

2007 Annual Town Gown Report

Institution Name: Cambridge College, Inc

Report for Time Period (e. g., Spring '07 semester or 2006-2007 term): 2006-07 year

Date Submitted: 11/27/07

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	2007	2017 (projected)
Head Count:	154	109	114	125	123	_____
FTEs ¹ (if available):	_____	_____	_____	_____	_____	_____
<i>Cambridge-based Faculty</i>						
Head Count:	325	412	437	437	431	_____
FTEs ¹ (if available):	_____	_____	_____	_____	_____	_____
Number of Cambridge Residents Employed at Cambridge Facilities:	_____	_____	_____	_____	_____	_____

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.

C. STUDENT RESIDENCES	2003	2004	2005	2006	2007	2017 (projected)
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Number of Undergraduate Students residing in Cambridge:

In dormitories: NO Dormitories at Cambridge College

Number with cars garaged in Cambridge:	NA	NA	NA	NA	NA	NA
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In off campus affiliate housing ³ :	NA	NA	NA	NA	NA	NA
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In off campus non-affiliate housing:	NA	NA	NA	NA	NA	NA
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Number of Graduate Students residing in Cambridge:

In dormitories: NO Dormitories at Cambridge College

Number with cars garaged in Cambridge:	NA	NA	NA	NA	NA	NA
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In off campus affiliate housing ⁴ :	NA	NA	NA	NA	NA	NA
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In off campus non-affiliate housing:	NA	NA	NA	NA	NA	NA
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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.*

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*

	2003	2004	2005	2006	2007	2017 Projected
Acres:						
Tax Exempt	NA	NA	NA	NA	NA	
Taxable	NA	NA	NA	NA	NA	
Number of Buildings:	1	1	1	1	1	
Dormitories:						
Number of Buildings:	NA	NA	NA	NA	NA	
Number of Beds:	NA	NA	NA	NA	NA	
Size of Buildings (gross floor area):	110,000	110,000	110,000	110,000	110,000	
Institutional/Academic	57,731	57,731	57,731	57,731	57,731	
Student Activities/Athletic	NA	NA	NA	NA	NA	
Dormitory/Nontaxable Residential	NA	NA	NA	NA	NA	
Commercial	52,269	52,269	52,269	52,269	52,269	
Taxable Residential	_____	_____	_____	_____	_____	_____

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

Number of parking spaces maintained for faculty, staff and visitors: 56

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

2003	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

2004	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

2005	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

2006	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

2007	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	Tax Exempt - Other Housing	Taxable - Other Housing
Number of Units:	0	0	0	0
Number of Buildings:	0	0	0	0

2017 Projected	Tax Exempt - Affiliate Housing ⁴	Taxable - Affiliate Housing ⁴	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
- approximate area of property leased (e. g., 20,000 SF, two floors, entire building, etc.)
- use (e. g., institutional/academic, student activities/athletic, housing, etc.)

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

See attached

F. PAYMENTS TO CITY OF CAMBRIDGE:⁵

	FY 03	FY 04	FY 05	FY 06	FY 07
Real Estate Taxes Paid	\$246,043	\$333,409	\$329,522	\$315,018	\$125,771
Payment in Lieu of Taxes (PILOT)	\$NA	\$NA	\$NA	\$NA	\$NA
Water & Sewer Fees Paid	\$21,476	\$23,776	\$10,644	\$11,176	\$23,115
Other Fees & Permits Paid	\$NA	\$NA	\$NA	\$NA	\$NA

⁵ Fiscal Years for the City of Cambridge begin on July 1 and end on June 30 of the following year. For example, FY 076 for the City of Cambridge includes the period from July 1, 2006 through June 30, 2007.

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;
- State your institution's specific planning goals for this period;
- 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, including sustainability planning and LEED certification of campus buildings.

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

Cambridge College

1. Provide an update on properties that the College occupies in Cambridge, including but not limited to the following specific locations.
 - a. What is the status of the ground floor uses at 1000 Massachusetts Avenue?
 - b. Describe current and future plans for the use of the building at the northeast corner of Broadway and Prospect.
 - c. It seems that the College is occupying the building formerly known as the Altid building at 15 Monsignor O'Brien Highway. Please provide information about the use of this facility and any other new facilities the College might be occupying in Cambridge.

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 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.
3. 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.
4. Provide an update on the status of plans for the Radcliffe Quadrangle and Hilles Library, including any impact on their relationship to the surrounding neighborhood.

