

TO: Clifford Cook, Data Manager
Cambridge Community Development Department

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

DATE September 22, 2000

RE: **Town-Gown Report for Fiscal Year 1999**

On behalf of MIT, I am pleased to forward to the City of Cambridge the attached Town-Gown Report for Fiscal Year 1999. We have incorporated the suggestions of City Council Order #0-16, dated 9/11/00 in this report and in our Building Program presentation for the City Council Roundtable Discussion scheduled for 9/25/00.

If you have any questions about the contents of this report, 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: '99 -'00 term

A. FACULTY & STAFF

Cambridge-based Staff Head Count: 7067* FTEs (if available): 6184

Cambridge-based Faculty Head Count: 930 FTEs (if available): 918

Number of Cambridge Residents Employed at Cambridge Facilities: 1141

*This does not include approximately 860 contract employees.

B. STUDENT BODY

Total Students Attending Classes in Cambridge: 9878

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

Total Undergraduate Students: 4292

Day: 4292

Evening: N/A

Full Time: 4240

Part Time: 52

Total Graduate Students: 5417

Day: 5417

Evening: N/A

Full Time: 5364

Part Time: 53

Total non-Degree Students: 169 (undergraduate and graduate students enrolled in credit courses but not a degree program):

Day: 161 graduate students; 8 undergraduate students

Evening: N/A

Total non-resident Students (doctoral students who have completed all requirements other than their theses): 142

Cambridge-Based: 9878

Full Time: 9630

Part Time: 248

Grand Total All Students: 9972 (includes 94 non-resident doctoral students who are carrying out their studies elsewhere such as Mexico, Greece or Woods Hole, MA)

C. STUDENT RESIDENCES

Undergraduate Students:

Number residing in Cambridge in Institute-approved housing (includes dormitories and independent living groups): 3150

Number of these with cars garaged in Cambridge: See Section E (parking)

Number residing in Cambridge in off campus housing owned and managed by MIT: 9

Number residing in Cambridge in off campus non-MIT housing: 120

Graduate Students:

Number residing in Cambridge in Institute-approved housing (includes dormitories and independent living groups): 1510

Number of these with cars garaged in Cambridge: See Section E (parking)

Number residing in Cambridge in off campus housing owned and managed by MIT: 268

Number residing in Cambridge in off campus non-MIT housing: 1535

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: 161

Number of units occupied by faculty and/or staff: 1

Number of units occupied by non-MIT people: 13

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 Department of Facilities.

Taxable Facilities & Land:

Acres: 70.5 (the increase from the 1998 report represents the purchases of 28 Osborn Street and One Broadway)

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

Commercial Properties Only (gross floor area): 2,324,487 (rentable area which does not include parking or basements. Again, the increase in square footage from the 1998 report is due to inclusion of 28 Osborn Street and One Broadway).

Housing - Number of Buildings: 16

Housing - Number of # Units: 655

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:

28 Osborn Street, One Broadway

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 9/1/00)

\$390/year/permit with the following exceptions:

\$360/year/permit for residential students

\$195/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 FY99 PAYMENTS TO CITY OF CAMBRIDGE

Real estate taxes paid on MIT-owned property:	\$ 4,204,124
Real estate taxes generated by University Park:	\$ 2,653,238
Real estate taxes generated from Independent Living Groups not owned by MIT:	<u>\$ 53,991</u>
Total real estate taxes paid and generated:	\$6,911,353
Various fees & permits paid by MIT:	\$5,926,246
Voluntary payment in lieu of taxes (PILOT):	\$1,092,000
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Total Payments to the City of Cambridge:	\$13,929,599

Cambridge First Purchasing Policy: \$30,464,148
 (The purchase of goods and services from Cambridge businesses in FY 1999)

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.

	<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 T-pass subsidy to commuting students, faculty, and staff. This represents a subsidy of 62.5% on local bus service, 50% of subway, combo, combo plus, Zone 1 and Zone 2 passes. Subsidy for Zones 3-9 and the Watershuttle is 50% of the retail value of a Zone 2 pass. 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 1999 and 2000 include the following efforts.

