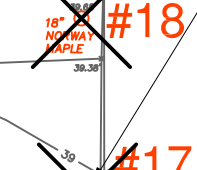
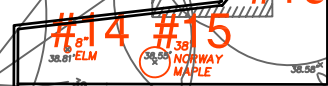
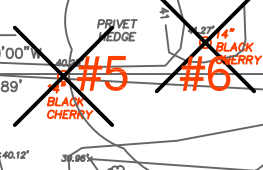
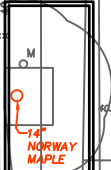
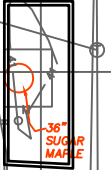
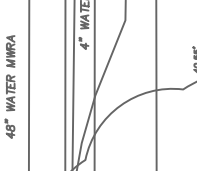
LOT AREA
14,571± SQ. FT.
0.33± AC.
N/F
LESLEY UNIVERSITY
BK 1315 PG 59
CERT#236063
L.C.C. 7664A

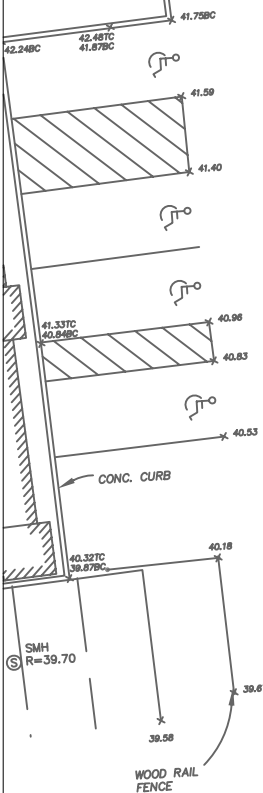
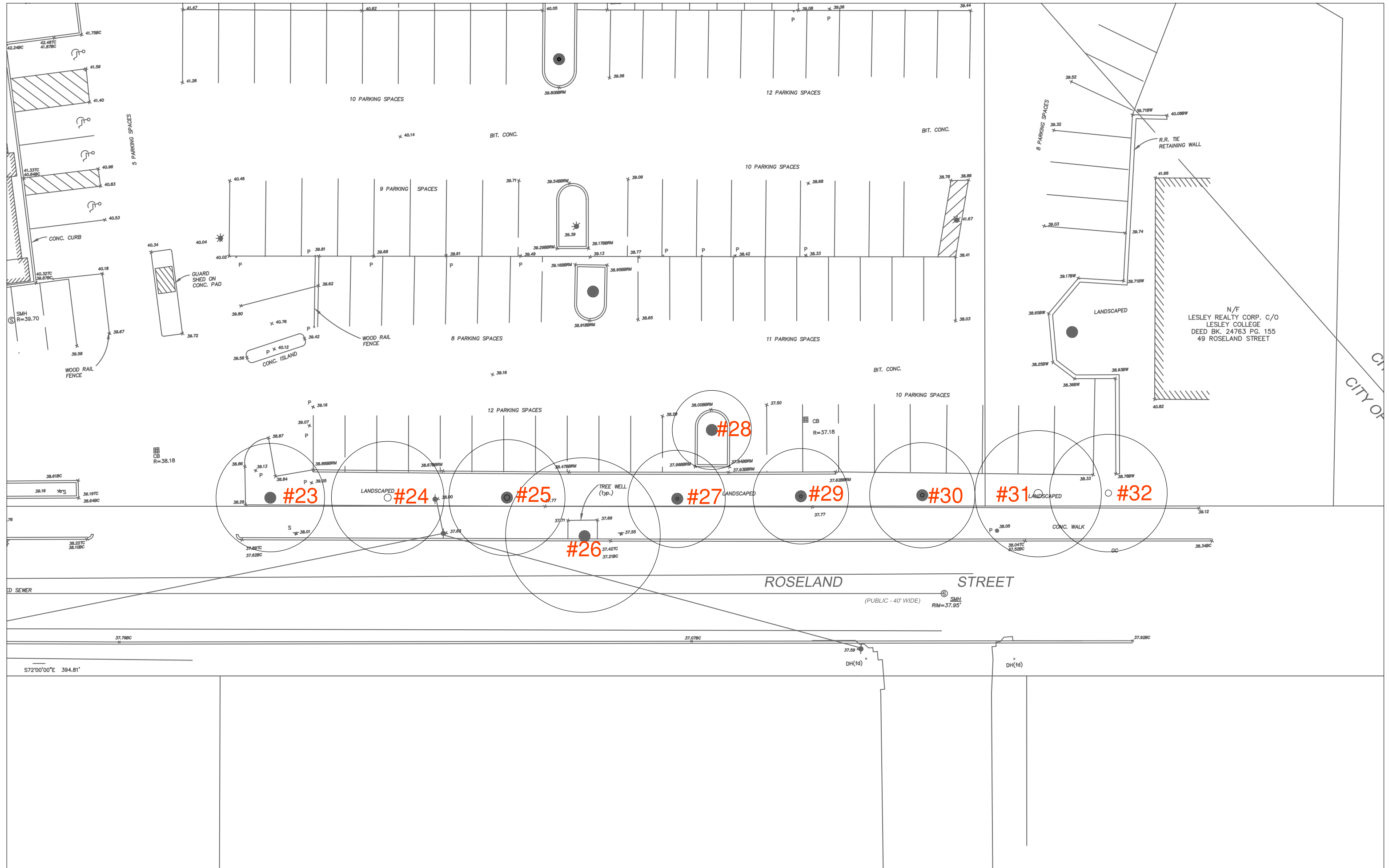
N/F
TRUSTEES OF FARRINGTON
FAMILY TRUST
BK 20736 PG 282

