

Notice of Project Change

General Electric Company Headquarters Campus

South Boston, Massachusetts

December 1, 2017

Proponents:

General Electric Company
33 - 41 Farnsworth Street
Boston, MA 02210

Massachusetts Development Finance
Agency
99 High Street
Boston, MA 02110

This Notice of Project Change (“NPC”) is submitted to the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency (“BPDA”) pursuant to the provisions of Section 80A-6 of the Boston Zoning Code, as amended (the “Zoning Code”), by the General Electric Company and Massachusetts Development Finance Agency (collectively, the “Proponent”) in connection with certain modest changes proposed to the GE Headquarters Project, as further described below.

Permitting History. In August 2016, the Proponent filed an expanded Notice of Project Change with the BPDA pursuant to Article 80B of the Zoning Code, for the development of the GE Headquarters Project (the “Proposed Project”), to comprise the following elements:

1. The development of a new, approximately 293,300 square foot building to house office, research and development, innovation and related uses, together with ground floor facilities of public accommodation (the “New Building”);
2. The rehabilitation of two former Boston Wharf Company warehouse buildings and 5 and 6 Necco Court for similar uses, including ground floor facilities of public accommodation (the “Brick Buildings”); and
3. Related site and open space improvements, including the creation of approximately 0.87 acres of new open space to encompass improvements to the segment of the City of Boston’s Harborwalk along the Fort Point Channel.

The Proposed Project is to be constructed on an approximately 2.4 acre parcel of land bounded by the Fort Point Channel to the west, Necco Court to the north, Necco Street to the east, and land of the Gillette Company currently used as a surface parking lot, to the south (“Project Site”). The Project Site is located within the 100 Acres planning area, and thus is governed by the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres (as amended to date, the “PDA Master Plan”).

Following the filing of the PNF, the Proposed Project was the subject of community meetings, meetings of the Impact Advisory Group for the Proposed Project, and public hearings and meetings of the Boston Civic Design Commission (“BCDC”) and subcommittees thereof. The Proposed Project received a recommendation of design approval from the BCDC on October 4, 2016 and received approval from the BPDA under Article 80B of the Zoning Code on November 1, 2016, following a public hearing as well as a public review and comment period.

The Proponent also filed with the BPDA, a Development Plan for the Proposed Project under the PDA Master Plan (the “Development Plan”), as well as a Third Amendment to the PDA Master Plan (the “Third Amendment”), to reflect the development of the Proposed Project, including the conversion of former Parcel G1 (a proposed development site under the PDA Master Plan) into an open space parcel. The Development Plan and Third Amendment were approved by the BPDA on November 1, 2017 following a public hearing and a public review and comment period, and by the Boston Zoning Commission (“Zoning Commission”) on November 16, 2016, and became effective on November 18, 2016.

The rehabilitation of the Brick Buildings, which are located within the Fort Point Channel Landmark District, was approved by the Fort Point Channel Landmark District Commission in October 2016 and November, 2016. The Proposed Project also received a MEPA Certificate in January 2017 and a Chapter 91 License from the Massachusetts Department of Environmental Protection in April 2017.

Description of Project Changes.

Three changes are planned for the Proposed Project:

1. Rehabilitation of the Necco Court Bridge – This four-story bridge will be used as an extension of the office, research and development and related uses planned at the Brick Buildings.
2. Additional Open Space Parcel – An additional open space parcel of approximately 9,387 square feet is being added to the Project Site in order to create more public open space.
3. Rooftop Room – The planned meeting space on the rooftop of 5 Necco Court will be modestly expanded so that it will have the capacity for larger meetings.

Rehabilitation of Necco Court Bridge – The Proposed Project as approved by the BPDA did not include the rehabilitation of the Necco Court Bridge, a four-story structure which connects to a building owned by a third party located at 11-19 Melcher Street. As part of the Proposed Project, the Necco Court Bridge will be rehabilitated as shown on the design plans included in this NPC as Exhibit A. These renovations were approved by the Fort Point Channel Landmark District Commission in October 2017 and by the Massachusetts Historical Commission in August 2017. This renovated space will add approximately 1,640 square feet of Gross Floor Area (as defined in the Zoning Code) to the Proposed Project.

