

2011 Annual Town Gown Report

Institution Name: LESLEY UNIVERSITY

Report for Time Period (e. g., Spring '10 semester or 2010-2011 term): FALL 2011

Date Submitted: _____

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>	2007	2008	2009	2010	2011	2021 (projected)
Head Count:	424	431	419	407	380	414 (1)
FTEs ¹ (if available):	401.71	408.71	398.26	386	363.77	396.21
<i>Cambridge-based Faculty</i>						
Head Count:	138	156	155	146	161	187
FTEs ¹ (if available):	123.4	138	135.74	131	142.48	167.98
Number of Cambridge Residents Employed at Cambridge Facilities:	82	86	81	73	70	75

(1) 2021 projections include the addition of Art Institute of Boston faculty and staff, currently working in Boston, to Cambridge totals.

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.

C. STUDENT RESIDENCES 2007 2008 2009 2010 2011 2021
 (projected)

Number of Undergraduate Students residing in Cambridge:

In dormitories:	695	686	777	879	894(1)
Number with cars garaged in Cambridge	0	0	0	0	0(2)
In off campus affiliate housing ³ :	0	0	0	0	
In off campus non-affiliate housing:	88	53	71	62	61

Number of Graduate Students residing in Cambridge:

In dormitories:	0	0	27	0	0
Number with cars garaged in Cambridge	0	0	0	0	0(2)
In off campus affiliate housing ⁴ :	0	0	0	0	
In off campus non-affiliate housing:	207	190	212	212	200(3)

(1) In addition to Undergraduate Students in residence, we also house 66 students in the Threshold Program, a certificate program for adults with cognitive and learning disabilities.

(2) Lesley has a policy for undergraduate residential students that they are not to bring cars to campus, and no parking is provided. The University does not hold any information on where vehicle registration. The University does not provide housing for Graduate students, and our programs are designed to accommodate working adults.

(3) Lesley University’s graduate programs are designed for working adults, who can study online or at locations throughout the 23 states. The majority of graduate students residing in Cambridge are most likely permanent residents. The University offers tuition discounts to Cambridge residents and employees of the City of Cambridge, and we have a strong tradition of Cambridge Public School employees pursuing Lesley degrees.

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

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

D. FACILITIES & LAND OWNED

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*

	2007	2008	2009	2010	2011	2021 (projected)
Acres:						
Tax Exempt	8.48	13.76	13.76	13.76	13.76	
Taxable	4.40	2.38	2.31	2.31	2.31	
Number of Buildings: (include both taxable and tax exempt buildings)	32	37	54.5	58.5	58.5	
Dormitories:						
Number of Buildings:	15	17	19	22	22	
Number of Beds	695	775	873	890	890	
Size of Buildings (gross floor area):	681,157	850,272	911,611	942,277	942,277	
Institutional/Academic	358,241	425,614	488,931	491,901	491,901	
Student Activities/Athletic	11,000	11,000	11,000	26,030	26,030	
Dormitory/Nontaxable Residential	139,581	193,345	230,563	243,229	243,229	
Commercial	108,432	106,932	104,954	104,954	104,954	
Taxable Residential	76,163	76,163	76,163	76,163	76,163	

Parking

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

Number of parking spaces maintained for students (include resident and commuter parking): 20

Number of parking spaces maintained for faculty, staff and visitors: 306

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

2007	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	1	0	0	81
Number of Buildings:	1	0	0	10

2008	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	1	0	0	81
Number of Buildings:	1	0	0	10

2009	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	1	0	0	81
Number of Buildings:	1	0	0	10

2010	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	1	0	0	81
Number of Buildings:	1	0	0	10

2011	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	1	0	0	81
Number of Buildings:	1	0	0	10

2021 Projected	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:				
Number of Buildings:				

Property Transfers:

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

NONE

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:

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

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

Lesley has no current leases, but maintains an agreement with Buckingham Browne & Nichols for share use of athletics fields and facilities through 2015.

F. PAYMENTS TO CITY OF CAMBRIDGE:⁵

	FY 07	FY 08	FY 09	FY 10	FY 11
Real Estate Taxes Paid	\$534,810.57	\$527,540.83	\$560,639.82	\$544,313.10	\$570,084
Payment in Lieu of Taxes (PILOT)	n/a	n/a	n/a	n/a	\$n/a
Water & Sewer Fees Paid	\$286,869.83	\$283,381.35	\$312,452.93	\$325,802.63	\$330,426
Other Fees & Permits Paid	\$30,673.65	\$24,257.14	\$27,234.54	\$28,313.02	\$52,584

G. INSTITUTIONAL SHUTTLE INFORMATION

Please include information about all regularly scheduled shuttle services operated by your institution within the City of Cambridge or between Cambridge and other municipalities:

Route Name	Vehicle Type and Capacity	Frequency of Operation	Weekday Hours of Operation	Weekend Hours of Operation
Bus	2 Buses, 29 seat, 10 standing capacity	Continuous	7 a.m. to 11 p.m. (Fridays to 9 p.m.)	
Supplemental	15 passenger van		8:15 a.m. to Midnight weekdays	

Please provide ridership data, if available, and describe efforts both to coordinate shuttle system with other institutions and to streamline shuttle services.

Average weekly ridership

Spring '11 – Buses 2,811; supplemental van service 214

Summer '11 – van 55

Fall '11 (through Nov. 30) – Buses 2,200; supplemental van service 230

Currently, Shuttle service serves the Doble, Porter, Brattle Campuses and AIB at 700 Beacon Street Boston. With the relocation of AIB to Cambridge, the lengthiest portion of the route will be eliminated resulting in a more efficient use of vehicles.

⁵ Fiscal Years for the City of Cambridge begin on July 1 and end on June 30 of the following year. For example, FY 11 for the City of Cambridge includes the period from July 1, 2010 through June 30, 2011.

