SECTION 3:
PLAN ELEMENTS
BY CAMPUS
SECTION 3: PLAN ELEMENTS BY CAMPUS

Lesley’s campus has evolved significantly since its early days in Edith Lesley Wolfard’s home. For most of the 20th Century it expanded gradually and organically, as new parcels were acquired and developed in the city blocks around 29 Everett Street. The creation, in 1973, of the main quad based on the idea of an “urban academic village” represented the first major redevelopment project in the University’s history. In 1994, Lesley took the bold, imaginative and necessary step to acquire the former Sears-Roebuck building in Porter Square and created the Porter Campus, a ten-minute walk north of the historic Quad Campus. Once again, in 2008, the University moved boldly to add a third campus, entering into a partnership with the Episcopal Divinity School and establishing the Brattle Campus a ten-minute walk south of the Quad Campus. Linking the three campuses is Massachusetts Avenue and the Cambridge Common, which form a vital connector between the campuses and an essential part of the campus experience. See Figure 1 (Overview).

A main principle of the Three Node Campus is that each campus’s unique character should be emphasized and leveraged. The Quad Campus’s character derives in large part from its many restored Victorian wood-frame houses and provides an ideal setting for a traditional but unique residential undergraduate liberal arts experience. The Porter Campus’s larger scale and urban context is well-suited for the consolidated School of Education and the vitality of the new Art Institute. The landmark Victorian Gothic architecture, idyllic landscape and existing resources of the Brattle Campus provide a striking setting for high-profile University functions, a consolidated Graduate School of Arts and Social Sciences and the University’s library collection. The tremendous range of retail and dining options along Massachusetts Avenue afford a rich student experience and compliment offerings in the Student Center. Finally, while the Centennial Plan underlines the unique attributes of each campus, it also seeks to integrate, unify and clarify each campus’s relationship to the entire University—through signage, wayfinding systems and a guiding philosophy that each campus be “porous” and interwoven into the fabric of its neighborhood.

In the following pages, elements of the Centennial Plan are detailed by campus location.
Figure 1: OVERVIEW
QUAD CAMPUS

Existing
The Quad Campus is the historic heart of the University, where in 1909 Edith Lesley Wolfard founded the Lesley Normal School in her home at 29 Everett Street, now called Founder’s Hall.

The campus has grown to include most of the land bounded by Wendell Street to the north, Oxford Street to the east, Everett Street to the south, and Massachusetts Avenue to the west. These blocks are set in a residential neighborhood of delightful Victorian houses on small lots. Massachusetts Avenue provides a lively, urban edge enlivened with a wide range of retail, commercial, and apartment buildings. Neighboring the campus is Harvard University with a portion of its Law School to the north and south and its Sciences to the west. See Figure 2 (Existing Quad Campus).

The Quad Campus is also the location of several of Lesley’s institutional-scale buildings. The red-brick, 5-story East-West Complex composed of linked buildings commemorating key supporters – Malloch, Wolfard, Mackenzie, Doble, and Ludcke – with White, Founders and Stebbins Halls to the south, define the Quad and house a wide array of university functions. These include classrooms and labs, the library, the Office of the President, the student center, dining, and the majority of the University’s student beds on the upper floors of the complex. Across Mellen Street, the 4-story, brick Schwartz Hall houses the several offices providing Student Affairs services.

Balancing these larger buildings is a wonderful collection of Victorian wood framed residential-scale structures that blend seamlessly into the fabric of Cambridge’s Agassiz neighborhood. The University employs these buildings as student residences, department offices, and rental properties. Facing quiet, tree-lined, neighborhood streets, these graceful buildings have a strong impact on defining the character of the Quad Campus.
Figure 2: EXISTING QUAD CAMPUS
QUAD CAMPUS

Planned
The Centennial Plan will preserve and enhance the Quad Campus’s eclectic nature, continuing to preserve the neighborhood’s character, while adding campus open space and reducing the impact of vehicular traffic. Lesley College will retain its strong presence on this campus with the majority of students in residence and faculty offices located here. As part of the university’s plan to expand undergraduate enrollment, new beds are needed to accommodate growth. See Figure 3 (Planned Quad Campus).

