



Martin J. Walsh  
Mayor

## Article 37 Interagency Green Building Committee

August 31, 2016

Ms. Anne Klee  
General Electric  
31-43 Farnsworth Street  
Boston, MA 02210

Re: GE Headquarters Project  
Boston Zoning Code Article 37, Green Buildings

Dear Ms. Klee:

The Boston Interagency Green Building Committee (IGBC) has reviewed for compliance with Boston Zoning Article 37, Green Buildings, your August 1, 2016 Expanded Environmental Notification Form/Project Notification Form (EENF/PNF) with LEED Checklist, Sustainability Narrative and Climate Change Preparedness and Resiliency Checklist.

The EENF/PNF indicates that the project will use the LEED v4 for BD+C: New Construction and Major Renovation rating system, the intent to achieve LEED Silver with 54 points and the intent to include the principles of the WELL Building Standard. The IGBC commends General Electric's (GE) sustainability leadership and the intent to include planned energy efficiency measures, a signature onsite photo voltaic renewable energy array, and exemplary climate change preparedness and resiliency measures.

The IGBC accepts the rating system selection and encourages GE to continue to pursue additional LEED credits and strive to achieve LEED Platinum.

In support of the City of Boston's Greenhouse (GHG) emissions reduction goals, the IGBC requests that the project make full use of utility and state-funded energy efficiency and clean/renewable energy programs designed to minimize energy use, GHG emissions and adverse environmental impacts.

The IGBC encourages GE to explore the utilization of onsite combined heat and power systems to meet building emergency power requirements; the IGBC can assist in coordinating related engineering and permitting discussions.

The Boston Redevelopment Authority (BRA) and the City of Boston plan to update the performance criteria for climate change based projections presented in the recently released *Climate Change and Sea Level Rise Projections for Boston (2016)*, a report prepared by the Boston Research Advisory Group for the Climate Ready Boston project. The projections have a higher upper range for sea-level rise than the

**Article 37 Interagency Green Building Committee**

current set of performance criteria. The IGBC would welcome the opportunity to work with GE in their ongoing pursuit of long term climate change resiliency and future adaptation strategies.

Please note that prior to the Inspectional Services Department's (ISD) issuance of a building permit, all projects must demonstrate compliance with Article 37 and have obtained approval of the requisite submissions from the IGBC. In order to demonstrate compliance, the IGBC requires that you provide an updated submission including a Design Green Building Report (Design Report). The Design Report shall provide a comprehensive narrative describing in detail proposed strategies and paths that will be used to meet LEED prerequisites and achieve the selected credits.

Please refer to the Boston Redevelopment Authority's Article 37 Green Building and Climate Resiliency Guidelines for information on submission requirements and review procedures. (<http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/article-37-green-building-guidelines>).

Sincerely,

**Article 37 Interagency Green Building Committee**



**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

September 2, 2016

Secretary Matthew A. Beaton  
Executive Office of Energy and Environmental Affairs  
Attention: MEPA Office  
Alex Strycky, EEA No. 15547  
100 Cambridge Street, Suite 900  
Boston, MA 02114

and

Sonal Gandhi  
Senior Policy Advisor  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: GE Headquarters Project  
Environmental Notification Form/Project Notification Form

Dear Secretary Beaton and Ms. Gandhi:

The Boston Water and Sewer Commission (Commission) has reviewed the Environmental Notification Form (ENF) and the Project Notification Form (PNF) for the proposed GE Headquarters Project in the South Boston – Fort Point Waterfront District of Boston.

The proposed approximately 2.4 acre project site consists of two existing buildings at 5 and 6 Necco Court, a surface parking lot, and a portion of the City's Harborwalk. The proponent, General Electric and the Massachusetts Development Finance Agency (GE and MassDevelopment), proposes:

- the rehabilitation of the two existing buildings;
- the construction of a new 12-story building that will be connected to the two existing buildings by a pedestrian bridge and "GE Plaza," a new pedestrian walkway open to the public that will run from Necco Street to the Fort Point Channel; and
- the construction of 61,940 square feet (sf) of outdoor public space, including an inviting Harborwalk, green space, interpretive signage and amenities.

The total project contains 388,700 gsf. There will be 30 vehicle surface parking spaces, a reduction of 173 spaces from current conditions. The site is bounded by Necco Street to the east, a surface parking lot to the south, Fort Point Channel to the west, and Necco Court to the north.



According to the ENF/PNF, the proposed water demand is 46,714 gallons per day (gpd). The Commission owns and maintains a 12-inch Southern High water main in Necco Street and an 8-inch Southern High water main in Necco Court.

According to the ENF/PNF, the proposed sewage generation is 42,467 gpd. For sewage and storm drainage service, the site is served by a 10-inch and a 15-inch sanitary sewer and a 48-inch storm drain in Necco Street, a 10-inch sanitary sewer and a 12-inch/15-inch storm drain in Necco Court and a 10-inch sanitary sewer and a 12-inch storm drain in Necco Place.

The Commission has the following comments regarding the proposed project:

#### General

1. All new or relocated water mains, sewers and storm drains must be designed and constructed at GE and MassDevelopment's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.
2. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90





days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.

3. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
4. For any proposed masonry repair and cleaning GE and MassDevelopment will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit GE and MassDevelopment will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. GE and MassDevelopment is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.
5. GE and MassDevelopment should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, GE and MassDevelopment will be required to apply for a RGP to cover these discharges.
6. The project sites are located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge.
7. GE and MassDevelopment are advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
8. It is GE and MassDevelopment's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are



adequate to meet future project demands. With the site plan, GE and MassDevelopment must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

#### Water

1. GE and MassDevelopment must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. GE and MassDevelopment should also provide the methodology used to estimate water demand for the proposed project.
2. GE and MassDevelopment should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, GE and MassDevelopment should consider outdoor landscaping which requires minimal use of water to maintain. If GE and MassDevelopment plan to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. GE and MassDevelopment are required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. GE and MassDevelopment should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, GE and MassDevelopment should contact the Commission's Meter Department.

#### Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application GE and MassDevelopment will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
  - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.





- Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
  - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. GE and MassDevelopment are responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
  3. The Commission encourages GE and MassDevelopment to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
  4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. GE and MassDevelopment are advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, GE and MassDevelopment will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
  5. GE and MassDevelopment must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
  6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, GE and MassDevelopment will be required to meet MassDEP Stormwater Management Standards.



7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
8. The Commission requests that GE and MassDevelopment install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. GE and MassDevelopment should contact the Commission's Operations Division for information regarding the purchase of the castings.
9. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. GE and MassDevelopment are advised to consult with the Commission's Operations Department with regards to grease traps.
10. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all of the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.  
Chief Engineer

JPS/afh

C: Ann R. Klee, General Electric  
Marty Jones, Massachusetts Development Finance Agency  
M. Zlody, BED via e-mail  
P. Larocque, BWSC via e-mail

# Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116  
617.859.8439 voice  
www.bostongroundwater.org

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## Executive Director

Christian Simonelli

September 27<sup>th</sup>, 2016

Sonal Gandhi, Senior Policy Advisor  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Subject: GE Headquarters Project ENF/PNF

Dear Ms. Gandhi:

Thank you for the opportunity to comment on the GE Headquarters Project ENF/PNF located in the Fort Point Neighborhood. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

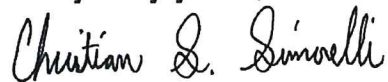
The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. The ENF/PNF states that the project will be designed to not lower groundwater levels. The proponent confirmed this at the scoping session on August 10<sup>th</sup>, 2016. In the Fort Point area, the GCOD does not require recharge but it does require the proponent to furnish a stamped certification letter by a professional engineer registered in Massachusetts detailing how it will accomplish what is stated in the ENF/PNF and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots. This letter must be provided to the Authority and the Trust before zoning is approved for the project. The site is in an area with wood piling supported buildings, and maintenance of adequate groundwater levels is necessary to preserve the integrity of their foundations.



Despite not being required to install one in this area of the GCOD, the ENF/PNF states that a groundwater recharge system will be installed. The ENF/PNF also states that groundwater monitoring will be undertaken during the design phase and will continue through construction at area groundwater observation wells. The proponent confirmed this at the scoping session on August 10<sup>th</sup>, 2016. At the scoping session the proponent also confirmed that the results of the monitoring will be sent to the Authority and the Trust and on a regular basis.

I look forward to continuing to work with the proponent and the Authority to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,

A handwritten signature in cursive script that reads "Christian S. Simonelli".

Christian Simonelli  
Executive Director

CC: Kathleen Pederson, BRA  
Maura Zlody, BED



Sonal Gandhi <sonal.gandhi@boston.gov>

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## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

Mon, Aug 1, 2016 at 8:29 PM

CommentsSubmissionFormID: 1123

Form inserted: 8/1/2016 8:29:43 PM

Form updated: 8/1/2016 8:29:43 PM

Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Anne

Last Name: Lindsay

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Holliston

State: MA

Phone: [REDACTED]

Zip: 01746

Comments: The building sticks out like a sore thumb. I doesn't seem to integrate with the neighboring buildings at all. And it is so much TALLER than the other buildings. Really? Sorry, but I think it is really unattractive. My husband saw it on the news and didn't like it either. GE should be integrating into Boston and not try to make a big statement. We are New Englanders. Try to blend in.

PMContact: Sonal.Gandhi@Boston.gov



Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

**no-reply@boston.gov** <no-reply@boston.gov>

Tue, Aug 2, 2016 at 2:17 AM

To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

CommentsSubmissionFormID: 1124

Form inserted: 8/2/2016 2:17:03 AM

Form updated: 8/2/2016 2:17:03 AM

Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Paul

Last Name: Bakker

Organization: GE Healthcare

Email: [paul.bakker@ge.com](mailto:paul.bakker@ge.com)

Street Address: [REDACTED]

Address Line 2:

City: Freiburg - Germany

State: AL

Phone: [REDACTED]

Zip: 79111

Comments: Hi, as GE employee I'm interested, regards Paul

PMContact: Sonal.Gandhi@Boston.gov



Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

**no-reply@boston.gov** <no-reply@boston.gov>

Tue, Aug 2, 2016 at 8:56 AM

To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

CommentsSubmissionFormID: 1125

Form inserted: 8/2/2016 8:56:04 AM

Form updated: 8/2/2016 8:56:04 AM

Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Uri: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: tommy

Last Name: hauck

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Lancaster

State: PA

Phone: [REDACTED]

Zip: 17601

Comments: as a shareholder of general electric, i wanted to comment on the building. it is from the exterior a very attractive property. it was a good move for general electric shareholders to re-located to the boston area.