Given the shorter travel distances when AIB joins the Porter Campus, service will increase and allow us to eliminate 29 passenger buses in favor of 15 passenger vans in a continuous loop between Porter, Doble and Brattle. We expect this reduction in the route will increase the quality of service to our community, reduce shuttle service's environmental impact, and enable us to utilize smaller, quieter vehicles.

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:

- To provide context, describe campus development efforts over the past five years;
- Employ a future planning horizon of ten years;
- State your institution's specific planning goals for this period;
- Describe the goals and needs that you address through your plans;
- How do you see your campus evolving to address your institution's strategic goals and objectives;
- Identify and describe plans for future development of the sub-areas/precincts of your campus, being certain to address the institution specific information requests and questions found in Section VI (coordinate with Map 4 in Section IV);
- Identify all future short term and long term development sites on your campus (coordinate with Map 4 in Section IV);
- In the first section of your future plans narrative, make specific note of any changes that have occurred in your institution's future plans for a particular site or area (such as changes to the anticipated future use of a site) within the past three years. Explain the reasons that have led to any such changes in thinking.
- 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 sustainability planning efforts in your discussion, though as they relate to physical planning, building design, and infrastructure.
- Include in your discussion a description of existing facilities for housing your faculty and staff and any plans for increasing such housing.

President Joseph Moore has reinitiated a strategic planning process for the University, of which a revised campus facilities plan will be a component. We expect this strategic plan to be before the Board of Trustees for approval in spring of 2012.

Last year, we completed the final purchase of properties from the Episcopal Divinity School,

creating a shared Brattle Campus and our efforts continue in the renovation, modernization of infrastructure, and improving energy efficiencies on that campus.

- . 1- The continued integration of the Brattle Campus as a part Lesley University, including: a successful long-range partnership with the Episcopal Divinity School to benefit the students of both institutions, including establishment of a cohesive home for Lesley's Graduate School of Arts and Social Sciences; and
- . 2- Planning towards the successful relocation of the Art Institute of Boston to Cambridge.

Both of these initiatives are consistent with the Lesley University Campus Master Plan goals, which include the creation of a tri-node campus in Cambridge.

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).

Lesley's 2008 Master Plan put forth a goal of creating a tri-node campus in Cambridge, creating a pedestrian friendly, urban experience for our students integrated with and complimentary to Cambridge neighborhoods. Our work and planning continues with this concept, and with recognition that our three campuses exist in three distinct neighborhoods. Following are descriptions of recent and future activities on each of the three campuses.

Across all campuses, the University is continuing a program to replace all lighting on campus with modern, energy efficient fixtures and bulbs with a attainable goal of reducing energy usage by 800,000 KWH each year.

DOBLE CAMPUS

Past Year and Current Projects

Founders Hall, 29 Everett Street

In 2009, while celebrating our Centennial, we were honored by the placement of a Blue Oval historical marker on Founders Hall, the historic birthplace of the University and the former home of our founder, Edith Lesley. The house has long served as the Office of the President and Provost, and

the President's Office is located in Edith Lesley's former living room where she gathered the first class of students in 1909 to establish the Lesley School.

Like many historic homes, Founders Hall was in dire need of interior renovation, and work is currently underway to increase its efficiency as office space; the addition of a small kitchen; upgraded and higher efficiency heating system; new sprinklers and fire alarm system.

The exterior entrance to both Founders Hall and the adjoined Stebbins Hall – facing the quadrangle - will have a new ADA ramp for improved accessibility.

9 Mellen Street

The home to our Office of Residence Life, the ramp at 9 Mellen Street was extended to provide full ADA access to the building, and through widening of doorways and the addition of an ADA compliant restroom, the first floor of this building is now fully accessible.

Year Ahead

The Threshold Program

The Threshold Program is one-of-a-kind residential program serving adults with cognitive and learning disabilities learning independent living and vocational skills within the college environment. This is a two-year certificate program, with an optional third year, where students live and study as members of the Lesley community.

Successes of the program are prompting changes in the facilities. A large number of students go on to maintain jobs and apartments in the area, and return frequently for ongoing assistance and advocacy from our staff. That need is prompting us to formalize the Threshold Alumni Program.

Changes to 82 F and 82 R and 78 Oxford Street seek to accommodate a small amount of appropriate space for this service, as well as improve the residence life accommodations for students and vastly improve accessibility to the properties. We have begun discussing these plans with neighbors and the Agassiz Neighborhood Council, and the reception has been positive. Many neighbors express pride in this program being a part of the community, and regard the students and staff as good neighbors.

The changes do not represent an expansion of the program, but a reduction of beds and the addition of more appropriate and ADA compliance to a special population of students.

We plan to before the Zoning Board of Appeals in January 2012. Proposed work includes:

- Rear addition to 78 Oxford Street
- Addition of ADA compliant restrooms
- Changing residential spaces to office and meeting spaces

- Reducing on-site parking – reduction from 10 spaces to two visitor spaces, including one handicapped space.
- Exterior and landscaping improvements.

BRATTLE CAMPUS

Lesley University and the Episcopal Divinity School entered into a partnership for a shared campus in 2008, and the relationship is progressing in a manner beneficial to both institutions. All transfers of property are complete, and Lesley is continuing its program of modernizing infrastructure to increase energy efficiency and

Past Year and Current Projects

Sherrill Plaza Landscape Project

The plaza outside Sherrill Library was installed in 1965 and with crumbling concrete had become unsafe for people with mobility issue to traverse. Additionally, it was in need of vast aesthetic improvements. The new plaza is an inviting, fully accessible, outdoor space for meeting and gathering – an important space within the campus for both informal gathering and functions.

101 Brattle Street

As next door neighbor to the historic Longfellow House – Washington’s Headquarters National Historic Site, we took care in repairing historic elements of the house’s exterior, addressing ADA access issues and interior renovations. 101 Brattle is now a show piece of the University, housing the Office of Advancement and Alumni Relations.