N/F
PETER LANG
CERT#202421
BK 1142 PG 71
L.C.C. 24651A

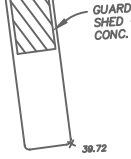
TBM #1 ELEV: 41.28'
(CCB) SQ. CUT IN LIGHT
POLE BASE

TBM #2 ELEV: 38.75'
(CCB) DRILL HOLE IN
CURB





5 PARKING SPACES



10 PARKING SPACES

BIT. CONC.

12 PARKING SPACES

BIT. CONC.

9 PARKING SPACES

10 PARKING SPACES

8 PARKING SPACES

11 PARKING SPACES

BIT. CONC.

12 PARKING SPACES

10 PARKING SPACES

#23

#24

#25

#26

#27

#29

#30

#31

#32

#28

ED SEWER

ROSELAND STREET

(PUBLIC - 40' WIDE)

SMH RIM=37.95'

S72°00'00"E 394.81'

N/F
LESLEY REALTY CORP. C/O
LESLEY COLLEGE
DEED BK. 24763 PG. 155
49 ROSELAND STREET

CITY OF

Sewer Service Infrastructure Narrative

Sanitary

The sanitary sewage from the AIB building will be collected and discharged into the existing 12-inch combined sewer and stormwater system in Roseland Street. The existing sewer service in Massachusetts Avenue servicing the existing Church will be cut and capped at the mainline with no wastewater flows proposed to be directed to the Massachusetts Avenue system. The proposed service connection from the AIB will be a 6-inch pipe to carry the anticipated **6,840** gallons of daily waste anticipated. The Project is working with the City to coordinate the new sanitary and stormwater connections with the City's proposed improvements. A breakdown of the project's sewer design flow rates are as follows:

Existing Sanitary Sewer Flows¹:

Use	GPD/Unit	Unit	GPD
Preschool	5 per person	40 Children/5 teachers	225
Church	3 per seat	50 person capacity	1,050
Total Existing Sanitary Flows			1,275

Proposed Sanitary Sewer Flows¹:

Use	GPD/Unit	Unit	GPD
Secondary School	10 / per person	625 Students/ 59 teachers	6,840
Total Proposed Sanitary Flows			6,840

Total Proposed Additional Sanitary Flows 5,565

1. Existing and Proposed Sanitary flow calculations per 310 CMR 15.203

The Roseland Street combined sewer and stormwater system is part of the ongoing efforts by the City to provide separate sanitary and stormwater sewer collection systems through the City. The existing Roseland Street system is currently in design for its separation. The current design (90%) intends to install a new 15" RCP storm drain system and to insert an 8" PVC sleeve into the existing combined sewer line in Roseland Street. This sleeved sewer line will only collect wastewater flows once the new stormwater system has been installed and all stormwater sources have been directed to the new stormwater system. The separation improvements that are currently being designed in Roseland Street are anticipated to be begin construction in 3-years.

The amount of discharge anticipated for the project will not trigger a sewer connection permit with the Massachusetts Department of Environmental Protection. Additional sewer improvement requirements imposed by DEP or the City to the existing system are not anticipated. However, inflow and Infiltration (I/I) mitigation may be required at a removal rate and the means to be determined by the City Engineer.

