



The Commonwealth of Massachusetts

IN THE YEAR TWO THOUSAND AND SEVENTEEN

AN ACT

AUTHORIZING THE CITY OF CAMBRIDGE TO USE CERTAIN LAND
USED FOR PARK, PLAYGROUND OR RECREATION USES FOR SCHOOL
PUPOSES AND FOR INSTALLATION OF SUBSURFACE GEOTHERMAL
WELLS

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

SECTION 1.

Notwithstanding any general or special law to the contrary, the City of Cambridge is hereby authorized to use for the erection of a public school building and for other school purposes, and for all purposes incidental thereto, an area now owned and held by said City for park, playground or recreation purposes described herein. The City shall restore the present recreational amenities after construction and the parcel shall remain dedicated to park, playground or recreational purposes under Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts. The existing parcel is described as follows:

Commencing at the intersection of the southerly sideline of Cambridge Street and the westerly sideline of Berkshire Street, said point being a point of curvature, thence running along a curve to the right having a radius of 8.00 feet and arc length of 14.38 feet to a point of

NOTE. — Use ONE side of paper ONLY. DOUBLE SPACE. Insert additional leaves, if necessary.

beginning;

Thence running S 39°47'24" W, a distance of 142.00 feet, along the westerly sideline of Berkshire Street to a point;

Thence turning and running N 50°12'36" W, a distance of 126.00 feet to a point;

Thence turning and running N 39°47'24" E, a distance of 142.00 feet to a point;

Thence turning and running S 50°12'36" E, a distance of 126.00 feet to a point of beginning.

Containing an area of 17,892 Square Feet, more or less, as shown on a plan entitled, "Plot Plan Showing (A) Existing Swimming Pool Area, (B) Proposed Geothermal Field and (C) Proposed Swimming Pool Area", "King Open School", 850 Cambridge Street, Cambridge, Massachusetts, dated June 20, 2017 prepared by Feldman Land Surveyors.

SECTION 2. The City of Cambridge is hereby authorized to relocate a pool facility known as the Gold Star Pool from a site designated by Chapter 49 of the Acts of 1955 for "the erection of a public school building", "for other school purposes" and "all purposes incidental thereto" now owned and held by said City for the purposes set forth in said Act, as follows:

Commencing at the intersection of the southerly sideline of Cambridge Street and the westerly sideline of Berkshire Street, said point being a point of curvature, thence running along a curve to the right having a radius of 8.00 feet and arc length of 14.38 feet to a point of tangency, thence running S 39°47'24" W, a distance of 283.48 feet, along the westerly sideline of Berkshire Street to the point of beginning;

Thence running S 39°47'24" W, a distance of 168.46 feet, along the westerly sideline of

Berkshire Street to a point;

Thence turning and running N 49°56'05" W, a distance of 105.67 feet to a point;

Thence turning and running N 39°45'19" E, a distance of 180.89 feet to a point;

Thence turning and running S 50°14'41" E, a distance of 52.33 feet to a point;

Thence turning and running S 39°45'19" W, a distance of 13.00 feet to a point;

Thence turning and running S 50°14'41" E, a distance of 53.44 feet to the point of beginning.

Containing an area of 18,459 Square Feet, more or less, as shown on a plan entitled, "Plot Plan Showing (A) Existing Swimming Pool Area, (B) Proposed Geothermal Field and (C) Proposed Swimming Pool Area", "King Open School", 850 Cambridge Street, Massachusetts, dated June 20, 2017, prepared by Feldman Land Surveyors.

Section 3. The City of Cambridge is hereby authorized to use for the installation of subsurface geothermal wells a portion of an area now owned and held by said City for park, playground or recreation purposes described as follows:

Commencing at the intersection of the southerly sideline of Cambridge Street and the westerly sideline of Berkshire Street, said point being a point of curvature, thence running along a curve to the right having a radius of 8.00 feet and arc length of 14.38 feet to a point of tangency, thence running S 39°47'24" W, a distance of 451.94 feet, along the westerly sideline of Berkshire Street to the point of beginning.