Housing:
(A) New residences halls at 1663 Massachusetts Avenue and 3 Wendell Street are currently being built to accommodate 98 students. These residence halls will open in Fall 2009.
(B) The GSASS move to the Brattle Campus will vacate four houses at 7-13 Mellen Street which could be converted to student housing.
(C) Additional housing could be created by adding two floors and 90 beds to White Hall.
(D) An additional 15 beds could be added by converting Bouma Hall to housing.
(E) To provide consolidated facilities for the Threshold program, students previously housed in 28R Wendell Street may move to renovated housing at 68 Oxford Street close to the Threshold home base at 78-82 Oxford.

Longer-term initiatives:
(F) A new academic building for Lesley College fronting on Wendell Street as a long-term initiative. The façade of this building would be designed to blend with the scale and rhythm of the neighborhood fabric.
(G) In an effort to expand the campus character of the existing quad area, a new quadrangle could be landscaped on the current site of Lot C and/or other surface parking lots. Such development might include underground parking.
(H) To accommodate increased enrollment, the White Hall Dinning Commons could be significantly expanded.
(I) The Plan proposes that the University’s main library collection be relocated to the Sherrill Library building on the Brattle Campus. The Ludcke Library space can then be renovated as an Information Commons, and related technology space.
(J) As Lesley College functions consolidate in their new facilities, Student Service offices in 23 Mellen Street could expand into vacated space in 27 Mellen allowing follow-on renovations in 23 Mellen.
Figure 3: PLANNED QUAD CAMPUS

A  Residential  Dorms at 1663 Mass. Ave. and 3 Wendell St., Fall 2009
B  Residential  Student Housing at 7-13 Mellon St.
C  Residential  Addition of Beds to White Hall, Potential Future Development
D  Residential  Student Housing in Bouma Hall
E  Res./Acad.  Consolidation of the Threshold Program
F  Academic  New Lesley College Building, Potential Future Development
G  Student Life  New Campus Quad and Parking, Potential Future Development
H  Student Life  Addition to Expand Dining Capacity
I  Acad./Admin.  Ladle/Doble Renovated To Information Commons
J  Administrative  23 and 27 Mellen conversion to student services
PORTER CAMPUS

Existing
Lesley’s Porter Campus is located a ten-minute walk north of the Quad Campus along Massachusetts Avenue. The campus is set in Porter Square and is dominated by University Hall, an Art Deco landmark built by Sears, Roebuck and Company, which served as the retail anchor of the Square for 60 years. Lesley acquired the building in 1994 and now uses the upper floors and part of the lower level for University functions, including new science and math labs and a 175-seat amphitheater. These include the School of Education, University Classrooms, studio space for GSASS, the Porter Café and a consolidated Student Services Center—including the University Registrar, Bursar’s Office, and Financial Aid. Most of the lower level and the first floor are devoted to retail uses - a lively hub of activity with restaurants, a bank, an athletic goods store, a travel agency, fitness gym, and the University Bookstore and Copy Center. See Figure 4 (Existing Porter Campus).

Prospect Hall, a 19th century wood-frame church structure is located to the south of University Hall. Acquired in 2006, this building is currently used by the University as an auditorium. The lower level is leased.

815 Somerville Avenue, a former warehouse, accommodates University administrative offices. It is located to the west of University Hall, just across Somerville Avenue.

The rest of the campus consists of parking lots that serve University Hall functions. A large 200-car lot is located adjacent University Hall, with two 40-car lots west of Mass Ave.
Figure 4: EXISTING PORTER CAMPUS
PORTER CAMPUS

Planned
The Centennial Plan’s objectives for the Porter Campus emphasize enhancing its urban character, providing new amenities for the community while accommodating Lesley’s growth and strategic goals. A major plan initiative will relocate the Art Institute of Boston (AIB) from its current location in Boston to Cambridge in order to consolidate the University’s four schools and build integrated programs and a critical mass of undergraduate life. In campus planning terms, this move provides an opportunity to redefine the southern portal to Porter Square and adds the vibrancy of AIB’s artistic students, faculty and activities. See Figure 5 (Planned Porter Campus).

The University has proposed the creation of a Lesley Overlay District encompassing its Porter Campus that would allow for the transfer of buildable square footage within the campus.

(A) Design for AIB’s new facilities is advancing in close coordination with the City, neighborhoods and local arts groups. Planned for the property Prospect Hall now occupies, the concept seeks to optimize use of the site while preserving the historic church structure and adding new studio and teaching space to the complex.