Heating System Upgrades

Upon entering the partnership with the Episcopal Divinity School, the modernization of the existing, inefficient heating system across the campus was a major priority. This summer, we complete the final phase of upgrades to the heating of all buildings on campus.

The old central heating system in Lawrence Hall has now been completed, including the dismantling and removal of the underground oil storage tank, and a new boiler system for Sherrill Library and Washburn Hall have been installed. The completed project, including in total [X] buildings over [x] years allows the entire campus to operate more efficiently and decrease the overall energy use of the facilities.

Renovations and ADA Improvements

Kidder House at 2-4 St. Johns joined Lesley’s residence halls this fall, adding 26 beds, and renovations included aesthetic improvements, the addition of ADA bathrooms and a ramp to the front door. Rousmaniere was renovated for use as a residence hall adding 13 beds, and the building was equipped with new fire safety sprinklers and fire alarm system in addition to aesthetic improvements.

Lawrence Hall, a 97-bed residence hall, was equipped with an ADA ramp, and expanded and renovated bathrooms and standards for accessibility, as well as some needed structural repairs. The parking lot adjacent to Lawrence was repaved, with drainage lines replaced, with some adjacent landscaping improvements.

PORTER CAMPUS

Past year

815 Somerville Avenue

In anticipation of construction of a new Art Institute on the Porter Campus, work to relocate some University functions from University Hall to 815 took place this fall. 815 Somerville Avenue, historically an administrative building, was renovated to accommodate University Technology, currently on the lower level of University Hall, as well as space utilization improvements in the Finance and Operations Departments. University Technology will occupy their new space this spring.

University Hall

A third floor renovation on the third floor was completed to accommodate the Arts Commons, a new initiative of the University focusing on expanding the integration of the arts' role in Lesley's programs, in education and communities. The space includes meeting space, furnished to encourage collaboration and group work. In addition, the Graduate Admissions space was expanded to include an additional interview room for prospective students.

Year Ahead

Art Institute of Boston

We continue to be excited about the relocation of The Art Institute of Boston to Cambridge, and our students, alumni and many neighbors are anticipating the inclusion of AIB students, energy, and activities to Porter Square. As you know, the planned relocation is the subject of appeals currently being reviewed by the courts, and we anticipate decisions on those cases in early 2012.

Our design team continues work in anticipation of favorable rulings: design development drawings were completed in April; we've engaged in a value engineering process to further ensure all designs meet the programmatic, building efficiency and cost goals; and we continue to refine the project. We plan to apply for and secure a LEED certification of Silver or better through the U.S. Green Building Council.

We were proud to accept a gift from a faculty member and her husband, an MIT Professor and founder of MediTech, and the main street level gallery will be named the Nancy and Edward Roberts Gallery in their honor.

Ideally, court decisions will allow a groundbreaking in fall of 2012, with a completion date in 2014.

ALL CAMPUSES

Our commitment to sustainability continues, and grows stronger. Our campus-wide program to install energy efficient lighting was completed in University Hall, Lawrence Hall and 815 Somerville Avenue. Our recycling program continues to gain in efficiency, and we continue to increase our support of alternative transportation

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.
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.

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 2008 Annual Report, you may so indicate in the appropriate space below.

- A. Results of surveys of commuting mode choice for faculty, staff, and students.
- B. Information on the point of origin of commuter trips to Cambridge for faculty, staff and students.
- C. Have there been any changes in your TDM plan or strategy since submitting your 2008 Town Gown-report? If so, please describe briefly. (Your PTDM plan is on file at CDD.)

VI. INSTITUTION SPECIFIC INFORMATION REQUESTS

Cambridge College

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

Harvard University

1. Provide an update on plans for Harvard's Allston campus and any anticipated impacts on the City of Cambridge.
2. Provide an update on the Fogg Museum project, with particular attention to possible effects on the surrounding community and streetscape.
3. Describe plans for properties currently held by the University on or abutting Massachusetts Avenue. Particular attention should be paid to a description of the uses intended on the ground floor of these sites, as related to community concerns about maintaining an active retail environment.
4. Discuss planning for bicycle facilities on campus.
- 5.

Lesley University

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

Included in narrative.

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

Included in narrative. There are no current plans underway for the parking lots across from University Hall, but future planning will incorporate first floor retail – and community priority that we support.

3. Discuss planning for bicycle facilities on campus and shuttle bus services between campuses.

Our reliance on shuttles will be vastly reduced as AIB becomes part of the Porter Campus, eliminating the need for a shuttle route to Kenmore Square. We have over racks on campus to accommodate over 200 bicycles, and are evaluating locations for additions over the coming year and is considered in all projects. "LUGLY" our bike share program, continues to grow in ridership.

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.

Included in narrative.

