

TO: Clifford Cook, Data Manager  
Cambridge Community Development Department

FROM: Sarah Gallop, Co-Director  
Office of Government and Community Relations

DATE: August 6, 1999

RE: **Town-Gown Report for 1998**

On behalf of MIT, I am pleased to submit to the City of Cambridge the attached Town-Gown Report for 1998. 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 the 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 Dept. at 349-4656.**

Report for Time Period (e. g., Spring '99 semester or '98-'99 term): '98-'99 term

### A. FACULTY & STAFF

*Cambridge-based Staff*      Head Count: 6898\*      FTEs<sup>1</sup> (if available): 6063

*Cambridge-based Faculty*      Head Count: 922      FTEs (if available): 922

Number of Cambridge Residents Employed at Cambridge Facilities: 1019

\*This does not include approximately 1000 contract employees, which were included in the 1997 report.

### B. STUDENT BODY

Total Students Attending Classes in Cambridge: 9797

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

Total Undergraduate Students: 4348

Day: 4348

Evening: N/A

Full Time: 4296

Part Time: 52

Total Graduate Students: 5239

Day: 5239

Evening: N/A

Full Time: 5203

Part Time: 36

Total non-Degree Students<sup>2</sup> 163 (undergraduate students enrolled in credit courses but not a degree program):

Day: 24 graduate students; 139 undergraduate students

<sup>1</sup> "FTE" refers to Full Time Equivalent employees, which treats part-time workers as a based on the number of hours worked per week.

<sup>2</sup> Includes all non-degree students enrolled in day or evening classes, such as persons

Evening: N/A

Total non-resident Students (doctoral students who have completed all requirements other than their theses): 136

Cambridge-Based: 47

Full Time: 44

Part Time: 3

Grand Total All Students: 9885

### C. STUDENT RESIDENCES

#### *Undergraduate Students:*

Number residing in Cambridge in Institute-approved housing (includes dormitories and independent living groups): 3222

Number of these with cars garaged in Cambridge: N/A: see Section E

Number residing in Cambridge in off campus housing owned and managed by MIT: 8

Number residing in Cambridge in off campus non-MIT housing: 154

#### *Graduate Students:*

Number residing in Cambridge in Institute-approved housing (includes dormitories and independent living groups): 1417

Number of these with cars garaged in Cambridge: N/A: see Section E

Number residing in Cambridge in off campus housing owned and managed by MIT: 235

Number residing in Cambridge in off campus non-MIT housing: 1499 (includes master lease of approximately 70 units at Worthington Place for graduate students)

### D. FACILITIES & LAND OWNED

#### *Tax Exempt Facilities & Land:*

Acres: 154

Number of 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):

Number of units occupied by students: 146

Number of units occupied by faculty and/or staff: 11

Number of units occupied by non-MIT people: 14

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? If yes, indicate contact person:

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

*Taxable Facilities & Land:*

Acres: 64.9

All Taxable Properties (gross floor area): N/A

Commercial Properties Only (gross floor area): 2,042,905 (rentable area which does not include parking or basements. Increase in square footage from 1997 report due to inclusion of three new University Park buildings at 350 Massachusetts Avenue, 45 Sidney Street and 64 Sidney Street).

Housing - Number of Buildings: 16

Housing - Number of # Units: 654

Do you maintain a detailed inventory of taxable facilities? If yes, indicate contact person:

Yes. All inquiries should be directed to the MIT Real Estate Office.

*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

**E. PARKING FACILITIES**

*This section refers to parking spaces maintained in Cambridge only.*

Number of non-commuter parking spaces: 1,103 (includes resident parking)

Number of commuter parking spaces: 3,711

Do you charge for use of parking spaces? Yes

If so, please describe your current fee schedule: (effective 9/1/99)

\$360/year/permit with the following exceptions:

\$360/year/pool for carpools and vanpools

\$180/year/permit for commuting students

\$25/year/permit plus \$2.50/day for occasional parking

\$50/year/permit for retired faculty/professor emeriti without compensation

\$25/year/permit for volunteers

**F. SELECTED FY98 PAYMENTS TO CITY OF CAMBRIDGE**

Real estate taxes paid on MIT-owned property:	\$3,585,192
Real estate taxes generated by University Park:	\$1,830,672
Real estate taxes generated from Independent Living Groups not owned by MIT:	<u>\$ 62,382</u>
Total real estate taxes paid and generated:	\$5,478,246
Fees & permits paid by MIT:	\$4,368,787
Voluntary payment in lieu of taxes (PILOT):	\$1,065,000
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<b>Total Payments to the City of Cambridge:</b>	<b>\$10,912,033</b>

**Cambridge First Purchasing Policy:** **\$23,312,780**  
(The purchase of goods and services from Cambridge businesses in FY 1998)

**II. TRANSPORTATION DEMAND MANAGEMENT**

**Please provide the following information. You may summarize the information below or attach documents to this report, as appropriate.**

**A. Results of surveys of commuting mode choice for faculty and/or staff and/or students. (We would appreciate receiving a copy of your survey instrument, if possible.)**

	<u>Employees</u>	<u>Students</u>	<u>Combined</u>
Single Occupant Vehicle:	38%	9%	26%
Vanpool/Carpool:	11%	6%	9%
Transit:	39%	39%	39%
Bike:	8%	33%	18%
Walk:	5%	12%	8%
Other:	.4%	2%	1%

**B. Information on the point of origin of commuter trips to Cambridge for faculty and/or staff and/or students. (This information will assist the City in lobbying for improved regional transit options.)**

Faculty, staff, and students living in Massachusetts (excluding Cambridge residents):

<u>County</u>	<u>Percentage</u>
Barnstable	0.5%
Bristol	0.5%
Essex	4.5%
Hampshire	0.1%
Middlesex (excl. Cambridge)	61.5%
Norfolk	7.1%
Plymouth	2.2%
Suffolk	22.8%
Worcester	0.8%

**C. Description of Transportation Demand Management programs offered to faculty and/or staff and/or students (e.g., MBTA pass sale programs, shuttle services, bike parking facilities)**

**Minimal parking.** From the time the Cambridge Zoning Ordinance first included a parking requirement, MIT has provided the minimum number of spaces required in the ordinance. In fact, since 1990, MIT has not added a single commuter parking space to its inventory.

**Parking fees.** For many years, MIT did not charge for parking. Beginning in 1996, the Institute implemented a parking fee to discourage automobile commuting. This fee will gradually be increased in the next several years.

**Transportation Management Association.** MIT has been an active member of the Charles River Transportation Management Association (CRTMA) since its founding in 1994. The Institute currently serves on its Board of Directors, and provides free electronic mail and Internet services to the staff.

**Transportation Information Dissemination.** MIT regularly disseminates information on alternative transportation modes to employees through electronic mailings and articles in the campus newspapers. In addition, MIT hosts the annual CRTMA transportation fair to expose commuters to a full range of alternatives available to them.

**Carpools and Vanpools.** Through preferential parking and reduced fees, MIT encourages commuters to form carpools and vanpools to reduce single-occupant vehicle trips.

**Rideshare Program.** Through the CRTMA, MIT offers commuters access to CARAVAN's RideSource computerized ride matching service.

**Guaranteed Ride Home Program.** Through the CRTMA, MIT provides a guaranteed ride home in case of a personal emergency to employees who carpool, vanpool, use transit, walk, or bike to work.

**Flexible Work Hours.** It is the general policy of MIT to allow flexible work schedules for individual employees where it is to the mutual advantage of both the employee and the department or laboratory.

**T-Pass sales and subsidies.** MIT currently offers a flat \$10 per month T-pass subsidy to commuting students, faculty, and staff. This represents a subsidy of up to 50% (on local bus service). T-passes are sold at three locations on campus; and bus, subway, and commuter rail schedules are provided to employees and students.

**Shuttle Services.** MIT operates a SafeRide shuttle service, providing free daily service in the evenings and late night to members of the MIT community in the Cambridge, Boston, and Brookline communities. In addition, MIT is a major underwriter of the CRTMA Tech Shuttle, which provides regular free weekday shuttle service from 7am to 7pm. The Institute also operates a regular shuttle to Lincoln Laboratories in Lexington, and special shuttle services to Logan Airport before and after major holidays. Together with Wellesley College, MIT also supports shuttle services between the two campuses for cross-registered students.