Stormwater

The proposed storm water management system has been designed in a manner that will exceed the provisions of the Department of Environmental Protection (DEP) Stormwater Management Policy (hereinafter, the "Policy") for a new construction project. The design is also in conformance with the City of Cambridge stormwater management guidelines, as outlined in the document "Wastewater and Stormwater Management Guidance" dated May 2008. The proposed Stormwater Management System for the AIB will infiltrate the runoff volume from the post-development for a 25-year storm event.

The Site has been designed such that the majority of the stormwater runoff generated on site will be collected and infiltrated onsite. A precast galley infiltration system located underground in the front of the AIB will detain and infiltrate the entire post development 25-year, 24-hr rainfall event for the site. The roof runoff from the new building areas and portions of the abutting church building will be collected in a single roof drain system with the remaining church roof runoff being collected in exterior roof leaders all ultimately discharging to the infiltration system. Surface runoff on site will be collected by a series of drains with sumps that will also be directed to the underground infiltration system. For rainfall events less than or equal to the 25-year, 24-hour event, stormwater is not anticipated to overflow from the galleys to the City system. For larger storms the galleys have an over-flow to the City system in Roseland Street. The Project proposes to construction a portion of the new separated 15" RCP City stormwater system currently being designed by the City in Roseland Street for approximately 110 feet along the site frontage on Roseland to the City Standards. The project proposes to temporarily connect the stormwater system installed as part of this project to the existing combined system. Once the City has completed the remaining downstream stormwater separation it will be able to connect to the stormwater system installed by this Project to complete the separation in this area.

Soil borings have been performed onsite and have determined that the underlying soils to be well graded to poorly graded sands. These soils have been be classified as hydrologic soil group Type "A", which is generally, very well draining soil with very high infiltration rates. The state Stormwater Management Policy allows recharge rates of 8.27 inches per minute for these soils.

Appendix C | Water Service Infrastructure Narrative

Water Service Infrastructure Narrative

The Project will require approximately **6,840** gallons per day for its domestic water demands, based on the sanitary flow calculations per 310 CMR 15.203. It is anticipated that the site's service connection will be from the existing 6-inch water line in Roseland Street for domestic water. The Project will connect to the existing fire pump located at 1815 Massachusetts Avenue under Roseland Street. The Project is coordinating with the City for connecting of the buildings fire services.

The capacity and condition of the existing water supply infrastructure is currently under investigation. Hydrant flow tests will be performed to determine the capacity of the line in Roseland Street. Should it be determined that there is inadequate pressure to provide the required flows for the potable water, a booster pump will be added to the project to handle the deficiency. The connection to the existing main is proposed to be a wet tap and will be fully coordinated with the City Water Department. The fire protection system design will be coordinated with the City Fire Chief.

December 8, 2010

Mr. Greg Russell
Bruner|Cott & Associates, Architects
130 Prospect Street
Cambridge, MA 02139
By e-mail: grussell@brunercott.com

Subject: Noise Mitigation Narrative – Article 19 Project Review
Art Institute of Boston at Lesley University, Cambridge, MA
Acentech Project No. 621085

Dear Greg:

The following report addresses requirements of Article 19: Project Review – Special Permit Application, in reference to Appendix H: Noise Mitigation Narrative with regard to compliance with the Noise Control Ordinance of the City of Cambridge.

Based on the Zoning Districts map of the City of Cambridge and the Lesley Porter Overlay District, the AIP site is located in a Business zone and abuts the Lesley Porter Overlay District to the north (the University Hall Building), the Massachusetts Avenue Overlay District to the west, and residential zones (Zone B: Residence B and Zone C-2: Residence C-2) to the south and east.

Based on our interpretation of the Noise Control Ordinance of the City of Cambridge (Chapter 8.16 Noise Control), the noise levels from the building may not exceed 65 dBA between 7:00 am and 6:00 pm, Monday through Saturday, and 55 dBA at all other times, as measured at the property line toward the residential zones. (At this early planning stage, we are referring only to the single number A-weighted decibel level. Later, when particular sound data are available, we will review the full octave band spectrum, as specified by the Regulations.) Our recommendations are aimed to maintain noise levels below 55 dBA at the property line.

Although the design for the building is only now in the Design Development phase, we have identified the following major mechanical equipment for which these noise criteria will pertain.

- a) Roof-top air handling unit on the back of the relocated Church building, and associated condensing units.
- b) Roof-top air handling unit on the roof of the new building, and associated condensing units.
- c) Special exhaust fans (3 together in each of two enclosures, located on the roof of the new building; these are *Vektor-H High Plume Exhaust Systems* by Greenheck).

