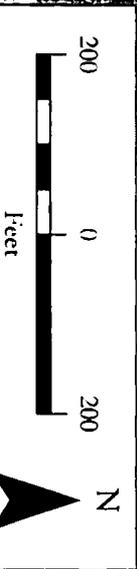
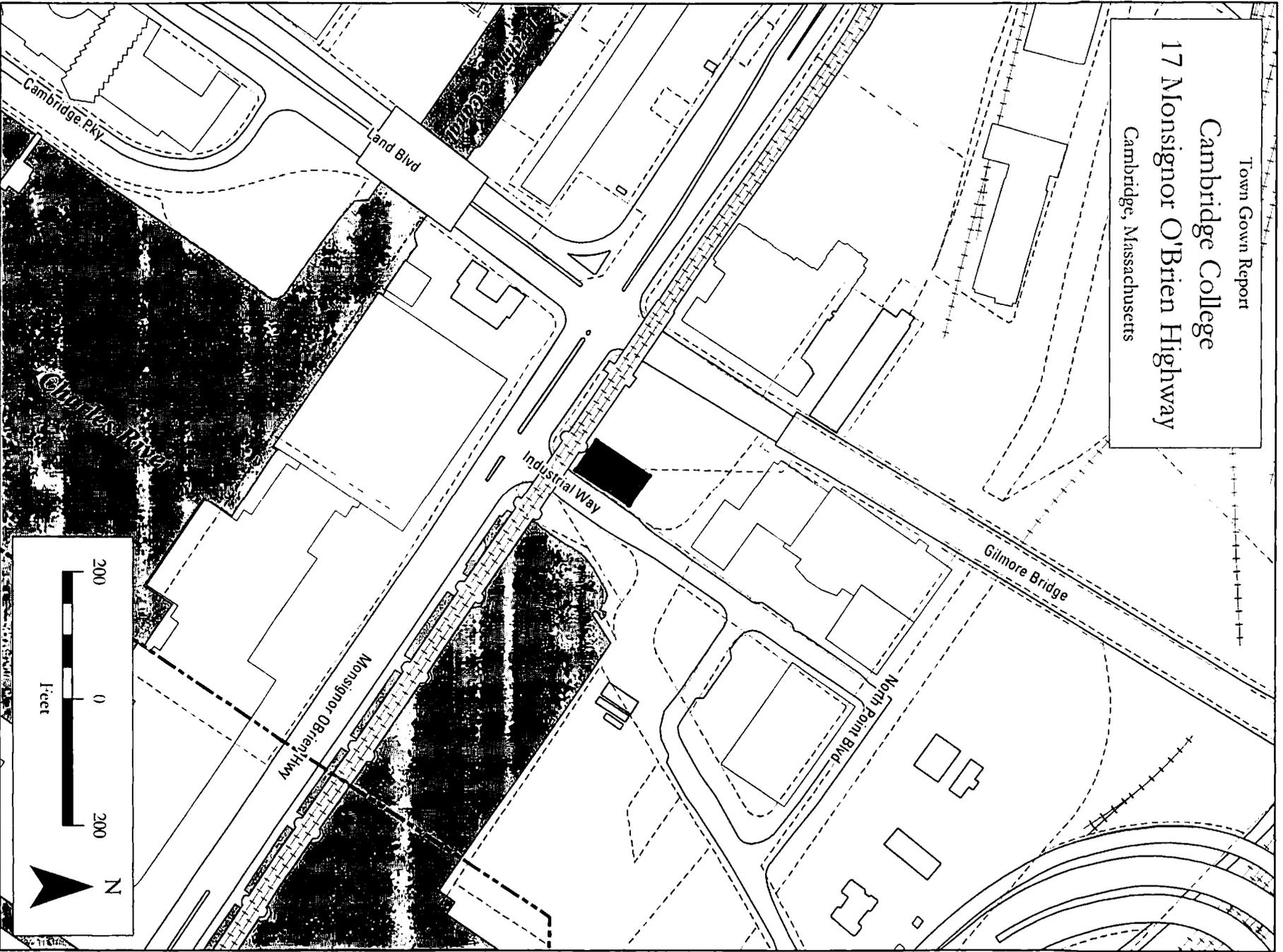
