

## 2006 Annual Town Gown Report

Institution Name: Cambridge College, Inc

Report for Time Period (e. g., Spring '06 semester or 2005-2006 term): 2005-2006 year

Date Submitted: 10/26/06

### 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>	2003	2004	2005	2006	2016 (projected)
Head Count:	<u>154</u>	<u>109</u>	<u>114</u>	<u>126</u>	_____
FTEs <sup>1</sup> (if available):	_____	_____	_____	<u>n/a</u>	_____
<i>Cambridge-based Faculty</i>					
Head Count:	<u>325</u>	<u>412</u>	<u>437</u>	<u>481</u>	_____
FTEs <sup>1</sup> (if available):	_____	_____	_____	<u>n/a</u>	_____
Number of Cambridge Residents Employed at Cambridge Facilities:	_____	_____	_____	<u>n/a</u>	_____

<sup>1</sup> "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 BODY<sup>2</sup>**                      2003      2004      2005      2006      2016 (projected)

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

Total Undergraduate Students:	<u>490</u>	<u>644</u>	<u>650</u>	<u>806</u>	_____
Day:	<u>60</u>	<u>44</u>	<u>0</u>	<u>0</u>	_____
Evening:	<u>430</u>	<u>600</u>	<u>650</u>	<u>806</u>	_____
Full Time:	<u>265</u>	<u>138</u>	<u>184</u>	<u>225</u>	_____
Part Time:	<u>225</u>	<u>462</u>	<u>466</u>	<u>581</u>	_____
Total Graduate Students:	<u>1277</u>	<u>1204</u>	<u>1280</u>	<u>1181</u>	_____
Day:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	_____
Evening:	<u>1268</u>	<u>1204</u>	<u>1280</u>	<u>1176</u>	_____
Full Time:	<u>578</u>	<u>578</u>	<u>614</u>	<u>567</u>	_____
Part Time:	<u>690</u>	<u>626</u>	<u>666</u>	<u>609</u>	_____
Non-Degree Students:	<u>109</u>	<u>70</u>	<u>6</u>	<u>5</u>	_____
Day:	<u>0</u>	<u>42</u>	<u>0</u>	<u>0</u>	_____
Evening:	<u>109</u>	<u>28</u>	<u>6</u>	<u>5</u>	_____
Total Students Attending Classes in Cambridge (inclusive of all categories below)	<u>1876</u>	<u>1918</u>	<u>1936</u>	<u>1992</u>	_____

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

<b>C. STUDENT RESIDENCES</b>	2003	2004	2005	2006	2016 (projected)
<i>Number of Undergraduate Students residing in Cambridge:</i>					
In dormitories:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
Number with cars garaged in Cambridge:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
In off campus affiliate housing <sup>3</sup> :	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
In off campus non-affiliate housing:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>121</u>	_____
<i>Number of Graduate Students residing in Cambridge:</i>					
In dormitories:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
Number with cars garaged in Cambridge:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
In off campus affiliate housing <sup>4</sup> :	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
In off campus non-affiliate housing:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>included above</u>	_____

<sup>3</sup> 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.*

<sup>4</sup> 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

Acres:	2003	2004	2005	2006	2016 (projected)
Tax Exempt	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
Taxable	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
Number of Buildings:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	_____
Dormitories:					
Number of Buildings:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
Number of Beds:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
Size of Buildings (gross floor area):	<u>110,000</u>	<u>110,000</u>	<u>110,000</u>	<u>110,000</u>	_____
Institutional/Academic	<u>57731</u>	<u>57731</u>	<u>57731</u>	<u>57731</u>	_____
Student Activities/Athletic	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
Dormitory/Nontaxable Residential	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____
Commercial	<u>52269</u>	<u>52269</u>	<u>52269</u>	<u>52269</u>	_____
Taxable Residential	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	_____

*This section refers to parking spaces maintained in Cambridge only. Provide figures for the Campus as a whole and for each sub-area/precinct. Attach additional information as necessary.*

Parking Facilities	Campus	Sub-Area 1	Sub-Area 2
Sub-Area Name	80 Prospect		
Number of parking spaces maintained for students (include resident and commuter parking):	<u>  5  </u>	<u>  5  </u>	<u>      </u>
Number of parking spaces maintained for faculty, staff and visitors:	<u> 56 </u>	<u> 41 </u>	<u> 15 </u>