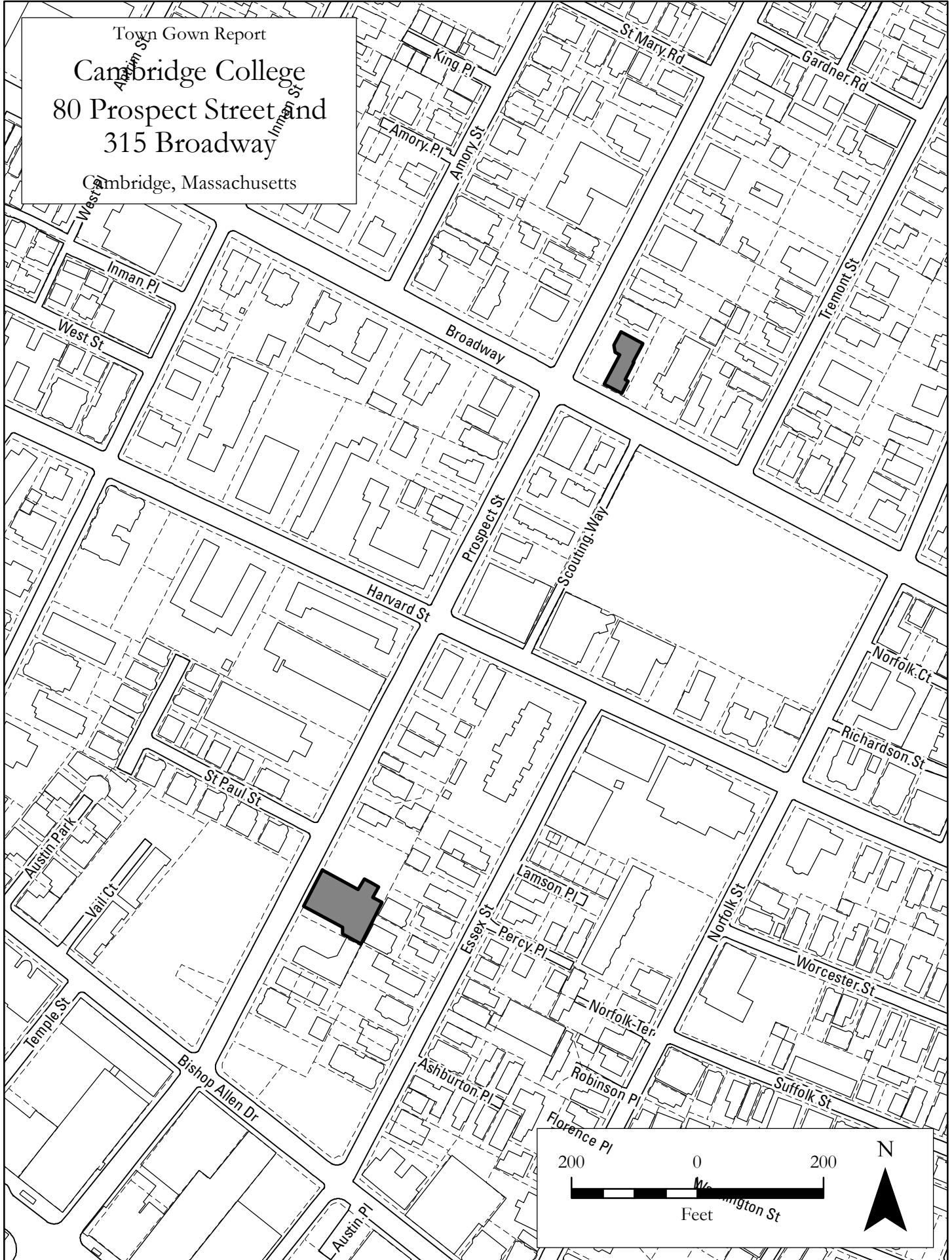
Lesley University

1. Provide an update on the status of the university master plan process.
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, 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.

