



Town Gown

Lesley University Annual Town Gown Report

Prepared by

Lesley University
Office of Campus Planning
Office of Public Affairs

Lesley University

Annual Town Gown Report

2008

Institution Name:	Lesley University
Report for Time Period:	Fall 2007 Summer 2008
Date Submitted:	Resubmitted, February 2009

ON THE COVER

Lesley's signature building in Porter Square, University Hall attracts a vibrant mix of pedestrians: from students, faculty, alumni and staff to shoppers, diners, artists and visitors from around the corner and around the world.

All images © 2009 Lesley University

Design © 2009 Lesley University Campus Planning

Lesley University
Annual Town Gown Report
2008

Contents

I	Existing Conditions	1
	A Faculty & Staff	1
	B Student Body	2
	C Student Residences	3
	D Facilities & Land Owned	4
	Parking	5
	Housing	5
	Property Transfers	6
	E Real Estate Leased	7
	F Payments to the City of Cambridge	8
II	Future Plans Narrative	9
III	List of Projects	11
	Current Projects	12
	Completed Projects	15
	Proposed Projects	19
IV	Mapping Requirements	23
V	Transportation Demand Management	24
VI	Institution Specific Information Requests	25
	Attachments	
A	Mapping Requirements	
B	Centennial Plan: The Lesley University Campus Masterplan 2009	
C	Parking & Transportation Demand Management Report	

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>	2004	2005	2006	2007	2008	2018 (1) (projected)
Head Count:	<u>426</u>	<u>412</u>	<u>415</u>	<u>424</u>	<u>431</u>	462(1)_
FTEs ¹ (if available):	<u>403</u>	<u>386.4</u>	<u>392.2</u>	<u>401.71</u>	<u>408.71</u>	438.07
<i>Cambridge-based Faculty</i>						
Head Count:	<u>141</u>	<u>142</u>	<u>145</u>	<u>138</u>	<u>156</u>	183
FTEs ¹ (if available):	<u>130</u>	<u>129.7</u>	<u>129.9</u>	<u>123.4</u>	<u>138</u>	164.5
Number of Cambridge Residents Employed at Cambridge Facilities:	<u>91</u>	<u>90</u>	<u>83</u>	<u>82</u>	<u>86</u>	90

(1) Number in 2018 projection represents the addition of current Art Institute of Boston faculty and staff to the current Cambridge-based faculty and staff.

¹ "FTE" refers to Full Time Equivalent employees, which treats part-time workers as a fraction of a full time position based on the number of hours worked per week

B Student Body²

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

	2004	2005	2006	2007	2008	2018 (projected)
Total Undergraduate Students:	<u>1416</u>	<u>1702</u>	<u>1555</u>	<u>1640</u>	<u>1687</u>	<u>2110 (4)</u>
Day:	<u>1180</u>	<u>1200</u>	<u>1165</u>	<u>1270</u>	<u>1351(1)</u>	
Evening:	<u>236</u>	<u>502</u>	<u>390</u>	<u>370</u>	<u>336 (2)</u>	
Full Time:	<u>1099</u>	<u>1138</u>	<u>1118</u>	<u>1271</u>	<u>1336</u>	
Part Time:	<u>317</u>	<u>564</u>	<u>437</u>	<u>368</u>	<u>351 (3)</u>	
Total Graduate Students:	<u>2298</u>	<u>2353</u>	<u>2341</u>	<u>2703</u>	<u>2826</u>	<u>3108 (5)</u>
Day:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Evening:	<u>2298</u>	<u>2353</u>	<u>2341</u>	<u>2703</u>	<u>2826</u>	
Full Time:	<u>640</u>	<u>868</u>	<u>779</u>	<u>989</u>	<u>1343</u>	
Part Time:	<u>1628</u>	<u>1485</u>	<u>1562</u>	<u>1734</u>	<u>1483</u>	
Non-Degree Students:	<u>976</u>	<u>1085</u>	<u>338</u>	<u>1144</u>	<u>1990</u>	<u> </u>
Day:	<u>577</u>	<u>515</u>	<u>535</u>	<u>884</u>	<u>1727 (6)</u>	
Evening:	<u>399</u>	<u>570</u>	<u>257</u>	<u>260</u>	<u>263</u>	
Total Students Attending Classes in Cambridge (inclusive of all categories below)	<u>4690</u>	<u>5140</u>	<u>4713</u>	<u>5487</u>	<u>6282</u>	<u> </u>

(1) Represents 701 students enrolled at Lesley College and 531 students enrolled at the Art Institute of Boston (AIB). AIB students take only a small portion of their coursework in Cambridge, and we are planning to relocate the facility to Cambridge.

(2) Undergraduate evening students are principally studying through the Adult Learning Division of Lesley College.

(3) Includes 72 AIB students studying principally in Boston, but included due to relocation planning.

(4) Represents planned growth in Lesley College from the current 700 to 1100, modest growth to 600 in AIB and a 61 % increase in the Adult Learning Division from 158 to 410.

(5) Represents a projected 10 % increase in on-campus enrollment, though most projected growth in graduated programs is in National Programs or online.

(6) 1443 students are enrolled through Centers and Institutes, typically on campus for one or two days, a number of institutes formerly held at rented off-campus sites have been moved on campus as the second floor renovations in University Hall provide adequate space. Also includes 221 high school students studying at AIB in Boston through the Pre-College program, this population is not in previous years enrollment figures, but is included given the plan to relocate AIB to Cambridge.

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

C Student Residences

	2004	2005	2006	2007	2008	2018 (projected)
<i>Number of Undergraduate Students residing in Cambridge:</i>						
In dormitories:	<u>545</u>	<u>610</u>	<u>637</u>	<u>695</u>	<u>686(1)</u>	<u>1,050(2)</u>
Number with cars garaged in Cambridge:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
In off campus affiliate housing ³ :	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In off campus non-affiliate housing:	<u>47</u>	<u>59</u>	<u>75</u>	<u>88</u>	<u>53(3)</u>	
<i>Number of Graduate Students residing in Cambridge:</i>						
In dormitories:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Number with cars garaged in Cambridge:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
In off campus affiliate housing ⁴ :	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In off campus non-affiliate housing:	<u>211</u>	<u>183</u>	<u>137</u>	<u>207</u>	<u>190(4)</u>	

(1) Represents 640 undergraduates and 46 Threshold students.

(2) Includes approximately 50 Threshold students.

(3) Off-campus non-affiliate housing students are principally permanent Cambridge residents studying through the Adult Learning Division.

(4) Graduate Students in non-affiliate housing are principally permanent Cambridge residents, and a substantial portion are employees of the Cambridge Public Schools, as Lesley offers 10% tuition discounts to residents and City Employees, as well as vouchers towards graduate study for Cambridge teachers mentoring Lesley student teachers. Lesley's graduate programs operate in roughly 125 locations in 24 states, including sites in Massachusetts – and don't attract relocation to the City.

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

Acres	2004	2005	2006	2007	2008	2018 projected
Tax Exempt	7.59	7.59	8.48	8.48	13.76	13.76 ¹
Tax	3.94	4.63	4.40	4.40	2.38 ²	2.38
Number of Buildings	32	32	33	32	37	49
Dormitories						
Number of Buildings	12	13	15	15	17	23 ³
Number of Beds	548	618	665	695	760	1,050
Size of Buildings (gross floor area)	582,047	662,150	677,900	681,157	850,272⁴	1,200,000⁵
Institutional/Academic	276,593	300,592	362,821	358,241	425,614	500,000
Student Activities/Athletic	0	0	11,000	11,000	11,000 ⁶	n/a ¹
Dormitory/Nontaxable Residential	110,414	118,411	131,432	139,581	193,345 ⁷	270,000 ³
Commercial	157,984	166,984	166,984	108,432 ⁸	106,932 ⁹	120,000 ¹⁰
Taxable Residential	37,056	76,163	76,163	76,163	76,163	76,163

¹ While Lesley University's master plan anticipates no additional acreage, some planning goals such as recreational facilities and athletic fields remain unresolved and may impact this total.

² This re-calculation includes acreage of *only entire* lots that are taxable based on use (e.g. commercial and residential tenancies). Properties that house both taxable and tax exempt uses (e.g. retail at University Hall) are not included in this total.

³ Includes new residence halls at 1663 Massachusetts Avenue and 3 Wendell Street, currently under construction as well as phased acquisitions at Brattle Campus and conversion of current spaces at Quad Campus.

⁴ As part of an on-going effort to develop accurate CAD drawings for all university properties, this total reflects the most recent re-measuring and re-calculation.

⁵ Represents phased acquisition of Brattle Campus, Art Institute relocation to Cambridge, full build-out of Porter Campus based on proposed re-zoning petition.

⁶ Lesley has an agreement for the use of recreational facilities and athletic fields at the Buckingham Browne & Nichols School. These facilities are not included in this total.

⁷ This total does not include new residence halls at 1663 Massachusetts Avenue and 3 Wendell Street, which are currently under construction.

⁸ The reduction of commercial gross square footage between 2006 and 2007 was the result of two factors:

- Actual reduction of commercial GFA as a result of the conversion of space formerly rented to the Smithsonian Institution on the 2nd floor of University Hall which was renovated as the consolidated home of Lesley's School of Education and of space formerly rented to tenants on the 1st and 3rd floors of 815 Somerville Avenue which was renovated for Lesley administrative offices (a net reduction estimated at 65,068 sf).
- A re-calculation of GFA in University Hall. This involved hiring architects to re-measure University Hall and develop CAD drawings for the first time in the building's history. This is part of an on-going effort to develop accurate CAD drawings for all university properties. (net correction was 6,516 sq ft for an overall reduction of 58,552 sf).

