

**First Amendment to Development Plan
for
General Electric Company Headquarters Campus, South Boston, Massachusetts
within Planned Development Area No. 69
South Boston/The 100 Acres**

_____, 2018

Pursuant to the provisions of Section 3-1A and Article 80C of the Boston Zoning Code, as amended (the “Code”), as well as the provisions of the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres effective January 10, 2007 as amended to date (as so amended, the “PDA Master Plan”), the Boston Zoning Commission approved a Development Plan for the General Electric Headquarters Campus, South Boston, Massachusetts within Planned Development Area No. 69, South Boston/The 100 Acres dated November 1, 2016, which approval was voted on November 16, 2016 and made effective as of November 18, 2016 (the “GE Development Plan”). Capitalized terms used but not defined in this First Amendment to the Development Plan (this “First Amendment”) are as used in the GE Development Plan.

Background. The GE Development Plan describes the development on an approximately 2.4 acre site along the eastern edge of the Fort Point Channel, of a new, approximately 293,300 square foot office/research and development building with ground floor facilities of public accommodation, the rehabilitation of two former Boston Wharf company warehouse buildings (the “Brick Buildings”) for office/research and development uses and ground floor facilities of public accommodation, and related landscape and site improvements, including new public open space and public realm amenities (all of such improvements are collectively described in the GE Development Plan as the “Project”). The Proponents of the GE Development Plan and of this First Amendment are GE and MassDevelopment.

Proposed Modifications to the Project. GE and MassDevelopment have determined that the following modifications should be made to the Project:

1. The inclusion of the Necco Court Bridge located between the Brick Buildings and the building known as 11-19 Melcher Street (owned by a third party) as part of the MassDevelopment Property and the Project Site, and the rehabilitation of the Necco Court Bridge as part of the Project;
2. The addition to the MassDevelopment Property and the Project Site of an approximately 9,387 square foot parcel of land located along the Fort Point Channel (the “Additional Open Space Land”) for use as public open space; and
3. Modest additions to the rooftop room on the Brick Buildings and the storage and back-of-house space related thereto.

Each of these modifications is discussed below.

Necco Court Bridge. The four-story Necco Court Bridge, which is depicted on the survey plan attached hereto as Exhibit A, exists approximately 20 feet above the grade of Necco Court (a private way) and is located at the second through fifth floor levels of the Brick

Buildings. The bridge formerly served to connect multiple warehouse buildings. The Necco Court Bridge, which is owned by MassDevelopment, will be rehabilitated in accordance with the preliminary design plans attached hereto as Exhibit B, which have been approved by the Fort Point Channel Landmark District Commission. As shown on those design plans, the western facade of the Necco Court Bridge will feature floor-to-ceiling glass that will provide ample natural light, while the green metal facade on its eastern side will be replaced consistent with the historic character of the Necco Court Bridge. The uses of the Necco Court Bridge will be complementary to the office/research and development uses of the Brick Buildings. The Necco Court Bridge will add approximately 1,640 square feet of Gross Floor Area (as defined in the Zoning Code) to the Brick Buildings. The design plans for the Necco Court Bridge were approved by the Massachusetts Historical Commission in August 2017 and by the Fort Point Channel Landmark District Commission in October 2017.

Additional Open Space Parcel. In order to enhance the Project, a 9,387± square foot parcel of land along the Fort Point Channel will serve as additional public open space to be developed as part of the Project. The Additional Open Space Parcel is shown on the survey plan attached hereto as Exhibit A and a legal description of the Additional Open Space Parcel is attached hereto as Exhibit C. The Proponent will undertake open space improvements on the Additional Open Space Parcel such as improvements to the segment of the City of Boston's Harborwalk located therein (as shown on the Site Plan attached hereto as Exhibit D). The Additional Open Space Parcel will be denominated as open space Parcel HW2 pursuant to a Fourth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres being submitted by the Proponent simultaneously herewith. In total, approximately 1.09 acres of the 2.7± acre Project Site will comprise public open space.