**Parking and Transportation Office.** MIT has a parking and transportation office charged with implementing and overseeing parts of the Institute's parking and transportation program. Staff members in this office are available to assist employees and students in exploring commuting alternatives.

**Transportation and Parking Committee.** MIT has a transportation and parking committee appointed by the President of the Institute. The committee is charged with recommending parking and transportation policies to the administration.

**Bicycle Amenities.** MIT has over a thousand bike parking spaces on campus, including several secure indoor bike rooms.

**Shower facilities.** MIT provides shower facilities in our recreational facilities for cyclists who need to shower upon arrival to campus.

**Telecommuting.** As part of MIT's general flexible work schedule policy, the Institute encourages telecommuting for those employees whose jobs lend themselves to this mode of work. To further encourage telecommuting, MIT's Information Systems Department developed *Tether*. Tether is MIT's remote-access dialup service providing high-speed Point-to-Point Protocol (PPP) connectivity to the campus network and the Internet.

**On-Site Services.** MIT provides several services on campus to help minimize the need for vehicle trips during the workday. These services include cafes, restaurants, a grocery store, a bank, two ATM facilities, dry-cleaners, barber shops, a post office, a travel agency, an optometrist, and a bookstore. In addition, MIT leases space to several restaurants on Massachusetts Avenue and Main Street within walking distance of the campus to further discourage midday vehicle trips.

### **III. RECENT EFFORTS TO SHARE INFORMATION**

**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 either use 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 1998 include the following efforts.

#### **Community Planning Presentation**

As a follow up to the submission of our Town Gown Report for 1997, MIT gave a presentation to the community at a Cambridge Planning Board meeting on September 22, 1998. 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.

#### **City Council Hearings**

The Housing and Community Development Committee of the City Council held a public meeting on March 30, 1999 to discuss MIT's housing impact statement, which is attached to this document.

The Finance Committee of the City Council held a public meeting on May 26, 1999 to discuss MIT's technology transfer process and general issues of taxation. MIT provided an overview of the operations and functions of the Technology Licensing Office and engaged in a conversation around taxation matters.

#### **Cambridgeport Neighborhood Study Committee**

MIT has been a regular participant at the bi-weekly Cambridgeport Neighborhood Study Committee Meetings throughout 1997 and 1998, where personnel have answered questions and provided information about MIT as needed.

#### **Participation on Municipal Public Policy Committees**

MIT routinely serves on local committees and task forces addressing municipal public policy issues. In 1998, MIT officials served on the following committees:

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

In addition, MIT actively participates in public policy processes by sharing its ideas and concerns and engaging in discussions at public meetings and hearings. In 1998, MIT participated in public discussions regarding numerous zoning petitions, including the IPOP initiative.

### **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. In 1998, MIT worked with the Commission on a variety of campus projects, including the replacement of Building 20 and the squash courts on Vassar Street, and the restoration of Baker House, a dormitory designed by Alvar Aalto and built in 1949. In addition, MIT engaged in preliminary discussions with the Commission on Institute plans in the Fort Washington Historic District relative to the area's protection and enhancement.

### **Ongoing City Communications**

MIT staff communicate regularly with City staff in the Community Development Department, the Public Works Department, the Traffic, Parking and Transportation Department, the Inspectional Services Department, and the License Commission on a myriad of projects and issues.

### **Community Newsletters**

Since 1993, MIT has produced and distributed a bi-annual 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 2,500 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, entrepreneurship in Cambridge in 1997, the culinary arts in 1998, and architecture in 1999.

### **Annual Community Service Awards**

In 1994, MIT implemented 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/>.

#### **IV. 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 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 either use the space below or attach a statement to this report.**

##### **Introduction**

MIT’s “Housing Impact Statement,” attached, was prepared at the request of the City Council and the City Manager. It provides information and forecasts of faculty, staff and student population growth at MIT. In summary, the forecast for these populations is that they will remain stable.