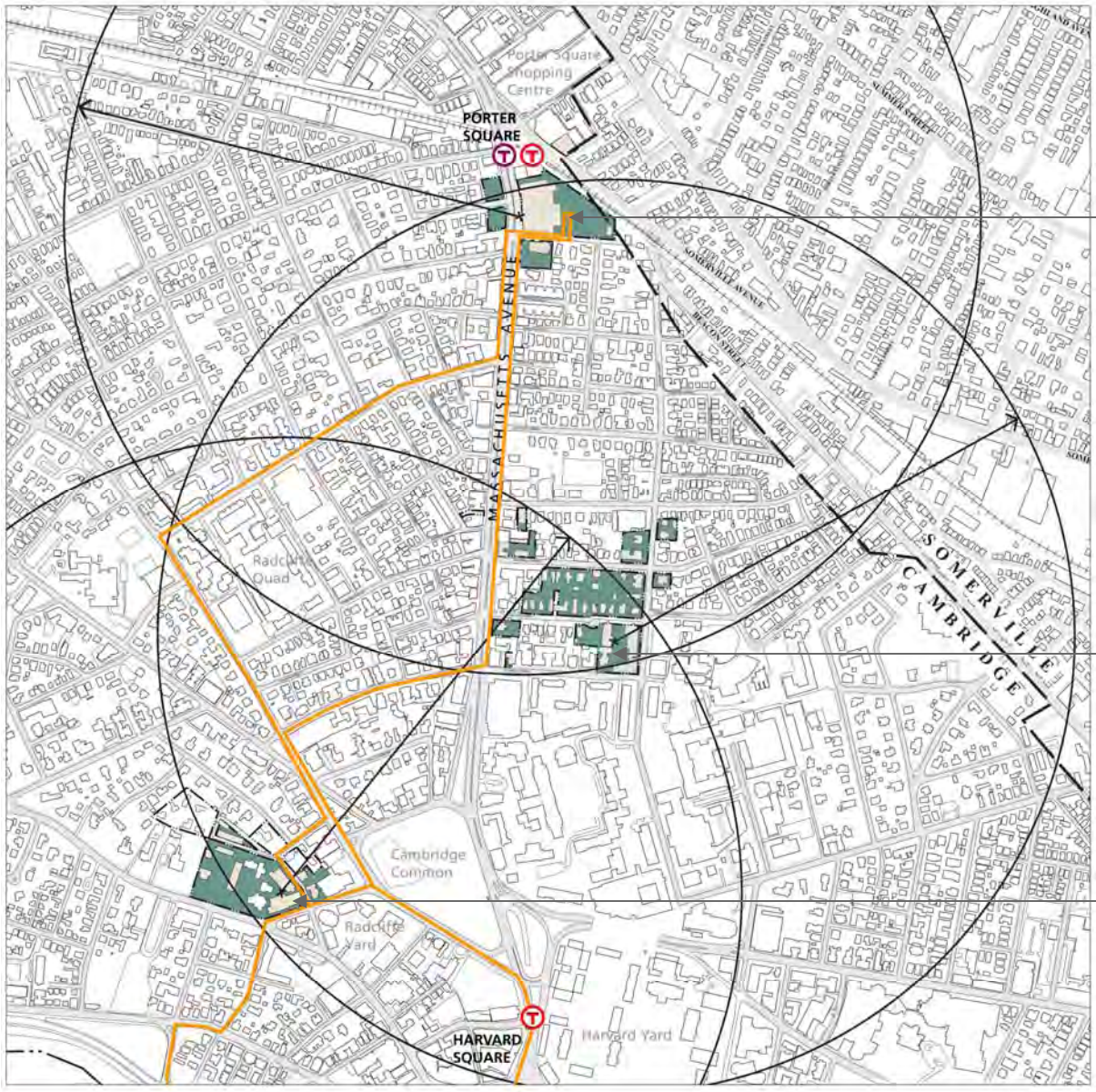
Massachusetts Institute of Technology

1. How do you anticipate that the K2C2 Study will affect your long term planning.
2. Provide an update on long term academic and non-academic planning for the main campus, with a particular focus on all potential locations for academic uses and plans for green space and edges along Massachusetts Avenue, particularly near the railroad crossing, and adjacent to Area 4.
3. Provide information on any plans for additional housing or other uses under consideration for MIT owned parcels in Cambridgeport and Area 4.
4. Provide information on MIT's plans for ground floor retail along Main Street and in Kendall Square.
5. Provide an update on discussions about development of a multi-use path along the Grand Junction railroad right-of-way.
6. Discuss planning for bicycle facilities on campus.
7. Provide an update on the 610 Main Street building, which has been permitted.

A

Mapping Requirements

- 1** Overview
- 2** Doble Campus Uses
- 3** Porter Campus Uses
- 4** Brattle Campus Uses
- 5** Doble Campus Projects
- 6** Porter Campus Projects
- 7** Brattle Campus Projects
- 8** Cambridge - Boston Shuttle Route