Rooftop Room and Related Space. The Brick Buildings will be rehabilitated as part of the Project, including the addition of a glass enclosure between the Brick Buildings and the addition of a rooftop room on the westerly component of the buildings ("Rooftop Room"). The Rooftop Room is proposed to be enlarged modestly, by approximately 1,880 square feet of Gross Floor Area, so as to enhance its ability to be used for company meetings. Related storage and other back of house space will be added to a storage room located on the roof of the easterly component of the Brick Buildings (an approximately 345 square feet addition). 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. In addition, the Rooftop Room and related back of the house areas are sited so as to minimize visibility from Necco Street and Necco Court, consistent with the requirements of the PDA Master Plan. The design plans for the Rooftop Room and associated back of house areas were approved by the Massachusetts Historical Commission and the Fort Point Channel Landmark District Commission in October 2017. A roof plan and Rooftop Room elevation and rendering are attached hereto as Exhibit E.

Except as modified by this Fourth Amendment, the Project remains unchanged. 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: Survey Plan
- Exhibit B: Design Plans for Necco Court Bridge
- Exhibit C: Legal Description of Additional Open Space Parcel
- Exhibit D: Site Plan with Additional Open Space Parcel
- Exhibit E: Roof Plan, Rooftop Conference Room Elevation and Rendering

Exhibit A

Survey Plan

[See attached]