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

<b>2003</b>	Tax Exempt - Affiliate Housing <sup>4</sup>	Taxable - Affiliate Housing <sup>4</sup>	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

<b>2004</b>	Tax Exempt - Affiliate Housing <sup>4</sup>	Taxable - Affiliate Housing <sup>4</sup>	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

<b>2005</b>	Tax Exempt - Affiliate Housing <sup>4</sup>	Taxable - Affiliate Housing <sup>4</sup>	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

<b>2006</b>	Tax Exempt - Affiliate Housing <sup>4</sup>	Taxable - Affiliate Housing <sup>4</sup>	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

<b>2016 Projected</b>	Tax Exempt - Affiliate Housing <sup>4</sup>	Taxable - Affiliate Housing <sup>4</sup>	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

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

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

**F. PAYMENTS TO CITY OF CAMBRIDGE:<sup>5</sup>**

	FY 02	FY 03	FY 04	FY 05	FY 06
Real Estate Taxes Paid	\$240,654	\$246,043	\$334,409	\$329,552	\$315,018
Payment in Lieu of Taxes	\$2,627	\$n/a	\$n/a	\$n/a	\$n/a

<sup>5</sup> Fiscal Years for the City of Cambridge begin on July 1 and end on June 30 of the following year. For example, FY 06 for the City of Cambridge includes the period from July 1, 2005 through June 30, 2006.

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(PILOT)					
Water & Sewer Fees Paid	\$26,064	\$21,476	\$23,776	\$10,644	\$11,176
Other Fees & Permits Paid	\$n/a	\$n/a	\$n/a	\$n/a	\$n/a

## 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;
- How do you see your campus evolving to address your institution's strategic goals and objectives;
- Describe the goals and needs that you address through your plans
- 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

## 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).



#### **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 2005 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 2005 Town Gown-report? If so, please describe briefly. (Your PTDM plan is on file at CDD.)

## **VI. INSTITUTION SPECIFIC INFORMATION REQUESTS**

### **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 on the conversion of the Hilles Library to student services related uses and any impact on its visual relationship to the surrounding neighborhood.
3. Provide an update on any anticipated change in the quantity of space leased to commercial tenants (retail and office), with particular attention paid to any ground floor retail activity currently accessible to the public.
4. 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.

### **Lesley University**

1. Provide an update on the status of the university master plan process, the schedule for its release and implementation, and outreach about this process to the City and the Agassiz, Neighborhood 9, and Porter Square communities.
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, MBTA Porter Square Station air rights, and the North Congregational Church.
3. Provide an update on the move of Art Institute of Boston facilities to Cambridge, including the use of facilities at the Episcopal Divinity School.
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.
5. Provide information on the scope and projected growth of off-site learning, and the ability of such programs to finance campus improvements in Cambridge.