Porter Campus

Doble Campus

Brattle Campus

Lesley owned properties

10-minute walk radius

MBTA Red Line Subway Station

MBTA Commuter Rail Station

Lesley Shuttle routes

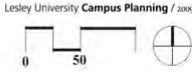


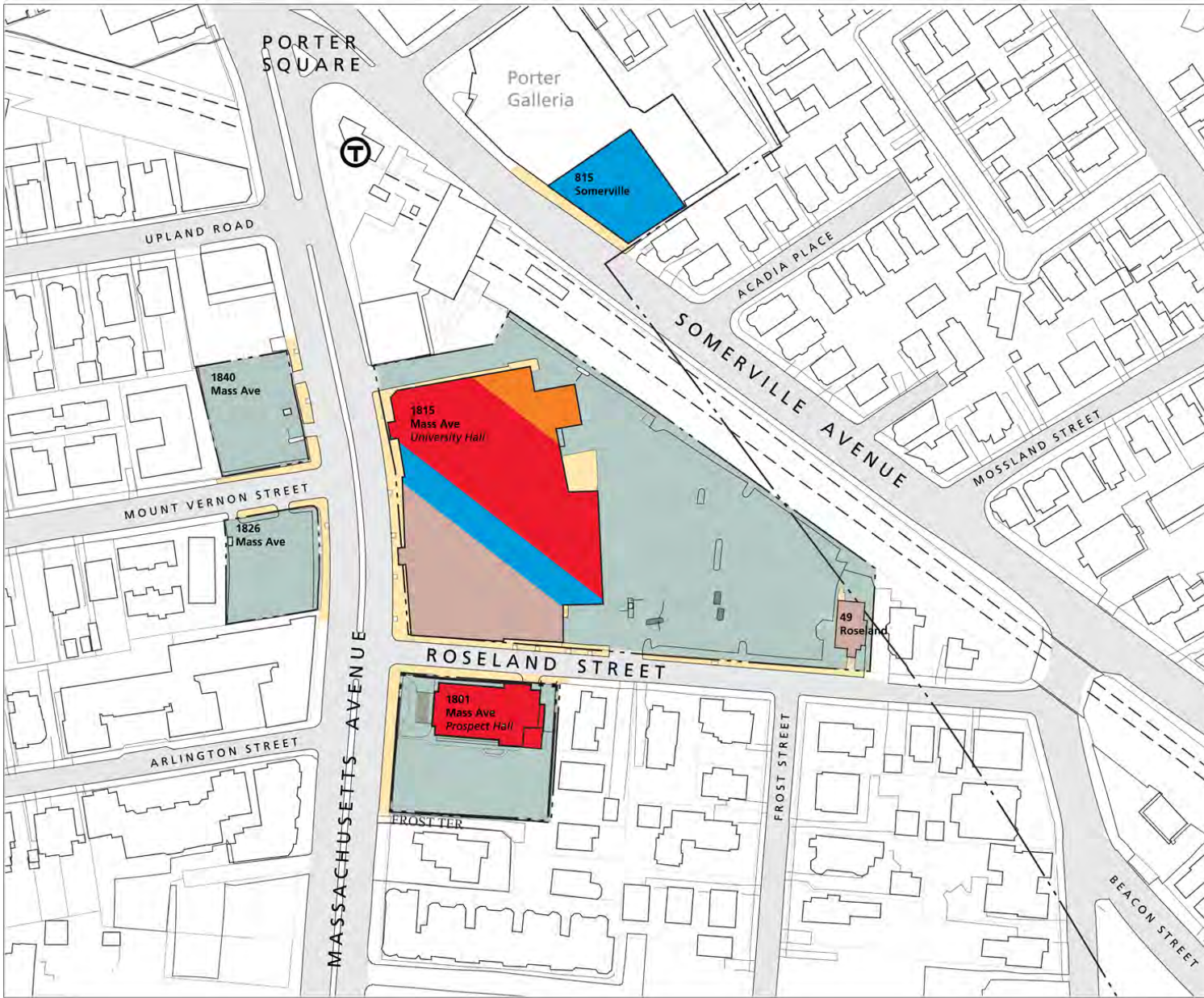
Lesley University Campus Planning
www.lesley.edu/campusplan



Uses

- University Property
- Academic
- Administrative
- Library
- Student Residence
- Student Life
- Athletic
- Physical Plant
- Rented to Others

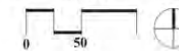


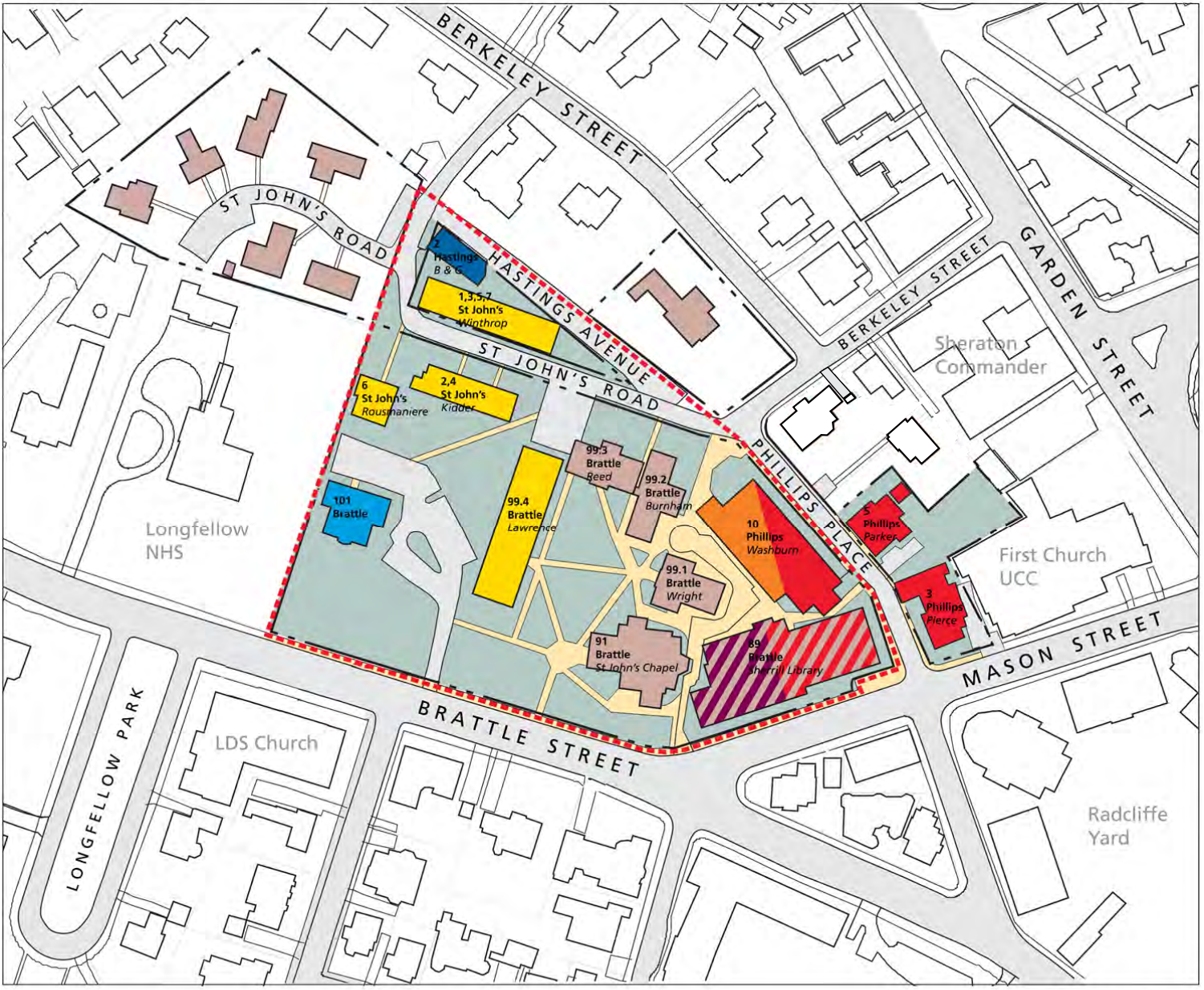


Uses

- University Property
- Academic
- Administrative
- Library
- Student Residence
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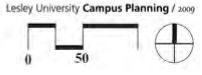
Lesley University Campus Planning / 2009