Exhibit-A

206570

FOR REVISION USE ONLY

LEGEND

--- UNFINISHED COMMON INTERIOR WALL

--- UNFINISHED COMMON EXTERIOR WALL

--- UNFINISHED COMMON ROOF

--- UNFINISHED COMMON FLOOR

--- UNFINISHED COMMON CEILING

--- UNFINISHED COMMON CHIMNEY

--- UNFINISHED COMMON PORCH

--- UNFINISHED COMMON DRIVE

--- UNFINISHED COMMON WALKWAY

--- UNFINISHED COMMON FENCE

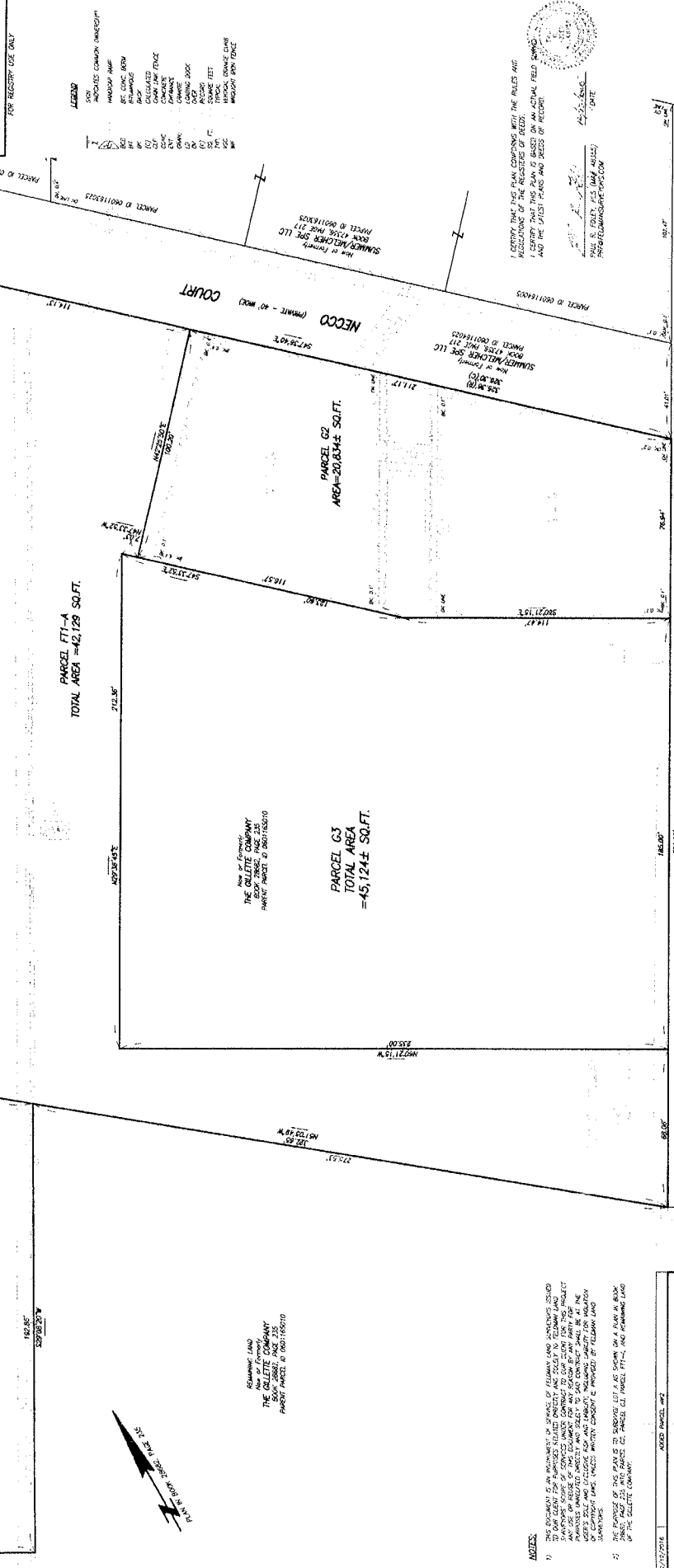
--- UNFINISHED COMMON DRIVE

--- UNFINISHED COMMON WALKWAY

--- UNFINISHED COMMON FENCE

THE GULFITE COMPANY
 5001 BRIDGE ROAD, SUITE 315
 HAVERTY PARCEL ID 000116010

PARCEL #W2
 AREA = 9,387 SQ. FT.



THE GULFITE COMPANY
 5001 BRIDGE ROAD, SUITE 315
 HAVERTY PARCEL ID 000116010

PARCEL #C3
 TOTAL AREA
 = 45,124± SQ. FT.

PARCEL #A
 TOTAL AREA = 42,129 SQ. FT.

PARCEL #C2
 AREA = 20,834± SQ. FT.

FOR REVISION USE ONLY

THE GULFITE COMPANY
 5001 BRIDGE ROAD, SUITE 315
 HAVERTY PARCEL ID 000116010

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NOTICE: THIS PLAN COMPARES WITH THE FILES AND RECORDS OF THE REGISTER OF DEEDS, AND THE LATEST RECORDING PAGE OF RECORDS.

PAUL S. COLLY, PLS (MAIL ADDRESS)
 REGISTERED PROFESSIONAL SURVEYOR

DATE: 05/18/2016

ADDED PARCEL #W2

**SUBDIVISION PLAN OF LAND
 NECCO STREET AND NECCO COURT
 BOSTON, MASS.**

FELDMAN LAND SURVEYORS
 112 SHAWMUT AVENUE
 BOSTON, MASS. 02118
 PHONE: (617)357-9740
 WWW.FELDMANLANDSURVEYORS.COM

MAY 18, 2016

SCALE: 1"=20'

80
40
0
40
80

FIELD CHECKED
 PLOTTED AND CHECKED
 APPROVED

DATE: 05/18/2016
 SHEET NO. 1 OF 1
 JOB NO. 15483

FELDMAN SURVEYORS, INC. (000001) (000001) (000001) (000001) (000001)

NOTICE: THIS PLAN COMPARES WITH THE FILES AND RECORDS OF THE REGISTER OF DEEDS, AND THE LATEST RECORDING PAGE OF RECORDS.