PMContact: Sonal.Gandhi@Boston.gov



Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

no-reply@boston.gov <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

Tue, Aug 2, 2016 at 9:06 AM

CommentsSubmissionFormID: 1126

Form inserted: 8/2/2016 9:05:31 AM

Form updated: 8/2/2016 9:05:31 AM

Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Debbie

Last Name: Booras-Gordenstein

Organization: Self Employed

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Sudbury

State: MA

Phone: [REDACTED]

Zip: 01776

Comments: My dad started the channel, first called "Channel 1" His name is Harry Booras. As many claim to be instrumental in its beginnings, as legends go, please contact him for a true history. He is a legendary promoter, highly intelligent man and he has a vision for the Boston music scene that he installed piece by piece. His direct line, if you would kindly share it with the installers at G.E., is [REDACTED] Many regards, Debbie Booras-Godenstein

PMContact: Sonal.Gandhi@Boston.gov





Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

no-reply@boston.gov <no-reply@boston.gov>

Tue, Aug 2, 2016 at 9:06 AM

To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

CommentsSubmissionFormID: 1127

Form inserted: 8/2/2016 9:05:32 AM

Form updated: 8/2/2016 9:05:32 AM

Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Debbie

Last Name: Booras-Gordenstein

Organization: Self Employed

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Sudbury

State: MA

Phone: [REDACTED]

Zip: 01776

Comments: My dad started the channel, first called "Channel 1" His name is Harry Booras. As many claim to be instrumental in its beginnings, as legends go, please contact him for a true history. He is a legendary promoter, highly intelligent man and he has a vision for the Boston music scene that he installed piece by piece. His direct line, if you would kindly share it with the installers at G.E., is [REDACTED] Many regards, Debbie Booras-Gordenstein

PMContact: Sonal.Gandhi@Boston.gov



Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

no-reply@boston.gov <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

Tue, Aug 2, 2016 at 10:59 AM

CommentsSubmissionFormID: 1128

Form inserted: 8/2/2016 10:58:51 AM

Form updated: 8/2/2016 10:58:51 AM

Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Uri: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Malcolm

Last Name: Knapp

Organization: GE retiree

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Lynnfield

State: MA

Phone: [REDACTED]

Zip: 01940

Comments: Suggestion: Paint the black diagonal and vertical girders on floors 6-7 to be less visible, the same as on the water side. Other girders might need the same treatment to blend in better. Placing the GE logo (meatball) on the side top blue areas would seem less awkward than up under the sun roof (solar array?) The structure is impressive. Brick rejuvenation, not painting or covering, would seem to be advisable on adjacent buildings, if GE owned. -- MHK

PMContact: Sonal.Gandhi@Boston.gov



Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

**no-reply@boston.gov** <no-reply@boston.gov>

Tue, Aug 2, 2016 at 1:45 PM

To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

CommentsSubmissionFormID: 1129

Form inserted: 8/2/2016 1:45:12 PM

Form updated: 8/2/2016 1:45:12 PM

Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Jerry

Last Name: Dumar

Organization: Mr.

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Desoto

State: MO

Phone: [REDACTED]

Zip: 63020

Comments: Nice!!!

PMContact: Sonal.Gandhi@Boston.gov

JOHN STELLA

██████████  
BEDFORD , MA. 01730

SONAL GANDHI  
BOSTON REDEVELOPMENT AUTHORITY  
ONE CITY HALL SQ.  
BOSTON , MA. 02201

---

AUG. 12, 2016

DEAR SIR :

PLEASE SEND ME PROPOSED GENERAL ELECTRIC TO BUILD A NEW HEADQUARTERS  
SITE AT THE FORT POINT CHANNEL SITE .

I WOULD LIKE TO STUDY THIS PROPOSED PLAN BY GENERAL ELECTRIC TO BUILD AT  
PROPOSED SITE AT FORT POINT CHANNEL IN SOUTH BOSTON BEFORE I WILL MAKE COMMENTS.

SINCERELY,



JOHN STELLA



Project Name General Electric HQ Project

Name Kippy Goldfarb

Phone [REDACTED]

Email [REDACTED]

Address [REDACTED]

BOSTON, MA 02210

Neighborhood Ft. Point Channel

Affiliation FPAC, Midway Artists Collective,  
Resident Midway Studios

**Comments:**

① Height - WAY TOO HIGH if solar veil included.

② Please reconfigure  
Because you want to honor the old of the neighborhood - Keep the iconic green bridge. Use your enclosure.

③ I know your intentions with people ~~to~~ using alternate transportation are good, 30 spaces is not enough. Even 1/3 of the ~~space~~ employees w/ 200+ cars that are added to parking and traffic - Please do something about this.

Project Name General Electric

Name Karen M<sup>o</sup>Featers

Phone [REDACTED]

Email [REDACTED]

Address [REDACTED]

Boston, MA 02210

Neighborhood Fort Point

Affiliation FPAC

Karenmcfetersgallery.com

**Comments:**

I value  
our landmarks.  
The thought  
of demolishing  
this structure  
Breaks my heart.



PLEASE - find a way to preserve the Necco Court  
Bridge!!

Project Name \_\_\_\_\_

Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Neighborhood \_\_\_\_\_

Affiliation \_\_\_\_\_

**Comments:**

describe how the workday works -

how many shifts?

flextime?

any other work hours?

how many employees are relocating from  
Fairfield





Sonal Gandhi <sonal.gandhi@boston.gov>

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**GE**

1 message

---

**Dorothy HEATH** [REDACTED]

Wed, Sep 28, 2016 at 11:56 AM

To: Sonal.Gandhi@boston.gov

Dear Sonal Gandhi,

This e-mail is with regard to the proposed GE development along the Fort Point Channel.

I write this as a resident of 249 A Street, the Artist's Coop, here since 1980.

The 100 acre plan for the parking lot and surrounds will be greatly impacted, negatively, by the additional GE 65 feet solar veil. At the public meetings, GE representatives implied this could not be modified. I totally disagree, as the mechanics atop the building could be located elsewhere in this massive structure. The height of this proposed building and the long range plan for Fort Point are in conflict with the 100 acre plan for a neighborhood of parks, residential and businesses structures. The Seaport is a prime example of poor decisions re building at the most beautiful site in Boston.

Big Business and luxury high rises do not create neighborhoods.

This is a huge project and GE has a dubious history regarding pollution.( The Housatonic River in Ma. and the Hudson River in NYC. )GE boasts of so many \$\$\$\$re cleaning both, but those who know the rivers know they are still polluted. I have a concern about the Channel which flows into the Harbor and is tidal. What are the guarantees from GE regarding this issue?

The Necco Buildings renovations DO NOT necessitate the demolition of the Green Bridge connector. Why is a historic element in this neighborhood so unimportant to GE, who said over and over in previous public meetings of their wanting to be good neighbors.? I plead with you to demand that this be restored and used by GE and NOT demolished.

The Harbor Walk from the proposed GE plan to Gillette needs more attention than the newly planted lush green sod at the GE site. GE needs to work with the Parks Department regarding this.

The potential of light pollution in the area is of concern. There were no answers to this at the public meetings.

These are some of my concerns, which I hope will be helpful in protecting the Fort Point neighborhood and having the City and members of the residential community here in charge of what happens at this site.

Very truly yours,

Dorothy A. Hebden Heath





Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

no-reply@boston.gov <no-reply@boston.gov>

Thu, Sep 29, 2016 at 9:32 AM

To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

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Document Name: General Electric (GE) Headquarters Project

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Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Steven

Last Name: Muller

Organization: President of the Board of Directors 249 A Street Cooperative

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02210

Comments: I hope you are being overwhelmed with comments regarding the GE project and saving the Green Bridge across Necco Court. Saving the historic architecture in our neighborhood has been a long standing goal for members of the community and it is unfathomable that a project and their architects would come into our neighborhood and not utilize such a wonderful and prized architectural detail to their advantage and instead be responsible for its demolition. One good point with their plan, raising the level of their buildings and surroundings to accommodate for the rising water and tides due to changes in our atmosphere. That said, considering the tax credits and perks the city has bestowed upon GE I think it should be a requirement to extend, as part of their project, included in the Harbor Parkland in and along the parking lot and Fort Point Chanel an elevated berm that would in addition remove and or protect the area newly added to the flood plain encompassing the area of 249 A Street and Channel Center buildings. Thank you for your consideration and taking the time to review these comments and remarks. Steven Muller President of the Board Of Directors 249 A Street Cooperative Incorporated Steven Muller 259 A Street Studio 11 Boston MA 02210 [REDACTED]

PMContact: Sonal.Gandhi@Boston.gov



Sonal Gandhi <sonal.gandhi@boston.gov>

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## GE Project Comments

1 message

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**Steven Muller** [REDACTED]  
To: Sonal.Gandhi@boston.gov

Thu, Sep 29, 2016 at 9:32 AM

Hello Sonal Gandhi,

I hope you are being overwhelmed with comments regarding the GE project and saving the Green Bridge across Necco Court. Saving the historic architecture in our neighborhood has been a long standing goal for members of the community and it is unfathomable that a project and their architects would come into our neighborhood and not utilize such a wonderful and prized architectural detail to their advantage and instead be responsible for its demolition.