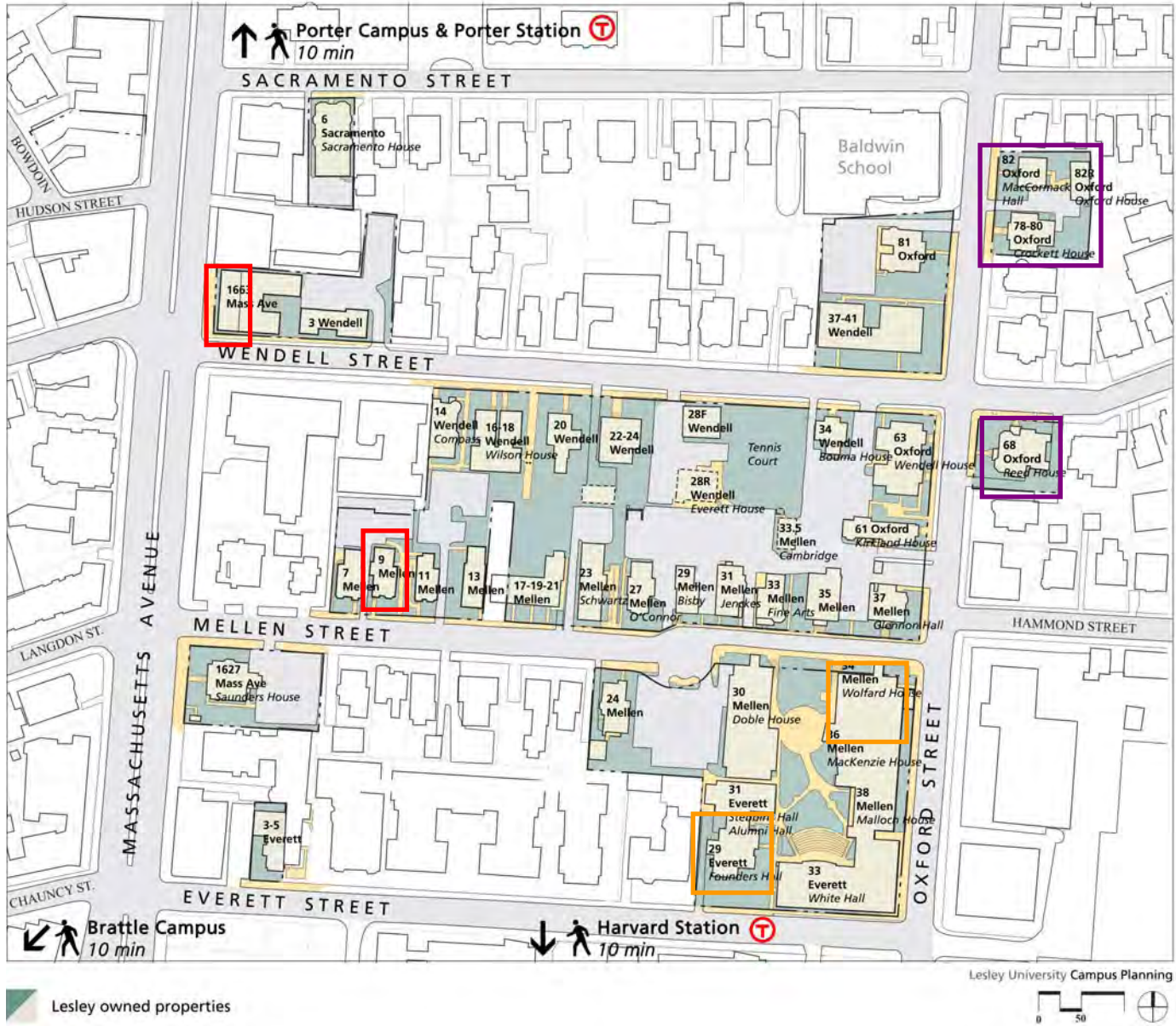




Uses

- Condominium Area
- University Property
- Academic
- Administrative
- Library
- Student Residence
- Student Life
- Athletic
- Physical Plant
- Rented to Others





