

BZA APPROVAL: 11/1/16  
ZC APPROVAL: 11/16/16  
EFFECTIVE: 11/18/16

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

**November 1, 2016**

Pursuant to the provisions of Section 3-1A and Article 80C of the Boston Zoning Code, as amended (the “Code”), as well as the provisions of the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres effective January 10, 2007, as amended (as so amended, the “PDA Master Plan”), this plan constitutes the Development Plan (“Development Plan”) for an approximately 2.4 acre parcel of land shown on Exhibit A hereto, legally described on Exhibit B attached hereto (the “Project Site”), and further described herein, located in the Fort Point Channel neighborhood of the South Boston area of Boston.

In accordance with Section 3-1A of the Code, this Development Plan sets forth information on the development of the proposed Project (as defined below), including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses and densities of such structures, proposed traffic circulation, proposed parking and loading facilities, and access to public transportation. The Project is undergoing review pursuant to Article 80B (Large Project Review) of the Code, and an Expanded Project Notification Form (“EPNF”) was filed by the Proponent (as defined below) with the Boston Redevelopment Authority (the “Authority”) on August 1, 2016 to initiate that process. Following that public review process and the Authority’s approval of the Project pursuant to Article 80B of the Code and the approval of this Development Plan by the Authority and the Boston Zoning Commission pursuant to Article 80C of the Code, the final plans and specifications for the Project will be submitted to the Authority for its review and approval as to consistency with this Development Plan and compliance with the requirements of Article 80B of the Code.

This Development Plan consists of 10 pages of text plus the attachments designated as Exhibits A through F. All references herein to this Development Plan pertain only to these 10 pages of text and Exhibits A through F. The design plans, landscaping plans and site plan for the Project are subject to further design refinement as well as design, environmental and other review by the Authority and other governmental agencies and authorities, and the Project as described herein may evolve in the course of such review. Unless otherwise set forth herein, all references to terms defined in the Code shall be as defined in the Code as amended to the date hereof, and not as it may be amended in the future.

Proponent and Project Team. The proponents of this Development Plan are the General Electric Company (“GE”), a New York corporation, and the Massachusetts Development Finance Agency (“MassDevelopment”), a body corporate and politic established pursuant to Massachusetts General Laws Chapter 23G (collectively, the “Proponent”). GE is one of the

country's top Fortune 500 companies and will be relocating its corporate headquarters to the Project Site. GE is currently occupying interim corporate headquarters space at 33-41 Farnsworth Street in the Fort Point neighborhood of Boston. Exhibit C attached hereto comprises a list of Project team members.

Project Site. The Project Site is located within the "100 Acres" portion of South Boston bounded generally by the Fort Point Channel and A Street to the west, Summer Street to the north, the South Boston Bypass Road to the east, and Mount Washington Avenue and West First Street to the south. This area constitutes Planned Development Area No. 69 pursuant to the "Master Plan for Planned Development Area No. 69, The 100 Acres/South Boston," as amended (the "PDA Master Plan"). At present, the Project Site comprises a surface parking lot and two long-vacant brick buildings at 5 and 6 Necco Court originally constructed by the Boston Wharf Company and formerly functioning as a manufacturing facility for the Necco Candy Company (the "Brick Buildings"). The Brick Buildings and a portion of the Project Site are located within the Fort Point Channel Landmark District established by the City of Boston in 2008. The Brick Buildings are also contributing buildings to the Fort Point Channel National Register Historic District established by the U.S. Department of the Interior in 2004. The Project Site is bounded by Necco Street, a private way open to public travel, to the east; Necco Court, a private way, to the north; the Fort Point Channel to the west; and land of The Gillette Company currently used as a surface parking lot, to the south.

GE will acquire an approximately 45,124 square foot portion of the Project Site (the "GE Property"), and a wholly-owned subsidiary of MassDevelopment will acquire an approximately 62,963 square foot portion of the Project Site, to include the Brick Buildings and a portion of the City's Harborwalk along the Fort Point Channel (the "MassDevelopment Property"). The GE Property and the MassDevelopment Property (which comprises the Brick Buildings lot as well as a separate lot to comprise public realm improvements) are shown on the plan attached hereto as Exhibit A. The MassDevelopment subsidiary will ground-lease the MassDevelopment Property to GE, and GE will rehabilitate the Brick Buildings and construct new public open space and public realm amenities in accordance with this Development Plan, and occupy the Brick Buildings pursuant to its ground lease with MassDevelopment (the "Ground Lease").

