

TO: Clifford Cook, Data Manager
Cambridge Community Development Department

FROM: Sarah Gallop, Office of Government and Community Relations

DATE: May 29, 1998

RE: **Town-Gown Report for 1997**

On behalf of MIT, I am pleased to transmit to the City of Cambridge the attached Town-Gown Report for 1997. If you have any questions about the contents of this submittal, please contact me at 253-0942.

Thank you.

I. EXISTING CONDITIONS

Please provide the following information about the current conditions and population at your Cambridge campus. Please note where information is unavailable or a question is inapplicable. Feel free to add clarifying comments as needed. If you require any further information or have any questions, please contact Cliff Cook at the Cambridge Community Development Department at 349-4656.

Report for the Time Period (e.g., spring 98 semester or 97-98 term): As of fall 1997

A. FACULTY & STAFF

<i>Cambridge-based Staff</i>	Head Count: 8100	FTE's (if available): N/A
<i>Cambridge-based Faculty</i>	Head Count: 916	FTE's (if available): N/A

Number of Cambridge Residents Employed at Cambridge Facilities: 1200

B. STUDENT BODY

Total Students Attending Classes in Cambridge: 9732

In addition to the total student population, please provide the following statistics about your Cambridge-based student body:

Total Undergraduate Students: 4381

Day:	4381
Evening:	N/A
Full Time:	4326
Part Time:	55

Total Graduate Students: 5351

Day:	5351
Evening:	N/A
Full Time:	5331
Part Time:	20

Non-Degree Students: N/A

C. STUDENT RESIDENCES

Undergraduate Students:

residing in Cambridge in Institute-approved housing (includes dormitories and independent living groups): 3223

of these with cars garaged in Cambridge: 100

residing in Cambridge in off campus housing owned and managed by MIT: 14

residing in Cambridge in off campus non-MIT housing: 165

Graduate Students:

residing in Cambridge in Institute-approved housing (includes dormitories and independent living groups): 1517

of these with cars garaged in Cambridge: 350

residing in Cambridge in off campus housing owned and managed by MIT: 215

residing in Cambridge in off campus non-MIT housing: 1325

D. FACILITIES & LAND OWNED

Tax Exempt Facilities & Land:

Acres: 154

Buildings: 134

Size of Buildings (square feet): 9,241,000

Off-Campus Taxable Properties that House Students, Faculty and Staff (there are no tax-exempt properties that house faculty and staff):

Units occupied by students: 136

Units occupied by staff and faculty: 20

NOTE: these numbers do not include 100 Memorial Drive, Kennedy Biscuit Lofts, and Auburn Court which primarily house non-MIT people.

Do you maintain a detailed inventory of tax exempt facilities?

Yes. All inquiries should be directed to the MIT Planning Office.

Taxable Facilities & Land:

Acres: 64.9 (increase from 1996 report is due to the inclusion of 100 Memorial Drive and the independent living groups)

Size (gross floor area): not available

Commercial Properties: 1,468,000 sf (rentable area which does not include parking or basements. Increase from 1996 report is due to the inclusion of University Park)

Housing – # Buildings: 16 (increase from 1996 report due to the inclusion of 100 Memorial Drive, Kennedy Biscuit Lofts and Auburn Court).

Housing – # Units: 655 (increase from 1996 report due to the inclusion of 100 Memorial Drive, Kennedy Biscuit Lofts and Auburn Court).

Do you maintain a detailed inventory of taxable facilities? Yes. All inquiries should be directed to the MIT Real Estate Office.

E. SELECTED FY97 PAYMENTS TO CITY OF CAMBRIDGE

Real estate taxes paid on MIT-owned property:	\$3,551,642
Real estate taxes generated by University Park:	\$1,215, 936
Real estate taxes generated from Independent Living Groups not owned by MIT:	<u>\$ 60, 517</u>
Total real estate taxes paid and generated:	\$4,828,095
Fees & permits paid by MIT:	\$4,556,275
Fees & permits generated by University Park:	<u>\$ 392,917</u>
Total fees & permits paid and generated:	\$4,949,192
Voluntary payment in lieu of taxes (PILOT):	\$1,039,000

Total: **\$10,816,287**

II. RECENT EFFORTS

Please summarize efforts made by your institution to share information with either City agencies or the community about your institutional planning process over the past calendar year. You may use either the space below or attach a statement to this report.