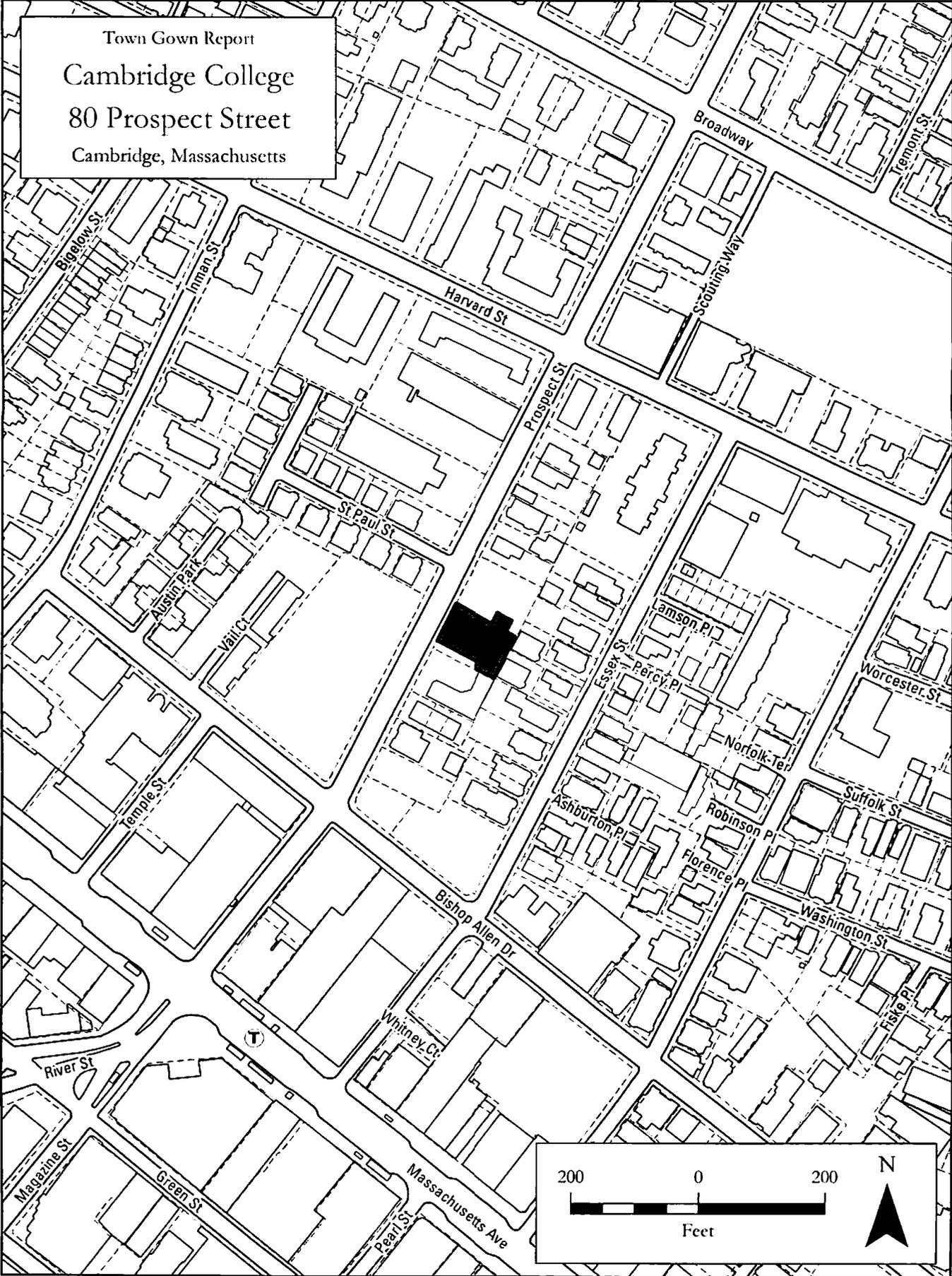