⁹ The reduction of commercial gross square footage between 2007 and 2008 was the result of the expiration of the lease of Alamo/National Car Rental at 1663 Massachusetts Avenue. The site is currently being redeveloped as a residence hall. When completed, the new residence hall will include approximately 3,000 sf of ground floor retail.

¹⁰ Includes addition of ground floor retail at 1663 Massachusetts Avenue and provisions for ground floor retail as part of full build-out of Porter Campus based on proposed re-zoning petition.

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:	281

Housing

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

2004	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2	0	0	40
Number of Buildings:	2	0	0	7

2005	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2	0	0	81
Number of Buildings:	2	0	0	10

2006	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2	0	0	81
Number of Buildings:	2	0	0	10

2007	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2			81
Number of Buildings:	2			10

2008	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2			81

Number of Buildings:	2			10
----------------------	---	--	--	----

2018 Projected	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	2			81
Number of Buildings:	2			10

Property Transfers

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

Lesley University entered an agreement with the Episcopal Divinity School towards a shared campus at **99 Brattle Street**. The agreement involves a phased closing to an eventual total of 7 buildings, and a shared ownership of an 8th.

In September, we purchased three buildings on the Brattle Campus: **Winthrop Hall, Lawrence Hall**, and a **Building and Grounds** facility. Lawrence Hall had previously been leased by Lesley University. Established as a condominium, Lesley and EDS are members of a two-institution condo association that governs the grounds, of which Lesley has assumed maintenance responsibilities.

Lesley also purchased numbers **3 & 5 Philips Place** from Boston College, immediately adjacent to the Brattle Campus.

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

None

Please describe any planned dispositions or acquisitions:

The next phase of closings within the Lesley/EDS partnership is scheduled for Summer 2009 for Hodges House and Sherrill Hall, which will be owned jointly by Lesley and EDS for shared academic use including combined library operations for both institutions. In 2010, a closing is scheduled for Kidder House, Rousmaniere House and Washburn Refectory.

1680 Massachusetts Avenue, currently leased and operating as the West Side Lounge, is not a component of our campus planning and Lesley would entertain offers.

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 University has an agreement with Buckingham Brown & Nichols School for the use of athletic fields and facilities.

Lesley University leased Lawrence Hall on the Episcopal Divinity School campus, 99 Brattle Street, for student housing until the property was purchased by Lesley in September, 2008.

F Payments to the City of Cambridge

	FY 04	FY 05	FY 06	FY 07	FY 08
Real Estate Taxes Paid	\$528,264.24	\$565,695.33	\$562,137.04	\$534,810.57	\$527,540.83
Payment in Lieu of Taxes (PILOT)	n/a	n/a	n/a	n/a	n/a
Water & Sewer Fees Paid	\$235,471.06	\$274,406.00	\$287,656.65	\$286,869.83	\$283,381.35
Other Fees & Permits Paid	\$20,038.60	\$26,828.00	\$20,641.80	\$30,673.65	\$24,257.14

Notes:

- This table reflects an internal audit, conducted February 5-10, 2009, of all tax bills for Lesley University's taxable properties in the City of Cambridge.
- FY05's increase reflects the university's acquisition of taxable properties at 37 Wendell Street, 41 Wendell Street, 79 Oxford Street and 81 Oxford Street.
- FY07's decrease reflects conversion of formerly taxable property at 815 Somerville Avenue to academic use.
- Other differences reflect both increased and decreased fluctuations in year-to-year tax assessments on individual properties based on tax rates established by Cambridge.

II Future Plans Narrative

On page 12 of the 1991 Report of the Mayor's Committee on University-Community Relationships, the members of the Town-Gown Committee agreed that "Universities should offer statements of their future needs to the city and plans responding to those needs. These plans should include specific statements about known development projects and their status; forecasts of faculty, staff or student population growth; and identified needs that do yet have solutions . . . These plans should address known concerns of the community, such as parking and/or tax base erosion."

Describe your institution's current and future physical plans:

- Employ a planning horizon of ten years;
- 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 future development sites on your campus (coordinate with Map 4 in Section IV).
- Include in your discussion the relationship of planned and projected institutional development to adjacent residential districts within Cambridge and any impacts that might result;
- Include in your discussion the relationship of planned and projected institutional development to adjacent retail and commercial districts within Cambridge and significant impacts that might result (e. g., loss or relocation of retail space, etc.).
- Include in your discussion efforts to support and encourage "green" development on your campus, including sustainability planning and LEED certification of campus buildings.

On December 10, the Lesley University Board of Trustees approved the Lesley University Campus Master Plan, which is attached in total as [Attachment B](#). The Centennial Plan addresses all topics listed above, though it is intentionally flexible in many specifics and timelines are likely to alter due to the current economic climate.

The plan is the culmination of efforts begun in 2003, and renewed following the installation of Lesley University's seventh President, Dr. Joseph B. Moore in 2007. In October of 2008, the University adopted a new Strategic Plan for the University which provided the programmatic direction and long term goals for the University. Working with Cambridge-based planning and facilities consultants Dober, Lidsky, Craig & Associates, the University undertook an exhaustive review of the identified needs, existing data and potential options to develop a campus plan that meets the future facilities needs to serve our students, while incorporating campus visioning within the context of our Cambridge neighborhoods.

During the process, Lesley shared progress and President Moore personally sought insight directly from the Lesley/Neighborhood Working Group, a multi-neighborhood committee formed by the City Manager to provide a vehicle for information sharing between the University and its residential and business neighbors.

The newly formed Partnership with the Episcopal Divinity School at 99 Brattle Street has provided Lesley with the necessary development space to allow us to achieve our facilities goals. This development represents an exciting opportunity for Lesley to realize many of its facilities goals within institutional real estate, and benefits the students of both institutions as we explore programmatic collaborations, a shared library and dining facilities.

The overall goals of the Centennial Plan are consistent in most respects to those stated in Town Gown reports beginning in 2005. As delineated in the Campus Plan, we have seven major areas:

- Academic: Enhancing strengths
- Technology: Developing New Opportunities
- Student Life: Engaging and encompassing
- Residential Life: Building Community
- Administrative and Campus Support: Efficiency and Collaboration
- Facilities: Community-driven and Sustainable
- Building Renewal: Stewardship and Accessibility

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).

Current Projects



1663 Massachusetts Avenue

New Residence Halls (under construction)

On September 10, Lesley University Trustees, faculty and administrators gathered with representatives from the City of Cambridge and neighbors for a formal groundbreaking ceremony for two new residence halls at 1663 Massachusetts Avenue and 3 Wendell Street. The project marks the first “ground up” construction the University has undertaken since 1973, and is the result of a unique collaborative process where the University worked directly with neighbors and the architectural firm of Bruner/Cott was able to design a project that enhances the neighborhood while providing 98 beds.



3 Wendell Street



Don Perrin, Chair of Lesley University Board of Trustees, President Joseph B. Moore, Cambridge Mayor E. Denise Simmons, and Cambridge City Manager Robert Healy gather with neighbors from Agassiz and Neighborhood 9, architects from Bruner/Cott, and Lesley Administrators to celebrate the creation of two new residence halls developed through a unique collaboration between Lesley and its neighbors.

The project consists of two buildings. The first, a five story residence hall contributes to the vitality of Massachusetts Avenue through the creation of new retail spaces at sidewalk level. The second is a three story, wood-framed "row house," inspired by the Victorian character of the neighborhood and Lesley's residence hall at 63 Oxford Street and in keeping with the architectural character of Wendell Street. We anticipate an August, 2009 completion.

We remain grateful to the hard work of our neighbors who spent many hours working with us on the design as well as necessary approvals. The following neighbors comprised the working group: Ron Axelrod of Shepherd Street; David Chilinski of Wendell Street; Holly Heslop, proprietor of the Cambridge Common Restaurant; Ted Live of Wendell Street; Fred Meyer of Hammond Street; Gordon Moore of Rutland Street; and Carol Weinhaus of Oxford Street.

Project Features

Neighborhood Goals achieved

- Provides new street level retail space on Massachusetts Avenue to contribute to the commercial corridor, provide permeability to the public
- Reduces parking and screens a surface level parking from view in a residential neighborhood
- Creates an appropriate architectural transition to the Victorian character of Wendell Street through a three-story residential style "row house"

“Green” Features

Although the University chose not to pursue official LEEDs Certification, it used the U.S. Green Building Council’s guidelines. The building could achieve a “high silver” rating based on the following features:

- Creating a safe, healthy and comfortable indoor environment by
 - using operable windows
 - providing a mechanical ventilation system with 100% outdoor air
 - choosing materials, finishes, and adhesives that are non-toxic
 - engineering a thermally comfortable environment with outside views and daylight in all occupied spaces
 - designing a robust and well-insulated building envelope
 - managing indoor air quality during construction and before occupancy
 - protecting users from internally generated pollutants
- Implementing an energy efficient design that conserves resources and minimizes direct contributions to global warming by
 - designing a robust and well-insulated building envelope
 - reducing energy loads on building systems with thoughtful orientation and window placement
 - de-coupling the mechanical ventilation system from the heating/cooling systems
 - choosing a (passive) valance mechanical system that delivers heating and cooling efficiently
 - utilizing heat-recovery wheels on the mechanical ventilation system
 - using energy-efficient light fixtures and lamps
 - designing air barriers that reduce air infiltration
 - using low-flow and efficient plumbing fixtures
 - installing building controls that allow systems to turn off when unoccupied
 - providing alternatives to automobile use: covered bike racks, proximity to mass transit, and Lesley shuttles
- Minimizing waste stream during construction and occupancy by
 - diverting waste from landfills by implementing a construction waste management plan
 - creating easily accessible areas for recyclables in support of Lesley University’s recycling program
- Choosing materials that are local, durable, recycled and non-toxic by
 - selecting materials that have recycled content and are locally sourced
 - choosing certified wood where cost-effective
 - using rapidly renewable materials: cotton insulation, cork underlayment, linoleum, and rubber flooring
- Creating a durable building by
 - choosing materials and components with long service lives
 - designing functional weather and air barriers
 - selecting HVAC systems that are simple to operate and maintain
 - designing entryway systems that capture dirt and particulates
- Minimizing impact on the site by
 - remediating an EPA classified site
 - leaving or replanting existing trees, adding additional trees
 - designing a landscape that connects the two buildings and is enjoyable for users and passers-by
 - protecting the site from erosion during the construction process
 - controlling the quantity and quality of storm water through infiltration and filtering
 - reducing the heat island effect with light colored roofs
 - designing a landscape that is easy and affordable to maintain

Completed Projects



Margaret A. McKenna Student Center

Student Center Phase II

Phase II of the Student Center Improvement Project is complete. We renovated the Margaret A. McKenna Student Center in 2006, and this summer we completed a renovation of adjacent spaces for student activities and athletics offices with a “store front” treatment within the Quadrangle. Included in the project were new ADA compliant bathrooms to serve the increased use of the Student Center.



Main Quadrangle

Quadrangle Renovations

The Quadrangle between Mellen and Everett Streets remains a vital outdoor green space on our campus, a place of both active and passive activity and a historic connection to Lesley's nearly 100 years as a place of learning. This summer, we enhanced the Quad through the following measures:

- Re-grading of exterior pathways to meet Americans with Disability Act compliance, and aesthetic improvements
- Added new energy-efficient light poles and fixtures for increased light and safety and more aesthetically appropriate
- New landscaping and trees for improved aesthetics and more green space.

Campus Wide Initiatives & Sustainability

Lesley University has a firm commitment to sustainability not only in approach to facilities, but as an institution that impacts schools, organizations and communities world-wide through the work of our graduates. Our stated goal is to “empower individuals, and the institution, to contribute to a sustainable community, through a deeper understanding of the ecological connections that bind us all together, through the creation of opportunities for action, and through ongoing assessment of our progress.”

In 2008, Lesley University joined with other universities by joining the American College and University President’s Climate Commitment – a nationwide effort to address global warming by garnering institutional commitments to neutralize greenhouse gas emissions, and to accelerate the research and educational efforts of higher education to equip society to re-stabilize the earth’s climate.

Over the past year, the University has completed the following projects in its facilities towards its sustainability and other goals:

- Continued installation of energy efficient motion-sensing light switches in all appropriate spaces including classrooms, restrooms, conference rooms, and administrative offices.
- New boilers installed at 23 Mellen Street, 3 & 5 Everett Street for improved energy efficiency
- New boilers and chillers at 47 Oxford Street.
- New energy-efficient heat pumps installed at University Hall (1815 Massachusetts Avenue)
- Replaced sanitary drainpipe at 68 Oxford Street
- Installed a new key card access (OneCard) system to improve security in all Lesley buildings and residence halls.
- New OneCard used by all Lesley faculty, staff and students provides a stored cash value component which can be used at all participating neighborhood retail and restaurant establishments

University Hall

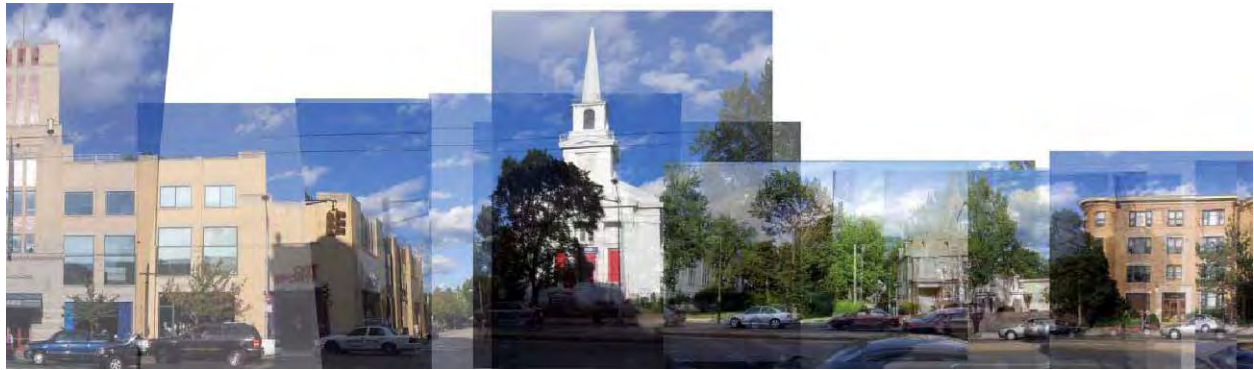
Lesley completed construction of new entrance awnings on the three exterior entrances of University Hall, and added landscaping to the rear entrance to more appropriately define it as a significant entrance to the building and the shops on the first and lower levels.

We are pleased to report the success of Tavern on the Square at Porter, occupying the space formerly occupied by Rustic Kitchen after a long vacancy. We are in discussions with several potential retail establishments for the remaining vacancy in the space formerly occupied by The Gap – the space was successfully divided last year to allow for greater variety in retail establishments, and additional street facing entrances to increase the building's permeability. The two spaces are occupied by Citibank and Bush Cleaners with one remaining space to be leased.



University Hall entrance

Proposed Projects



Massachusetts Avenue at Porter Square, proposed location of the new Art Institute

AIB Relocation

Lesley has been engaged in a planning process to relocate its Art Institute of Boston from its present location in Kenmore Square, to the site of the former North Prospect Church in Porter Square.

As reflected in all discussions with our neighbors, there has been widespread recognition that the addition of AIB – its students, faculty, events and activity – will be a significant enhancement to character and quality of life in Porter Square. AIB and the presence of art galleries, exhibits, lectures and events presents a unique opportunity to create a cultural destination in Porter Square, enhancing economic sustainability, increased evening activity, and a presence welcoming to the community while tomorrow’s artists create and learn within.

Our planning process has included:

- Engaging the Cambridge-based architectural firm of Bruner/Cott, experienced in the key areas of respectfully repurposing historic structures; designing art-related facilities; and coordinating multiple constituencies toward successful structures.
- Meeting regularly with members of the community to develop plans that enhance the neighborhood, both programmatically and structurally. This has included:
 - Regular discussions with the Agassiz Baldwin Neighborhood Council, the Porter Square Neighbors Association; the Lesley/Neighborhood Working Group, and open community meetings held on Lesley’s campus.
- Input from current Lesley faculty and staff towards quality teaching and learning spaces
- Examination of comparable art schools in the Northeast.



Overlay district



Potential build out

To date, the initial massing design studies and the re-zoning petition before the City of Cambridge towards this relocation reflect and have been shaped by these continuing conversations. The re-zoning application, and the Lesley/Porter Overlay District it seeks to create, strives to achieve a number of goals:

- Allow the successful relocation of AIB to Porter Square
- Provide the Community with greater predictability for future development on all properties that comprise Lesley’s Porter Campus, including undeveloped lots at 1840 & 1846 Massachusetts Avenue and University Hall parking lot on Roseland Street.
- Reduce the development opportunity at 1840 & 1846 Massachusetts Avenue in height and allowable uses, to address community concerns about potential residence hall construction under current zoning.
- Approach all properties in the Porter Campus with a long-range, “smart growth” approach, capitalizing on its proximity to public transportation and as an integral component of the Porter Square business district.



Our plans thus far include:

- Street level, inviting spaces on Massachusetts Avenue including art galleries, an art library, and a glass-enclosed "Arts Commons."
- A respectful repurposing of the historic former North Prospect Church as a publicly accessible art library, allowing us to preserve the interior as a cohesive and welcoming space.
- Restoring the church to its original size and scale, moving it lower and closer to the side walk to re-engage its doors to the sidewalk.
- A three story building to the rear that respects the set back and height restrictions of the abutting residential zone, and a five story building at the corner of Massachusetts Avenue and Roseland
- A 3,000 square foot plaza on Massachusetts Avenue as usable and inviting open space, incorporating a public art installation and a gathering spot of students and neighbors.



Arts Commons



Painting Studio

Brattle Campus



Lawrence Hall



Hodges House



Winthrop Hall

In March 2008, Lesley University and the Episcopal Divinity School announced a partnership to create a shared campus at 99 Brattle Street. EDS retains full ownership of its other properties on St. John's Road which are not included in the agreement. The partnership provides for Lesley's phased purchase of 7 ½ buildings (Sherrill Hall will be jointly owned) over a period of 22 months beginning in September of 2008. This is an exciting opportunity for Lesley to meet many of its goals within existing institutional property, while providing a stronger financial foundation for EDS. Through the partnership, the two institutions comprise a two-member condominium association and maintain separate identities, while collaborating on academic opportunities. Lesley assumes campus maintenance and public safety responsibilities for the campus effective July 1, 2009.

Lesley has had a student presence on the Brattle Campus since 2002, leasing Lawrence Hall for student housing. September's closing included Lawrence Hall, Winthrop Hall and a Buildings and Grounds facility. The Brattle Campus also includes the former Weston Jesuit School of Theology at 3 and 5 Philips Place, purchased from Boston College in October.