Thence running S 39°47'24" W, a distance of 74.51 feet, along the westerly sideline of Berkshire Street to a point;

Thence turning and running N 49°44'56" W, a distance of 514.62 feet to a point on the easterly sideline of Willow Street;

Thence turning and running N 39°48'43" E, a distance of 72.85 feet, to a point on the easterly sideline of Willow Street;

Thence turning and running S 49°56'05" E, a distance of 514.58 feet, to the point of beginning.

Containing an area of 37,915 Square Feet, more or less as shown on a plan entitled "Plot Plan

Showing (A) Existing Swimming Pool Area, (B) Proposed Geothermal Field and (C) Proposed

Swimming Pool Area", "King Open School", 850 Cambridge Street, Cambridge, Massachusetts,

dated June 20, 2017 prepared by Feldman Land Surveyors.

SECTION 4. This act shall take full effect upon its acceptance by vote of the City Council of said City, but not otherwise.

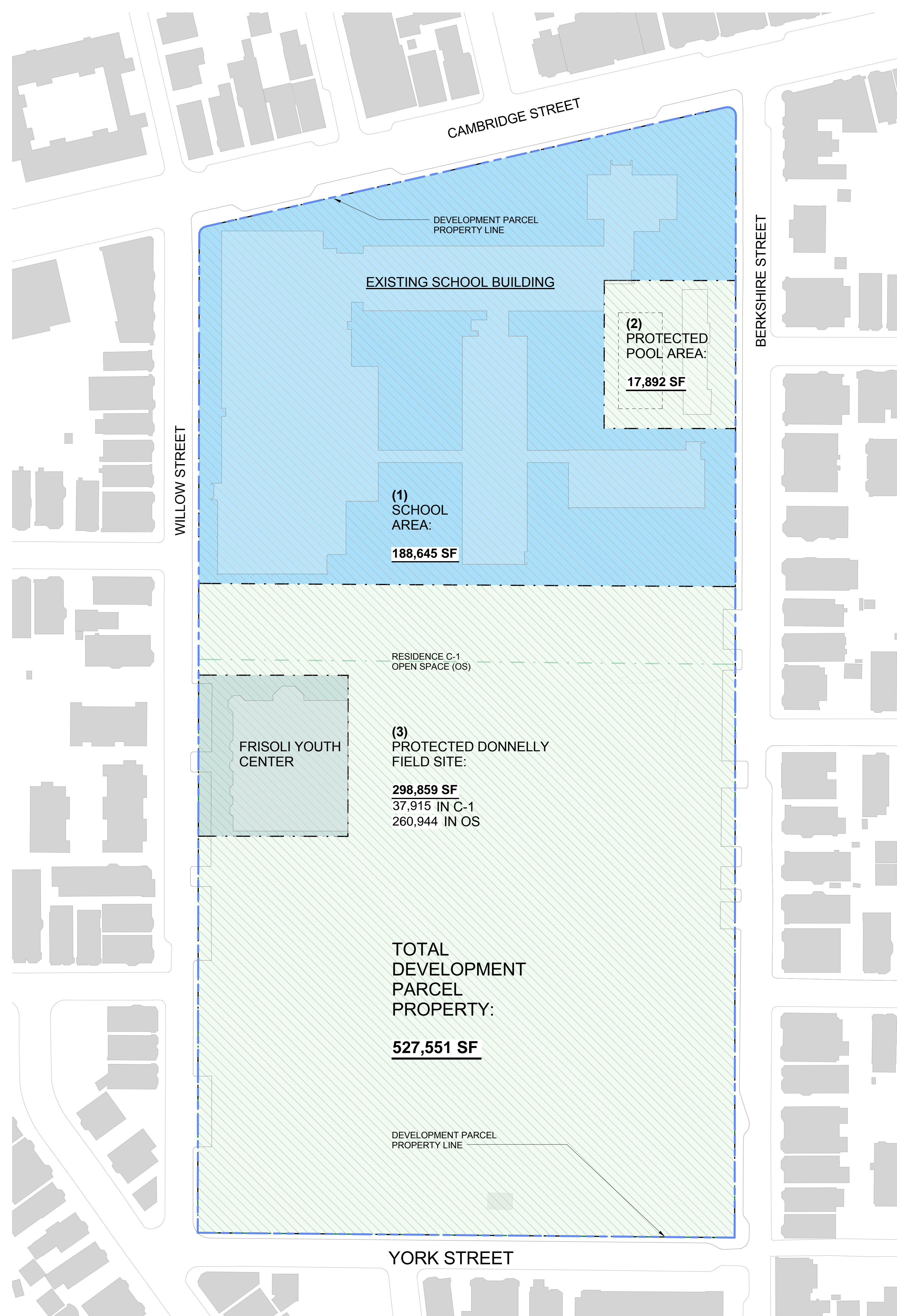


City of Cambridge

AGENDA ITEM NUMBER 9
IN CITY COUNCIL
JUNE 26, 2017

ORDERED: That the City Council amend the petition previously submitted to the General Court of the Commonwealth of Massachusetts requesting the enactment of the attached substituted home rule petition entitled, AN ACT AUTHORIZING THE CITY OF CAMBRIDGE TO USE CERTAIN LAND USED FOR PARK, PLAYGROUND OR RECREATION USES FOR SCHOOL PURPOSES AND FOR INSTALLATION OF SUBSURFACE GEOTHERMAL WELLS.





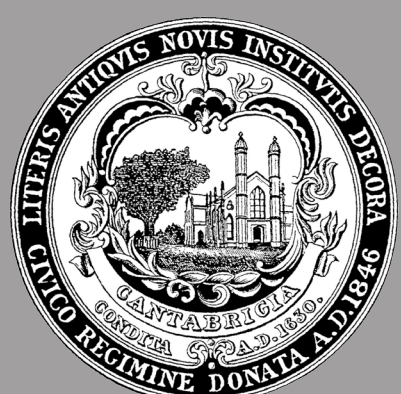
RESTRICTIONS ON EXISTING SITE:

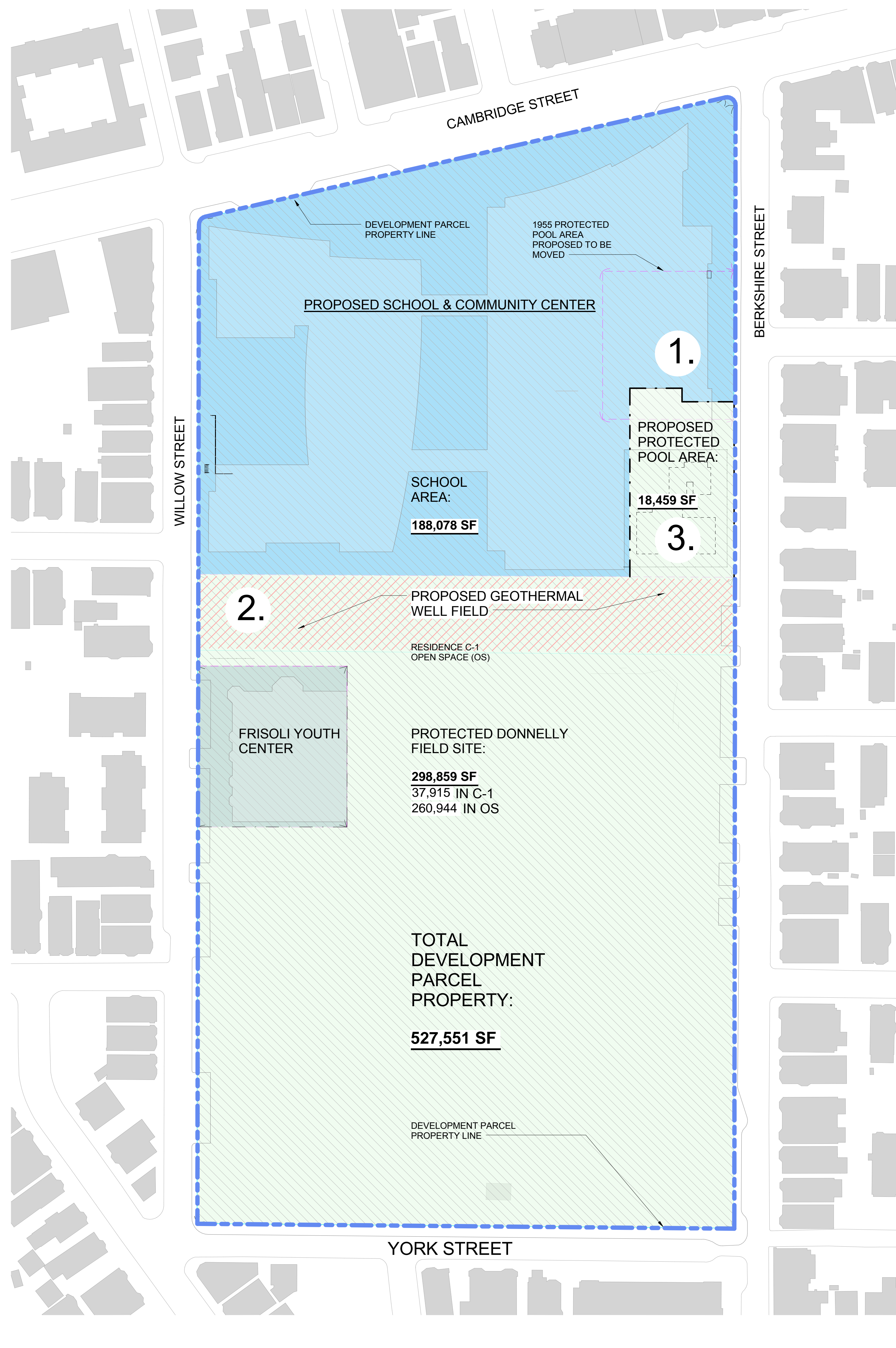
THE CURRENT STATE OF THE SITE'S RESTRICTIONS INCLUDE 3 DISTINCT AREAS THAT HAVE BEEN DEFINED BY DIFFERENT ACTS OF THE LEGISLATURE:

- (1) SCHOOL AREA
- (2) PROTECTED POOL AREA
- (3) PROTECTED DONNELLY FIELD SITE

- 1893 ACT AUTHORIZED CITY TO MAINTAIN THE SITE THAT NOW COMPRISES THE ENTIRE PARCEL FOR PARK, PLAYGROUND OR RECREATIONAL USE.

- 1955 ACT CARVED OUT THE SCHOOL AREA AND IN DOING SO DEFINED THE "POOL AREA" ALONG BERKSHIRE ST. & DONNELLY FIELD AS REMAINING FOR PARK, PLAYGROUND OR RECREATIONAL USE.





DESCRIPTION OF REQUESTS / BENEFITS:

1. EXISTING POOL LOCATION

RELIEF FROM THE POOL FACILITY BOUNDARY IN ORDER TO ACHIEVE AN OPTIMAL LAYOUT FOR THE NEW SCHOOL WHILE IMPROVING ON THE NATURE AND LOCATION OF THE POOL FACILITIES.

BENEFITS

- INCREASED OPEN POOL AND DECK SPACE
- SOUTH-FACING RECREATIONAL SPACE DIRECTLY CONNECTED TO DONNELLY FIELD
- VISIBILITY FROM BERKSHIRE STREET & DONNELLY FIELD MAKE IT SAFER FOR USERS AND NEIGHBORS
- MORE EFFICIENT AND OPTIMIZED FLOOR LAYOUT

2. GEOTHERMAL WELLS

PERMISSION TO BUILD GEOTHERMAL WELLS UNDERNEATH WHAT WILL BE AN ENTIRELY NEW LANDSCAPED PARK/RECREATION AREA IN PURSUIT OF THE PROJECT'S NET ZERO ENERGY GOALS.

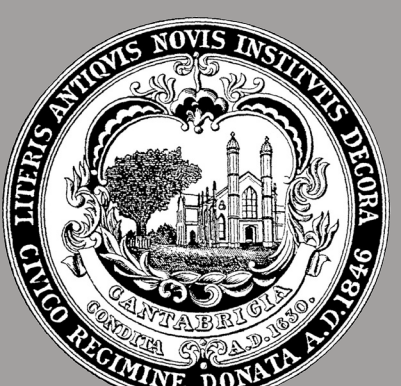
BENEFITS

- GEOTHERMAL WELLS DRASTICALLY IMPROVE THE ENERGY PERFORMANCE OF THE BUILDING
- THE WELLS LEAVE NO VISUAL IMPACT ON THE LANDSCAPE
- A PARK AND RECREATIONAL SPACE WILL BE BUILT BACK ON TOP OF THE GEOTHERMAL WELL FIELD AS ANOTHER AMENITY FOR THE COMMUNITY