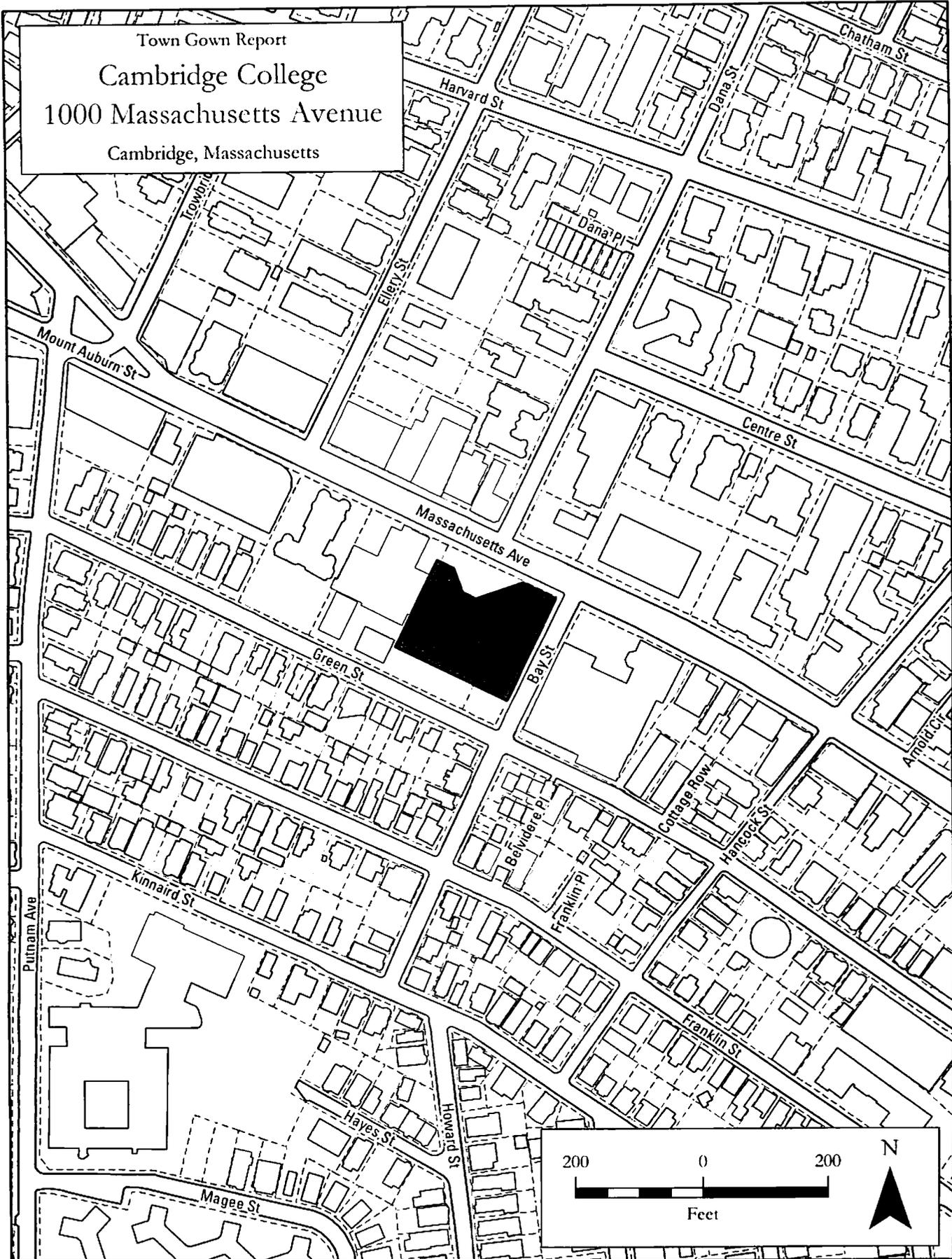
Town Gown Report
Cambridge College
17 Monsignor O'Brien Highway
Cambridge, Massachusetts