Lesley's plans on the Brattle Campus include:

- In the summer of 2009, faculty and staff will relocate to 3 & 5 Philips Place.
- Winthrop Hall will be renovated to better meet student housing goals, however the timing of this renovation is under review.
- We are currently finalizing plans to create a shared Lesley/EDS Library at Sherrill Hall and share upgraded classroom spaces.
- Hodges House will house the offices of University Advancement, Alumni Relations and other administrative functions.
- Washburn Hall will serve as a student life facility; renovations could include expanded dining services and possible fitness/recreation facilities.

IV Mapping Requirements

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

(All Maps are contained as Attachment A)

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.).

See Maps 1, 2, 3 & 4

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.

See Maps 2, 3 & 4

3. Map of development projects completed within the past year, now underway, proposed or planned within the next three years.

See Maps 5, 6, & 7

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.

See Maps 5, 6, & 7

5. Map of all regularly scheduled campus shuttle and transit routes.

See Map 1

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 2007 Annual Report, you may so indicate in the appropriate space below.

- A. Results of surveys of commuting mode choice for faculty and/or staff and/or students.
- B. Information on the point of origin of commuter trips to Cambridge for faculty and/or staff and/or students.
- C. Have there been any changes in your TDM plan or strategy since submitting your 2007 Town Gown report? If so, please describe briefly. (Your PTDM plan is on file at CDD.)

See Attachment C

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 planning and construction activities in the North Yard and Law School areas, including plans for the Massachusetts Avenue frontage.
2. Provide an update of the plans for Allston as they affect the Cambridge campus and the City of Cambridge, with particular attention to proposed transportation links connecting Boston and Cambridge.
3. Provide a discussion of the university's role in the Harvard Square office market. What is the impact of an increasing university presence, particularly on office and retail uses?
4. Provide an update on the Fogg Museum project, with particular attention to possible effects on the surrounding community and streetscape.

Lesley University

1. Provide an update on the status of the university master plan process.

The University Campus Plan is complete, and was approved by the Board of Trustees in December. It is included as Attachment B.

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

Addressed within narrative.

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.

Addressed within narrative.

4. Discuss the effect of Lesley's agreement with the Episcopal Divinity School on land uses in and around the EPS campus.

Addressed within narrative.

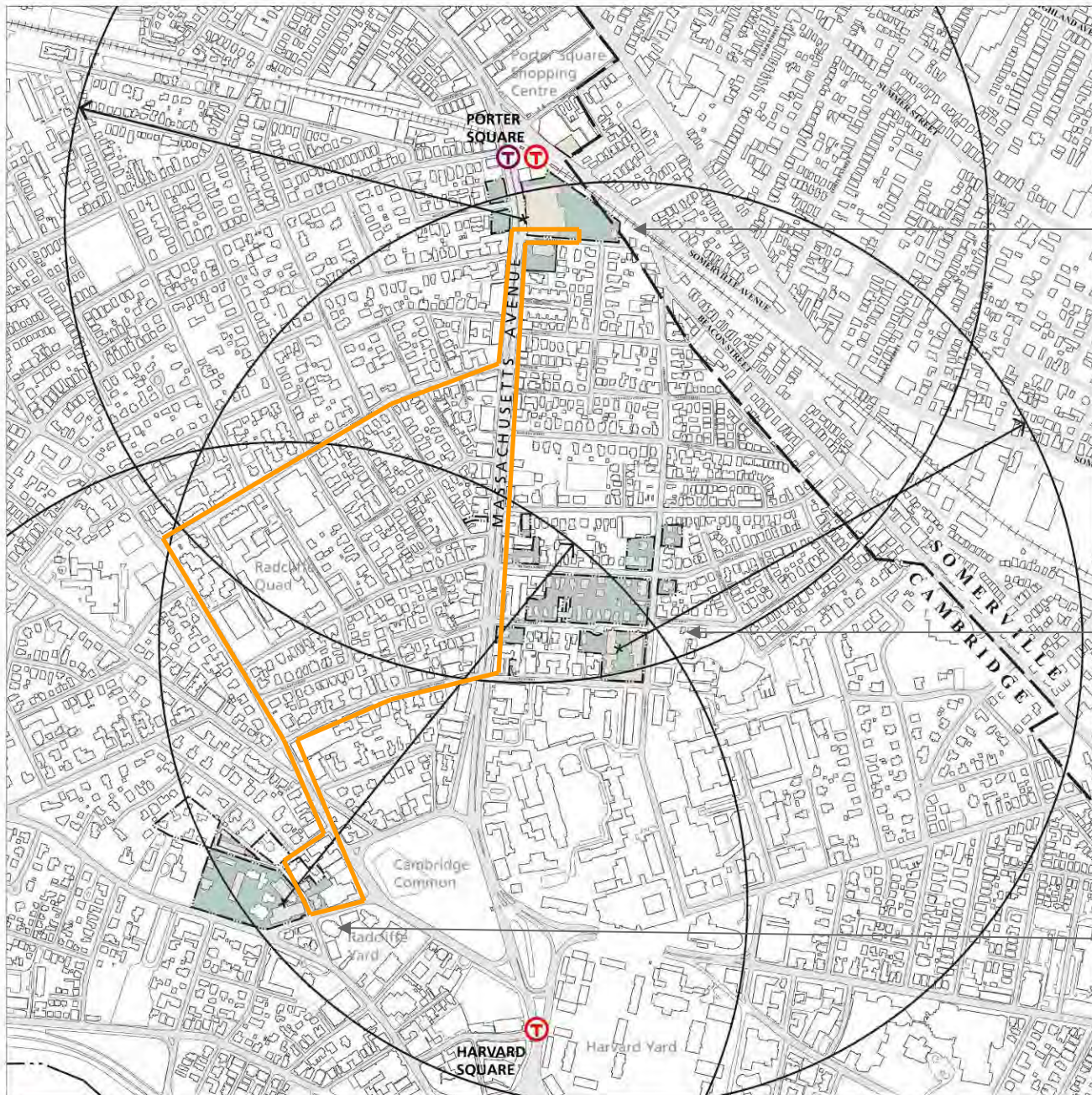
Massachusetts Institute of Technology

1. Provide an update on long term planning for the main campus, with a particular focus on plans for campus green space and campus edges, where MIT property abuts other land owners.
2. Provide information on any plans for additional housing and other uses under consideration for MIT owned parcels in Cambridgeport.
3. What are MIT's plans for 1 Broadway? Will the ongoing effort to attract incubators and start-up companies continue?

A

Mapping Requirements

- 1** Overview
- 2** Quad Campus Uses
- 3** Porter Campus Uses
- 4** Brattle Campus Uses
- 5** Quad Campus Projects
- 6** Porter Campus Projects
- 7** Brattle Campus Projects