3. NEW POOL LOCATION

PROPOSED NEW POOL LOCATION

BENEFITS LISTED ABOVE



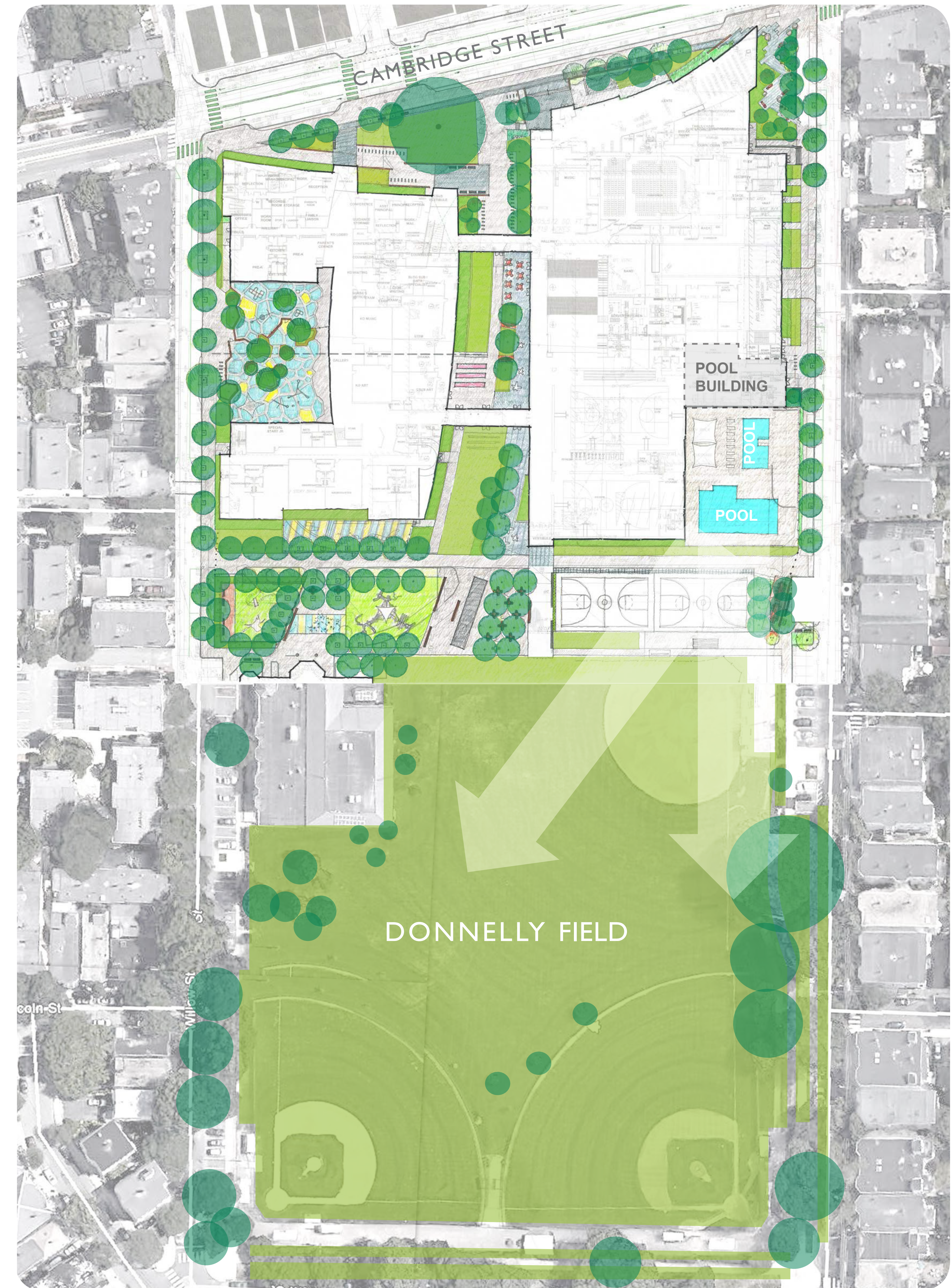
EXISTING & PROPOSED SITE RENDERINGS

EXISTING

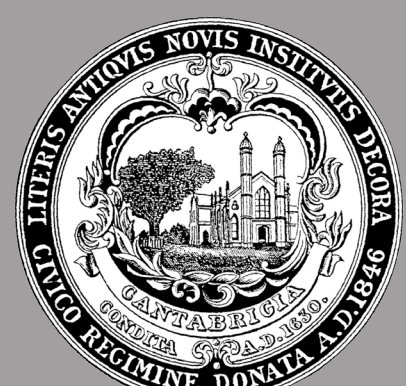


EXISTING POOL FACILITIES ARE SURROUNDED BY PAVEMENT AND BUILDINGS, MAKING THEM ISOLATED FROM THE COMMUNITY, DONNELLY FIELD AND GREENERY IN GENERAL.