Town Gown Report
Cambridge College
80 Prospect Street
Cambridge, Massachusetts



Town Gown Report
Cambridge College
1000 Massachusetts Avenue
Cambridge, Massachusetts



	Faculty & Staff	Handicap	Visitor	Car Pool	Total
1000 Massachusetts Avenue	33	4	5	2	44
80 Prospect Street	20	2	1	1	24
17 Monsignor O'Brien Highway	17	2	2	1	22
315 Broadway	2	1	4	1	8
950 Bay Street	8	0	0	0	8
Total	80	9	12	5	106

- Based on the 2009 PTDM Annual Report, the majority of students travel to campus from work or other non-home locations. With multiple legs of their trips, using transit or carpooling is very difficult for the majority of students who drive alone. The majority of students come to the College after 5:00 pm and leave the campus after 9:00 pm. An analysis of the survey results shows that just 17% of students who drive alone to campus from work are coming from locations in Boston and Cambridge. Many of these students do not live in Boston or Cambridge but in outlying towns such as Chelsea, East Bridgewater, Everett, Franklin, Newton, and Woburn. This makes it much more difficult for students to use a commuting alternative. When asked what the College can do to encourage students to take an alternative form of transportation, 60% of students stated it did not matter what the College offered in terms of services and incentives and would continue to drive to campus.
- With that said, students can purchase MBTA Semester Passes, which provides an 11% discount on published rates. Information about transportation options is available on the College's website as well as included in new student information packets and posted on bulletin boards and LCD Monitors throughout the College. Additionally, through our membership with the CRTMA students have access to the EZRide Shuttle Service, a Ride Matching Service, and Vanpool Formation Assistance. Finally, the College provides preferential parking for carpooling and vanpooling and provides secure bicycle parking to students at each location.

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);

- Please see above (II Future Plans Narrative).

IV. MAPPING REQUIREMENTS

Please attach to the report maps of the following (these may be combined as appropriate):

- To be provided by the City of Cambridge. The maps provided by the City will include 1000 Massachusetts Avenue, 80 Prospect Street, 17 Monsignor O'Brien Highway, and 315 Broadway which will no longer be leased by the College as of 12/31/2009. The College does not have any proposed or planned development projects, sub-areas/precincts or 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 2008 Annual Report, you may so indicate in the appropriate space below.

- The College submitted its 2009 PTDM Annual Report on 6/30/2009.
- A. Results of surveys of commuting mode choice for faculty and/or staff and/or students.
- Please see the 2009 PTDM Annual Report.
- B. Information on the point of origin of commuter trips to Cambridge for faculty and/or staff and/or students.
- Please see the 2009 PTDM Annual Report.
- C. Have there been any changes in your TDM plan or strategy since submitting your 2008 Town Gown-report? If so, please describe briefly. (Your PTDM plan is on file at CDD.)
- There have been no changes since the submission of the 2009 PTDM Annual Report.

VI. INSTITUTION SPECIFIC INFORMATION REQUESTS

Cambridge College

Provide clarification about the parking situation for College employees and students. What facilities are available for each population? What efforts are being made to discourage the use of single occupancy vehicles as a means of transportation to class for students?

- The College does not provide student parking at any of our locations in the City except for handicap and HOV designated spaces. Please find below a table of parking space designations for each of our locations within the City:

F. PAYMENTS TO CITY OF CAMBRIDGE:⁵

	FY 05	FY 06	FY 07*	FY 08	FY 09
Real Estate Taxes Paid	\$236,720	\$236,851	\$199,107	\$208,772	\$218,461
Payment in Lieu of Taxes (PILOT)	N/A	N/A	N/A	N/A	N/A
Water & Sewer Fees Paid	\$17,102	\$17,796	\$22,450	\$22,517	\$24,412
Other Fees & Permits Paid	\$921	\$921	\$921	\$921	\$921

- The corrected FY2005-2008 'payments to the City of Cambridge' have been provided.
*Abatement approved in FY07.

G. INSTITUTIONAL SHUTTLE INFORMATION

Please include information about all regularly scheduled shuttle services operated by your institution within the City of Cambridge or between Cambridge and other municipalities:

Route Name	Vehicle Type and Capacity	Frequency of Operation	Weekday Hours of Operation	Weekend Hours of Operation
N/A	N/A	N/A	N/A	N/A

Please provide ridership data, if available, and describe efforts both to coordinate shuttle system with other institutions and to streamline shuttle services.

II. FUTURE PLANS NARRATIVE

- At this point in time, the College is embarking on the development of a new strategic plan since the current strategic plan ends in 2010. Once developed, this plan may highlight many of the areas of interest noted. With that said, the College expects the majority of future growth in terms of student enrollment and facilities to be outside of the City of Cambridge in regional centers throughout the U.S. Currently about 50% of the College's student enrollment is in our regional centers however we anticipate gradual and moderate growth in student enrollment in Cambridge over the next few years which may require the College to identify additional real estate to lease in the City.

⁵ Fiscal Years for the City of Cambridge begin on July 1 and end on June 30 of the following year. For example, FY 09 for the City of Cambridge includes the period from July 1, 2008 through June 30, 2009.

- **Parking**

This section refers to parking spaces maintained in Cambridge only. Provide figures for the Campus as a whole. Include additional information as necessary.