Porter Campus

Quad Campus

Brattle Campus



Lesley owned properties



10-minute walk radius



Shuttle route



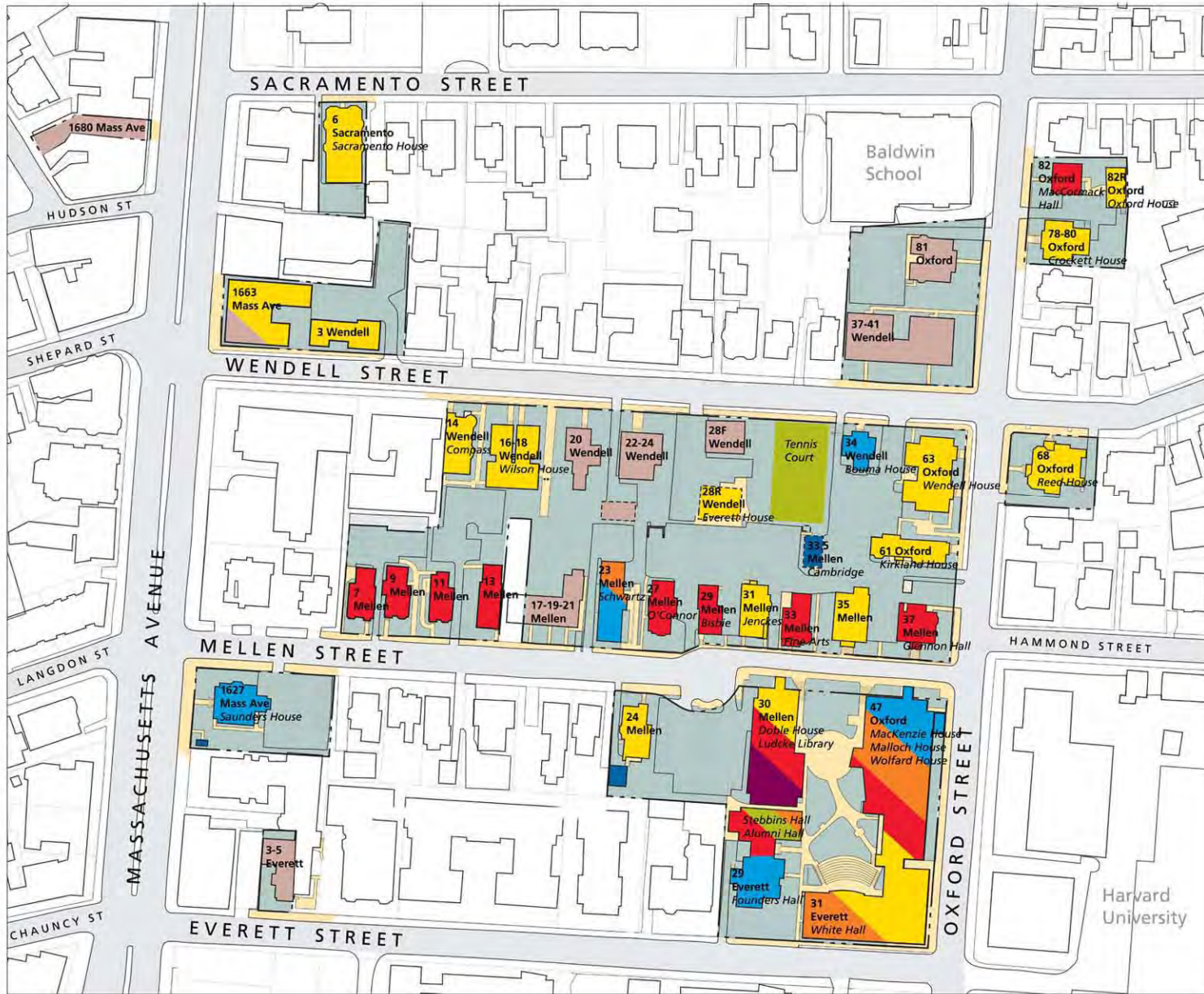
MBTA Red Line Subway Station



MBTA Commuter Rail Station

Lesley University Campus Planning

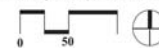


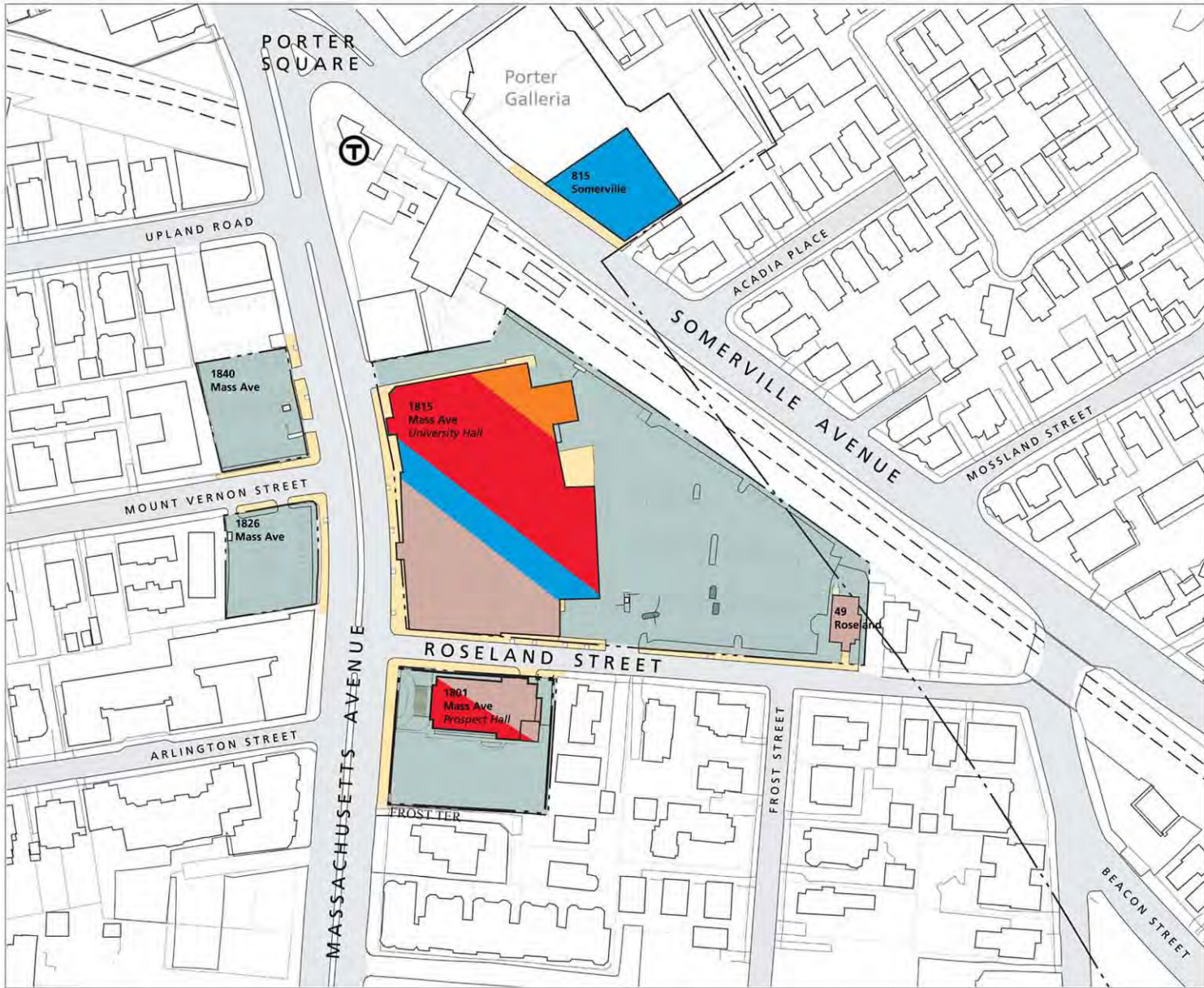


Uses

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

Lesley University Campus Planning

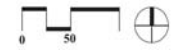


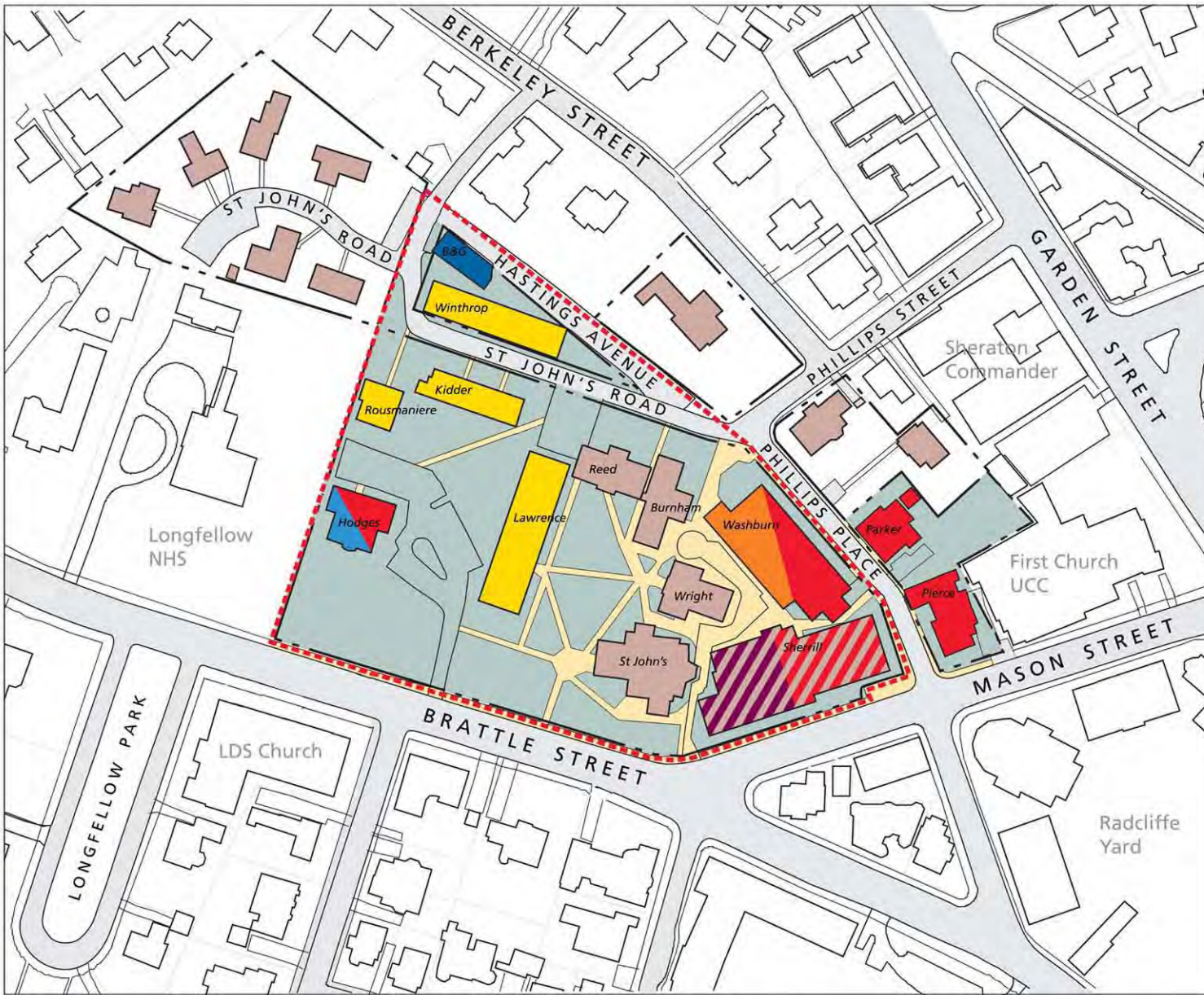


Uses

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

