

BOARD APPROVED

MEMORANDUM

JANUARY 16, 2020

**TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR**

**FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
AISLING KERR, PROJECT MANAGER**

**SUBJECT: SCHEDULING OF PUBLIC HEARING TO CONSIDER NOTICE OF PROJECT
CHANGE FOR 15 NECCO STREET, FIFTH AMENDMENT TO THE MASTER
PLAN FOR PLANNED DEVELOPMENT AREA NO. 69, SOUTH
BOSTON/THE 100 ACRES, AND AMENDED AND RESTATED
DEVELOPMENT PLAN FOR 5 AND 15 NECCO STREET, SOUTH BOSTON,
MASSACHUSETTS.**

SUMMARY: This Memorandum requests authorization for the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA")* to authorize the Secretary of the BPDA to schedule and advertise a public hearing, pursuant to Section 80A-2, Section 80B-5 and Section 80C-5 of the Boston Zoning Code (the "Code"), to be held on February 13, 2020 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, to consider the Notice of Project Change for 15 Necco Street, the proposed Fifth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres, and the Amended and Restated Development Plan for 5 and 15 Necco Street, South Boston, Massachusetts within Planned Development Area No. 69, South Boston/The 100 Acres.

PROJECT SITE

Located at 5 Necco Street and 15 Necco Street in the Fort Point neighborhood of

*Effective October 20, 2016, the BRA commenced doing business as the BPDA.

South Boston, the approximately 2.7-acre development site is bounded to the east by Necco Street (a private roadway), to the south by privately-owned land currently used for surface parking, to the west by the Fort Point Channel, and to the north by Necco Court, a private way (the "Project Site").

DEVELOPMENT TEAM

The development team includes:

Proponent¹:

National Development
Edward Marsteiner
Sherry Clancy
Naomi Mayeux

Alexandria Real Estate Equities, Inc.
Thomas Andrews
Hunter Kass
William DePippo

Architect:

Elkus Manfredi Architects
David Manfredi
Christian Galvao

Landscape Architect:

Office of James Burnett (OJB)
Simon Beer
Ryan Ort
Cally Hickey

Legal Counsel:

Mintz, Levin, Cohn, Ferris, Popeo and Glovsky, LLC
Rebecca A. Lee, Esq.

PROJECT HISTORY

On November 1, 2016, the BPDA Board approved the project formerly known as the General Electric Company ("GE") Corporate Headquarters Project (the "GE Project" or the "Previously Approved Project") at 5 Necco Street and 15 Necco Street in the

¹ The Proponents are ARE-MA Region No. 74, LLC for 15 Necco Street, an affiliate of National Development and Alexandria Real Estate Equities ("ARE"), and ARE-MA Region No. 72 for 5 Necco Street, an affiliate of ARE.

Fort Point neighborhood of Boston. As outlined in an Expanded Project Notification Form ("EPNF"), which was submitted to the BPDA on August 1, 2016, the GE Project consisted of two key components, which together were to comprise the new GE global headquarters campus: (i) the rehabilitation of the historic former Boston Wharf Company buildings at 5 and 6 Necco Court (the "Brick Buildings"), as the first component; and (ii) the construction of a new GE headquarters office building at 15 Necco Street (the "New Building"), as the second component.

With the submission of the EPNF, GE also filed a Development Plan for General Electric Company Headquarters Campus, South Boston, Massachusetts within Planned Development Area No. 69, South Boston/The 100 Acres (the "Original PDA Development Plan") and a Third Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres (the "Third Amendment"). The BPDA Board vote on November 1, 2016 also recommended approval of the Original PDA Development Plan and the Third Amendment to the Boston Zoning Commission, which voted to approve both items on November 16, 2018, each with an effective date of November 18, 2018.

The rehabilitation of the Brick Buildings, which have been joined by a connective addition and enlarged by a rooftop addition, now comprise a single building known as "5 Necco Street". The rehabilitation of 5 Necco Street is complete except for the ground floor space to be used for retail/restaurant uses and GE has commenced its use of the building under a lease for floors 2 through 6 with the Proponent, who purchased the Project Site in May 2019. The ground-floor area of 5 Necco Street will consist of the office lobby for the building, as well as two spaces that are being marketed to retail/restaurant tenants that will operate Facilities of Public Accommodation ("FPA"), as defined by M.G.L. Chapter 91 regulations.

15 NECCO STREET NOTICE OF PROJECT CHANGE

The proposed changes to the Previously Approved Project contemplated by this Notice of Project Change ("NPC"), the proposed Fifth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres (the "Fifth Amendment") and the Amended and Restated Development Plan for 5 and 15 Necco Street, South Boston, Massachusetts (the "A&R Development Plan") relate to the New Building and related site/landscape improvements. The Previously Approved Project was contemplated to include GE occupancy in both 5 Necco Street and the new office building at 15 Necco Street; GE will now occupy office space only at 5 Necco Street.

The Proponent proposes the construction of a new, twelve (12)-story, approximately 316,000 square foot multi-tenant office/life sciences/research and development building at 15 Necco Street with active ground-floor uses. Because of the Project Site's proximity to public transit and nearby public parking facilities, the New Building will not include any underground parking.