One good point with their plan, raising the level of their buildings and surroundings to accommodate for the rising water and tides due to changes in our atmosphere. That said, considering the tax credits and perks the city has bestowed upon GE I think it should be a requirement to extend, as part of their project, included in the Harbor Parkland in and along the parking lot and Fort Point Channel an elevated berm that would in addition remove and or protect the area newly added to the flood plain encompassing the area of 249 A Street and Channel Center buildings.

Thank you for your consideration and taking the time to review these comments and remarks.

Steven Muller  
President of the Board Of Directors  
249 A Street Cooperative Incorporated

Steven Muller  
[REDACTED]

Boston MA 02210  
[REDACTED]

[REDACTED]

September 30, 2016

Ms. Sonal Gandhi, Senior Policy Advisor  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Re: General Electric Headquarters Project / BPDA and MEPA Comments

Dear Ms. Gandhi:

Please accept these comments in response to GE's ENF/PNF filing as well as proposed amendment to the 100 Acres Plan PDA #69. These comments are also submitted herewith in response to today's MEPA comment deadline (cc Alex Stryker).

As an inventor, artist and 26-year resident, I welcome GE to the Fort Point neighborhood. GE's history of innovation and industry dovetails with the history of Fort Point industry as well as the long-term expectations of stakeholders engaged in the 100 Acres Plan drafting process.

I served as the Spokesperson for the Petitioners in the designation of Fort Point as a Boston Landmark District; an appointed member of the Boston Landmark Commission's Study Committee; a Mayoral appointee on the Fort Point 100 Acres Plan Advisory Group; and an active participant in drafting numerous plans including the Seaport PRP (1999); MHP (2002); Watersheet Activation Plan (2003); Crossroads Plan (2007) and more.

I support significant elements of GE's design and use plans for its 2.5 acre site. This letter largely draws attention to elements with which I have some concern.

## **PUBLIC PROCESS**

I followed GE's public process closely. I attended (and will continue to attend) a few meetings in processes (MEPA, BLC) in which I felt citizens would be afforded the opportunity to make a meaningful contribution.



For a number of reasons, I did not attend BPDA or BCDC meetings but elected instead to follow the project through filings, documents and presentations which were published regularly (huge hat tip to a stellar BPDA Communications Department).

I did not sense there was any evolution of the project through the BPDA/BCDC process that reflected input from IAG members or arriving from members of the Fort Point community closely engaged in years of high-level planning.

GE seemingly was directed to appeal to select sectors within Fort Point —from our burgeoning innovation community to our pioneering arts community.

But GE did not seem have been charged with recognizing and moving forward in response to long-range community ideals, from objectives outlined in the 100 Acres Plan (60 public meetings) to the proven benefits of respecting Fort Point's Landmark District designation (8 years in public process).

Lack of suitable recognition of the requests made by the IAG, and a public process in which IAG members were invited to attend "IAG meetings" while seated among attendees, both support the above conjecture.

## **NECCO BRIDGE DEMOLITION**

The GE project proposes demolition of the historic Necco Court bridge, a bridge that connected original New England Confectionary Company headquarters on Melcher Street with its factory buildings on Necco Court.

I strongly oppose the proposed demolition, and ask GE to restore and illuminate the bridge, honoring GE's presence (a projected logo would be acceptable) as well as Necco's renown history in the neighborhood.

During the public BPDA (BRA) process, inquiries regarding demolition of the Necco Court bridge were sidelined by an assumed reliance on a deed filed in 2000 (and a confirming deed filed in 2002), between private owners. In my 15 years of engagement since petitioning the Landmark District designation in 2001, I had never heard of the deeds.



In fact, the deeds were never cited upon, during or after the petitioning of Fort Point as a historic district through the designation in 2009.

The deeds were never brought to the attention of the Fort Point Channel Landmark District Study Committee in 2007/2008 during the drafting of FPCLD district guidelines.

The deeds had never been raised as an issue in intervening years since FPCLD designation, despite the use of the important word “shall” in FPCLD guidelines with respect to preservation of the bridge.

At the BLC hearing on the project on August 16, 2016, all FPCLD Commissioners present concurred with the stated view of one Commissioner that the Necco Court bridge was “iconic.”

The Necco bridge is highlighted as a character-defining feature of the FPCLD in District guidelines.

I found it troubling that GE project filings only obliquely referred to the proposed demolition of the Necco Court bridge; GE renderings of current conditions in filings did not include a thorough description of the structural integrity or original element of the historic bridge; and that the bridge was not a topic of discussion during the BPDA process simply because of a reliance of the two deeds.

With the GE project as a precedent, one can only assume that the future rights to demolish any landmark structures across Boston can be preserved with the filing of such a deed prior to official designation of landmark districts and or landmark structures by the Boston Landmarks Commission.

Preservation be damned with the filing of deeds... we can now let the scramble begin, filing deeds with rights to demolish other significant structures across Boston.

## **100 ACRES PLAN**

The GE building massing and footprint (below rooftop mechanicals and solar veil) largely conforms to my understanding of what we anticipated on the site during the 100 Acres Plan drafting.

While I won't comment in depth on the architectural design, I am generally favorable to the design (mechanicals and veil aside) as well as the rooftop GE logo, GE Plaza glass overhang, and addition of a new bridge. I appreciate that a ground floor restaurant will open onto the Channel, as well as some of the other proposed active ground floor uses.

However, I agree with the IAG members who have raised issues regarding the excessive height of rooftop mechanicals; height of solar veil (placing adornment as a priority over refined practicality); and failure of the south-facing façade to acknowledge the future Fort Point Park.

The building's exterior landscape on the southern edge bears no relationship to a future Fort Point Park.

At minimum, the building must have doors opening on the south-facing ground floor to welcome visitors at a future Fort Point Park into the museum.

### 100 ACRES PLAN / *Housing*

The GE project displaces significant housing anticipated to evolve as zoned under the 100 Acres Plan, a portion of which was anticipated by the Fort Point arts community to be developed into the two Necco buildings.

In fact, the 2.5 acre site was anticipated to host a significant portion of the required 33% residential density envisioned under the 100 Acres Plan.

It is disappointing that BPDA (BRA) has not provided guidance through this public process with respect to displaced housing in the 100 Acres Plan bounds.

Once again, Seaport residents are playing "Kick the Can" with long-planned housing objectives, just as we have at every Seaport PDA from Fan Pier (PDA #54) to Seaport Square (PDA #78) Channel Center (PDA #53) "Master Plans" where meeting stated minimum housing goals seem to be given short shrift relative to office space, hotels and other uses. The resulting Seaport housing shortfall has impacted affordability — at a crisis level.

### 100 ACRES PLAN / *Fort Point Park and View Corridor to Fort Point Channel*

It is disappointing but not surprising that BPDA (BRA) did not direct GE to propose a building alignment that would respect Fort Point Park as presented in the 100 Acres Plan.

Fort Point Park represented 20 years of work in the Fort Point community, conceived prior to and through Seaport Public Realm Plan drafting; MHP planning; countless community charrettes and through 100 Acres process.

The new building alignment not only narrows an intended broadening of Fort Point Park as it approached the Channel, it interferes with our intended view corridors of the Channel as seen from multiple locations including A Street. Much thought was put into the alignment of Fort Point Park by area stakeholders, dismissed offhand without discussion in this process.

The proposed hardscape and ornamental landscaping proposed on GE's green between the new building and Channel are virtually unrecognizable in terms of the uses and desires of the community registered through the many years of planning Fort Point Park. Clearly GE was instructed to create a site-specific landscape plan, uninformed by any reference to Fort Point Park.

Personally, I see GE's hardscape-heavy design as a sterile and corporate, mediocre in contrast to stated goals, and far afield of the inviting, exciting passive and active areas we discussed during 100 Acres and Watersheet Activation Plan drafting.

The varying elevations on GE's greenspace are understandable; the mediocre and largely ornamental design is not.

### 100 ACRES PLAN / *GE Plaza*

GE Plaza's description shifted during the public process. This plaza was initially presented as a publicly accessible area. Later presentations and project filings, however, suggest that GE Plaza may be either privatized permanently or occasionally.



I'd like to see GE Plaza *required* to provide permanent 24/7 public access to pedestrians walking from Necco Street to water's edge.

I oppose the placement of the proposed 10' diameter GE logo on the foot of GE Plaza nearest the Fort Point Channel. This logo will further signal the public that it is not welcome on GE Plaza.

## **CLIMATE CHANGE AND STORM SURGE MITIGATION**

The amount of hardscape on GE's waterfront open space plan and GE plaza is truly vexing.

The Fort Point neighborhood, a FEMA high risk flood plain, may be impacted by storm water redirected from the GE site into the district. It's disappointing that GE did not take a more global view of the historic Fort Point neighborhood when addressing its climate change issues. Large scale innovations — perhaps solutions engaging multiple area stakeholders — were quite possible here and along the Channel.

## **FORT POINT PIER AND FLOATING DOCK**

Landside access to Fort Point Pier must accommodate the portage of kayaks and SUPs onto the pier from the Harborwalk.

No benches should be placed on the Harborwalk that could interfere with the portage (carried or rolled) of a 23' sea kayak onto the Harborwalk ramp accessing the pier.

The length of an average sea kayak is a minimum of 12' and a reasonable average of around 16'. The turning radius from the onramp to the deck of the pier must accommodate for this length, or the paddler must raise the kayak/SUP over the railing. For an individual paddler, the kayak is usually rolled on a two-wheel system at the rear of the kayak, so raising the kayak over the railing requires removing the two-wheeler.

Please visit <http://www.fortpointpier.com> for history of neighborhood advocacy and more information.



## **PARKING SPACES FOR FLOATING DOCK USERS**

Fort Point Pier and floating dock enjoys 10 parking spaces, six on Necco Court and 4 on the P&G Gillette parking lot.

I oppose the proposed elimination of parking spaces serving the dock and pier. These amenities have contributed greatly to the recognition of Fort Point Channel as a public resource.

Parking spaces must remain within close proximity to the dock and pier.