MIT is involved in many public activities that promote strong communications and partnerships between the Institute and the Cambridge community. Some of these activities result in the sharing of information regarding MIT's institutional planning processes, while others strengthen the MIT/City relationship to the benefit of the entire community. Examples of these types of activities in 1997 include the following efforts.

Community Planning Presentation

As a follow up to the submission of our Town Gown Report for 1996, MIT gave a presentation to the community at a Cambridge Planning Board meeting on August 5, 1997. The presentation included information related to current conditions on campus, MIT and City initiatives to share information and work collaboratively on public policy issues since 1991, and future MIT facility needs and plans.

Cambridgeport Neighborhood Study Committee

MIT has been a regular attendee at the bi-weekly Cambridgeport Neighborhood Study Committee Meetings throughout 1997, where personnel have answered questions and provided information about MIT as needed. At the November 20 meeting, MIT provided an overview of its plans to develop graduate student housing and engaged in a resulting discussion with the Committee.

Presentation to Planning Board on Graduate Student Housing Program

On April 7, 1998, MIT gave a presentation to the Cambridge Planning Board on its proposed graduate student housing program in Cambridgeport, which is in accordance with the 1991 Town-Gown Agreement and the 1992 Cambridgeport rezoning initiative. MIT officials summarized plans for the housing and answered questions from the Board and the public.

Participation on Municipal Public Policy Committees

MIT routinely serves on local committees and task forces addressing municipal public policy issues. In 1997, MIT officials served on the following committees:

- Cambridge Pedestrian Committee
- Cambridge Bicycle Committee
- Cambridgeport Roadway Committee
- City-wide Growth Management Advisory Committee

In addition, MIT actively participates in public policy processes by sharing its ideas and concerns and engaging in discussion at public meetings and hearings. In 1997, MIT participated in public discussions regarding numerous zoning petitions as well as the Parking and Transportation Demand Management Ordinance.

Historical Commission Interaction

MIT has worked closely with the Cambridge Historical Commission on a number of projects over the years, most notably the renovations to the Old Ford Assembly Plant at 640 Memorial Drive. MIT continues to work with the Commission on many campus projects such as the replacement of Building 20 on Vassar Street, which was constructed as a temporary facility to support research activities during World War II; and the restoration of Baker House, a dormitory designed by Alvar Aalto and built in 1949.

Community Newsletters

Since 1993, MIT has produced and distributed a biannual community newsletter where information relating to the Institute's local economic impact, community and educational outreach activities, and public policy interactions is highlighted and shared with approximately 2,000 Cambridge residents, businesses and city officials.

Annual Cambridge First Day

In 1993, Cambridge First Day was established by MIT President Charles Vest as a way for MIT to formally express its appreciation to the Cambridge community for the productive economic and cultural partnerships that exist between the Institute and public officials, businesses, and residents of Cambridge. That year, MIT honored Cambridge businesses with whom MIT has been working for 50 years or more. MIT then recognized minority- and women-owned Cambridge businesses in 1994, small Cambridge businesses in 1995, Cambridge biotechnology companies in 1996, and entrepreneurship in Cambridge in 1997. Culinary accomplishments in Cambridge will be highlighted in 1998.

Annual Community Service Awards

In 1994, MIT initiated Cambridge Community Service Day which celebrates the spirit of volunteerism and community service in Cambridge. The reception is held annually at the MIT President's house to honor individuals from both the Cambridge and MIT communities for exemplary community service.

Access to General MIT Information

General information about MIT, including its history and organization, current events, research summaries, Reports to the President, and the MIT Facts Book can be found on the MIT web site at <http://web.mit.edu/>.

III. FUTURE PLANS

On page 12 of the Town-Gown Report, 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 not yet have solutions. These plans should address known concerns of the community, such as parking and/or tax base erosion."

In this section of the report please provide a summary of your institution's current facility plans and identified needs. Please include projected changes in your employee and student populations, as well as anticipated changes to your housing stock and planned property acquisition and disposition. As appropriate, please include excerpts from institutional planning reports or summarize the results below. In making this request, the City of Cambridge acknowledges that as conditions change your institution will need to make changes to the plans described below, changing or abandoning them as necessary. You may use either the space below or attach a statement to this report.