In terms of over-arching objectives, MIT, like other universities, is trying to respond to the ever-changing role of technology, while at the same time addressing the increased need for a more integrated quality of life for its students. MIT and the City of Cambridge share many of the same concerns and objectives for the urban setting in which we live and work. The critical need for affordable housing for students, faculty and staff, and adequate open space for athletic and recreational uses lead the list of priorities for both the Institute and the City. Solutions to these challenges will be reached through collaborative creative processes.

At MIT, there are a number of campus building and landscape projects in various stages of design and development. As these projects are carried out, MIT is guided by the objective of upgrading the campus environment and the aesthetic quality of the campus, as well as a commitment to creating a complimentary interface with the community.

##### **The Evolving Residential Campus**

Over the long term, MIT is committed to providing increased housing for students, and some faculty and staff on the campus. The dedication of areas for cultural and recreational activities, places to eat and shop, a network of green open spaces, transportation services, parking, and other support facilities will sustain and link the core campus functions. Currently planned projects include the following initiatives:

A **new undergraduate residence** on Vassar Street will feature spaces for integrated social, educational, recreational and dining activities. It is schedule to be completed by the fall of 2001. MIT is in the process of submitting a special permit application for this project under the City's IPOP provisions.

The existing Baker House undergraduate residence is undergoing Phase II of a **major renovation and restoration project** taking place in conjunction with the 50<sup>th</sup> anniversary of the 1949 building of the house designed by Alvar Aalto. The renovations are planned to be completed by the end of summer 1999.

A **new graduate residence** will create a center for graduate life and form a community of students, faculty, and visiting scholars in conformance with the 1992 Cambridgeport zoning, which encouraged this type of development. Planning for this facility is ongoing; however, implementation is dependent on the availability of funds.

A **new central athletic facility**, within the existing campus, will integrate and supplement existing athletic facilities and will contain MIT's fitness, swimming, squash courts, multi-activity courts, competitive team and sports medicine programs. Current plans call for the start of construction in 2000.

The Institute will work with the City to undertake **improvements on Vassar Street**, including landscape and streetscape enhancements, pedestrian and bicycle paths, traffic calming strategies, and consolidated utility lines, to form a residential street. Work on Vassar Street is expected to be undertaken in conjunction with the construction of the new undergraduate residence.

The development of an urban design framework that will connect MIT's campus, building and landscape programs by addressing matters related to circulation, amenities, and quality of student life is taking place through a new **campus planning initiative** in concert with the Laurie Olin Partnership.

The **new Albany Garage** on Albany Street will consolidate existing parking spaces currently located in several different campus parking facilities to provide better utilization and management of existing parking resources. Current plans call for the completion of the garage by the fall 2002.

### **Future Demand for Academic Facilities**

Over the long-term, the MIT campus will evolve to accommodate new academic initiatives. Improved research and teaching space will be needed for technological and scientific ventures in the 21<sup>st</sup> century. The enhancement of formal and informal cross-disciplinary ties within the MIT community, through easy and convenient communication among faculty and students, will become even more crucial.

**The Stata Center** will form a new campus gateway at the intersection of Main and Vassar Streets, and will house the computer, information and intelligence science laboratories in order to support potential new collaborations and innovations. The Stata Center is being designed by Frank O. Gehry Associates. Because of its non-traditional and eye-catching design, the building has the potential to become a new landmark for the City of Cambridge. The fascinating design and construction process of this building can be

followed on the web site <http://ciis.lcs.mit.edu/stata>. MIT is in the process of submitting a special permit application for this project under the City's IPOP provisions.

An **expansion of the Media Lab** will accommodate a growing educational program in media studies. MIT has announced the establishment of the Okawa Center for Future Children which will aim to transform the ways children live, learn and play in the digital age. Construction is expected to begin within the next two years.

A **new Neurosciences Facility** will be the home of the Department of Brain and Cognitive Sciences and other research and teaching activities in the neurosciences field. These disciplines are currently housed in various locations, including some leased space. MIT is currently exploring campus site alternatives and funding opportunities.

An **addition to the Sloan School of Management** will accommodate expanding needs of the school on the East Campus in order to provide enhanced teaching and learning spaces. This project is currently in the planning stages.