## **VEHICULAR PARKING AND TRANSPORTATION**

I support GE's proposed plans for vehicular parking. Though perhaps counterintuitive in terms of impacts (e.g. the inevitable question about "where will visitors park?"), in my view the project serves as an excellent model for transit-oriented development (TOD) to alleviate area congestion.

I strongly oppose any plans by GE to join with Seaport area corporations and/or BCEC in the consolidation of private shuttle services. A consolidated shuttle service would create a two-tiered transit system on the waterfront in which first class riders (i.e. conventioneers and corporate ID holders) would enjoy one level of access while the remaining riders would be left fighting for improvements to public transit. A vital waterfront, active with visitors, residents and workers alike, need GE's engagement and support for improvements to public transit as a priority over private or tiered transit systems.

Improvements for bicycle access and storage would be encouraged.

## **HELIPAD**

Media accounts have suggested that a helipad to serve GE has been under consideration for some time.

I strongly oppose the siting of a helipad in Fort Point or within a ½ mile radius of Fort Point district boundaries.

My opposition to a helipad extends to the siting of a helipad on any floating structures in the Fort Point Channel.

Reasons for my opposition to said helipad will be made at the appropriate time if such plans move forward.

To inform the helipad discussion, I have included a few maps of existing and planned residential projects in the Fort Point neighborhood.

Thank you for consideration of my comments.

Respectfully,

Steve Hollinger

[REDACTED]  
Boston, MA 02210

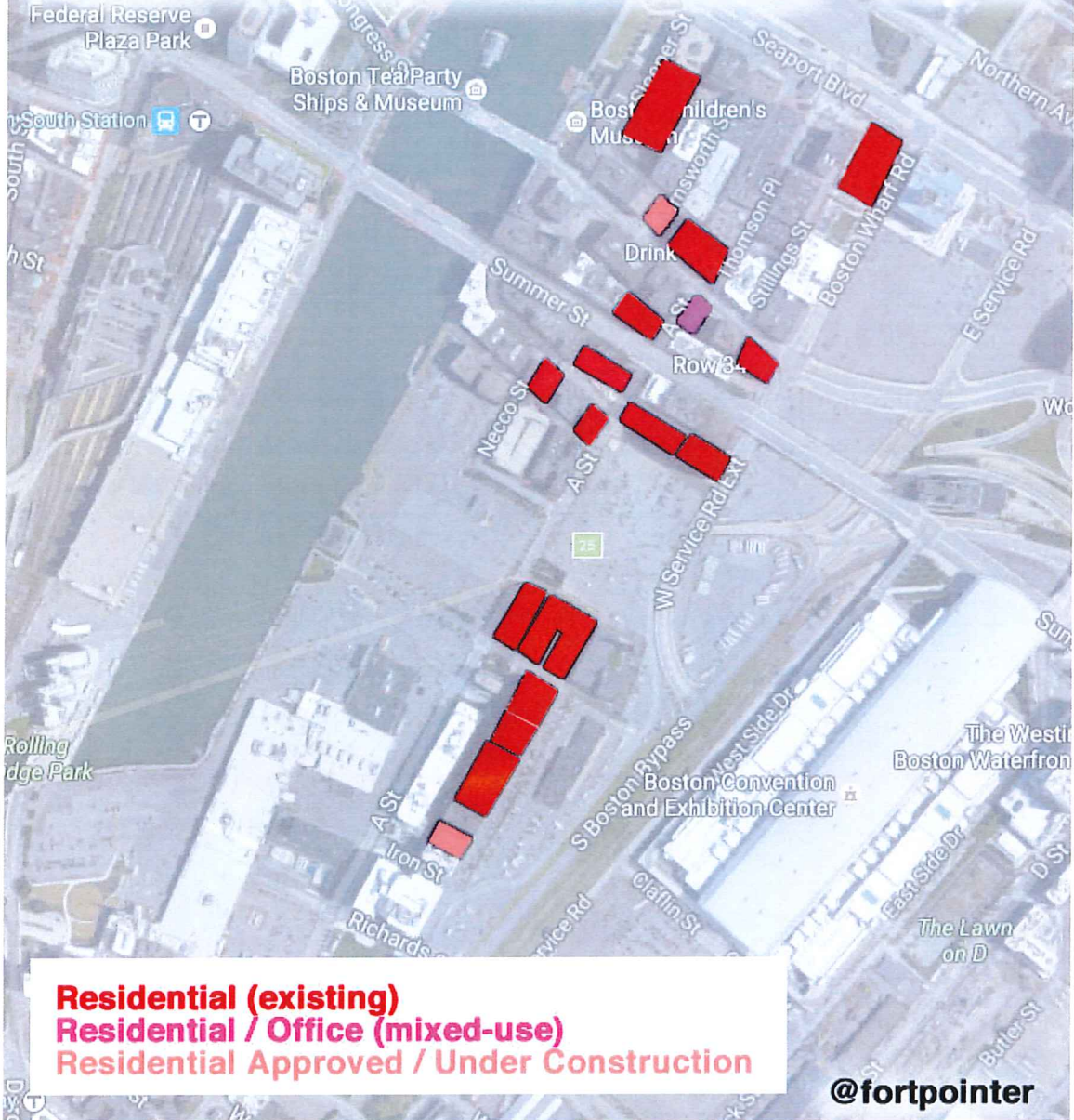
[REDACTED]