The New Building, together with its related site, streetscape, and landscape improvements, will be substantially similar in location to that designed for the Previously Approved Project. The following key modifications are included in the NPC:

- A shift in proposed use from a single-tenant corporate headquarters to a multi-tenant building with a mix of office, research and development and life sciences uses on the upper floors, with more active Facilities of Public Accommodation uses (e.g., retail and/or restaurant uses) on the ground floor of the New Building;
- Improved pedestrian connectivity, including a pedestrian corridor through the New Building to enhance access to new open spaces to be constructed by others south of the New Building (which open space areas are currently the subject of a BPDA-commissioned design process as part of the 100 Acres Master Plan);
- Increased transparency, porosity, and permeability throughout the Proposed Project through the creation of additional building entrances and connections between the active ground floor uses and surrounding landscape/open space;
- Enhancing the use of Necco Street as the primary arrival experience for the New Building by proposing new public entrances at the southeast and southwest corners of the New Building;
- Eliminating the previously-proposed elevated pedestrian bridge connecting 5 Necco Street and the New Building at the sixth floor that was intended to facilitate creation of a corporate campus; and
Eliminating the previously-proposed large building canopy over the pedestrian walkway that will run between 5 Necco Street and the New Building, thereby helping to create approximately 6,745 square feet ("SF") of additional open space than was proposed in the Previously Approved Project.

At a proposed height of approximately 173 feet, the New Building will comply with the 180 - foot height limitation established for the Project Site under the zoning

regulations established by the 100 Acres PDA Master Plan. At least 75% of the ground-floor areas of both 5 Necco Street and 15 Necco Street will constitute public uses, as required under M.G.L. Chapter 91 regulations. Potential ground-floor uses may include café/restaurant space, retail, gym, lobby gathering space, gallery space, and public restrooms.

The below tables provide a comparison of the development program for the New Building (15 Necco Street) as approved in the Previously Approved Project and as proposed in the Notice of Project Change:

Use/Element	Previously Approved Project	Notice of Project Change	Change
<i>Project Site (Square Feet)</i>	115,855 S.F. 2.7 acres	115,855 S.F. 2.7 acres	No change
<i>Building Height (ft. to top of highest occupiable floor)</i>	173 ft. 12 stories	173 ft. 12 stories	No change
<i>Building Footprint (Square Feet)</i>	23,250 S.F.	24,055 S.F.	+805 S.F.

Building Uses (Square Feet)	Previously Approved Project	Notice of Project Change	Change
<i>Office/Life Sciences Ground Floor</i>	277,000 S.F.	295,100 S.F.	+18,100 S.F.
<i>Facilities of Public Accommodation</i>	17,500 S.F.	18,150 S.F.	+650 S.F.
<i>Total (Gross Floor Area)</i>	293,300 S.F. of GFA	316,100 S.F. of GFA	+22,800 S.F. of GFA
<i>Parking</i>	30 spaces	0 spaces	(-30 spaces)

ARTICLE 80 REVIEW PROCESS

On November 5, 2019, ARE-MA No. 74, LLC, which is a joint venture between affiliates of Alexandria Real Estate Equities ("ARE") and National Development, and ARE-MA No. 72, LLC, an affiliate of ARE (collectively, the "Proponent"), filed a Notice of Project Change ("NPC") with the Boston Planning & Development Agency

("BPDA") for 5 and 15 Necco Street. Concurrently with this NPC, the Proponent also filed a proposed Amended and Restated Development Plan for 5 and 15 Necco Street, South Boston, Massachusetts, within Planned Development Area No. 69, South Boston/The 100 Acres (the "A&R Development Plan") and a proposed Fifth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres (the "Fifth Amendment").

In connection with the proposed NPC, the A&R Development Plan and the Fifth Amendment, the BPDA hosted an Impact Advisory Group ("IAG") Meeting on November 21, 2019 and a Public Meeting on January 6, 2020. Both meetings were held at 300 A Street, Boston, MA 02210. Email notification of both the NPC and the A&R Development Plan and Fifth Amendment submissions and of both the IAG and Public Meetings was sent out to all members of the IAG and local elected officials and their staff. The Public Meeting was advertised in the relevant neighborhood newspapers (*South Boston Online* and *South Boston Today*), while both meetings were posted to the BPDA website and calendar, and notification was sent to all subscribers of the BPDA'S South Boston Waterfront neighborhood updates.

The submission of the 15 Necco Street NPC initiated a thirty (30)-day public comment period, which ran concurrently with the forty-five (45) day public comment period in connection with the Proponent's submission of the Fifth Amendment and the A & R Development Plan, and which has been extended to conclude on February 3, 2020.

RECOMMENDATIONS

Based on the foregoing, BPDA staff recommends that the Secretary be authorized to advertise a public hearing pursuant to Section 80A-2, Section 80B-5 and Section 80C-5 of the Code to consider the Notice of Project Change for 15 Necco Street, as well as the Amended and Restated Development Plan for 5 and 15 Necco Street, South Boston, Massachusetts and the proposed Fifth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80A-2 and Section 80B-5 of the Boston Zoning Code, a public hearing before the Boston Planning and Development Agency to be held on February 13, 2020 at 6:00 p.m., or at such a time and

date deemed appropriate by the Director, to consider the Notice of Project Change for 15 Necco Street, as well as the Amended and Restated Development Plan for 5 and 15 Necco Street, South Boston, Massachusetts and the proposed Fifth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres.

15 Necco Street Notice of Project Change, South Boston

1:1,000



15 Necco Street Notice of Project Change, South Boston

1:1,000