Lesley University Campus Planning





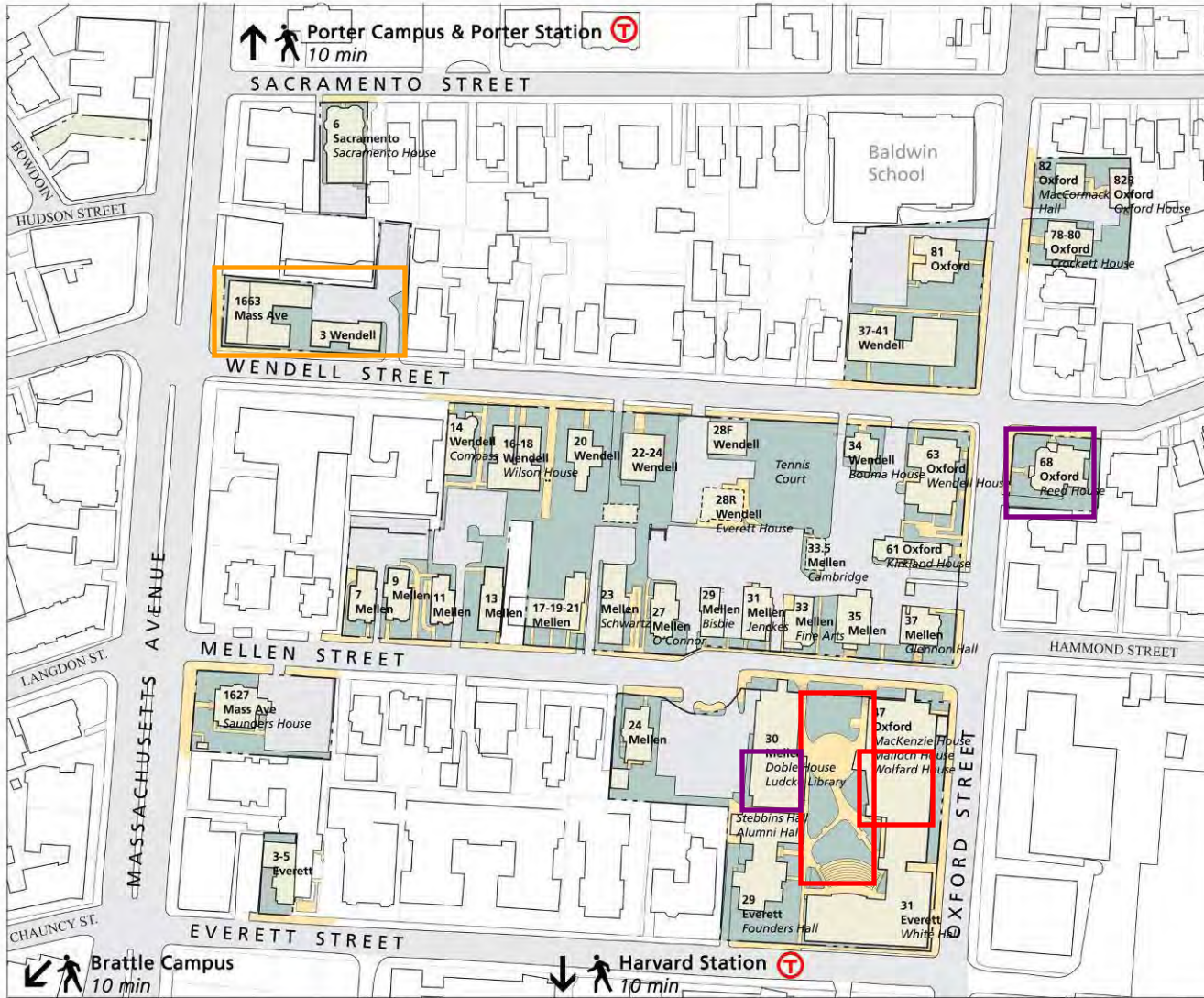
Uses

- - - Condominium Area
- University Property
- Academic
- Administrative
- Library
- Student Residence
- Student Life
- Athletic
- Physical Plant
- Episcopal Divinity School

Lesley University Campus Planning



Quad Campus



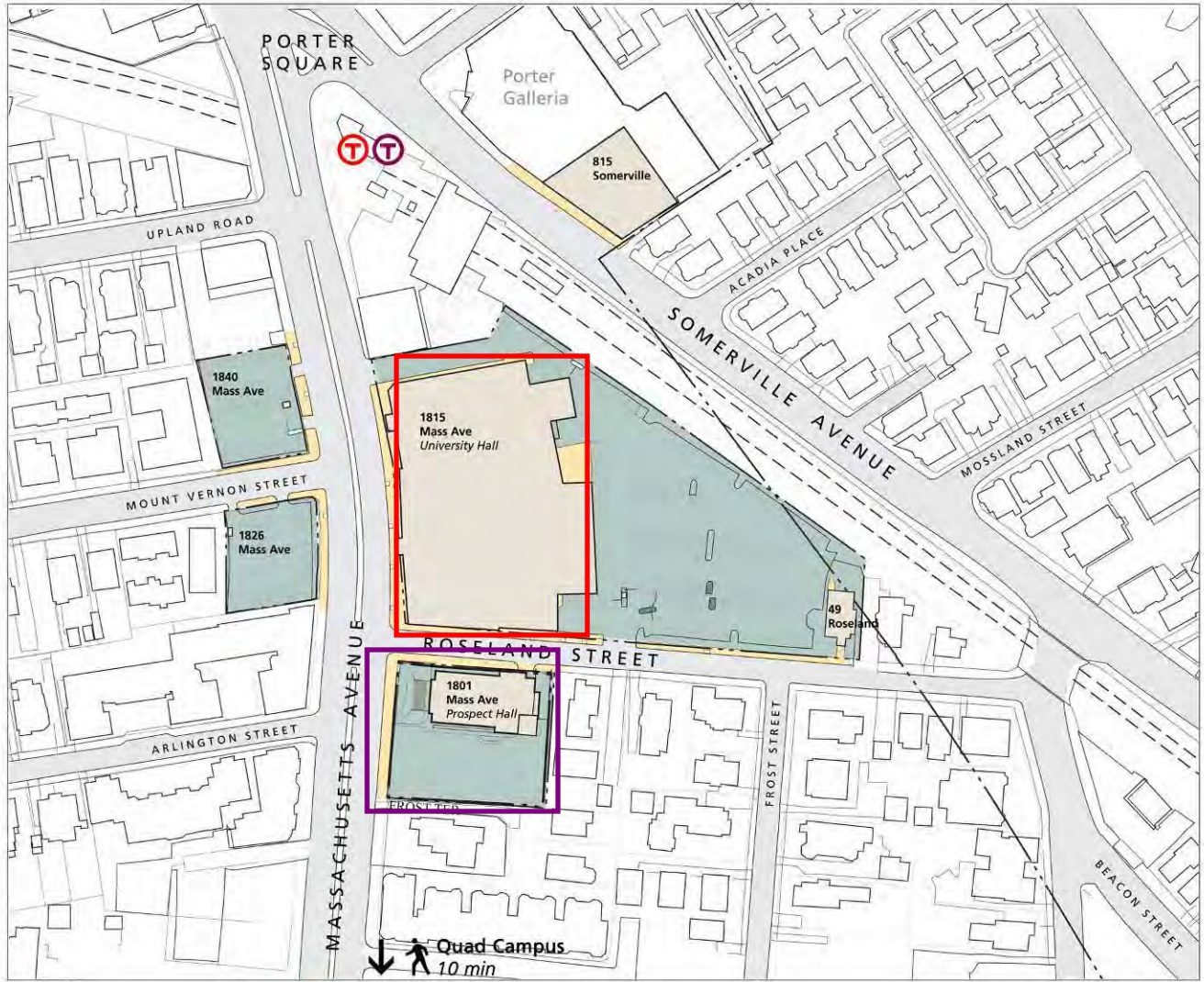
- Recently completed
 - Quad re-design/re-landscaping
 - Student Center Phase II
- Currently underway
 - 1663 Massachusetts Avenue
 - 3 Wendell Street
- Proposed
 - Information Commons
 - Reed House renovation