# Fort Point Residential Buildings 9/29/16



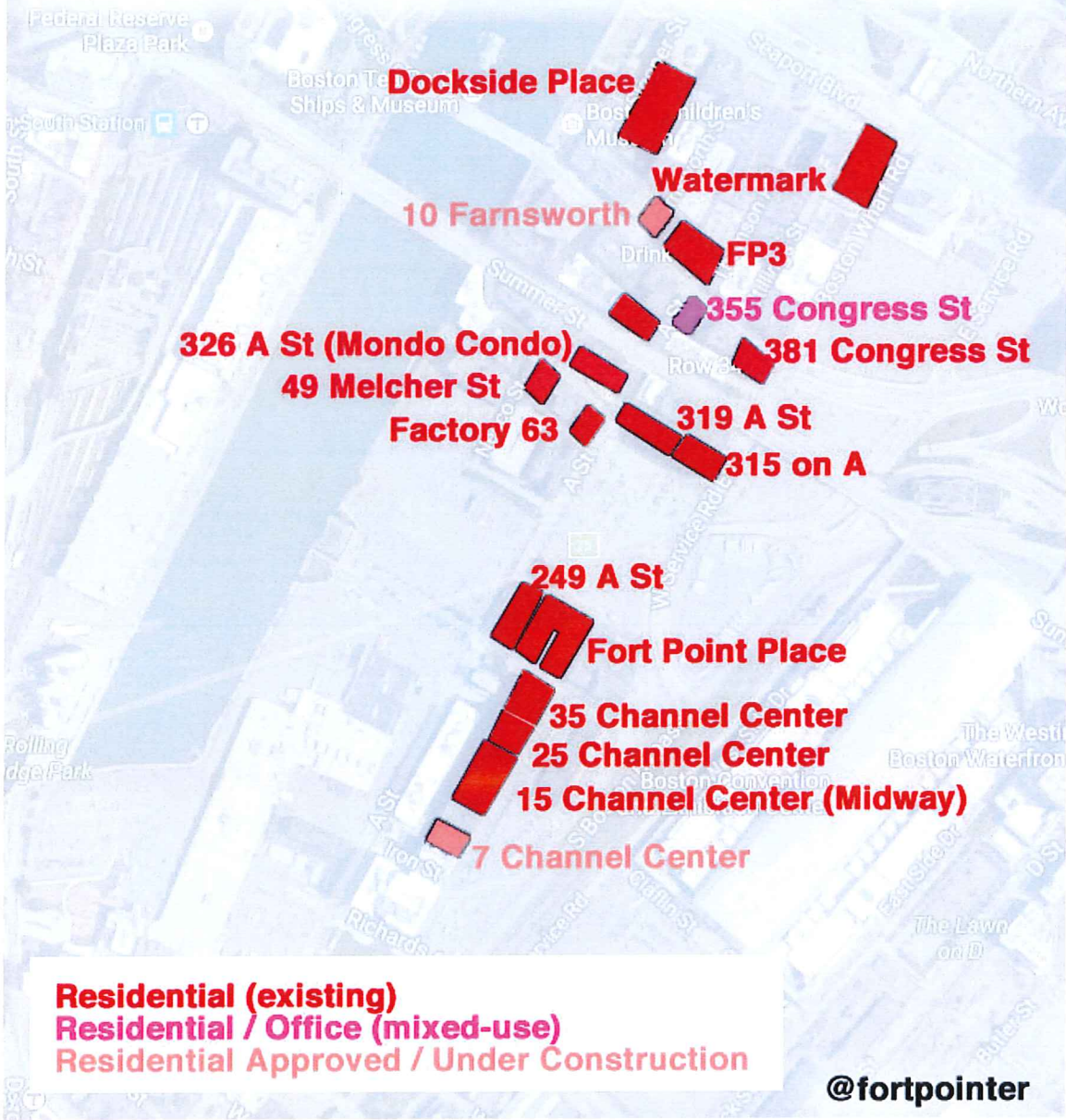


# Fort Point Residential Buildings 9/29/16

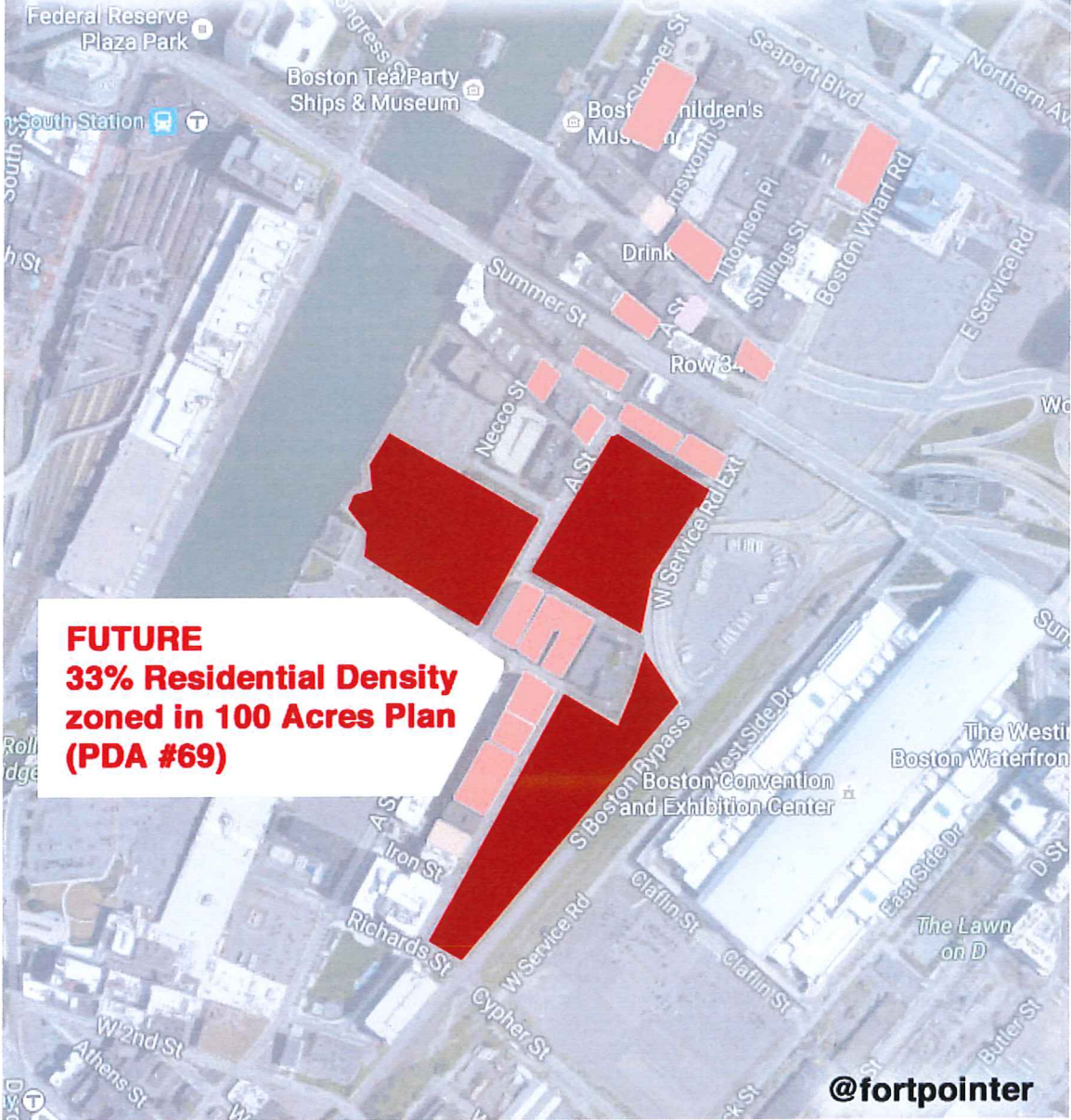




# Fort Point Residential Buildings 9/29/16



# Fort Point Residential Buildings 9/29/16



**FUTURE  
33% Residential Density  
zoned in 100 Acres Plan  
(PDA #69)**

@fortpointer





Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

no-reply@boston.gov <no-reply@boston.gov>

Fri, Sep 30, 2016 at 3:52 PM

To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

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Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Becky

Last Name: Dwyer

Organization: FPAC, Inc, 249 SA Street Cooperative Corp. Inc

Email [REDACTED]

Street Address: [REDACTED]

Address Line 2 [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02210

Comments: Re: The GE building in Fort Point - Many of the concerns of the neighborhood have been communicated during community meetings, hopefully the comments submitted by today will emphasize our hope that the few things being asked for are considered valid. Although the building height of the GE building is allowable under current zoning, the precedence of a 65' mechanical (solar veil) will impact the future development of the remaining Gillette & USPS properties within the 100 Acres Master Plan. The green bridge connecting 6 Necco to Melcher St building across Necco Court was recognized for its historic value during the official study and designation of Fort Point as a Landmark District. Please let it remain – many artists have used its image in their work and would like to continue to do so. A show of that work is being considered. The 100 Acres Master Plan would provide an extension of Wormwood Park to the Channel, creating a green connection from the BCEC to the Channel. This has long been a dream of the neighborhood.

PMContact: Sonal.Gandhi@Boston.gov



Navigating our future.

15 State Street, Suite 1100  
Boston, MA 02109  
617 223 8104  
[bostonharbornow.org](http://bostonharbornow.org)

September 30, 2016

Via email to: [Sonal.Gandhi@boston.gov](mailto:Sonal.Gandhi@boston.gov)

Director Brian Golden  
Attn: Sonal Gandhi  
Boston Redevelopment Authority  
1 City Hall Square, 9th Floor  
Boston, MA 02210

Re: GE Headquarters Project Expanded Project Notification Form

Dear Director Golden,

On behalf of Boston Harbor Now, thank you for the opportunity to comment on the Expanded Project Notification Form (EPNF) submitted by General Electric and MassDevelopment. We have had the opportunity to view the presentation on several occasions. We hosted the GE team at the August Harbor Use Public Forum, sat in on the Boston Design Commission Sub Committee meeting, attended the MEPA site visit on September 6, 2016, and participated in a number of public hearings. Our specific comments follow.

We want to say upfront that we are looking forward to the completion of this project. We applaud GE's efforts to reach out to the public and integrate their campus into the neighborhood. We strongly support their work to provide substantial public access, showcase renewable energy technologies, mitigate greenhouse gas emissions and prepare for climate-related impacts such as sea level rise. We are looking forward to having another exemplary climate-resilient building in Boston.

**Project Description**

According to the EPNF, the new GE Headquarters project is jointly proposed by GE and MassDevelopment and partially funded through the MassWorks infrastructure program. The project includes a rehabilitation of the 5 and 6 Necco Court historic buildings, the construction of a new 12-story office building, a pedestrian walkway, public realm improvements, and facilities of public accommodation.



The campus will encompass roughly 2.4 acres of land, including 388,700 SF of gross floor area spread out over three buildings. The two historic buildings and a portion of the outdoor public space will be owned by Massworks, a subsidiary of MassDevelopment, and leased to GE. As stated in the EPNF, the project will provide over 61,940 square feet of outdoor public space, or 59% of the site.

The document recognizes that a percentage of this open space is not open to the sky, but does not distinguish between covered open space (i.e., the pedestrian walkway between the buildings and the overhang of the new building) and Chapter 91-defined open space. We would like to see these distinctions quantified.

### **Regulatory Context**

Our comments in this section discuss the project proposal in the context of the requested MEPA waiver, the South Boston Waterfront District Municipal Harbor Plan, the 100-acre Neighborhood master plan and Chapter 91.

#### *MEPA Phase 1 Waiver*

MEPA review ensures that permitting agencies are fully cognizant of any negative environmental consequences of proposed actions. MEPA reviews require state agencies to evaluate the environmental consequences of permitting a development project and to require all feasible measures to be taken to avoid, minimize and mitigate potential damage to the environment. Project proponents are requesting a MEPA waiver for Phase 1 of this project to move forward before completion of the MEPA and Chapter 91 processes. Phase 1 would include:

- Immediate rehabilitation of the Necco Street brick buildings,
- The creation of a shared lobby-connection between the existing brick buildings,
- Minimal site work (including some waste generation and asbestos removal), and
- Use of public funds by the State and MassDevelopment for land acquisition and subsequent lease of the same by MassDevelopment to GE.

Under 301 CMR 11.11, the Secretary may waive any provision or requirement of the MEPA regulations and may impose appropriate and relevant conditions or restrictions, provided that s/he finds that strict compliance with the provision or requirement would not serve to avoid or minimize damage to the environment. We understand GE's interest in moving into their new headquarters by 2018, our concern is that there are too many fluid or incomplete sections in the EPNF for the State to adequately evaluate whether the project would have negative environmental impacts. We encourage the proponent to continue to work with the State to resolve this matter.

#### *South Boston Waterfront District Municipal Harbor Plan*

The project site is subject to the provisions of the South Boston Waterfront District Municipal Harbor Plan as amended in 2009. As a result of the 100 Acres Master Plan for this area of Fort Point, the 2009 amendment supersedes all previous substitute provisions of the South Boston MHP.

Figure 5.3 of the EPNF illustrates a proposed change to the WDUZ to increase the total square footage from 27,680 to 29,400; we are glad for the increase. The EPNF indicates that the proponent has

requested clarification of the expanded WDUZ that was part of the amendment. As currently proposed, we understand there may be additional changes required to conform to the 2009 amendment.

### *Chapter 91*

The Chapter 91 license for the entire project will ultimately include the two existing licensed structures, 5 and 6 Necco Court. The renovated brick buildings will include Facilities of Public Accommodation (e.g., a restaurant, makerspace and classrooms) across approximately 75% of their ground floors even though the amnesty license does not require proponents to do so.

We understand from presentations at GE's public hearings that proponents are working with DEP to finalize the terms and special conditions of the Chapter 91 license, to be filed in the coming months. We look forward to reviewing more detailed project descriptions for public access, open space, climate preparedness, public amenities, maintenance responsibilities, and public programming. We will submit a detailed Chapter 91 comment letter following the filing of the formal license application.

### *100-Acres Master Plan*

The Fort Point District 100 Acres Master Plan envisioned the Fort Point Channel as a great public space between the Downtown and South Boston Waterfront. The plan sought to strengthen the area's street connections, particularly those linking new and existing developments to the water. It also envisioned active edges, abundant water activities and multiple bridge crossings. We have included a photo from Sydney (Australia) Harbor as an example of a welcoming waterfront park (in GE's case, steps would slope toward the water).



As presented in the EENF, the plaza doubles as a gathering spot for concerts, lecture series, movies, and other uses, presumably for people entering via the Harborwalk along Fort Point Channel. We would like to see additional design elements do more to draw and connect people from Necco Street and down to the proposed plaza, Harborwalk, dock and watersheet.