Number of parking spaces maintained for students (include resident and commuter parking): 5 (Handicap & Car Pooling Spaces)

Number of parking spaces maintained for faculty, staff and visitors: 106

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

2005-2009, 2019	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	N/A	N/A	N/A	N/A
Number of Buildings:	N/A	N/A	N/A	N/A

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 (see below) listing of all real estate leased by your educational institution within the City of Cambridge.

- Currently, Cambridge College leases the following real estate in the City of Cambridge:
 - 80 Prospect Street (20,250 SF, Three Floors, and Academic/Institutional Use): This lease expires on 6/30/2013.
 - 17 Monsignor O'Brien Highway (20,234 SF, Five Floors, and Academic/Institutional Use): This lease expires on 8/31/2017.
 - 315 Broadway (8,000 SF, Two Floors, and Institutional Use): This lease expires on 12/31/2009 and will not be renewed. Departments located at 315 Broadway will be relocated to 1000 Massachusetts Avenue and 17 Monsignor O'Brien Highway.

• **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.

	2005	2006	2007	2008	2009	2019 Projected
Acres:						
Tax Exempt	<u>N/A</u>	<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>	<u>N/A</u>	_____
Number of Buildings: (include both taxable and tax exempt buildings)	<u>1</u>	<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>	<u>N/A</u>	_____
Number of Beds:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	_____
Size of Buildings (gross floor area):	<u>110,361</u>	<u>110,361</u>	<u>110,361</u>	<u>110,361</u>	<u>110,361</u>	_____
Institutional/Academic	<u>59,186</u>	<u>59,186</u>	<u>59,186</u>	<u>59,186</u>	<u>59,186</u>	_____
Student Activities/Athletic	<u>N/A</u>	<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>	<u>N/A</u>	_____
Commercial	<u>51,175</u>	<u>51,175</u>	<u>51,175</u>	<u>51,175</u>	<u>51,175</u>	_____
Taxable Residential	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	_____

- At this time, Cambridge College does not anticipate purchasing in the future any additional facilities or land in the City of Cambridge.
- The corrected 2005-2008 'facilities and land owned' statistics have been provided.

C. STUDENT RESIDENCES 2005 2006 2007 2008 2009 2019
 (projected)

Number of Undergraduate Students residing in Cambridge:

In dormitories:	<u>N/A</u>	<u>N/A</u>	<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>	<u>N/A</u>	
In off campus affiliate housing ³ :	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
In off campus non-affiliate housing:	<u>70</u>	<u>94</u>	<u>95</u>	<u>97</u>	<u>105</u>	

Number of Graduate Students residing in Cambridge:

In dormitories:	<u>N/A</u>	<u>N/A</u>	<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>	<u>N/A</u>	
In off campus affiliate housing ⁴ :	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
In off campus non-affiliate housing:	<u>51</u>	<u>54</u>	<u>84</u>	<u>113</u>	<u>107</u>	

- Please note that Cambridge College is not a residential campus and all students live in non-affiliated off campus housing.
- At this time, Cambridge College does not intend to offer in the future on or off campus affiliated student residential housing.
- The corrected 2005-2008 'student residences' statistics have been provided.

³ 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.*

⁴ 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.*

2009 Annual Town Gown Report

Institution Name: Cambridge College

Report for Time Period: 2008-2009 term (September 1, 2008 – August 31, 2009)

Date Submitted: November 30, 2009

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>	2005	2006	2007	2008	2009	2019 ³ (projected)
Head Count:	<u>95</u>	<u>129</u>	<u>151</u>	<u>156</u>	<u>142</u>	<u>N/A</u>
FTEs* ¹ (if available):	<u>93</u>	<u>126</u>	<u>148</u>	<u>152</u>	<u>137</u>	<u>N/A</u>
<i>Cambridge-based Faculty</i>						
Head Count:	<u>231</u>	<u>259</u>	<u>361</u>	<u>403</u>	<u>346</u>	<u>N/A</u>
FTEs ¹ *(if available):	<u>91</u>	<u>101</u>	<u>136</u>	<u>149</u>	<u>131</u>	<u>N/A</u>
Number of Cambridge Residents Employed at Cambridge Facilities:	<u>29</u>	<u>28</u>	<u>39</u>	<u>38</u>	<u>38</u>	

- The corrected 2005-2008 'Cambridge-based Faculty and staff' headcount and FTE has been provided.
- FTE Formula: Full Time + 1/3 Part-time.
- A meaningful 2019 projection is not available at this time.