Lesley owned properties

Lesley University Campus Planning



Porter Campus

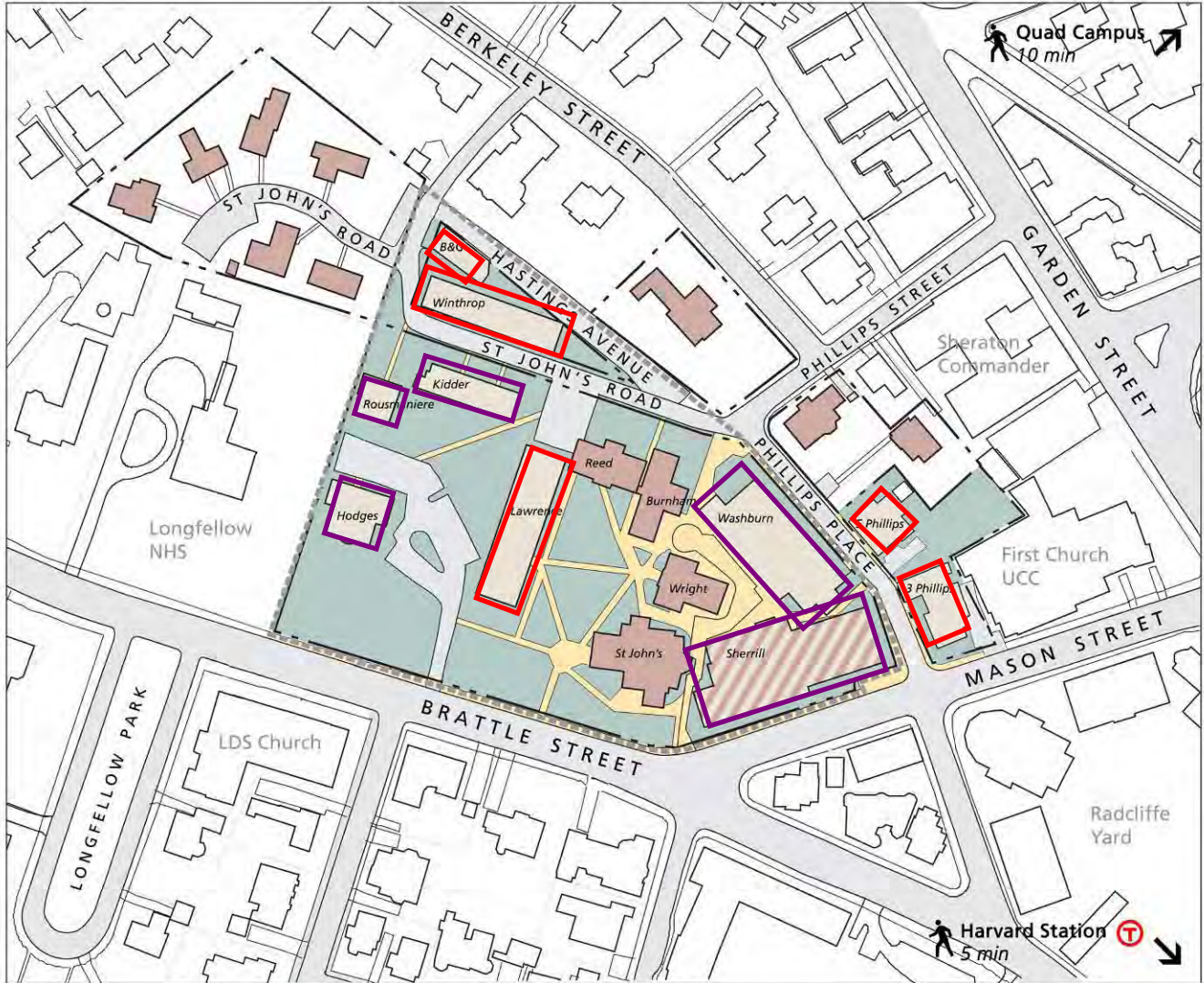


- Recently completed
 - Math/technology laboratory
 - Expansion of first floor retail
- Currently underway
 - (None)
- Proposed
 - Art Institute
 - Historic church restoration/adaptive re-use

- Lesley owned properties
- MBTA Red Line Subway Station
- MBTA Commuter Rail Station

Lesley University Campus Planning

Brattle Campus



- Recently completed
 - EDS acquisitions phase I
 - Weston Jesuit acquisitions

- Currently underway
 - (None)

- Proposed
 - EDS acquisitions phases II & III
 - Sherrill Library renovation
 - Winthrop Hall renovation
 - Minor renovations at Hodges, 3 & 5 Phillips
 - Infrastructure improvements

Lesley owned properties
 EDS owned properties
 Lesley / EDS Condominium

Lesley University Campus Planning



B

Centennial Plan:

The Lesley University Campus Masterplan 2009

C

Parking & Transportation Demand Management Report



**LESLEY UNIVERSITY
Cambridge Campus
Parking and Transportation
Demand Management Report**

June 2008

TABLE OF CONTENTS

Background	page 3
Section I. PTDM Plan Parking Update 2008	page 4
Section II. PTDM Progress Report	page 4
Section III. 2008 PTDM Survey Report.....	page 7
Survey Results Overview	page 8
Summary	page 10

Appendix Attachments

- Email Letter
- Survey Results
- Survey Instrument
- Parking Summary

BACKGROUND

Lesley University's approved 2005 baseline PTDM plan enumerates a menu of transportation services and cost-effective financial incentives and describes Lesley's plans for making a reasonable effort to reduce its single occupancy vehicle "SOV" rate. The Progress Report is also an update of Lesley's existing Transportation Demand Management "TDM" programs, the University's Cambridge parking supply, and the total population of employees and students who commute to the Cambridge campus. The goal of the Progress Report is to provide the City of Cambridge with a current assessment of Lesley'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. At the time of the Lesley's PTDM Plan approval, the PTDM Officer set Lesley University's SOV mode split commitment at 38 percent. According to the 2008 PTDM survey results Lesley's SOV rate is currently 31 percent.

In the Monitoring Section of the original PTDM Plan, Lesley commits to providing annual updates to the City of Cambridge PTDM Officer. The monitoring commitments and conditions include:

- Conduct annual student and employee parking and transportation surveys in the months of April or May in accordance with the reporting requirements of the City of Cambridge and the Mass. Department of Environmental Protection's Rideshare program.
- Provide annual monitoring reports that include information where students and employees park and the cost of their permit.
- Conduct driveway and parking utilization counts every two years during the months of April or May and be reported no later than June 30, commencing in 2006.

In addition to monitoring parking and conducting an annual survey, Lesley specified a variety of TDM measures it would work toward implementing. These measures include:

- Host commuter events through MassRIDES
- Provide an onsite Employer Transportation Coordinator (ETC)
- Place transportation benefits information in new hire packets
- Promote commute options at the worksite through e-mails or intranet site
- Maintain bike racks
- Offer informal flextime program
- Offer informal Telework program
- Sell onsite transit passes
- Provide payroll deduction for transit
- Provide preferential or discounted parking for carpoolers
- Provide showers for bikers and walkers
- Offer an Emergency Ride Home Program
- Sponsor shuttle service for employees

As of June 2008 Lesley University continues to provide all of the above measures. In addition, Lesley increased the parking rates in 2007-2008 by 6%. Lesley has increased parking rates by 5% for 2008-2009. In addition to the economics of commuting and parking, Lesley has increased its educational campaign for Lesley faculty, staff and student awareness of important community sustainability goals and the benefits of car pooling, public transit, bicycle and walking to work.



Lesley has advanced its Sustainability Educational program including a new website at:

<http://www.lesley.edu/services/operations/green/index.html> The Greening of Lesley University: Our goal is to empower individuals, and the institution, to contribute to a sustainable community, through a deeper understanding of the ecological connections that bind us all together, through the creation of opportunities for action, and through ongoing assessment of our progress.

Noted are the following alternate transportation improvements in 2008 from 2007:

- Carpool increased from 4% to 5.2%
- Public transit increased from 20% to 25.7%
- Bicycle increased from 1% to 3.4%
- Walking increase from 4% to 13%

SECTION 1 PARKING UPDATE

The Lesley University parking utilization counts at all lots/garages with 40 or more spaces were conducted during the week of May 5 – 9, 2008 between Tuesday and Thursday and during the same time as the Transportation Survey. Driveway counts were also conducted during the same timeframe at all lots with 15 or more spaces. The reports are attached.

The summary of the updated inventory and parking layouts were submitted separately to the City of Cambridge Parking Office, and included as complimentary documentation to the PTDM Plan. There is a copy of the updated parking inventory in the attached Appendix. Lesley maintains a very stable parking inventory. Since the 2006 PTDM report there has been relatively no change in employee and student supply. A description of the various parking rates and facilities can be found at: www.lesley.edu/security/parking.

SECTION II PROGRESS REPORT

Trip Reduction Incentive program progress since the 2004 PTDM Plan includes:

Onsite Commuter Events

Lesley University held Sustainability (promoting alternate transportation) fairs in October 2007 and in April 2008. <http://www.lesley.edu/services/operations/green/index.html>

Onsite Employer Transportation Coordinator (ETC)

Lawrence Carr, Director of Campus Services is the designated as the onsite ETC.

New Hire New Student Packets

New employees and students receive an orientation that includes information on the MBTA pass programs and other commuting options. www.lesley.edu/security/parking

Semester Pass Program

Semester student orientation programs include transportation and parking information (i.e. MBTA semester pass program, free parking vouchers, parking rules and regulations). www.lesley.edu/security/parking

Carpool Options

Car/Vanpool Matching is provided to Lesley employees and students through MassRIDES and administered through the Public Safety Department. Lesley's carpool policy is on file with the City of Cambridge.

Commute Options promotions at the worksite

Transportation information is included in student handbooks and employee information online. A slide show presented to the new employees at their orientation. A section of the slide show is devoted to transportation programs and services. Information regarding the MBTA parking vouchers and a link to purchase a pre-tax MBTA pass is located on the Lesley web page at: www.lesley.edu/security/parking

Bike Rack Installation

Lesley installed four 9 stall bicycle racks at \$500 per rack in 2007 (two on the Quad campus and two at University Hall). More bike racks are planned for 2008-2009 using the new City approved racks: inverted U; post & hitch or swerve types.

Informal Flextime Program

Students and faculty regularly come to the campus based on a schedule which is variable and flexible. The variable schedule is reflected in the weekly commute trips captured in the survey. Flextime for employees is on a departmental level.

Informal Telework Program

Because students and faculty come to the campus based on a variable and flexible schedule, they are not necessarily on campus five days/week and many consider the days not on campus as either CWW, Telecommuting. In the future the survey will ask students to self identify. Telework for employees is on a departmental level.

Onsite Transit Passes

Employees can conveniently apply on-line and have the MBTA passes mailed to their home or office: 83 employees utilized this service on a monthly basis. Lesley conveniently posts a link to the MBTA's transportation schedules and routes on its web page.

Lesley University participates in the MBTA's Semester Pass Program. The program allows students to order, pay and pick-up a semester MBTA pass conveniently on campus. Students are given an 11% discount on their MBTA pass through the Semester Pass Program. For 2007-2008 164 students participated in the Semester Pass program.

Payroll Deduction for Transit

Lesley employees may purchase their MBTA passes through payroll deduction on a pre-tax basis.

Preferential or Discounted Parking for Carpoolers

15 designated HOV spaces are posted and located at Lot C (which is gated), for graduate student access after 3:30 p.m. each week day as required in the PTDM Plan, also 2 spaces have been set aside at University hall for car poolers.

