

May 26, 2017

Via email: matthew.beaton@state.ma.us

The Honorable Matthew A. Beaton
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Attn: MEPA Office, Alex Strycky
Boston, MA 02114

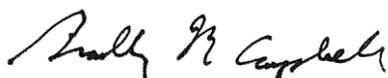
Subject: EEA #15293, Final Environmental Impact Report,
EF Education First Expansion Project at North Point

Dear Secretary Beaton:

Conservation Law Foundation (CLF), Charles River Conservancy (CRC), and Charles River Watershed Association (CRWA) would like to thank and commend you and Undersecretary Bartlett for your leadership in securing additional and appropriate mitigation to address our concerns regarding the Legislature's "no-net-loss" policy as applied to the above-referenced project. We are encouraged that the additional mitigation monies for the Department of Recreation and Conservation (DCR) will be paid into a trust fund and earmarked for North Point Park maintenance. I also want to express my gratitude to Martha Doyle and the EF project team for their steadfast efforts to address the requirements of Article 97.

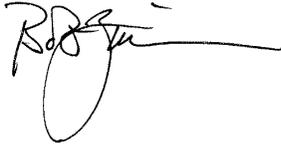
This is to confirm that, based on representations by EF and the administration concerning the substance and scope of the additional mitigation described in the attached schedule to which EF is committed, CLF and CRWA are pleased to support the Secretary's certification of the Final Environmental Impact Report (FEIR). We also are well-pleased with EF's application for a Chapter 91 license, based on our preliminary review, and we look forward to working with EF as the license application proceeds and ensuring that the details of the license are appropriately refined.

Cheers,



Bradley M. Campbell

President
Conservation Law Foundation

A handwritten signature in black ink, appearing to read 'R. Zimmerman', with a long horizontal stroke extending to the right.

Robert L. Zimmerman Jr.
Executive Director
Charles River Watershed Association

Renata von Tscharnner

Renata von Tscharnner
President
Charles River Conservancy

Attachment

Commitments Provided in FEIR Filing

- Purchase of the 125,000-sf EF III site for \$20.4 million which represents the full and fair market value of the land based on an independent appraisal. Said proceeds will be deposited into the DCR Urban Trust Fund for the design and construction of DCR's new operation and maintenance facility on its adjacent, remaining land.
- Provide a permanent easement over a 20,000-sf area on the EF III site for the benefit of DCR for its exclusive use in connection with its new facility.
- Provide, on the EF III site, public green space and park improvements above and beyond typical landscaping improvements for a commercial building that will be designed and programmed to encourage public use, including:
 - all portions of the EF III site not used for the building footprint, driveways, and bicycle storage shed footprint will be permanently held and managed by the Proponent at its expense for conservation and recreation purposes subject to a recorded restriction for conservation purposes benefiting DCR
 - the above open spaces will include:
 - an outdoor fitness course around the building
 - a flex field that can accommodate a 5 vs 5 soccer match and other planned or impromptu activities
 - a passive park on the west side of the site
 - a sports track for outdoor fitness activities such as 40-yard sprints and exercise classes
 - pedestrian pathways, benches or other seating and sidewalk connections
- Provide, on 30,000 sf of DCR land adjacent to the EF IV building, landscaping improvements
- Proponent will maintain the EF III site and DCR land adjacent to EF IV at an approximate cost of \$75,000 per year in perpetuity

Additional Commitments Provided during FEIR Review Period

- Provision of \$500,000 allocated over five years to the DCR Urban Parks Trust to support maintenance of North Point Park
- Provide, on the 30,000-sf DCR land adjacent to the EF IV building, in addition to landscaping, significant recreational amenities designed and constructed to also support DCR operation and maintenance activities as detailed below:

- a tennis court and a half basketball court improved as a recreational and operational asset for DCR
 - a passive park with a drinking water fountain and seating
 - paths connecting to North Point Park
 - prominent wayfinding signage and signage identifying area as public parkland and open space
 - Proponent will grant two easements to DCR
 - approximately 1,380-sf easement to DCR under the Green Line viaduct to provide vehicular access to the parcel for DCR maintenance vehicles and use
 - approximately 475 sf public path over the EF IV parking lot to provide a connection to North Point Park
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- Proponent will maintain the tennis and basketball courts in perpetuity, with an approximately \$10,000 per year additional cost (for a total annual cost for maintaining the EF III site and DCR land adjacent to EF IV at an approximate total cost of \$85,000 per year in perpetuity)
 - Free public parking (22 spots) at the EF IV parking lot on Saturdays and Sundays for park users to access the above amenities and North Point Park
 - Provide, in perpetuity on the EF III site, at least 250 spots for public bicycle parking within the bicycle parking sheds and at least 50 spots will be provided in the building for use by EF III residents and the public. Daily use of the outdoor bike parking spots will be encouraged by the Proponent.



Properties

May 26, 2017

Matthew A. Beaton
Secretary, Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Attn: Alex Strysky, MEPA Office
Boston, MA 02114
Sent via email: alexander.strysky@state.ma.us

RE: Additional Mitigation for EF Education First III Project (EEA #15293)

Dear Secretary Beaton:

Thank you for all the time and effort you and your team, especially Undersecretary Ned Bartlett, MEPA Director Deirdre Buckley and MEPA Reviewer Alex Strysky have invested in reviewing the FEIR for the EF Education First Expansion Project at North Point (EF III).

On behalf of EF, we have agreed to the following mitigation commitments, above and beyond the commitments outlined in the Final Environmental Impact Report (FEIR) for the EF III Project, at the request of the Executive Office of Energy and Environmental Affairs (EEA):

- Provision of \$500,000 allocated over five years to the DCR Urban Parks Trust to support maintenance of North Point Park;
- Provide, on the 30,000-sf DCR land adjacent to the EF IV building, in addition to landscaping, significant recreational amenities designed and constructed to also support DCR operations and maintenance activities as detailed below:
 - a tennis court and a half basketball court improved as a recreational and operational asset for DCR
 - a passive park with a drinking water fountain and seating
 - paths connecting to North Point Park
 - prominent wayfinding signage and signage identifying area as public parkland and open space
 - EF will also grant two easements to DCR
 - approximately 1,380-sf easement to DCR on EF's land under the Green Line viaduct to provide vehicular access to the parcel for DCR maintenance vehicles and use
 - approximately 475-sf public path over the EF IV parking lot to provide a connection to North Point Park
- Maintain the tennis and basketball courts in perpetuity, with an approximately \$10,000 per year additional cost (for a total annual cost for maintaining the EF III site and DCR land adjacent to EF IV at an approximate total cost of \$85,000 per year in perpetuity);

- Provide free public parking (22 spots) at the EF IV parking lot on Saturdays and Sundays for park users to access the above amenities and North Point Park; and
- Provide, in perpetuity on the EF III site, at least 250 spots for public bicycle parking within the bicycle parking sheds. At least 50 spots will be provided in the building for use by EF III residents and the public. EF will encourage daily use of the outdoor bike parking spots.

We believe that the above additional mitigation is offered in the spirit of the public-private partnership we have committed to since the beginning. We look forward to finalizing our permits with the Commonwealth and breaking ground on the EF III project this fall. Thank you again for your leadership and cooperation.

Warm regards,



Martha H. Doyle

CC: Undersecretary Ned Bartlett, EEA
MEPA Director Deirdre Buckley, EEA
MEPA Reviewer Alex Strycky, EEA
Commissioner Leo Roy, DCR
Deputy Commissioner Nick Gove, DCR
Secretary Jay Ash, EEOHED
Deputy Secretary Carolyn Kirk, EEOHED
Commissioner Carol Gladstone, DCAMM
Deputy Commissioner Beth Rubenstein, DCAMM
Secretary Kristen Lepore, ANF
Deputy Secretary Rachel Madden, ANF