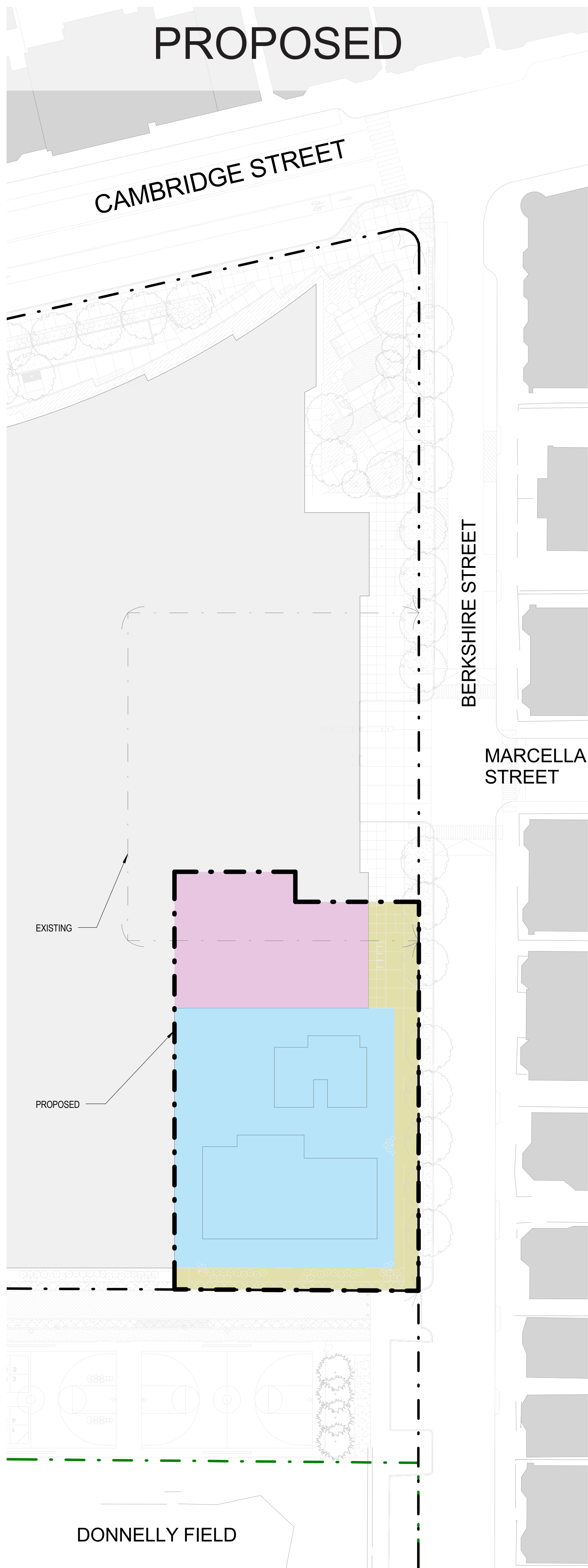
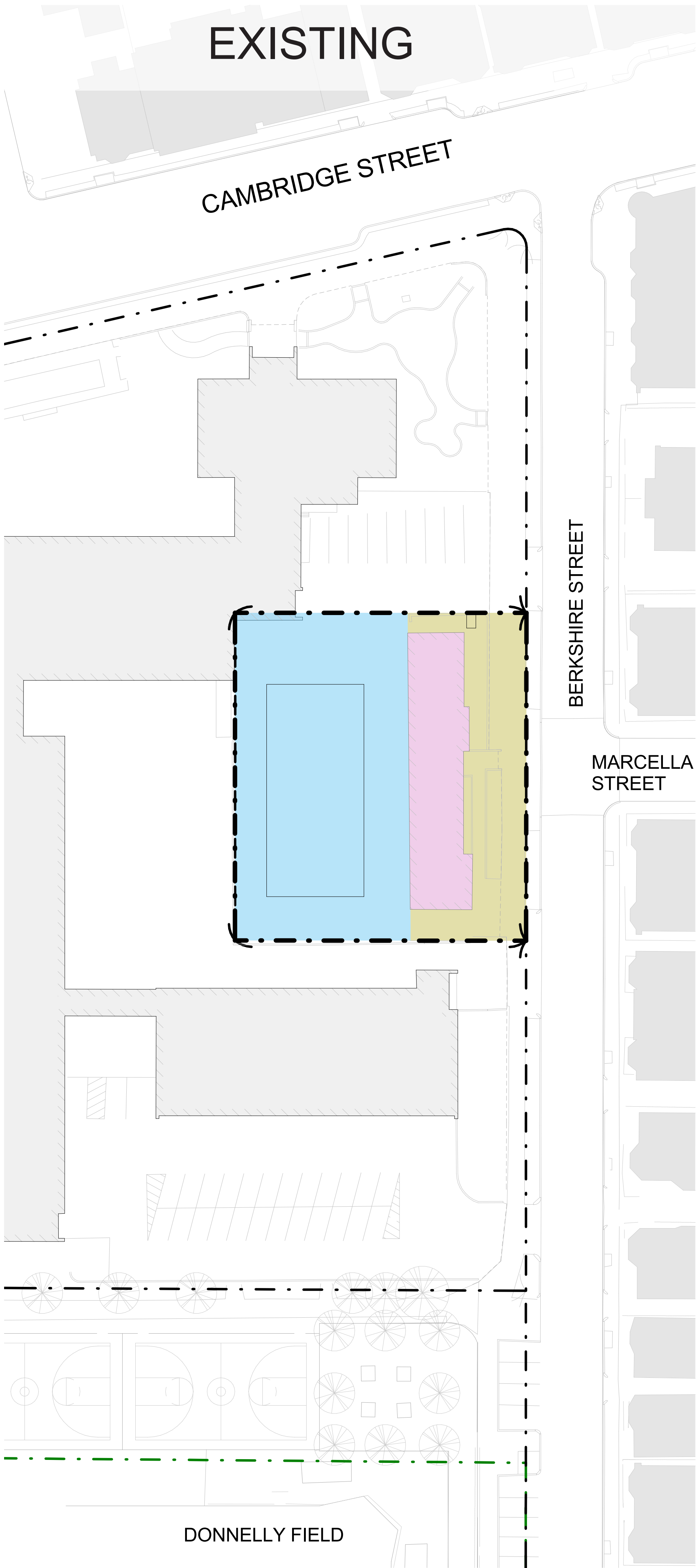
PROPOSED


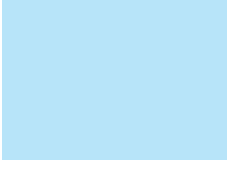



THE PROPOSED PLAN PROVIDES IMPROVED USER EXPERIENCE BOTH IN TERMS OF FACILITIES AS WELL AS THE CONNECTION TO GREEN, LANDSCAPED OUTDOOR SPACE.



EXISTING & PROPOSED POOL CALCULATIONS



	EXISTING	PROPOSED	DELTA
TOTAL POOL SITE:	17,892 SF	18,459 SF	+ 567 SF
 POOL BUILDING:	2,978 SF (16% OF TOTAL)	4,540 SF (23% OF PROPOSED TOTAL)	+ 1,562 SF
 POOL DECK:	10,684 SF (60% OF TOTAL)	10,716 SF (61% OF PROPOSED TOTAL)	+32 SF
 ENTRY/SIDEWALK:	4,230 SF (24% OF TOTAL)	3,203 SF (16% OF PROPOSED TOTAL)	-1,027 SF