PAUL S. COLLY, PLS (MAIL ADDRESS)
 REGISTERED PROFESSIONAL SURVEYOR

DATE: 05/18/2016

Exhibit B

Design Plans for Necco Court Bridge

[See attached]

Exhibit-B

NECCO CT BRIDGE WEST ELEVATION



GE Headquarter Project
Boston Massachusetts



Gensler

NECCO CT BRIDGE EAST ELEVATION



GE Headquarter Project
Boston Massachusetts



Gensler

Exhibit C

Legal Description of Additional Open Space Parcel

Parcel HW2 as shown on a plan entitled "Subdivision Plan of Land, Necco Street and Necco Court, Boston, Mass." Prepared by Feldman Land Surveyors dated May 18, 2016, revised to December 12, 2016, and recorded with the Suffolk County Registry of Deeds in Plan Book 2016, Page 572.

Exhibit-C

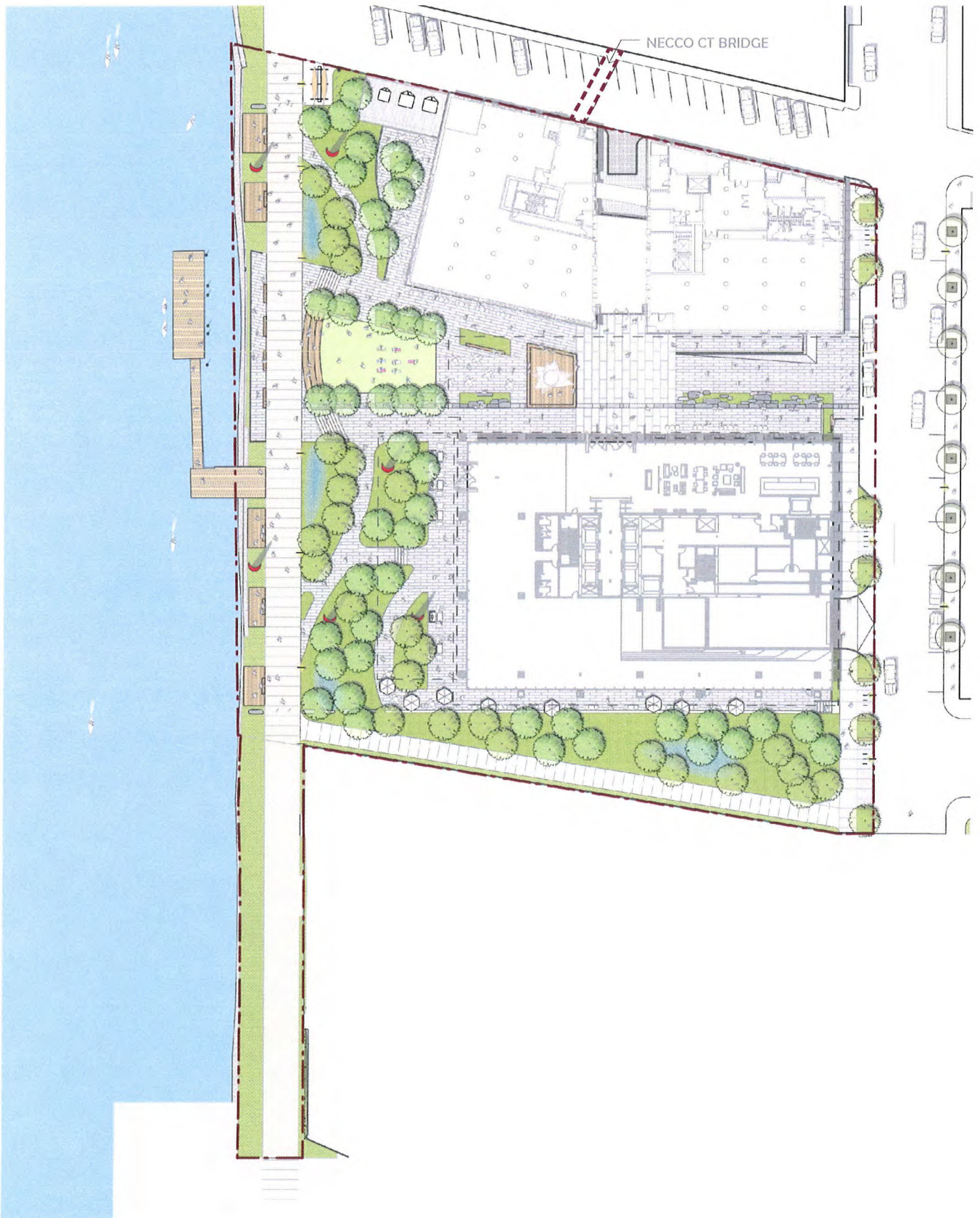
Exhibit D

Site Plan with Additional Open Space Parcel

[See attached]