Additional Open Space Parcel – A 9,387+ square foot parcel of land south of the Project Site and located along the Fort Point Channel (see plan attached as Exhibit B) has been acquired (the “Additional Open Space Parcel”) and will be added to the Project Site, so that the Project Site will total approximately 2.7 acres of land. The Additional Open Space Parcel will be used as public open space and include a segment of the City’s Harborwalk that will be improved consistent with other Harborwalk improvements being made as part of the Proposed Project. A Site Plan for the Proposed Project incorporating the Additional Open Space Parcel is included as Exhibit C hereto.

Rooftop Room – The Proposed Project as approved by the BPDA includes a glass connection between the existing two Brick Buildings, as well as a rooftop meeting room. The Rooftop Room is proposed to be expanded by approximately 1,880 square feet of Gross Floor Area and be supported by additional back-of-house space to be added to a storage room located on the roof of the easterly component of the Brick Buildings (an approximately 345 square foot addition). This Rooftop Room and its associated back-of-house space have been sited so as to minimize visibility from Necco Court and Necco Street, consistent with the requirements of the

PDA Master Plan. The Rooftop Room, associated back-of-house areas and the Necco Court Bridge will together, add 3,865± square feet of Gross Floor Area to the Brick Buildings, for a total of 97,260± square feet of Gross Floor Area (which is lower than the Gross Floor Area of the Brick Buildings existing prior to initiation of the rehabilitation of the buildings). In addition, the Rooftop Room, at 5,864± square feet of Gross Floor Area in toto, coupled with the rooftop back-of-house areas of 1,760± square feet, will together comprise less than ten percent (10%) of the total Gross Floor Area of the Brick Buildings, consistent with the requirements for rooftop additions set forth in the PDA Master Plan. An elevation of the Rooftop Room and associated back-of-house space, together with a roof plan, are included as Exhibit D.

Project Schedule.

The Proponent intends to pursue development of the Project in phases, and the Proponent initiated the rehabilitation of the Brick Buildings in the first quarter of 2017. Completion of the Brick Buildings' rehabilitation is anticipated to occur by the 2nd quarter of 2019. Construction commencement of the New Building is anticipated to occur by the 3rd quarter of 2019 and be completed approximately 24 months later.

Attachments:

- Exhibit A: Necco Court Bridge Design Plans
- Exhibit B: Plan of Additional Open Space Parcel
- Exhibit C: Site Plan of Proposed Project
- Exhibit D: Rooftop Room Elevation/Roof Plan

EXHIBIT A

Necco Court Bridge Design Plans

[See attached]

NECCO CT BRIDGE WEST ELEVATION



GE Headquarter Project
Boston Massachusetts



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NECCO CT BRIDGE EAST ELEVATION