¹ "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.

**2009 Town Gown Report Summary
(Cambridge Population & Facilities Only)**

	Cambridge College	Harvard University	Lesley University	MIT	Total
FY 09 PAYMENTS TO CITY¹⁹					
Real Estate Taxes ²⁰	\$218,461	\$4,906,603	\$560,640	\$31,219,327	\$36,905,031
PILOT ²¹	\$0	\$2,248,730	\$0	\$1,774,115	\$4,022,845
Water & Sewer Fees	\$24,412	\$4,994,405	\$312,453	\$4,661,336	\$9,992,606
Other Fees & Permits	\$921	\$1,216,354	\$27,235	\$996,525	\$2,241,035
Total FY 09 Payments to City	\$243,794	\$13,366,092	\$900,328	\$38,651,303	\$53,161,517

1. Harvard University figures are as of June 30, 2009 and do not include layoffs and retirements after that date.
2. Lesley University undergraduate figures include Art Institute of Boston students.
3. Cambridge College day students include those enrolled in classes beginning before 6:00 P. M. Evening students include those enrolled in classes starting 6:00 P. M. or later. Some students fall in both categories.
4. Lesley University figure includes 1,861 participants in seminars and institutes, most of which last several days.
5. Harvard figures do not include Extension School students.
6. MIT total includes students housed in dormitories, fraternities, sororities and independent living groups. Lesley University total includes Threshold students, who are not enrolled in a typical undergraduate program.
7. Affiliate housing refers to housing owned by the institution and generally available only to members of the academic community; it does not include either dormitories or housing available for rent to persons not affiliated with the institution.
8. The Cambridge College facility consist of a single parcel with a mix of tax exempt and taxable uses, all of which is included in the tax exempt figures.
9. MIT figure includes only tax exempt buildings.
10. Harvard University Institutional/Academic figure includes classrooms, all office space, libraries, laboratories, and the assembly/museum category found in the Town Gown report.
11. Harvard University Student Activities/Athletic figure includes all support facilities, including health care facilities.
12. Harvard Dormitory/Nontaxable Residential figure includes taxable residential properties.
13. MIT Commercial figure includes only rentable floor area.
14. MIT did not provide a figure for Taxable Residential. Figure stated for MIT assumes 1000 SF per unit for 175 units owned. Harvard Taxable Residential GFA included in Dormitory/Nontaxable Residential figure.
15. Lesley University uses athletic facilities owned by Buckingham Brown & Nichols School. No square foot figure is stated for the leased area.
16. MIT figure includes units occupied by both MIT and non-MIT residents
17. MIT owns ground leases at 100 Memorial Drive and University Park. Structures are owned by others and not reported here.
18. Harvard University parking stock floats between employee and student use. per the PTDM Plan approved by the City.
19. City of Cambridge Fiscal Year 09 covers the period from July 1, 2008 through June 30, 2009.
20. MIT figure includes taxes on University Park and 100 Memorial Drive, as well as taxes paid by independent living groups.
21. PILOT refers to Payment in Lieu of taxes.

**2009 Town Gown Report Summary
(Cambridge Population & Facilities Only)**

	Cambridge College	Harvard University	Lesley University	MIT	Total
FACILITIES					
Total Acres⁸	1	226	16	255	498
Tax Exempt	1	201	14	160	376
Taxable	0	25	2	95	122
Number of Buildings⁹	1	395	55	103	554
Gross Floor Area	110,000	15,479,967	931,611	16,479,272	33,000,850
Institutional/Academic ¹⁰	59,186	8,294,002	488,931	6,015,884	14,858,003
Student Activities/Athletic ¹¹	0	1,189,265	11,000	2,245,478	3,445,743
Dormitory/Nontaxable Residential ¹²	0	5,714,655	250,563	2,930,504	8,895,722
Commercial ¹³	51,175	282,045	104,954	5,112,406	5,550,580
Taxable Residential ¹⁴	0	incl. in dorm	76,163	175,000	251,163
Property Leased for Institutional Use					
Square Feet	48,484	315,228	0	604,276	967,988
Locations ¹⁵	3	15	1	9	28
Housing - Dormitories					
Dormitories - Beds	0	7,917	873	5,364	14,154
Dormitories - Buildings	0	80	19	26	125
Housing - Affiliate Housing⁷					
Taxable Units ¹⁶	0	889	0	175	1,064
Non-Taxable Units	0	1,047	1	0	1,048
Total Affiliate Housing Units	0	1,936	1	175	2,112
Taxable Buildings	0	53	0	15	68
Non-Taxable Buildings	0	12	1	0	13
Total Affiliate Housing Buildings	0	65	1	15	81
Housing - Other Housing Owned¹⁷					
Taxable Units	0	0	81	1,105	1,186
Non-Taxable Units	0	0	0	0	0
Total Other Housing Units	0	0	81	1,105	1,186
Taxable Buildings	0	0	10	7	17
Non-Taxable Buildings	0	0	0	0	0
Total Other Housing Buildings	0	0	10	7	17
Parking Facilities					
Student Spaces	5	incl. below	20	1,103	1,128
Faculty & Staff Spaces	106	incl. below	281	3,923	4,310
Total Spaces Maintained ¹⁸	111	4,576	301	5,026	10,014