Exhibit-D

PLAN OF ADDITIONAL OPEN SPACE PARCEL



GE Headquarter Project
Boston Massachusetts



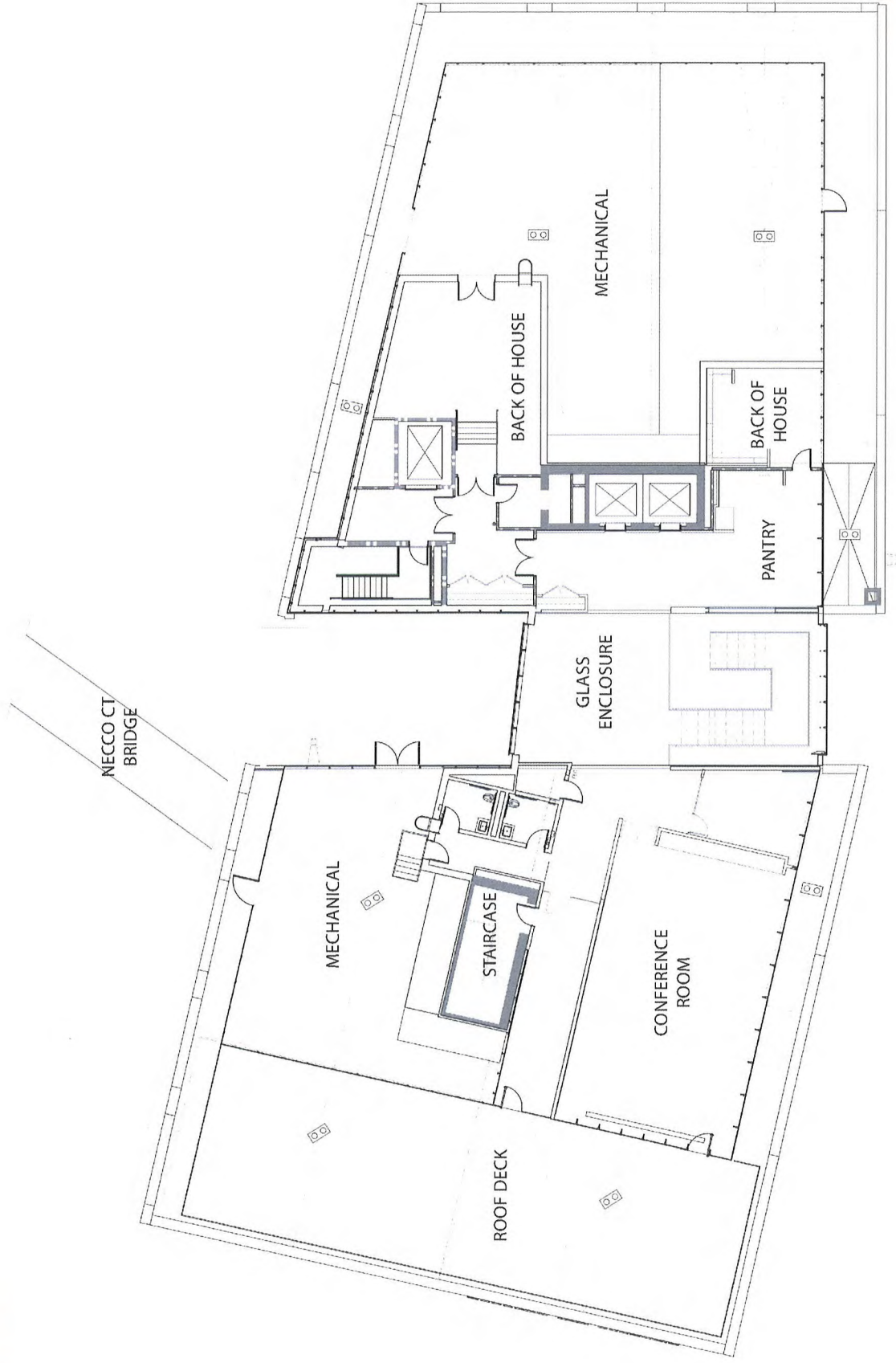
Gensler

Exhibit E

Roof Plan, Rooftop Conference Room Elevation and Rendering

Exhibit-E

ROOF PLAN

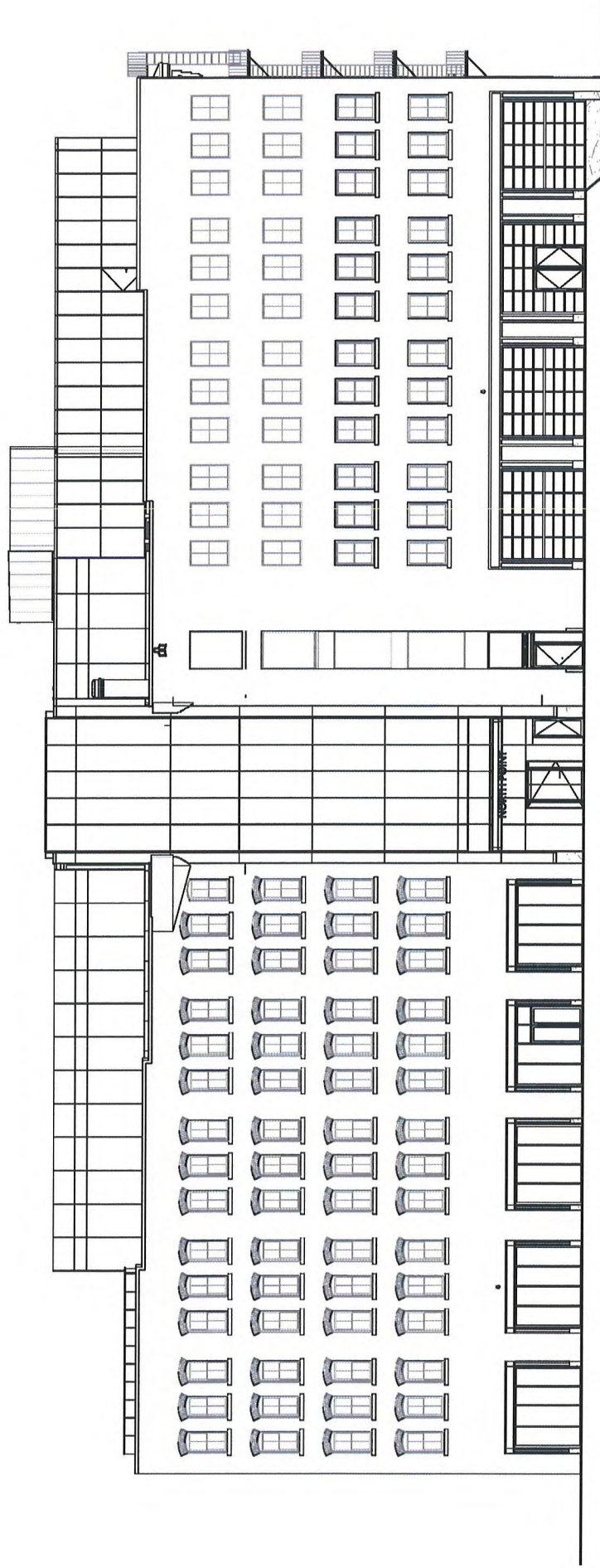


Gensler



GE Headquarter Project
Boston Massachusetts

SOUTH ELEVATION WITH ROOFTOP CONFERENCE ROOM



RENDERING WITH ROOFTOP CONFERENCE ROOM



GE Headquarter Project
Boston Massachusetts



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