Recently completed

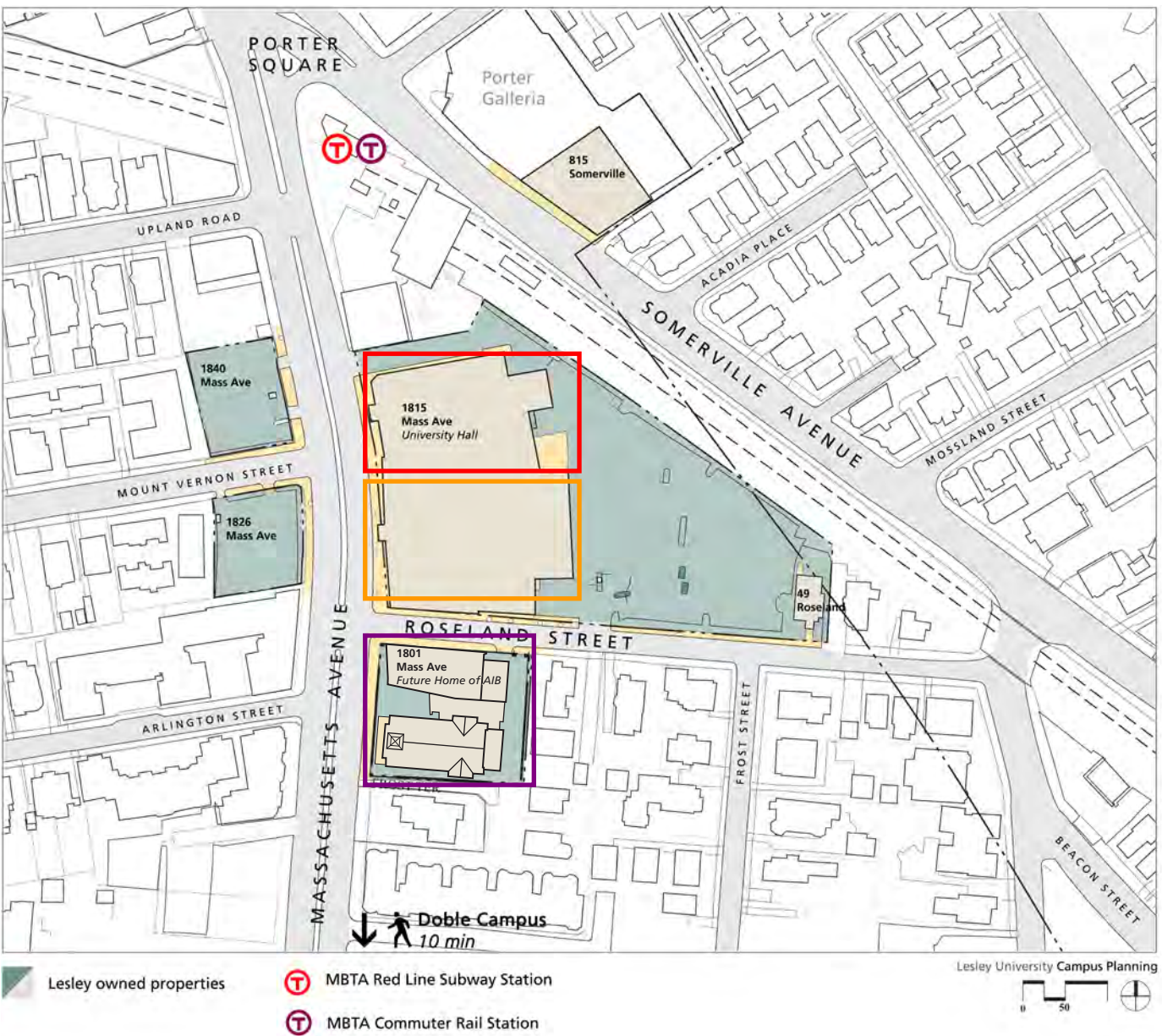
9 Mellen Renovation
Hi-Rise Bakery

Currently underway

29 Everett Renovation
Marran Theater Improvements

Proposed

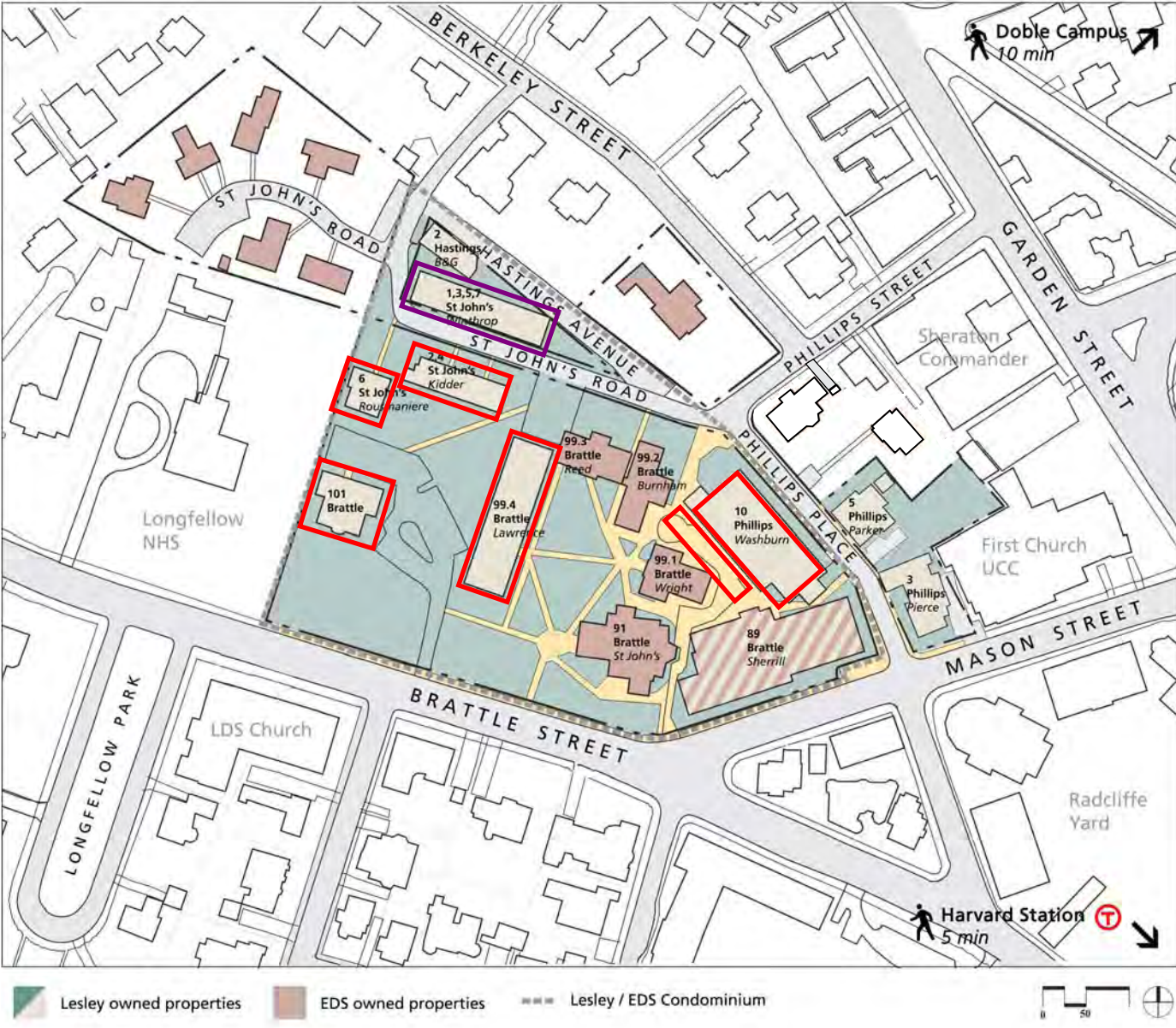
Threshold Renovations



- Recently completed**
 - Interior Renovations
 - Bourbon Coffee*
 - Creativity Commons*
 - Graduate Admissions*
 - Expansion*

- Currently underway**
 - Interior Renovations
 - Lower Level Renovations*