In addition, future plans will connect the southwest side of the parcel with a larger planned greenway. As proposed, the building does not anticipate interacting with what will be one of the larger public open spaces along Fort Point Channel. We encourage proponents to create an entrance on the southwest side of the new building and create a mid-building passageway between GE Plaza and the future park.

### **Social Context**

For decades, Fort Point Channel has been the site of a strong local artists community, which benefitted from inexpensive rentals of large loft spaces. In recent years, as the Fort Point neighborhood has attracted high-end restaurants and high tech companies, the area's popularity has rapidly grown as a



destination for both Bostonians and visitors. As mentioned above, the Campus' location along Fort Point Channel and commitment to integrating GE into the neighborhood provides a rare, wonderful opportunity for proponents to create a large, interactive civic space along the Harborwalk that draws the public in from both the land and water.

Members of the Boston Civic Design Commission have similarly encouraged proponents to make GE Plaza less of a pass-through space and more of a gathering place that promotes social activity among employees and visitors and physically connects them to the water. Suggestions include amphitheater seating facing the water, curated public art, landscaping that signals public space (vs. private campus), and robust warm-weather public programming.

Building on the strength of the resident art community, Fort Point Channel has the potential to be one of the more visible arts destinations in the city. For example, the Friends of the Fort Point Channel currently curate a range of short-term art installations. During our August Harbor Use Public Forum, the proponent and team expressed a desire to continue current programming and activities along the channel. We would encourage GE to partner with local organizations and nonprofits to create programming and public art throughout their campus, including on and around the watersheet itself.

### **Climate Preparedness**

Based on the BRA climate change checklist submitted in the EPNF, the site elevation ranges from 14-19.5 feet Boston City Base (BCB) and the expected lifespan of the project is 50 years. Currently, Boston's high tide (mean higher high water) is approximately 11.2 feet BCB and our 100-year storm surge is about 5 feet.

As the proponents are aware, a report designed to achieve scientific consensus on the climate change impacts facing Boston in the years ahead was recently prepared for the City of Boston's Climate Ready Boston project by a team of highly credentialed scientists led by researchers at U Mass Boston. The Boston Research Advisory Group (BRAG) concluded that the amount of sea level rise over the first half of this century is "nearly independent" of the amount of greenhouse gas emissions produced worldwide. That is because there is already a large amount of inertia built into the ocean system. The BRAG scientists project that 4 – 8 inches of sea level rise is likely by 2030 and up to 1.5 feet by 2050 (all relative to the level of Boston Harbor in 2000).

For the latter half of this century, 2.4 to 7.4 feet can be considered likely. The lower end of this range assumes moderate cuts in greenhouse gas emissions worldwide, while the higher end reflects more of a "business as usual" scenario for future emissions. Reducing Boston sea level rise to less than 2.4 feet by the end of the century would require massive and unprecedented cuts in greenhouse gases worldwide, so prudence would suggest planning for at least three feet of sea level rise by 2100 - if not more.

Site and building design should also consider the possibility that today's 1% storm could have a frequency of 10% by mid century, and that chronic flooding associated with monthly and seasonal high tides will become more and more prevalent during the latter half of the century. According to the BRAG report, the possibility that such flooding will occur several times per week cannot be ruled out.

GE has indicated they will be using the new projections from the BRAG report in their design of the headquarters and not rely solely on current FEMA FIRM maps. We commend them for their foresight in doing so.

According to the EPNF, the Harborwalk extends 350 feet along the entire site at an average elevation of 14.13 feet BCB. We note, however, that Boston Harbor Now has repeatedly documented flooding on this site when the nearby Coast Guard tide gauge at Rowes Wharf measured less than 14 feet BCB. Parts of the seawall may therefore be lower than 14 feet BCB, or may flood due to wave action.

During the September 21, 2016 public meeting, the GE team spoke about potentially collaborating with adjacent neighbors to elevate the Harborwalk to 15.5 feet BCB. We support the use of the Harborwalk as a first line of coastal flood defense, as long as the design does not trap water inland or increase flooding of adjacent parcels. In addition, as presented in the EPNF and at public hearings, the proponent plans to raise the first floor of both the existing brick buildings and the new facility to 19.5 BCB. This is a good idea and appears to be consistent with the projections from the BRAG report.

According to the EPNF, proponents will consider additional climate preparedness measures for the remainder of the site including elevating vital mechanicals, increasing stormwater management capacity, and using flexible HVAC systems and salt/flood-tolerant landscaping materials. Ideally, these initial design elements will postpone the need for additional temporary flood barriers (except, for example, for the entry to below-ground parking).

The GE team has, from the beginning, made clear their commitment to building an energy efficient campus. BCDC members supported the solar veil design, both for its energy production and aesthetic appeal. During several community meetings, neighbors expressed concern over the proposed height of the veil, which extends the height of the building from 180 feet to 245 feet. This is an usually large increase from what is typically expected for rooftop “mechanicals”. We ask that proponents show, through a sun study, that such a steep angle is required for the solar veil to perform optimally; abutters and the neighboring community would prefer a shallower angle. If such an increased height is justified, we ask that some form of mitigating public benefit be considered.

### **Pedestrian Access**

ADA-accessibility continues to be a challenge for this site. We would like to see a more thoughtful solution to the problem than to require people with limited mobility to take a long detour from Summer Street down Melcher Street to Necco Street. As long as the stairs remain the only accessible point from Summer Street to the Harborwalk, the Necco Street entrance becomes an important entry point to the Harborwalk. We encourage proponents to modify the design to make the entryway feel more inviting and open to the public, especially those with limited mobility.

### **Watersheet Activation**

Fort Point Channel provides a rare opportunity for GE and MassDevelopment to significantly enhance this portion of the waterfront as a vibrant destination for both small boats and pedestrians. Fort Point



Channel is sheltered both from rough waves and large commercial boats. The Summer Street Bridge, with its four-foot clearance at high tide, limits full-access boating to small craft (kayaks, row boats, small motorboats).

While this means that water taxis are likely limited to the Atlantic Wharf and Children's Museum docks, the Summer Street Bridge creates a highly sheltered stretch of harbor close to downtown that can be used for such activities as dragon boat races, a floating swimming pool, or public art installations and musical performances on the water. Once the US Post Office moves from across the channel, we can imagine this neighborhood becoming a vibrant new pedestrian and small boat destination for the neighborhood and city as a whole.

Easy access to the water contributes directly to the success and sustainability of watersheet programming. Expanded public use and enjoyment of the watersheet requires landside support structures such as small boat storage, signage and possibly changing rooms. The existing public landing license calls for four public parking spaces near the dock. To launch small crafts and kayaks for recreational activities, visitors frequently park their vehicles in the reserved spaces and walk a short distance to the dock; to that end, proximity to the water is essential to the continued public use of the dock. We hope that the final landscape design will preserve the existing public benefits and incorporate new additional amenities to anticipate expanded Fort Point Channel activities.

**Water Transportation**

Section 3.6.2 cites the Fan Pier dock as the nearest water taxi station (EPNF page 3-8). In fact, Fort Point Channel includes five additional stops closer to the proposed GE campus: Moakley Courthouse, Barking Crab, Griffin's Wharf, Atlantic Wharf, and Children's Wharf.<sup>1</sup> With an anticipated 800 new employees and few private parking spots, water transportation will be an excellent option for travel to and from North Station, Logan Airport and other waterfront locations. (Although not currently an option, others and we are working to expand scheduled inner harbor ferry routes to and from an ADA-accessible dock along Fort Point Channel.)

We look forward to reading the more detailed project proposal to come as part of GE's Chapter 91 license submission. Thank you for your consideration of our comments.

Sincerely,



Julie Wormser  
VP of Policy



Jill Valdes Horwood  
Director of Waterfront Policy

---

<sup>1</sup> [http://www.bostonharborcruises.com/media/1366/water-taxi\\_map.pdf](http://www.bostonharborcruises.com/media/1366/water-taxi_map.pdf)

September 30, 2016

Ms. Sonal Gandhi  
Senior Policy Advisor  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Re: GE Headquarters Project

Dear Ms. Gandhi:

The Impact Advisory Group (IAG) is pleased to submit the following comments regarding the Expanded Notification Form/Project Notification Form submitted by General Electric and Massachusetts Development Finance Agency (the "Proponent").

We welcome GE to Fort Point, anticipating that the new headquarters will significantly contribute to our vibrant, mixed-use neighborhood. It is very important, however, that the new development provide appropriate mitigation of potentially negative impacts and provide lasting improvements for Fort Point.

#### **Solar Veil Height and Shadow Impacts**

The headquarters will be situated on a 2.4 acre parcel comprising a campus of two historic buildings, 5 and 6 Necco, formally part of the New England Confectionery Company, and a new 180' building. Although the building height is allowable under the 100 Acres Master Plan, there is concern over a proposed 65' mechanical (solar veil), which raises the building to a height of 245'. The additional 65' is extremely unusual for rooftop mechanicals in the neighborhood. Members of the neighborhood have questioned the engineering reason for the excess height and the IAG requests that shadow and solar studies be performed to identify the added impact, especially to the Harborwalk and watersheet. Also significant is the precedent a 65' mechanical structure will have on the future development of the remaining Gillette & USPS properties within the 100 Acres Master Plan.

#### **Design Features**

While we applaud the proponent's commitment to solar energy, questions remain regarding the building lighting, from solar reflection to nighttime hours of operation. A significant neighborhood view of the GE Headquarters will be of the east façade, which appears to be the back of the building, presenting the neighborhood with a facade without welcoming features and with an unwelcoming row of garage and service entrances. Additionally, the south side of the building presents the neighborhood, and the future Fort Point Park, with a building of significant scale, without any pedestrian friendly first floor entrances and spaces connected to the streetscape and landscape. This is markedly different from the west and north sides at GE Plaza and the Harborwalk. The site and building design at the east and south sides should be as thoughtful and welcoming as GE Plaza and the landscape between the buildings and the Harborwalk.