**2009 Town Gown Report Summary
(Cambridge Population & Facilities Only)**

	Cambridge College	Harvard University	Lesley University	MIT	Total
TIME PERIOD	2008-09	2008-09	2008-09	2008-09	--
EMPLOYEES (Figures stated are Full Time Equivalents (FTEs), unless otherwise noted.)					
Staff ¹	137	9,725	438	8,258	18,558
Faculty ¹	131	1,621	136	991	2,879
Number Living in Cambridge (not FTEs)	38	4,166	90	2,267	6,561
STUDENT POPULATION					
Undergraduate ²	1,231	7,156	1,704	4,138	14,229
Day ³	807	6,678	1,390	4,138	13,013
Evening ³	1,112	478	314	0	1,904
Full-Time	407	6,890	1,381	4,105	12,783
Part-Time	824	266	323	33	1,446
Graduate	2,336	9,486	2,904	5,916	20,642
Day	2,427	8,557	0	5,916	16,900
Evening	1,353	929	2,904	0	5,186
Full-Time	1,921	8,485	1,388	5,889	17,683
Part-Time	915	1,001	1,516	27	3,459
Not in Degree Program	66	6,172	2,371	151	8,760
Day ⁴	29	313	2,137	151	2,630
Evening	56	5,859	234	0	6,149
Total Students in Degree Programs	3,567	16,642	4,608	10,054	34,871
Total Students in Cambridge	3,633	22,814	6,979	10,205	43,631
STUDENTS HOUSED IN CAMBRIDGE⁵					
Undergraduate Students Housed	105	6,681	848	3,397	11,031
In Dormitories ⁶	0	6,566	777	3,315	10,658
in Off Campus Affiliate Hsg. ⁷	0	0	0	5	5
in Off Campus Non-Affiliate Hsg.	105	115	71	77	368
Graduate Students Housed	107	6,255	239	4,088	10,689
In Dormitories ⁶	0	1,181	27	2,275	3,483
in Off Campus Affiliate Hsg. ⁷	0	1,741	0	161	1,902
in Off Campus Non-Affiliate Hsg.	107	3,333	212	1,652	5,304
Total Students Residing in Cambridge	212	12,936	1,087	7,485	21,720



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BETH RUBENSTEIN
Assistant City Manager for
Community Development

SUSAN M. GLAZER
Deputy Director for
Community Development

TO: THE HONORABLE, THE CITY COUNCIL
FROM: BETH RUBENSTEIN, ^{BK} ASSISTANT CITY MANAGER FOR COMMUNITY
DEVELOPMENT
SUBJECT: 2009 TOWN GOWN REPORTS
DATE: JANUARY 12, 2010

The Planning Board will hold its annual Town Gown meeting on February 2, 2010. This year Cambridge College, Harvard University, MIT, and Lesley University, in that order, will make brief presentations on the same night. They will discuss their reports, which describe current activities of the institutions, including data about the student population, institutional housing and future development plans. There will be time for public comment as well.

The reports are available to the public at the main Cambridge Public Library, through the Community Development Department, or on the City website at:

<http://www.cambridgema.gov/CDD/cp/tg/index.html>

The attached packet includes a copy of each of the institutional reports, a statistical summary and a statistical summary of key data in the reports.

The Planning Board meeting is scheduled at 7:30 P. M. at the Citywide Senior Center, 806 Massachusetts Avenue. Please feel free to contact me at 617/349-4611 with any questions.

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