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EXHIBIT B

Plan of Additional Open Space Area

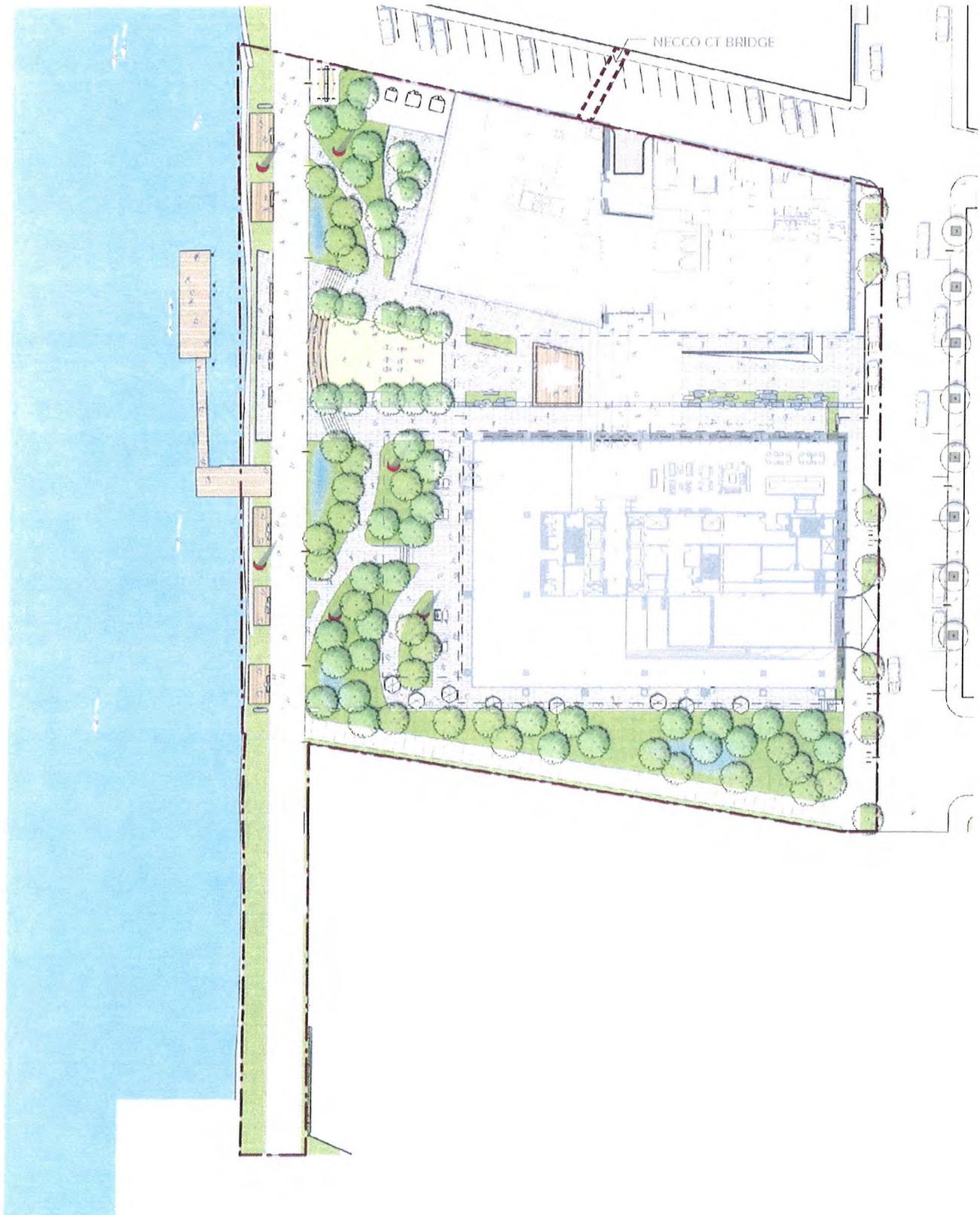
[See attached]

EXHIBIT C

Site Plan of Proposed Project