Demography

In the last few years, the MIT community has gone through significant changes in its population. In FY96 approximately 640 members of the faculty and staff community took advantage of an early retirement program. Many of these positions have not been replaced. The student population is expected to remain stable or experience a slight reduction in the years ahead.

Academic Facilities

The major focus of building activity is on the rehabilitation of laboratory facilities built in the 1950s and 1960s. In addition, architectural programming has started on a new academic building for computer science laboratories to replace the remaining WWII wooden buildings on the main campus, and development of the next stage of the Institute's Central Athletic Facility on the west campus is entering the schematic design phase.

Housing

Work on the programming and design of a new dormitory for graduate students on Pacific Street in Cambridgeport is moving ahead consistent with the goals set out in the town-gown agreement. Construction is expected to start within a year.

The rehabilitation of undergraduate housing started with the renovations to Senior House, a dormitory on the East Campus built in 1916, and is continuing this summer with the first phase of the restoration of Baker House, a dormitory designed by Alvar Aalto and built in 1949.

Preliminary programming for additional undergraduate housing on Vassar Street will be starting this year, with the new residence hall available for occupancy within 3 years. Over 95% of MIT's undergraduates live in MIT dormitories or approved housing.

Parking and Transportation

The Institute continues to work aggressively to promote alternative modes of transportation and reduce parking demand for our commuting population. The T-pass subsidy program continues to be a great success, with over 3,000 members of the community participating. MIT is an active member of the Charles River Transportation Management Association and is a major financial supporter and participant in the TMA's shuttle program. The Institute also has an active bicycle program, adding dozens of bike storage spaces throughout the campus and conducting bicycle safety and training seminars every fall through the Campus Police department.

A major concern of the MIT community is the need to focus on public safety and traffic calming measures and pedestrian safety on the streets serving the MIT community and its neighbors. Massachusetts Avenue, Vassar Street, Ames Street, Amherst Street, and Wadsworth Street are all used intensively by pedestrians, automobiles and bicycles. We regret that Memorial Drive has, despite MIT's best efforts, continued to be a major accident venue because of the high speeds and lack of proper traffic controls. One of our most promising students was killed this past October while trying to cross Memorial Drive. Equally tragic was the death of a citizen trying to cross the Drive east of Massachusetts Avenue. We need the City's assistance to reduce the number of deaths and injuries resulting from these conditions.

Future Needs

Academic Facilities

MIT's future needs for academic facilities are principally concerned with modernizing our existing facilities, many of which are over 40 years old and obsolescent for modern science and engineering purposes. Whenever possible, we plan to build modern replacement facilities. Many of MIT's new academic and research facilities will serve as the incubators for the future economic base of the City and the region.

Housing

Housing continues to be a major concern for both graduate students and staff of MIT. The limited amount of low and moderate income rental housing in Cambridge has forced many students to seek housing at some distance from the Institute. The cost of housing in Cambridge continues to represent a serious consideration for our students. The new graduate student housing program being planned at Sidney and Pacific Streets will help solve this problem. However, we believe that more needs to be done and we are actively seeking funds to accelerate MIT's housing programs.

MIT's concerns for the future include recent efforts to further reduce the development capability of the land that has been earmarked for institutional purposes. These efforts undermine the stability of MIT's plans which have been designed to meet our housing development obligations under the original town-gown agreement.

Last year's changes to the zoning ordinance following the Pitkin Petition, as amended, significantly affected the Institute's student housing development capabilities on the east end of the campus. The Anderson Petition currently under review also reduces the development capability on the main and west campus, including the already rezoned parcels along Vassar Street that are designated for student housing. This petition, if passed in its present form, will further reduce MIT's ability to meet our mutual housing goals.

In both cases, we believe that it was not the intent of the petitioners to impact MIT's ability to meet our housing goals under the town gown agreement, but that is the result. We believe that a review of and changes to the current zoning district designations covering portions of the MIT campus may provide a solution to the unintended consequences of these and similar zoning proposals initiated to protect other existing residential areas of the City.