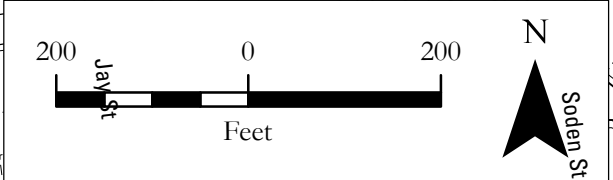
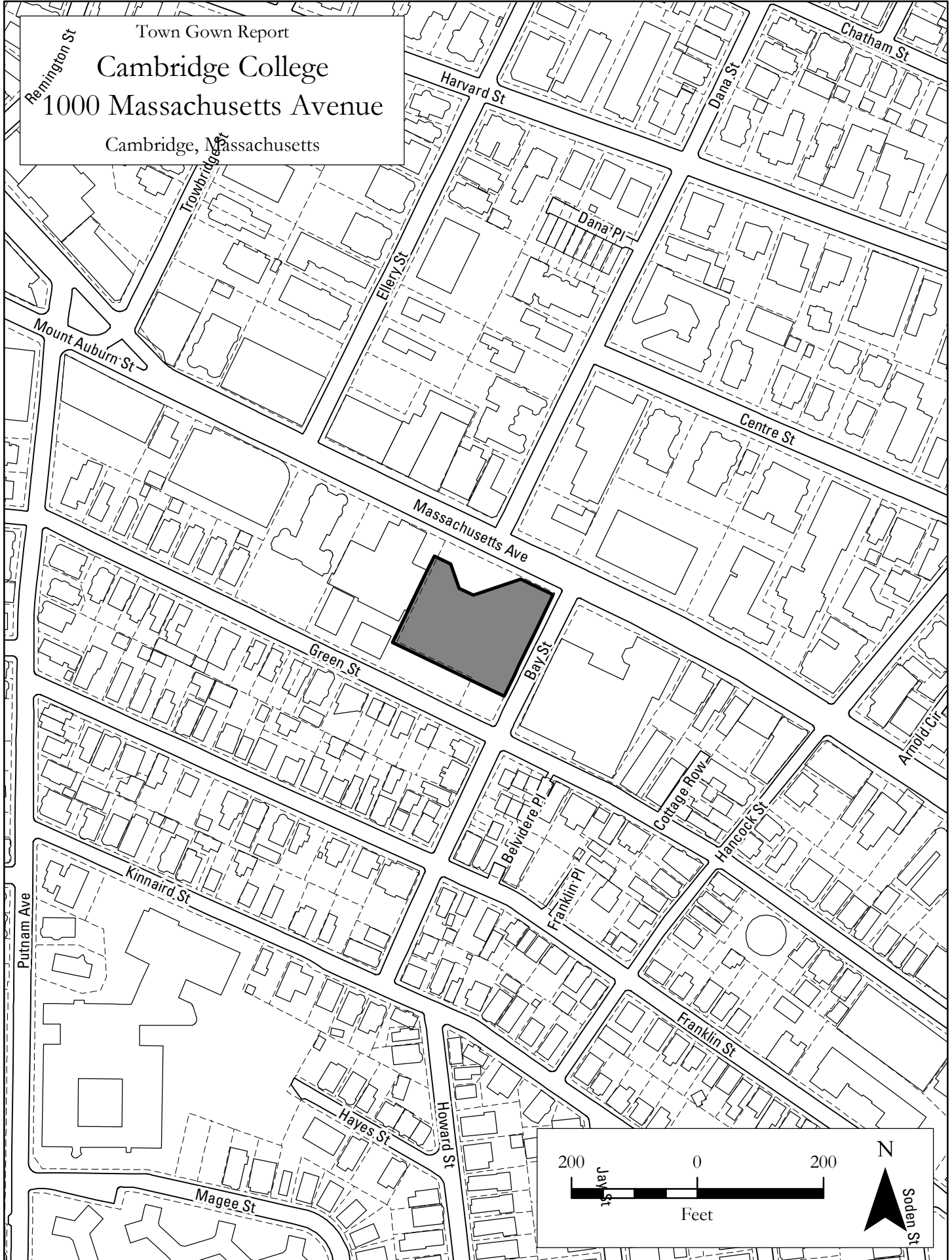
Massachusetts Institute of Technology

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 plans for MIT owned parcels located along Massachusetts Avenue, with particular attention to ground floor retail uses.
3. Provide information on how MIT plans to strengthen the link between its campus and the Central Square shopping district.
4. 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.
5. Provide information on any plans for additional housing and other uses under consideration for MIT owned parcels in Cambridgeport.

Town Gown Report
Cambridge College
80 Prospect Street and
315 Broadway
Cambridge, Massachusetts



Remington St
Town Gown Report
Cambridge College
1000 Massachusetts Avenue
Cambridge, Massachusetts



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