#### **100 Acre Master Plan**



It is important that the Fort Point neighborhood continue to develop with a viable mix of residential, commercial and office uses. The GE Headquarters site was anticipated by many in the community to evolve as residential housing, in fulfillment of 33% housing density obligations within the 100 Acres Plan. Remaining acres on the P&G Gillette parcels closer to Gillette's facility were anticipated for uses other than housing. There is a critical need for one-third residential density within the 100 Acres Plan to be maintained on the remaining parcels

### **Parking and Alternate Modes of Transportation**

The provision of 30 parking spaces and the removal of 203 public parking spaces has the potential to add to vehicle congestion on A Street unless the Proponent employs an aggressive Transportation Management Plan that heavily incentivizes alternate modes of transportation for the 800 employees being introduced in Fort Point. Section 8.8.2 of the ENF/PNF Transportation Demand Management Measures lists ways in which the Proponent will *encourage* the use of alternate modes of transportation. The IAG suggests that *financial incentives* be included and that GE measure and report on the effectiveness of the programs.

Fort Point is underserved by the MBTA bus system. The MBTA bus Route #11 runs on A Street, though only in one direction. The IAG is interested in whether changes in this route could aid in the use of public transportation by employees.

While Uber and Lyft provide convenient ride sharing opportunities, the IAG is concerned that there will be significant traffic impacts if there is extensive reliance on this mode of transportation.

The A Street section of the neighborhood has numerous shuttle bus service operators for specific businesses. The IAG is interested in a reduction in the number of shuttles and the institution of a shared model, similar to that being discussed in the Seaport TMA. While existing tenant agreements may make this a future goal rather than an immediate one, we anticipate that GE can take a leadership role in this effort.

Although water access to the site is limited due to the tides and limited clearance under the Summer Street bridge, we suggest that the docks at Children's Wharf and Atlantic Wharf be incorporated into the transportation management plan.

### **Vehicle, Pedestrian and Bicyclist Safety**

The volume of vehicle, pedestrian and bicycle traffic on A Street, along with the narrow sidewalks, incongruous bike lanes, and location of crosswalks currently causes unsafe conditions; conditions that will be made worse with increased use by the 800 GE employees. Significantly, analysis of the intersection of A Street and Binford Street is not included in the ENF/PNF, an intersection with many reported accidents of vehicles and pedestrians. The entrance to the parking lot from Necco Street is being removed, while there is no mention as to whether it will be replaced. If no replacement is planned, the entry/exit onto Binford Street will be the sole entry/exit from this 839 space parking lot and it will exasperate the safety issues of this intersection. The IAG suggests that the Proponent fund an analysis and contribute to the cost of the mitigation measures to address these conflicts.

### **Heliport, Heli-stop**

The IAG is opposed to any facility to accommodate helicopter service on or near the GE campus, on the Channel or in Fort Point. The GE campus is in very close proximity to many residential buildings, and the noise and disturbance from helicopter activity will be excessive to the quality of life in the vital residential and commercial neighborhood. The historic brick buildings of the neighborhood, given new life as homes and businesses, are especially sensitive to noise and vibrations.

### **Public Access to Harbor Walk and Fort Point Pier (Dock)**

Significant to activating the watershed is the use of the dock in front of the project site and with that the orientation of the dock and the relocation of 10 designated parking spaces (4 in the Gillette parking lot and 6 on Necco) that are being displaced. The spaces need to be in close proximity of the dock to allow small boats, such as kayaks, to be transported a short distance with an easy launch onto the Channel. The design of the Harborwalk should promote public engagement to the water's edge in a more significant manner than the current design.

### **Integration of Public Art**

In recognition of the significant history of Fort Point as a live/work neighborhood to artists, the IAG recommends a long-term commitment to local South Boston artists through the funding of arts programming, on-site integration of temporary and permanent public art in exterior and interior spaces, and community access to the Maker Space. Additionally, the exterior space design should allow flexibility and functionality for visual and performing arts and should include appropriate access to power and water for these uses.

### **Resiliency**

The project's resiliency feature of a site elevation higher at the Harborwalk by one foot and the balance of the site by over four feet causes concern over the impact of storm surge onto the Harborwalk, the surrounding historic buildings and streets. This concern has been raised at IAG meetings, and a sufficient response has not been provided to date.

Flood resiliency strategies have been the subject of study in Boston, particularly since Hurricane Sandy flooded New York and New Jersey. The Proponent's Boston Climate Change Resiliency and Preparedness Checklist states that the stormwater infrastructure is designed to convey a 25-year design event. It also states that [t]heProject will provide oversized stormwater conveyance infrastructure to effectively remove stormwater from the Project Site. Also, the site design will include an overland drainage path around the buildings and elevated pedestrian areas for inland flooding."

Given recent intense rainfall events in Louisiana (up to 31" on August 11), western Maine (7" in five hours June 29) and Maryland (6" in two hours on July 30), it is likely that the GE campus will exceed its design parameters for freshwater flood control during its lifespan. The IAG is concerned that that GE's strategy of elevating its own site will increase flooding of the Harborwalk and surrounding buildings. We request that the final site design be proven not to negatively impact its neighbors.

### **Necco Court "Green" Bridge**



The artist community, residents and preservation proponents have expressed a strong desire to have the iconic Necco Court (Green) bridge retained rather than demolished. The Necco Court bridge is included in the Fort Point Landmarks District Report as a contributing architectural feature to this historic district. The IAG supports this position. It is understood that the bridge would not need to be functional, but would be an historic architectural feature and visual link to the site's long industrial history. The IAG understands this will be reviewed by the Fort Point Landmark District Commission and Mass Historical Commission.

### **5-6 Necco Street Bridge**

A similar concern has been expressed about the retention of the existing bridge between the 5 and 6 Necco Street buildings. The Proponent has proposed that the space between the two buildings be enclosed by glass, with the bridge restored and used as part of the circulation system. The IAG is concerned about the extent of proposed new floor area (50-65%) between the buildings and the impact of that on the historic nature of the buildings and its diminishing significance of the existing bridge. The IAG understands this will be reviewed by the Fort Point Landmark District Commission and Mass Historical Commission.

### **Fort Point Park**

Fort Point Park, extending from Fort Point Channel to A Street and continuing to the Bypass Road, is the central organizing open space feature of the 100 Acres Plan which is included in zoning for Fort Point and in the South Boston Municipal Harbor Plan. The GE campus abuts the north edge of the Park at the Channel and Harborwalk. As GE has planned its adjacency to Fort Point Park, many questions have arisen about the park design. The IAG proposes that further design and planning for the Park be undertaken, with particular attention to its potential role in the resiliency mitigation of storm water and storm surge impacts in the neighborhood, prior to final site plan approval and construction. Further, the IAG suggests that GE contribute financially to this important planning effort

### **Mitigation Measures Requested**

- Funding of transportation analysis of the intersection of Binford and A Streets and pedestrian crosswalks and bicycle lanes on length of A Street from Congress Street to Broadway Street, and contribution towards mitigation measures
- Funding of planning, design and implementation of the Fort Point Park
- Funding of arts programming, on-site temporary and permanent public art incorporating functional and flexible exterior and interior space designed for a variety of art mediums including video light projections and performances.
- Community access to Maker Space at no charge under reasonable conditions.
- Meeting and event space available to South Boston non-profits and neighborhood associations at no charge.
- GE funded watershed programming including, but not limited to, the Fort Point Pier/dock, Harborwalk, GE Plaza, and open green space .
- Provision and designation of 10 parking spaces (replacing 4 spaces in Gillette parking lot and 6 spaces on Necco Court) in close proximity to the dock for boaters, kayakers, paddle boarders, etc...

- Provision of boat storage and a dock operator.

We look forward to the continued review of the design by the BCDC and the Fort Point Channel Landmarks District Commission, and the Chapter 91 review by the Commonwealth.

Sincerely,

Impact Advisory Group Members for the GE Headquarters Project:

Valerie Burns  
Ross Chanowski  
Sara McCammond  
Mary Joyce Morris  
Charlayne Murrell-Smith  
Emily O'Neil  
Cheryl Tougias

cc: Peter Cavanaugh, General Electric  
James Mcgaugh, General Electric  
Anne Klee, General Electric  
Mark Sternman, MassDevelopment  
Alex Strysky, MEPA  
Representative Nick Collins  
Senator Linda.Dorcena Forry  
Michelle Wu, , Boston City Council  
Bill Linehan, Boston City Council  
Ayanna Pressley, Boston City Council  
Michael Flaherty, Bosotn City Council  
Annisssa Essaibi-George, Bosotn City Council  
Jerome Smith, Mayor's Office of Neighborhood Services  
John Barros, Mayor's Office of Economic Development  
Andrew Grace Mayor's Office of Economic Development  
Sara Myerson, Boston Planning and Development Agency  
Richard McGuinness, Boston Planning and Development Agency  
Jonathan Greeley, Boston Planning and Development Agency  
David Carlson, Boston Civic Design Commission  
Rosanne Foley. Boston Landmarks Commission  
Lisbeth Schwab, Fort Point Channel Landmark District Commission



Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

no-reply@boston.gov <no-reply@boston.gov>

Fri, Sep 30, 2016 at 5:03 PM

To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

CommentsSubmissionFormID: 1190

Form inserted: 9/30/2016 5:02:41 PM

Form updated: 9/30/2016 5:02:41 PM

Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Emily

Last Name: O'Neil

Organization: Fort Point Arts Community

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02210

Comments: Sonal, The IAG submitted a group letter to you earlier this afternoon. I had added the additional edits below, which were not included the final version. (Two IAG members did not respond, and Cheryl did not want to include the paragraph without their sign off). However, FPAC feels strongly about these comments, as they reflect the goal of many community members who worked directly on the 100 Acre Plan. It is important that the Fort Point neighborhood continue to develop with a viable mix of residential, commercial and office uses. The GE Headquarters site was anticipated by many in the community to evolve as residential housing, and particularly as artist housing. There had long been discussions with the community that the Necco Court buildings would be developed by FPAC as artist live-work space. The IAG encourages support by the City and GE for the development of affordable artists live-work space in Fort Point, as part of the fulfillment of 33% housing density obligations within the 100 Acres Plan., Remaining acres on the P&G Gillette parcels closer to Gillette's facility were anticipated for uses other than housing. There is a critical need for one-third residential density within the 100 Acres Plan to be maintained on the remaining parcels. Thank you– Emily