Information regarding the MBTA parking vouchers and a link to purchase a pre-tax MBTA pass is located on the Lesley web page at: www.lesley.edu/security/parking

Showers for Bikers and Walkers

Lesley provides 84 bicycle parking spaces, 32 are located in front of the Library on the Quad campus, 18 are located outside the Public Safety office and 34 are located at rear of the Porter Exchange building on the north campus. All areas (except the racks outside the public safety office) are covered and an aisle of at least 5 feet exists behind each rack. Capital funds are budgeted in 2008-2009 to add bike racks using city guidelines.

Showers and a changing area are located on the Quad campus in the basement of Alumni Hall adjacent to the gym and approximately 100 feet from the bike racks.

Lesley offers bicycle registration with the Security Department as an aid to locate a lost or stolen bike. Lesley started a bike to work club in 2008.

Emergency Ride Home Program

The Emergency Ride Home Program was introduced to employees on April 26, 2005.

Shuttle Service for Employees and Students

Lesley subcontracts with Local Motion to provide a shuttle service between three Cambridge campus locations. The shuttle runs continuously and conveniently from 7:30am until 10:30pm Monday through Friday. The shuttle stops are located behind 1815 Mass. Avenue, at the corner of Mass. Avenue and Mellen Street and at the Episcopal Divinity School. The shuttle service transports on average 2,300 people a week and open to anyone with University I.D. Complete information on the Lesley University Shuttle System is available from the Parking and Security office. Persons interested in getting on-line information can access the Shuttle Service through Lesley's main web page, www.Lesley.edu.

Student Commuter Programs

Lesley University offers free parking for all commuting students at the Alewife and Quincy Adams MBTA parking garages. Students can park at either garage at anytime, take the MBTA Red Line to Lesley and obtain a payment voucher for the MBTA parking. The vouchers are conveniently available at both Cambridge campuses. Lesley expends on average \$15,000 per academic year on this incentive. During the last three academic years an average of about 3,000 vouchers were distributed.

Zipcar

Lesley University participates in the Zipcar program and has a car located on its property at 1815 Mass. Avenue. The program is designed to encourage use of the public transit system because it provides a method of transportation while at work or class. The Zipcar program is promoted as part of Lesley transportation services at and featured in the fall transportation fair with reps from Zipcar distributing flyers, see information in Appendix.

Office for Workforce Development

Lesley University continues to partner with the Office of Workforce Development on several levels and is committed to working with the Cambridge OWD to identify additional Cambridge residents who may qualify for job opportunities at Lesley: 15% of Lesley employees live in Cambridge.

SECTION III SUPPORTING DOCUMENTATION FOR LESLEY UNIVERSITY 2008 PTDM TRANSPORTATION SURVEY

In 2005, the PTDM Officer established an SOV goal commitment of 38 percent. The University accepted the PTDM Officer's recommendation of this goal. Since 2005, Lesley has met or exceeded this goal. Lesley uses a slightly different yet similar electronic survey using the City of Cambridge's Sample Survey as its base, and resurveyed its employee and student population.

For the 2008 survey, Lesley clarified the identifying codes for Boston Campus employees and students and removed them from its survey lists. Therefore only Cambridge employees and students are reflected in the results giving a more accurate snap shot of its Cambridge campus commuting population. In addition, Lesley split the "hours scheduled" question in two, thus capturing the different commute hours for students and employees to use for future analysis and planning. Also, the "not on campus" choice was clarified to capture those students and faculty that do not have any classes on campus on any particular day during the week thus do not commute to campus. This year, a number of students and faculty chose "No classes scheduled" to describe their "non-commute" behavior which is more indicative of the Lesley University population which is different from other Universities and the class hours are more grouped on specific days of the week, nights and weekends.

Survey Sample

As of March 1, 2008, Lesley University had approximately 1,269 commuting employees and students who either work or attend class during the day between the hours of 6 AM and 10 PM. This number represents a relatively stable population since in 2007 the total commuting population was 1,263. Currently 767 or 60 percent are commuting students (an increase of 5%) and 502 or 40 percent are commuting employees (a decrease of 5%). The reduction of commuting employees is also reflected in the lower SOV rate for 2008.

Lesley University conducted a transportation survey during the week of May 5 through May 9, 2008. The survey collected the necessary data of their employees and students for the 2008 PTDM Report for submission to the City of Cambridge.

The survey sample included full time employees and students that meet the U.S Department of Education's criteria for full time (undergraduates with 12+ credits, and graduates with 9+ credits). To increase our understanding of what is a credit hour; the following is a definition from Lesley's Registrar's office: Registrar states: 3 credits are equivalent to 45 contact hours over the entire semester. A graduate student registered for 3 credits generally meet 2 hours, 30 minutes per week. A student registered for 9 credits would probably be on-campus 7 hours, 30 minutes. However, it's not clean-cut, graduate students may be registered for a practicum course which may not be meeting on-campus or they may be taking 1 or 2 online courses, in addition to their on-campus work, so their on-campus meeting time could be far less.

In the 2008 survey Lesley asked the students to self-select their hours on campus according to course credit hours in order to find out what percent of the students are on campus less than 17 hours. We found that 15% of student respondents are on campus 7.5 hours or less per week, 26% are on campus 7.5 to 12 hours per week, 9% 13 – 17 hours per week and only 1 % are on campus for classes over 17 hours per week.

The random sample size was determined to be 517 using the chart provided in the DEP 2007 Guidance Package. Lesley University's survey instrument included 4 additional questions for employees and students who drive alone 1 or more days a week. The results provide the University with a better understanding of why employees and students choose to drive to campus and what incentives might encourage them to try other commute alternatives. The tabulated concerns and commute satisfaction comments are included in the survey report. In addition, the survey provides both quantitative data for a PTDM progress report and qualitative data for Lesley to use as supportive information for implementing additional campus-wide transportation demand measures.

Distribution and Collection

The Lesley Human Resources Department generated the master list of employees and the Registrar's Office generated the student list, from which the representative sample was derived. All employees and students were stratified into four basic categories based on payroll codes and U.S. Department of Educational Standards. Stratification is used to capture the various patterns of commute behavior for analysis, especially recognizing that students commute differently than employees and faculty different from staff. The survey was distributed by email to employees and students. The 2008 Survey Category/Response Rate Table is below.

PTDM Category	Applicable Number	Applicable Percent*	Sample Number	Response Number	Response Percent*
Faculty	124	10%	51	61	12%
Admin.	303	24%	123	182	35%
Support	75	6%	31	41	8%
Students	767	60%	312	233	45%
Total	1269	100%	517	517	100%

*Percents are rounded

SURVEY RESULTS OVERVIEW

Combined Population Survey Commute Mode Results Chart 2008

The Lesley University 2008 PTDM survey results below represent both employees and students who commute to the Cambridge campus.

PTDM Commute Mode	Combined Mode 2008*
Drive Alone	30%
Carpool	4%
Vanpool	0%
Public Transit*	25%
Bicycle	3%
Walk	13%
Flextime, CWW, Telecommute	2
Motorcycle	0%

No classes	19%
Out (Sick, vacation, business trip etc.)	3%

*Includes bus, subway, and commuter rail. .

**Not Rounded.

Adjusted Commute Mode Chart for Calculating SOV Rate for Combined Survey (Employee and Student) Results

The PTDM Reporting Protocol dated March 1, 2008 required Lesley to remove those who responded “out (sick, vacation etc.)”. The chart below shows the Adjusted Mode Split after removing “Out”. Following the PTDM Report Protocol, the average “Drove alone the entire way” trips were divided by the average total remaining trips. The results indicate that Lesley University’s Cambridge combined employee and student adjusted drive alone rate is 31 percent.

PTDM Commute Mode	Combined Mode 2008
Drive Alone	31%
Carpool	5.2%
Vanpool	0%
Public Transit	25.7%
Bicycle	3.4%
Walk	13%
Flextime, CWW, Telecommute	2%
Motorcycle	.2
No classes	19.5%

The results of the 2008 Commute Mode Chart above more accurately reflect the student hours on campus and their “non-commuting”. The student population does not commute to campus on a regular basis and they can take classes on-line. In addition, there are no regularly scheduled classes on Fridays for graduate students therefore faculty would not be on campus either.

Flextime, Compressed Work Week, Scheduled day off, Telecommuting, all mostly relate to employees.

Summary of Zip codes

According to the May 2008 survey results, overall, 66 percent, almost a 7 percent increase of Lesley’s employees and students live in communities that are located within 5 -10 miles of Lesley’s Cambridge campus as compared to last year. Boston (all zips) and Somerville tied for highest rank at 15.5 percent each at a 2.5 percent increase over last year, and Cambridge ranked second highest at 14.9 percent, a 3 percent increase from last year. The summary chart is below.

Town	Number	Percent
Somerville	80	15.5%
Boston	80	15.5%
Cambridge	77	14.9%
Arlington	26	5.0%
Medford	19	5.0%
Belmont	11	2.1%
Newton	11	2.1%
Watertown	11	2.1%
Brookline	10	1.9%
Quincy	10	1.9%
	Total	66.1%

The complete list of Towns is included with the Survey Summaries located in the Appendix of this report.

SUMMARY

Lesley is committed to the TDM measures outlined in this Report. We believe that the programs and incentives we currently have in place are successfully maintaining our SOV goal of 38 percent. As Lesley works to reduce the number of single occupant vehicles that come into our campus, we will continue to encourage faculty, staff and students to utilize alternative forms of transportation using Lesley incentives and through Lesley’s community-wide education on sustainability goals –with alternate transportation as *the right thing to do*.