

The Commonwealth of Massachusetts

In the Year Two Thousand Fourteen

By striking out all after the enacting clause and inserting in place thereof the following:

1 SECTION 1. Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the General
2 Laws or any general or special law to the contrary, the commissioner of capital asset
3 management and maintenance, on behalf of and in consultation with the commissioner of
4 conservation and recreation and the secretary of transportation, may dispose, sell and convey by
5 deed and other associated agreements, and pursuant to such addition terms and condition as the
6 commissioner of capital asset and management and maintenance may prescribe, a portion of a
7 certain parcel of land in the city of Cambridge that is currently used by the department of
8 conservation and recreation as a temporary operations and maintenance facility. The portion to
9 be disposed of is located on a parcel of land owned by the commonwealth on the extension of
10 North Point boulevard and is bounded by the John F. Gilmore bridge or Charlestown avenue, an
11 un-named service road and the Prison Point pumping station operated by the Massachusetts
12 Water Resources Authority and is covered, in part, by elevated highway ramps for interstate
13 highway route 93. The exact location and boundaries of the portion of the parcel to be conveyed
14 and the portion of the parcel to be public open space pursuant to section 3 shall be determined by
15 the commissioner of capital asset management and maintenance in consultation with the the
16 department of conservation and recreation after the completion of a survey. The conveyance
17 shall be at a purchase price equal to or greater than the full and fair market value of the fee
18 interest as determined by an independent appraisal.

19 SECTION 2. As a condition of the conveyance authorized in section 1, the secretary of
20 energy and environmental affairs shall determine that appropriate arrangements have been made
21 in any request for proposals for the replacement of the operations and maintenance facility of the
22 department of conservation and recreation now located on the parcel.

23 SECTION 3. As a further condition of the conveyance authorized in section 1, the
24 commissioner of capital asset management and maintenance may enter into an easement, deed
25 restriction, covenant or other similar agreement enforceable by the city of Cambridge, dedicating
26 a portion of the parcel as public open space and authorizing the land to be included with the land
27 to be conveyed as a single development parcel pursuant to the zoning ordinances of the city;

28 provided, however, that the portion of the parcel dedicated as open space shall be permanently
29 held and managed for conservation and recreation purposes; and provided further, that to ensure
30 a no-net loss of lands for natural resource and public open space purposes, the grantee of the
31 parcel shall enter into a memorandum of understanding with the department of conservation and
32 recreation, conveying land, providing funding or providing public recreational opportunities for
33 conservation and recreation. In determining an appropriate contribution to the commonwealth to
34 address the policy of no-net loss, the department shall take into account the value of any new
35 public green space and park improvements funded and constructed by the grantee of the parcel
36 on said parcel.

37 SECTION 4. Any disposition and sale of the parcel shall be made by the division of
38 capital asset management and maintenance, in consultation with and on behalf of the department
39 of conservation and recreation, through an open and competitive request for proposals as
40 determined appropriate by the division. The inspector general shall review and approve the
41 request for proposals. The inspector general shall prepare a report of the review and approval of
42 the request for proposals and file the report with the commissioner of capital asset management
43 and maintenance, the house and senate committees on ways and means and the joint committee
44 on state administration and regulatory oversight.

45 The grantee shall be responsible for all costs associated with any appraisal, survey or
46 other expense incurred by the commonwealth relating to the conveyance authorized by this act as
47 the costs may be determined by the commissioner of capital asset management and maintenance.