You have provided us with initial specifications for this equipment. Based on these data, we recommend that:

- a) For the roof-top equipment on the Church building (air handling units and their associated condensing units): Use a double wall casing for the air handling unit; this reduces the noise that is radiated from the unit itself. Be sure that the height of the parapet is sufficient so that it interrupts the line-of-sight between the top of the unit (and the top of the condensing units) and the top of the nearest residential building by at least 2 feet. The interior sides of the parapet may need to be a sound absorptive surface to avoid noise reflections from the air handling units, which could reduce the effectiveness of the parapet. The parapet should provide at least 20 dBA of noise reduction, which is well within the performance standards for most any parapet.
- b) For the roof-top equipment on the new building (air handling units and their associated condensing units): Again, use a double wall casing for the air handling unit. The roof plane is 58 feet above grade; the ridge of the neighboring building 34 feet. So the edge of the roof may provide the necessary interruption of the line-of-sight between the two. If not, a low parapet as described above may be necessary.
- c) For the exhaust systems: Each of the two enclosures (each with three (3) fans) should be a sound barrier enclosure. In addition, product data from the manufacturer states that one fan (presumably radiating sound from the top of the stack) will produce 73 dBA at 5 feet. In order for the sound level of three such fans operating together (worst case), to meet the property line criteria, we recommend that the fans be located at least 50 feet away from a neighbor and there should be an interruption in the line-of-sight to the neighbor. We will develop further analysis when the location of the fans is set, but try to keep them as far from the edge of the building as possible since this will improve the sound blocking affect of the edge of the building and will also reduce the noise by way of greater distance attenuation.

This review does not address construction noise.

With these strategies, the new AIB project will comply with the City of Cambridge Noise Ordinance. Details for implementing these strategies will be established and developed as the design process continues.

Sincerely yours,

ACENTECH INCORPORATED



Carl J. Rosenberg
Principal

J:\621085\SD community noise 2010-12-08



LEED 2009 for New Construction and Major Renovation Project Scorecard

* PRELIMINARY *

Project Name: Art Institute at Lesley University
 Project Address: 1801 Massachusetts Avenue

Yes	?	No	23	2	1	SUSTAINABLE SITES	26 Points
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Y			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
1			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation - Public Transportation Access	6
1			Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation - Parking Capacity	2
		1	Credit 5.1	Site Development - Protect or Restore Habitat	1
1			Credit 5.2	Site Development - Maximize Open Space	1
1			Credit 6.1	Stormwater Design - Quantity Control	1
	1		Credit 6.2	Stormwater Design - Quality Control	1
1			Credit 7.1	Heat Island Effect - Nonroof	1
1			Credit 7.2	Heat Island Effect - Roof	1
	1		Credit 8	Light Pollution Reduction	1

Yes	?	No	6	4	WATER EFFICIENCY	10 Points
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Y			Prereq 1	Water Use Reduction	Required
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2			2 Reduce by 50%	2
				4 No Potable Water Use or Irrigation	4
	2		Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4
				2 Reduce by 30%	2
				3 Reduce by 35%	3
				4 Reduce by 40%	4

Yes	?	No	22	5	8	ENERGY & ATMOSPHERE	35 Points
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Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Fundamental Refrigerant Management	Required
15	2	2	Credit 1	Optimize Energy Performance	1 to 19
				1 Improve by 12% for New Buildings or 8% for Existing Building Renovations	1
				2 Improve by 14% for New Buildings or 10% for Existing Building Renovations	2
				3 Improve by 16% for New Buildings or 12% for Existing Building Renovations	3
				4 Improve by 18% for New Buildings or 14% for Existing Building Renovations	4
				5 Improve by 20% for New Buildings or 16% for Existing Building Renovations	5
				6 Improve by 22% for New Buildings or 18% for Existing Building Renovations	6
				7 Improve by 24% for New Buildings or 20% for Existing Building Renovations	7
				8 Improve by 26% for New Buildings or 22% for Existing Building Renovations	8
				9 Improve by 28% for New Buildings or 24% for Existing Building Renovations	9
				10 Improve by 30% for New Buildings or 26% for Existing Building Renovations	10
				11 Improve by 32% for New Buildings or 28% for Existing Building Renovations	11
				12 Improve by 34% for New Buildings or 30% for Existing Building Renovations	12
				13 Improve by 36% for New Buildings or 32% for Existing Building Renovations	13
				14 Improve by 38% for New Buildings or 34% for Existing Building Renovations	14
				15 Improve by 40% for New Buildings or 36% for Existing Building Renovations	15
				16 Improve by 42% for New Buildings or 38% for Existing Building Renovations	16
				17 Improve by 44% for New Buildings or 40% for Existing Building Renovations	17
				18 Improve by 46% for New Buildings or 42% for Existing Building Renovations	18
				19 Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19
	1	6	Credit 2	On-Site Renewable Energy	1 to 7
				1 1% Renewable Energy	1
				2 3% Renewable Energy	2
				3 5% Renewable Energy	3
				4 7% Renewable Energy	4
				5 9% Renewable Energy	5
				6 11% Renewable Energy	6
				7 13% Renewable Energy	7
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