[See attached]

PLAN OF ADDITIONAL OPEN SPACE PARCEL



GE Headquarter Project
Boston Massachusetts



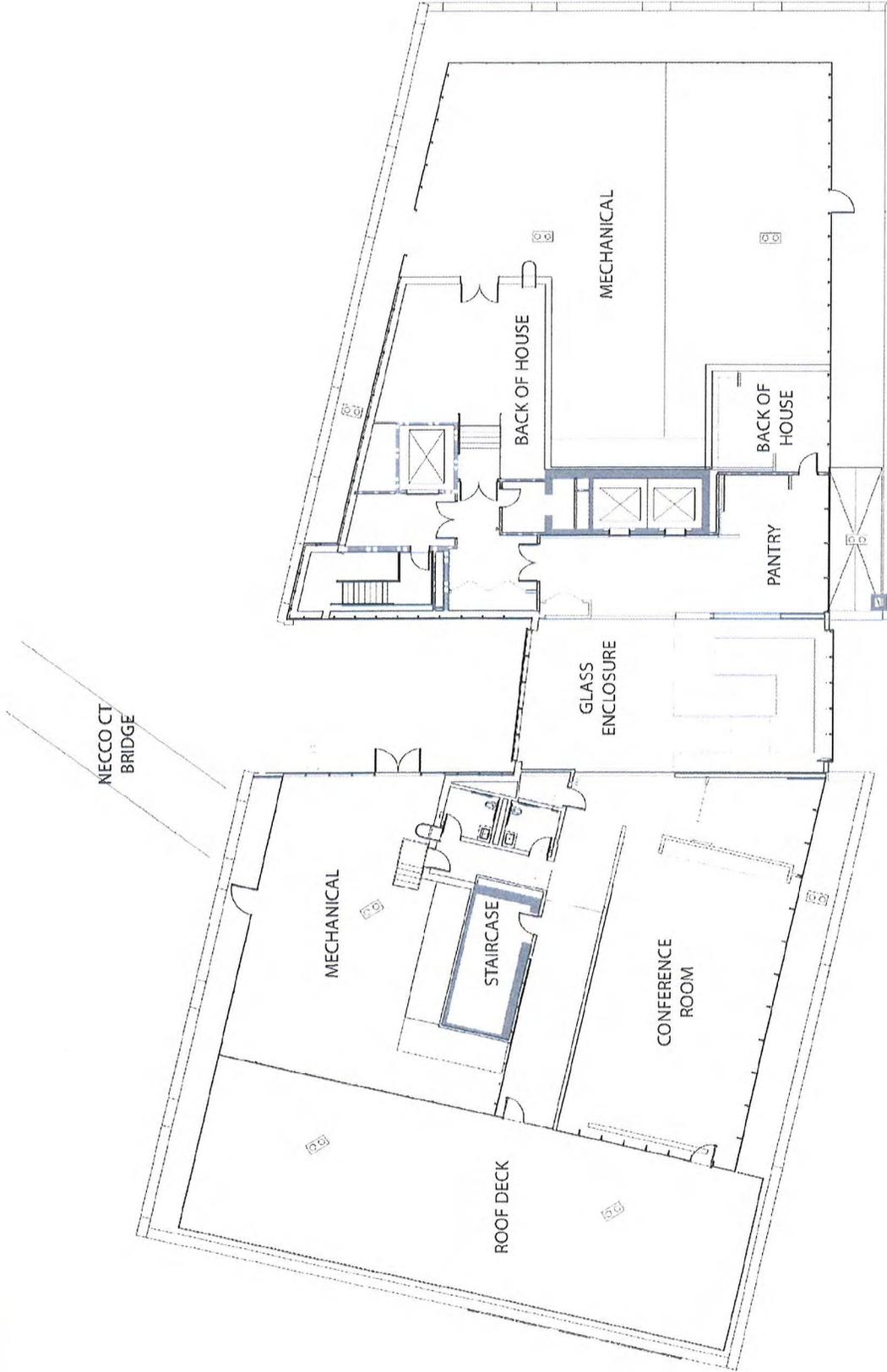
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EXHIBIT D