A. Sharing Information on MIT's Building Program

There are a number of existing communication methods that the Institute relies upon to provide information to both the MIT and the Cambridge communities. In addition to the extensive analysis and review that is carried out via current regulatory processes, particularly the Interim Planning Overlay Proposal (IPOP), MIT engages in the following communicative efforts:

- **Town-Gown Report:** All of the Institute's current projects were introduced in last year's report, just as future projects are introduced in this year's fourth annual report. These public Town-Gown Reports were an initiative that resulted from the 1991 Committee on University-Community Relations.
- **Planning Board Town-Gown Report Hearings:** MIT presents a summary of the Town Gown Report at an annual publicly-advertised hearing.
- **Community Meetings:** MIT holds publicly-advertised community meetings for proposed projects that are in close proximity to residential areas. Our objective is to inform neighbors of the project plans, to obtain feedback about possible impacts, and to consider mitigation factors that will improve the quality of life for both MIT and Cambridge residents. We have recently been engaged in two such community project discussions regarding the undergraduate dormitory and the graduate dormitory.
- **Project Web Sites:** Most of MIT's current projects are summarized in web sites. The data can include design information, construction schedule, anticipated impacts, mitigation measures, and a feedback mechanism (usually through e-mail).

Ray and Maria Stata Center
<http://ciis.lcs.mit.edu/>

Media Lab Addition

<http://www.media.mit.edu/Noteworthy/expansion.html>

Undergraduate Dormitory

<http://web.mit.edu/buildings/residence2001/>

Graduate Dormitory

<http://web.mit.edu/buildings/grad-dorm/>

Building Program Summary: MIT distributed a summary of its planned projects to the City Council and City Administrators in June 2000. This summary was a supplement in the Institute's newspaper, Tech Talk.

<http://web.mit.edu/president/communications/building.pdf>

There will be future web sites providing updates on campus construction linked to the Facilities web page:

<http://web.mit.edu/facilities/www/>

- **Ongoing Communications with City Departments:** MIT regularly engages in extensive discussions with City staff on Institutional projects. Topics such as traffic impact, design, parking, zoning, permitting, sanitary sewer lines, storm water management, and community input are fully reviewed with the Community Development Department, the Traffic, Parking and Transportation Department, the Public Works Department, the Inspectional Services Department, and the License Commission.

B. Other Efforts to Share Information

Hearings

- The Housing and Community Development Committee of the City Council held a public hearing on March 30, 1999, to discuss MIT's housing trends and policies.
- 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.

Participation on Municipal Public Policy Committees

MIT routinely serves on local committees and task forces addressing municipal public policy issues. In 1999 and 2000, MIT officials served on the following City committees:

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

Eastern Cambridge Planning Study Committee
Cambridge Tree Protection Task Force
Cambridge Climate Protection Task Force

In addition, MIT actively participates in public policy processes by sharing its ideas and concerns and engaging in discussions at public meetings and hearings. For example, in 1999 and 2000, MIT participated regularly in public forums and discussions regarding the city-wide rezoning effort.

Historical Commission Interaction

- MIT has worked closely with the Cambridge Historical Commission on many projects over the years such as the renovations to the Old Ford Assembly Plant at 640 Memorial Drive, the replacement of Building 20 and the squash courts on Vassar Street with the new Stata Center, the restoration of Baker House, and the replacement of Buildings E10 and E20 with the Media Lab addition. MIT has agreed to work with the Commission in a more coordinated manner by preparing a survey of all Institute buildings that may have historical interest to serve as a basis for ongoing MIT/CHC interaction.

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, architecture in 1999 and the arts in 2000.

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/>.

C. Future Efforts to Share Information

- Implement regularly-scheduled meetings with the City Manager and staff to discuss current issues and plans, in addition to the frequent informal interactions which currently take place.
- Hold periodic “open house” meetings with elected officials and neighborhood residents either in the neighborhood or at MIT, to discuss any ideas or concerns that may arise, and to share institutional information about activities at MIT, including building plans.
- Augment the Town-Gown Report to include maps, graphics and additional timely information regarding the Institute’s building program as well as population and physical campus data and trends. Our ideas on augmenting the report will be introduced at the Institute’s Building Program presentation at the 9/25/00 City Council Roundtable Discussion
- Present the annual Town-Gown Report — in its updated format — to the City Council in a Roundtable discussion (as will take place on 9/25/00), in addition to the annual public presentation at the Planning Board.