Yes ? No



LEED 2009 for New Construction and Major Renovation Project Scorecard

* PRELIMINARY *

Project Name: Art Institute at Lesley University
Project Address: 1801 Massachusetts Avenue

Yes ? No

4 8 2 MATERIALS & RESOURCES 14 Points

Y		Prereq 1	Storage and Collection of Recyclables	Required
2	1	Credit 1.1	Building Reuse - Maintain Existing Walls, Floors and Roof	1 to 3
			Reuse 55%	1
			Reuse 75%	2
			Reuse 95%	3
1		Credit 1.2	Building Reuse - Maintain Interior Nonstructural Elements	1
2		Credit 2	Construction Waste Management	1 to 2
			50% Recycled or Salvaged	1
			75% Recycled or Salvaged	2
2		Credit 3	Materials Reuse	1 to 2
			Reuse 5%	1
			Reuse 10%	2
1	1	Credit 4	Recycled Content	1 to 2
			10% of Content	1
			20% of Content	2
1	1	Credit 5	Regional Materials	1 to 2
			10% of Materials	1
			20% of Materials	2
		Credit 6	Rapidly Renewable Materials	1
	1	Credit 7	Certified Wood	1

Yes ? No

13 2 INDOOR ENVIRONMENTAL QUALITY 15 Points

Y		Prereq 1	Minimum Indoor Air Quality Performance	Required
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
1		Credit 1	Outdoor Air Delivery Monitoring	1
1		Credit 2	Increased Ventilation	1
1		Credit 3.1	Construction Indoor Air Quality Management Plan - During Construction	1
1		Credit 3.2	Construction Indoor Air Quality Management Plan - Before Occupancy	1
1		Credit 4.1	Low-Emitting Materials - Adhesives and Sealants	1
1		Credit 4.2	Low-Emitting Materials - Paints and Coatings	1
1		Credit 4.3	Low-Emitting Materials - Flooring Systems	1
1		Credit 4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products	1
1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1		Credit 6.1	Controllability of Systems - Lighting	1
1		Credit 6.2	Controllability of Systems - Thermal Comfort	1
1		Credit 7.1	Thermal Comfort - Design	1
1		Credit 7.2	Thermal Comfort - Verification	1
	1	Credit 8.1	Daylight and Views - Daylight	1
	1	Credit 8.2	Daylight and Views - Views	1

Yes ? No

6 INNOVATION IN DESIGN 6 Points

5		Credit 1	Innovation in Design	1 to 5
			Innovation or Exemplary Performance TBD - ex: WEc3 exemplary performance	1
			Innovation or Exemplary Performance TBD - ex: MRc2 exemplary performance	1
			Innovation or Exemplary Performance TBD - ex: SSc4.1 exemplary performance	1
			Innovation TBD - ex: Public Education	1
			Innovation TBD - ex: Green Cleaning	1
1		Credit 2	LEED® Accredited Professional	1

Yes ? No

3 1 REGIONAL PRIORITY 4 Points

3	1	Credit 1	Regional Priority	1 to 4
			Regionally Defined Credit Achieved (SSc6.1)	1
			Regionally Defined Credit Achieved (SSc7.1)	1
			Regionally Defined Credit Achieved (SSc7.2)	1
			Regionally Defined Credit Achieved (SSc3; EAc2 - 20%; MRc1.1 - 75%)	1

Yes ? No

77 22 11 PROJECT TOTALS (Certification Estimates) 110 Points

Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

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Architecture/Urban Design
Preservation/Space Planning

Bruner/Cott

LEED Affidavit

Dear Sirs:

We are writing to state that to the best of our knowledge, the Art Institute at Lesley University project has been designed to achieve the requirements of the City of Cambridge Zoning Ordinance Section 22.23 pertaining to a construction of 50,000 square feet or more of gross floor area.

Sincerely,

A handwritten signature in black ink, appearing to read 'JF', with a large, stylized flourish that loops back under the first letter.

Jason Forney AIA LEED AP
Sr. Associate