### **Massachusetts Institute of Technology**

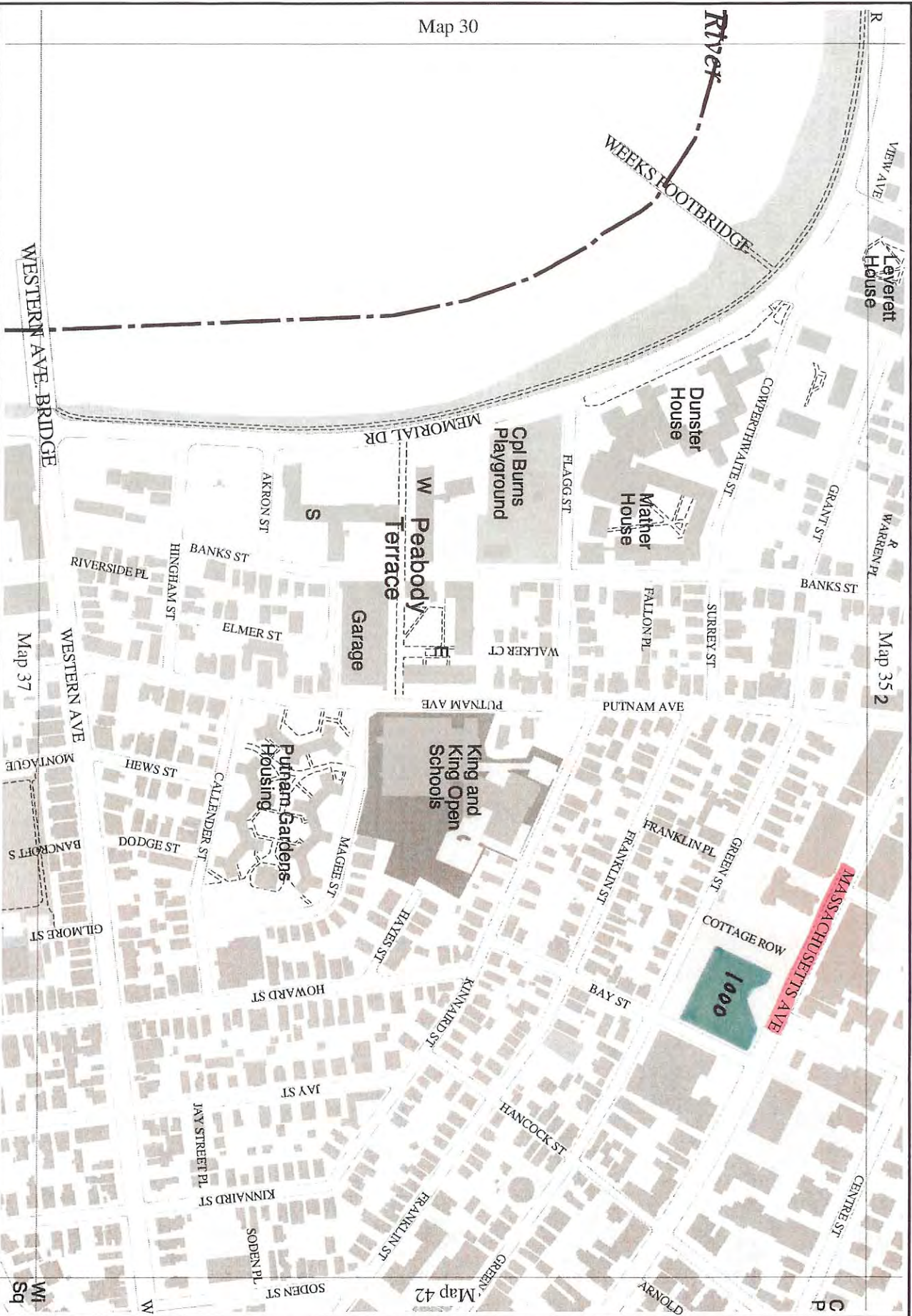
1. Provide an update on long term planning for the main campus, with a particular focus on plans for campus green space and campus edges, where MIT property abuts other land owners.
2. Provide information on any plans for additional housing and other uses under consideration for MIT owned parcels in Cambridgeport.
3. Provide information on plans for MIT owned parcels located along Massachusetts Avenue, with particular attention to ground floor retail uses.

4. Provide information on how MIT plans to strengthen the link between its campus and the Central Square shopping district.
5. Provide an update on plans for the following properties:
  - a. The vacant parking lot located at the intersections of School and Cherry Streets.
  - b. The vacant lot located at Watson and Brookline Streets.
  - c. The former California Paint site.
  - d. 130 Brookline Street.

Map 30

City of Cambridge, MA.

Visit [www.ci.cambridge.ma.us/~GIS](http://www.ci.cambridge.ma.us/~GIS)