(B) The Centennial Plan suggests long-term development on the parking lots west of Massachusetts Avenue which could be developed as mixed academic, administrative and retail buildings.

(C) Potential future development could include offices and studio/collaboration space dedicated to the development of on-line and electronic course materials. Space might be occupied by related SOE units or other administrative functions.

(D) The University Hall parking lot offers further potential future development. Any development will also address parking and open space.

Building on major recent renovations and upgrades, University Hall has consolidated its role as the University’s primary instructional facility and home to the University’s flagship School of Education. On-going small-scale moves and space reallocations will respond to incremental growth and change as well as the increased use of the building by AIB students.

815 Somerville Avenue will continue to provide space for a variety of administrative functions including administrative support for the National Programs.

Given the extent of surface parking on the Porter campus at present, any development will have to take into account replacing or relocating parking. In keeping with the Plan’s goal of mitigating the impact of vehicular traffic, underground parking will be considered in such cases.
Figure 5: PLANNED PORTER CAMPUS

A Academic  AIB to Move to Porter Square
D Academic  1040 Mass Ave. – New Learning and Media Studies, Potential Future Development
C Administrative  1826 Mass. – New Administrative Space, Potential Future Development
D Misc  1815 Mass Ave. Lot – Parking, Green Space, New Building, Potential Future Development

LESLEY UNIVERSITY
Centennial Plan 2009

Section 3: Plan Elements By Campus

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Campus and Facility Planning Consultants
BRATTLE CAMPUS

Existing
The result of an exciting new partnership between Lesley and the Episcopal Divinity School, the Brattle Campus is distinctive from the Quad and Porter campuses in that it was originally conceived and designed as a campus. The original 1860’s complex of Burnham, Lawrence, Reed, St. John’s Chapel, Winthrop and Wright are stone buildings forming a Victorian Gothic quadrangle handsomely punctuated with specimen trees. The quad opens onto Brattle Street, creating a strong campus image. Just down Brattle Street from the quad is Hodges House, an early 19th century historic house that provides an elegant transition from the campus scale to Brattle Street’s dominant character of grand residential structures. See Figure 6 (Existing Brattle Campus).

Newer Campus buildings added in the 1960’s and 1970’s include Washburn and Sherrill Halls. Washburn serves as the campus dining hall, while Sherrill houses the library and classrooms.

Lesley’s existing use on the campus has been limited to leasing Lawrence Hall as a residence hall for the past three years.

The landmark partnership between Lesley and EDS provides for the phased acquisition of 7 ½ buildings on the Brattle campus over 22 months. Also part of the partnership is an agreement to share resources on this campus in the context of a condominium agreement that accounts for buildings, maintenance and security. As part of the partnership, Lesley has agreed to provide facilities maintenance, management and public safety for the campus.

Also included as part of this campus are the houses at 3 and 5 Phillips Place, both adjacent to the condominium area. These two well-maintained properties were recently acquired from the Weston Jesuit School of Theology which has relocated to Boston College.

Parking poses a challenge for this campus with a limited number of spaces in small lots that must fit around the building pattern. The existing pattern is difficult to reconfigure without losing spaces.
Figure 6: EXISTING BRATTLE CAMPUS
BRATTLE CAMPUS

Planned
The Plan seeks to preserve and enhance the campus’s historic architecture and mature landscape. See Figure 7 (Planned Brattle Campus).

(A) Lawrence Hall will continue to serve Lesley’s residential life goals.
(B) Winthrop Hall will need to be renovated to better meet Lesley’s residential life goals.
(C) Longer term, Kidder and Rousmaniere can provide limited student housing, and additional new housing could be added in the vicinity.
(D) Washburn Hall will serve as a student life facility. Renovations to the structure could include expanded dining and a possible fitness/recration facility.
(E) GSASS faculty and staff will relocate from the Quad and Porter campuses to 3 and 5 Phillips Place.
(F) Sherrill Hall will be used jointly to house the merged Lesley and EDS libraries and upgraded classroom space.
(G) Hodges House will house the offices of University Advancement, Alumni Relations and other administrative functions.
(H) The B&G building will be serve as Lesley’s Facility Office.
Figure 7: PLANNED BRATTLE CAMPUS