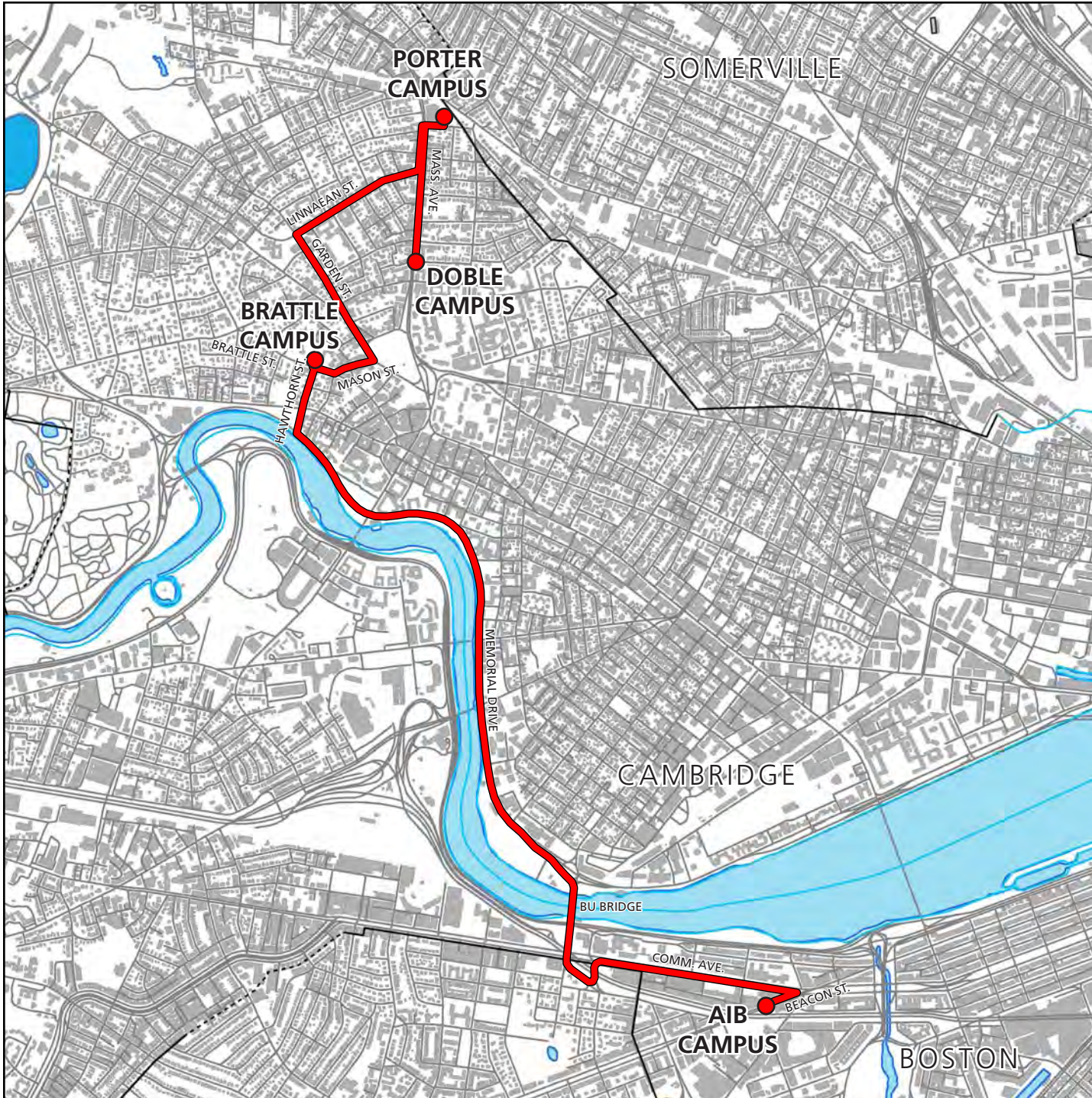
- Proposed**
 - Art Institute
 - Historic church restoration/
adaptive reuse



- Recently completed
 - ADA/Infrastructure improvements
 - EDS final acquisitions
 - Heating System phase II
 - Renovations
 - 101 Brattle*
 - Kidder House*
 - Lawrence Hall*
 - Rousmaniere*
 - Sherrill Plaza*
 - Washburn Hall*

- Currently underway
 - None

- Proposed
 - Winthrop Hall renovation



Campus Shuttle

- █ Route
- Stop