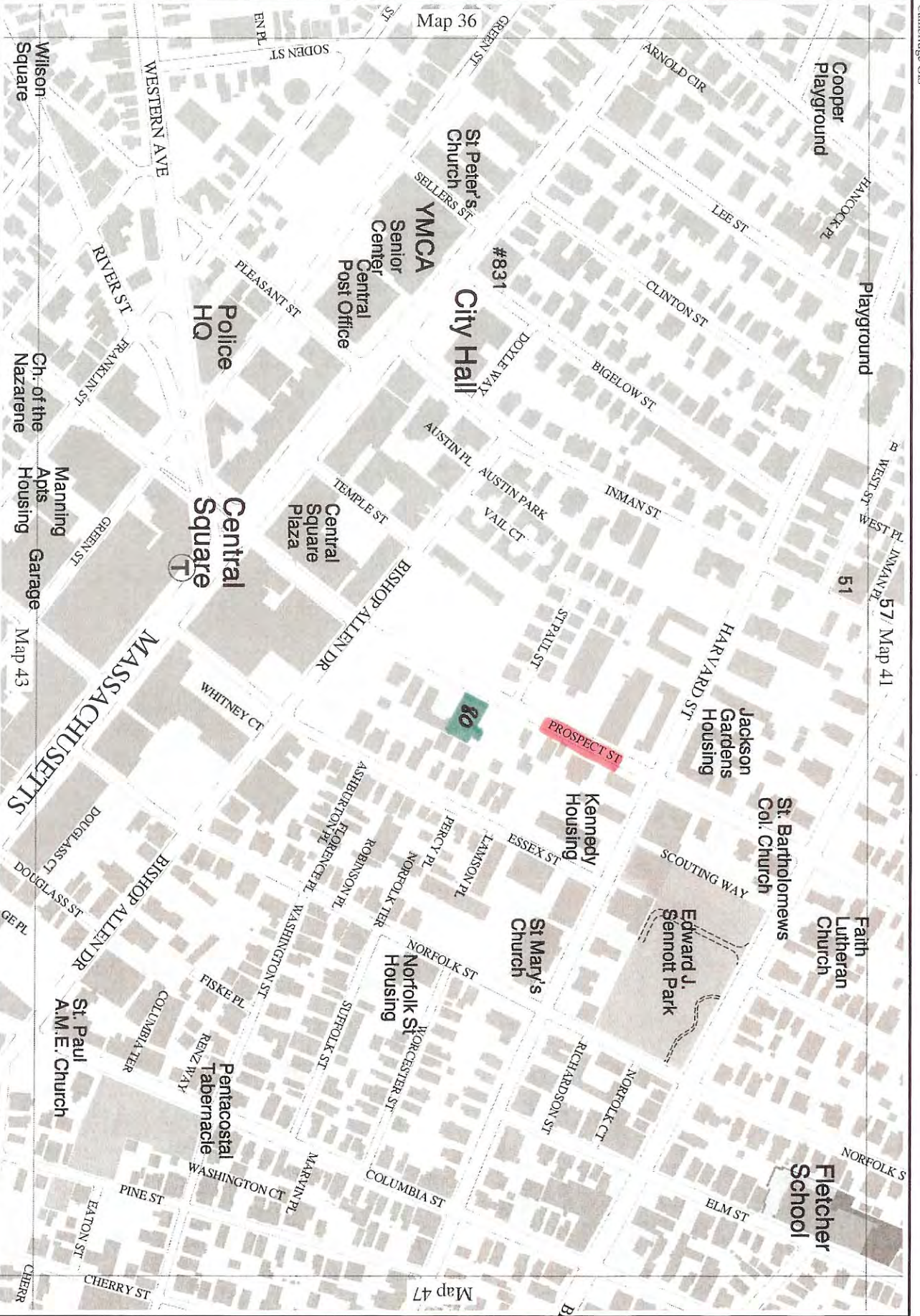
Map 35 2

Map 42

Map: 36

MI Sq





City of Cambridge, MA.

Visit [www.ci.cambridge.ma.us/~GIS](http://www.ci.cambridge.ma.us/~GIS)

320 feet

0 feet

320 feet

Map: 42

Map 36

Map 47

Playground

51

57 / Map 41

City Hall

St Peter's Church

YMCA

Senior Center

Post Office

Police HQ

Central Square



Wilson Square

Ch. of the Nazarene

Manning Apts

Garage

Map 43

MASSACHUSETTS

St. Paul A.M.E. Church

Pentacostal Tabernacle

Norfolk St Housing

Kennedy Housing

St Mary's Church

Edward J. Sennott Park

St. Bartholomews Col. Church

Faith Lutheran Church

Fletcher School

Cooper Playground

Playground

51

57 / Map 41

Map 36

Map 47

Playground

51

57 / Map 41

City Hall

St Peter's Church

YMCA

Senior Center

Post Office

Police HQ

Central Square



Wilson Square

Ch. of the Nazarene

Manning Apts

Garage

Map 43

MASSACHUSETTS

St. Paul A.M.E. Church

Pentacostal Tabernacle

Norfolk St Housing

Kennedy Housing

St Mary's Church

Edward J. Sennott Park

St. Bartholomews Col. Church

Faith Lutheran Church

Fletcher School

Cooper Playground

Playground

51

57 / Map 41