PMContact: Sonal.Gandhi@Boston.gov





Sonal Gandhi <sonal.gandhi@boston.gov>

## Project Comment Submission: General Electric (GE) Headquarters Project

1 message

**no-reply@boston.gov** <no-reply@boston.gov>

Fri, Sep 30, 2016 at 5:46 PM

To: BRAWebContent@cityofboston.gov, Sonal.Gandhi@boston.gov

CommentsSubmissionFormID: 1191

Form inserted: 9/30/2016 5:45:19 PM

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Document Name: General Electric (GE) Headquarters Project

Document Name Path: /Development/Development Projects/General Electric (GE) Headquarters Project

Origin Page Url: /projects/development-projects/general-electric-(ge)-headquarters-project

First Name: Matt

Last Name: McArthur

Organization: The Record Company

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: My name is Matt McArthur and I direct a non-profit music incubator called The Record Co. Our mission is to build a sustainable nationally recognized music scene in Boston. Boston's musical reputation and infrastructure is not commensurate with the level of talent here. We exist to build infrastructure for artists and fans and elevate our town's reputation as a world-class music city. The GE project is being constructed at the former site of a highly culturally and historically significant independently operated music venue from the 80s and 90s, The Channel. Boston lost 5 such grassroots music venues to rising real-estate costs and development in 2015 alone. Musicians and fans now have very few options for the consumption and discovery of live local music. Our hope, given the live music space crisis in Boston, is that consideration will be given to include live music performance in the plan for the property. Our organization would be very pleased to support that effort in any way that we could. In music and community, Matt McArthur Executive Director The Record Co. [therecordco.org](http://therecordco.org)

PMContact: Sonal.Gandhi@Boston.gov



300 Summer Street M-1, Boston, MA 02210 617.423.4299

September 30, 2016

Ms. Sonal Gandhi  
Senior Policy Advisor  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02210-1007

Re: GE Headquarters Project  
244-284 A Street  
Boston, MA 02210

Dear Ms. Gandhi:

The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments regarding the for the proposed GE Headquarters at 244-284 A Street, Boston, MA by the General Electric Company and the Massachusetts Development Finance Agency.

As a core stakeholder in the Fort Point neighborhood for over 37 years, FPAC has seen much change as the real estate cycle has ebbed and flowed along the Channel. We are fortunate as an organization to have weathered this change and remain the largest neighborhood-based membership organization in Fort Point. FPAC understands that the GE announcement represents another chapter in Fort Point history.

GE has presented a programmatic vision for the neighborhood that is well-aligned with FPAC's desire for a vibrant, creative district where exchange of ideas is a part of daily culture. We believe that GE and FPAC have a shared vision of Fort Point as a neighborhood that fosters and sustains both the arts and artists, as well as innovation and entrepreneurship – we are committed to working with GE to realize that vision. We welcome the Headquarters project and believe that GE will be a positive partner in the future of the Fort Point community, and the City as a whole.

Our specific comments regarding the project as part of the culture and activation of the neighborhood are as follows:

## **1. Proposed Uses**

### Building Use:

It is a well-known that the discussions regarding Necco Street buildings have a long history, and that when the buildings transitioned in ownership from Boston Wharf to Gillette, it was



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understood that they would be made available to FPAC for artist housing when the Gillette property moved into development. As noted by Emily O'Neil, FPAC's Executive Director, in her comments on the IAG:

"It is important that the Fort Point neighborhood continue to develop with a viable mix of residential, commercial and office uses. The GE Headquarters site was anticipated by many in the community to evolve as residential housing, in fulfillment of 33% housing density obligations within the 100 Acres Plan. Remaining acres on the P&G Gillette parcels closer to Gillette's facility were anticipated for uses other than housing. As noted publicly, there had long been discussions with the community, that the Necco Court buildings would be developed by FPAC as artist live-work space. There is a critical need for one-third residential density within the 100 Acres Plan to be maintained on the remaining parcels. The IAG encourages support by the City and GE for maintaining the planned development of the 33% housing density in the 100 Acres Master Plan area, as well as support for the development of affordable artist live-work space in Fort Point."

Access to affordable housing is a critical problem facing Boston at the moment, and the effects have been hard-felt in the Fort Point / Seaport area where affordable artist live-work space in twenty warehouses gave way to developments branded as luxury and priced to match. In response, in June 2015 FPAC announced an artist housing initiative and began conversations with the City and stakeholders around a goal of creating 80-150 units of affordable artist housing over the next 3 years.

There is no doubt that the growth of commercial space is placing added pressure on the existing residential stock, and especially on our affordable artists live-work housing, as employees seek out more affordable options within a walking distance of work. FPAC looks forward to continued discussion with the GE & the City to move the development of affordable artist live-work space forward.

#### Ground Floor Activation:

The proposed *External Maker Space* in 5 Necco Street and the *Museum and Community Work Lounge* in the new building present the neighborhood with a vision for the active, ground floor uses that are desired along the Harborwalk and fronting the future Channel Park to the south.

In particular, FPAC looks forward to continued discussions regarding the proposed maker space. In 2013 FPAC undertook a community process and developed plans for an arts center in Fort Point – a key component that arose in the process and is outlined in arts center feasibility study is a maker space. With decreased the loss of work-only studio space in Fort Point and the high cost of development of such space in the current market, shared maker space was identified as a way to provide both provide physical space and support collaboration.

We are excited by the potential opportunities a maker space of this caliber might present for our members and look forward to discussions on programming the space as a place where a true collaboration between arts and technology can create the moments for innovation to happen.





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## **2. Building Massing/ Envelope**

### Necco Court Buildings

The decision to not construct the building proposed in the 100 Acres plan between 6 Necco Street and the Harborwalk is a positive move. Development of this area as open space helps preserve the view of the existing historic structures and supports a positive pedestrian experience along the Harborwalk.

### The Green Bridge

GE has made a commitment to preserve the bridge connecting 5 & 6 Necco Court. We applaud and commend this effort, and hope that Mass Development can similarly consider preserving the bridge connecting 6 Necco Court with the property owned by Synergy across Necco Court. The bridge is a signature feature of the neighborhood, and we would commend your efforts to preserve it.

### Solar Veil

The Solar Veil is a unique architectural and sustainability feature of the proposed project. It represents and effects GE's commitment to renewable energy, and environment sustainability. It also has the potential to be a special opportunity to involve an FPAC artist or the arts community more broadly as it could be an excellent canvas for lighting project, or other innovative artistic purpose. These are the types of projects and uses we believe FPAC and GE will be able to collaborate on together.

## **3. Site: Circulation and Landscaping**

We are supportive of the proposed expansion of the Harborwalk from 12 to 18 feet in width, as well as the proposed improvements to surfaces of the Harborwalk and adjacent public spaces.

FPAC has long been activating both the Fort Point Channel and the Harborwalk with public art. Currently there are three pieces installed along the Harborwalk across from the Headquarters site, and another floating in the Channel directly in front of the site. The widening of the Harborwalk and construction of the new park area adjacent to it provide a unique opportunity to provide simple infrastructure that can support public art and provide for increased opportunity for a range of media. We strongly hope that the GE will consider identifying locations in the landscape area where electric outlets and data jacks could be provided that would support a light, sound and projection capabilities in public art projects. We would be happy to work with the project team regarding location and specifications.

## **4. Sustainability**



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We understand from the presentation and our meeting that the building will be designed to both LEED™ version 4 certification standards and following the WELL Building Standard®. We commend the integration of the solar veil technology to address overall energy consumption and we look forward to development of this feature per our comments above. A commitment to sustainable practices is reflective of a commitment to both community and environment, and sets a standard of care and corporate stewardship as a priority that we hope will be a benchmark for future development of the 100 Acres Plan area.

We wish to thank GE for engaging in a productive and respectful dialogue with the community throughout the process. We look forward to seeing this project move forward and to continued discussions with the proponent, the City and Boston Planning and Development Agency on growth within Fort Point and the Seaport. We look forward to working with the City and the neighborhood in maintaining Fort Point as a vibrant, creative community in which to live and work. Please feel free to contact us if you have any questions regarding our comments.

Cordially,

A handwritten signature in black ink, appearing to read "Jennifer Mecca", with a long horizontal flourish extending to the right.

Jennifer Mecca  
President,  
Fort Point Arts Community Inc. of South Boston

A handwritten signature in black ink, appearing to read "Raber Umphenour", with a long horizontal flourish extending to the right.

Raber Umphenour  
Vice-President,  
Fort Point Arts Community Inc. of South Boston

cc:  
Board of Directors, Fort Point Arts Community Inc.



Sonal Gandhi <sonal.gandhi@boston.gov>

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## GE in Fort Point - Necco Court Bridge

1 message

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L. Knox [REDACTED]  
To: Sonal.Gandhi@boston.gov  
Cc: "L. Knox" [REDACTED]

Sat, Oct 1, 2016 at 3:16 PM

Dear Sonal,

As a long time resident and business owner in Fort Point/South Boston Waterfront I would like to add my concern over proposed plans to tear down the green bridge connecting 6 Necco to Melcher St., across Necco Court.

GE is proposing to destroy an irreplaceable piece of Boston history and open a museum on the site celebrating it's own history. Why not celebrate both by putting their museum inside the bridge? The Necco bridge is an icon and monument offering a window to Boston's industrial past. GE's new headquarters celebrates Boston's industrial future.

Please reconsider other solutions and preserve this icon.

Sincerely,  
Lisa Knox

[REDACTED]  
Boston MA 02210  
[REDACTED]