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

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 address 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. For example, issues such as traffic congestion, pedestrian amenities, parking, and greenspace are topics that the Institute and the City try to jointly address. The critical need for affordable housing for students continues to be a priority for both the Institute and the City. Solutions to these challenges will continue to be reached through creative collaborative 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 complementary interface with the community.

A. The Evolving Residential Campus

Over the long term, MIT is committed to providing increased housing for students, particularly at the graduate level. 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. Current permitted projects now in design include:

A new undergraduate residence on Vassar Street will feature spaces for integrated social, educational, recreational and dining activities. The dormitory has been designed to accommodate 350 students. It is scheduled to be completed by the fall of 2002.

A new graduate residence on the corner of Sidney and Pacific Streets will create a center for graduate life and form a community of students, faculty, and visiting scholars. The graduate dormitory is scheduled to open in the fall of 2002.

An additional new graduate residence on Albany Street will result in 120 new beds for graduate students. The Albany Street Graduate Student Housing Project is an innovative approach in renovation through the conversion of an early twentieth-century mill building to efficiency apartment-style housing for first-year graduate students. The renovated building is also designed to serve as a summer conference hotel, for executive and academic programs. Anticipated occupancy is in August 2001.

A new sports and fitness center, 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 fall 2000.

B. Enhanced Academic Facilities

Two permitted academic projects are moving ahead: one is currently under construction the other in design.

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 was 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 Stata Center will house the Laboratory of Computer Science, Artificial Intelligence, Laboratory for Information & Decisions Systems, and the Department of Linguistics & Philosophy.

An **expansion of the Media Lab** will include wet labs, computer labs, student and faculty offices, a conference center, and exhibition spaces. The project will require demolition of both E10 and E20 to accommodate a complex made up of three major research centers. The designer of the Media Lab addition is architect Fumihiko Maki of Tokyo, with Leers Weinzapfel of Boston as record architect. The new addition will accommodate a growing educational program in media studies. MIT will build 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 in the fall of 2001.

C. Public Improvement Projects \$28.5 Million

The City is actively making improvements to infrastructure throughout Cambridge. MIT is an active participant in, and contributor to, several of these major projects. The capital contributions from MIT add up to a substantial figure and reflect the Institute's interest in doing its part to improve the quality and safety of the infrastructure that we all use and share.

- Vassar Street Improvements \$21 Million

The redesign of Vassar Street is intended to improve the pedestrian, bicycle and vehicular environment of the roadway from Memorial Drive to Main Street. The Institute will work with the City to undertake major improvements, 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 sports and fitness center, and the Stata Center.

- Traffic Signals on Memorial Drive \$1.5 Million

MIT is working with the MDC to improve pedestrian safety along Memorial Drive. MIT will design, construct and pay for two full traffic signals at the intersections of Wadsworth and Endicott Streets at Memorial Drive.

- Cambridgeport Roadways Project \$3.0 Million

MIT, in conjunction with the City and Forest City Development, will contribute to the construction costs of building a new roadway through Cambridgeport that will facilitate the flow of vehicles from University Park and surrounding areas.

- Massachusetts Avenue Storm Sewer Project \$3.0 Million

MIT will contribute to the major storm sewer improvements currently underway along Massachusetts Avenue.

In addition, there are other smaller infrastructure projects being planned, such as sanitary sewer line improvements adjacent to the Media Lab.

D. Future Academic Building Projects

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 21st 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.

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.

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.

MIT is pursuing the possibility of building a **Microphotonics Center**. Microphotonics involves the design and creation of devices that manipulate light. These very small devices can be used in many applications such as telecommunications, wireless communications, and in computer chips. This project is in an exploratory phase, as potential sites and resource opportunities are reviewed.