

**SENATE . . . . . No. 2309**

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The Commonwealth of Massachusetts

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**In the Year Two Thousand Fourteen**  
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An Act authorizing the commissioner of capital asset management and maintenance to convey a certain parcel of land in the city of Cambridge.

*Whereas*, The deferred operation of this act would tend to defeat its purpose, which is to forthwith authorize the transfer of a certain parcel of land in the city of Cambridge, therefore, it is hereby declared to be an emergency law, necessary for the immediate preservation of the public [Emergency Preamble Context].

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1           SECTION 1. Notwithstanding any general or special law to the contrary, the  
2 commissioner of capital asset management and maintenance may, on behalf of and in  
3 consultation with the commissioner of conservation and recreation and the secretary of  
4 transportation, transfer a portion of a certain parcel of land currently used by the department of  
5 conversation and recreation as a temporary operations and maintenance facility to EF Education  
6 First, Inc., in the city of Cambridge. The parcel of land to be transferred is owned by the  
7 commonwealth and located on the extension of North Point boulevard, and is bounded by the  
8 J.F. Gilmore Bridge or Charlestown avenue, an un-named service road, and the Prison Point  
9 sewage pump station of the Massachusetts Water Resources Authority, and is covered, in part,  
10 by elevated highway ramps for Interstate 93. The exact location and boundaries of the portion of  
11 the parcel to be conveyed, and the portion of the parcel to be public open space pursuant to  
12 section 3, shall be determined by the commissioner, in consultation with the the department of  
13 conservation and recreation.

14           SECTION 2. As a condition of the conveyance authorized in section 1, the secretary of  
15 energy and environmental affairs shall determine that appropriate arrangements have been made  
16 for the replacement of the operations and maintenance facility of the department of conservation  
17 and recreation now located on the parcel.

18 SECTION 3. As a further condition of the conveyance authorized in section 1, the  
19 commissioner of capital asset management and maintenance shall enter into an easement, deed  
20 restriction, covenant or other similar agreement enforceable by the city of Cambridge, dedicating  
21 a portion of the parcel as public open space and authorizing such land to be included with the  
22 land to be conveyed to EF Education First, Inc. as a single development parcel pursuant to the  
23 zoning ordinances of the city of Cambridge. Provided further, to ensure a no-net loss of lands for  
24 natural resource and public open space purposes, EF Education First, Inc. shall negotiate a  
25 memorandum of understanding with the department of conservation and recreation, conveying  
26 land, providing funding or providing public recreational opportunities for conservation and  
27 recreation. In determining an appropriate contribution to the commonwealth to address the policy  
28 of no-net loss, the department shall take into account the value of any new public green space  
29 and park improvements funded and constructed by EF Education First, Inc. on said parcel.

30 SECTION 4. Notwithstanding any general or special law to the contrary, the  
31 commissioner of capital asset management and maintenance may, on behalf of and in  
32 consultation with the commissioner of conservation and recreation and the secretary of  
33 transportation, sell a portion of the parcel to EF Education First, Inc. for construction of a  
34 building of approximately 300,000 square feet or more to be initially used principally for office  
35 and educational purposes, at a purchase price equal to the full and fair market value of such fee  
36 interest, as determined by an independent appraisal.

37 The inspector general shall review and approve the appraisal, and the review and  
38 appraisal shall include an examination of the methodology utilized for the appraisal. The  
39 inspector general shall prepare a report of his review and approval of the appraisal and file said  
40 report with the commissioner of capital asset management and maintenance, and copies of the  
41 same shall be filed with the house and senate committees on ways and means and with the joint  
42 committee on state administration and regulatory oversight.

43 EF Education First, Inc. shall be responsible for all costs associated with any appraisal,  
44 survey or other expense incurred by the commonwealth relating to the conveyance authorized by  
45 this act as such costs may be determined by the commissioner of the division of capital asset  
46 management and maintenance.