Rooftop Room Elevation/Roof Plan

[See attached]

ROOF PLAN

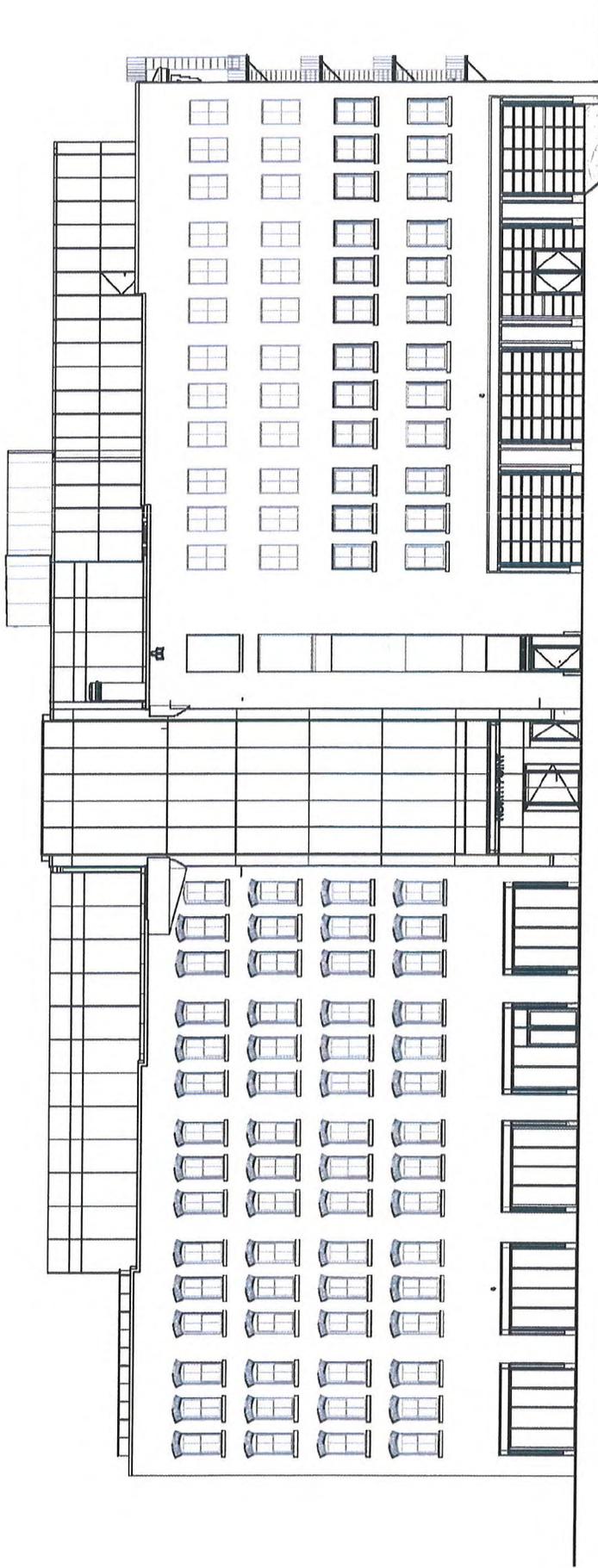


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SOUTH ELEVATION WITH ROOFTOP CONFERENCE ROOM

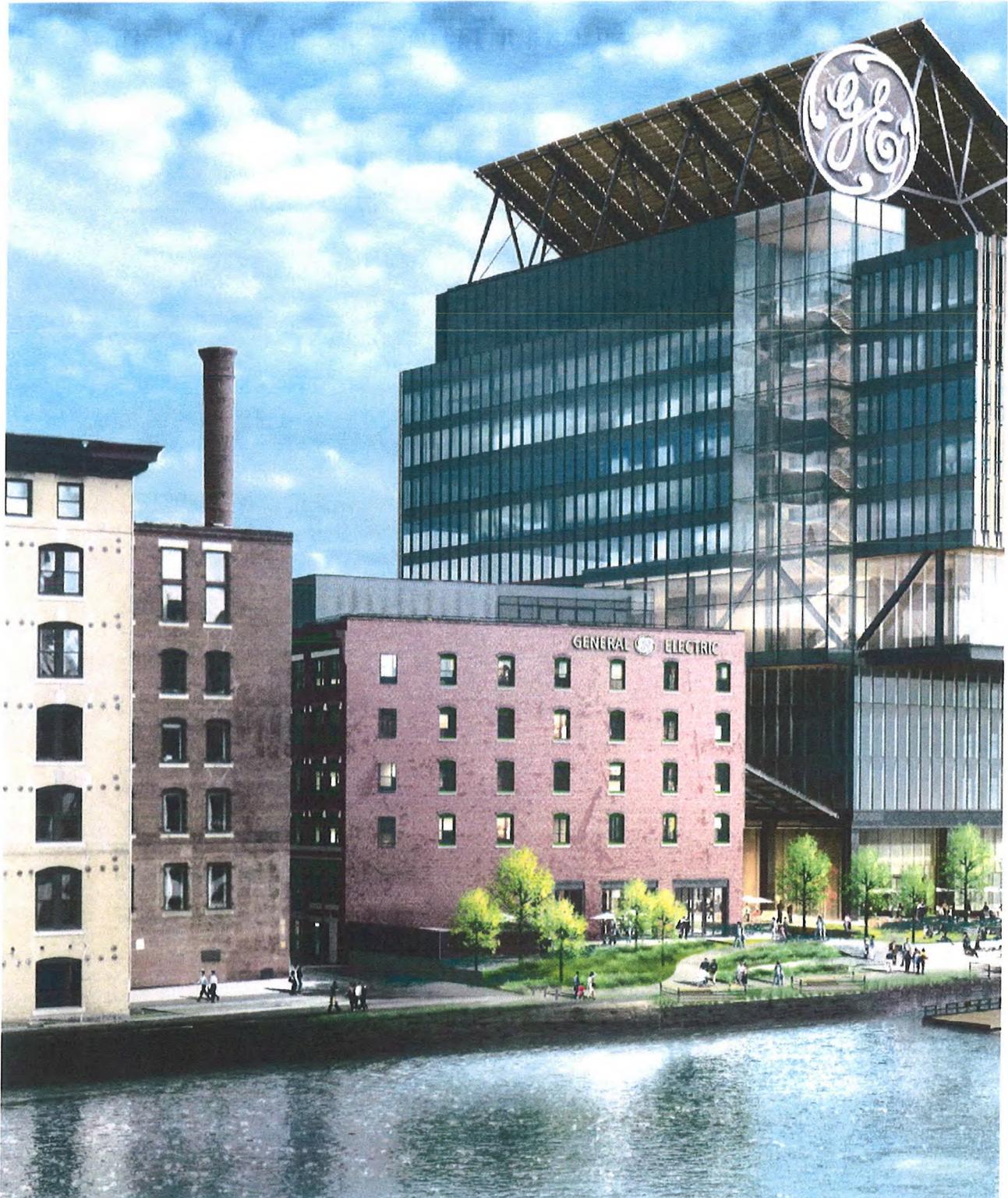


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RENDERING WITH ROOFTOP CONFERENCE ROOM



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