Proposed Project. The Project comprises the following elements:

- (a) The rehabilitation by GE of the Brick Buildings, including the addition of a glass enclosure with an approximately 1,265 square foot footprint and approximately 12,000 square feet of Gross Floor Area to connect the buildings at multiple levels and create functionality between them and to accommodate life safety access requirements, including an approximately 6,700 square foot rooftop addition on both Brick Buildings, as well as the restoration to functionality of the existing historic metal-sheathed pedestrian bridge between the Brick Buildings;
- (b) The construction by GE of a new, approximately 293,300 square foot twelve-story building (the "New Building"), including a glass pedestrian bridge connected at the sixth floor of the New Building to the glass enclosure at the Brick Buildings, as well as a translucent, four-season canopy over the pedestrian

plaza to be located between the Brick Buildings and the New Building (“GE Plaza”), a rooftop mechanical penthouse, and a solar PV system designed as a dramatic architectural gesture (the “Solar Veil”);

- (c) The construction by GE of approximately 22,024 square feet of open space on the GE Property that will be privately owned but available for public use, including an open space area located to the west of the New Building that will be sheltered by a cantilevered portion of that building; and
- (d) The construction by GE of 0.87± acre of public open space on the MassDevelopment Property, which open space will be developed and maintained by GE pursuant to the Ground Lease.

The main pedestrian entrances to both buildings will be off GE Plaza. There will also be additional pedestrian entrances located along GE Plaza for direct access to publicly-accessible facilities such as restaurants or bistros. A site plan of the Project is attached hereto as Exhibit D, and renderings, schematic plans, perspectives and elevations of the Project, including preliminary floor plans, are included within Exhibit E. All of such plans are preliminary and subject to further review and comment as design of the Project evolves and is subject to the Article 80B design review process, the review process under the Massachusetts Environmental Policy Act, and other public agencies’ review.

Proposed Uses. The New Building will contain office uses as well as accessory uses thereto, such as an employee cafeteria and wellness space with an employee gym; spaces for innovation, collaboration, customer interface and education; and ground-floor space for publicly-accessible amenities, such as museum and restaurant space, a community work lounge, and other uses intended to enliven the pedestrian realm. Some public amenities may occupy a portion of the second floor of the New Building. The New Building will also contain an accessory underground parking garage for approximately 30 employee vehicles; no public parking will be provided.

The Brick Buildings will also contain office uses as well as spaces for innovation, collaboration, customer interface and education, as well as ground floor space for publicly-accessible amenities such as a restaurant and education spaces.

The uses in the buildings are expected to change over time, but approximately 75% of the ground floor space in both the New Building and the Brick Buildings will comprise facilities of public accommodation, as defined in and required by M.G.L. Chapter 91 regulations. This Development Plan authorizes a range of non-residential uses that are permitted by the PDA Master Plan in order to accommodate these anticipated shifts in programmatic needs at the GE Headquarters Campus, including without limitation, Office, Cultural, Community, Restaurant, Research and Development, Retail, Service and Tourism-related uses (each as defined in the PDA Master Plan), as well as uses customarily accessory and ancillary thereto, such as underground parking.

Consistency with Existing Zoning Parameters. Consistent with the PDA Master Plan, the New Building will be no greater than 180 feet in Building Height, exclusive of the rooftop mechanical penthouse (which will rise approximately 28 feet from the building rooftop and enclose building equipment), as well as the Solar Veil (which will rise approximately 65 feet from the building rooftop), and building signage comprised of the GE logo (which will be atop the mechanical penthouse). The Solar Veil and the building signage, as well as the building design generally, will be subject to Authority approval pursuant to the Article 80B design review process. The New Building will contain approximately 293,300 square feet of Gross Floor Area. As called for under the PDA Master Plan, the New Building will conform to a zero-lot line standard along Necco Street. The first level of the New Building will be raised approximately five feet from existing grade in order to anticipate climate resiliency needs.

The Brick Buildings contain approximately 106,400 square feet of Gross Floor Area, and have an existing Building Height of 69 feet. The Building Height of the Brick Buildings will be raised approximately three (3) feet so that the existing concave roofs on the buildings are made level. The rehabilitation of these buildings will involve eliminating the second level of the buildings and raising the ground level by approximately five feet to address climate resiliency needs. Thus, the final Gross Floor Area of the Brick Buildings, which will operate as one building, will be smaller than presently exists, at approximately 95,400 square feet, which includes the new glass enclosure (with an approximately 1,265 square foot footprint and containing approximately 12,000 square feet of Gross Floor Area). The new glass enclosure will connect the two buildings at multiple floors, and include a rooftop addition that spans both Brick Buildings which will comprise approximately 6,700 square feet of Gross Floor Area. This one-story rooftop addition will be approximately 15 feet high and thus, the maximum Building Height of the Brick Buildings will be approximately 87 feet. The rooftop addition comprises less than 10% of the total existing Gross Floor Area of the Brick Buildings and is sited so as to minimize where feasible, visibility from Necco Street and Necco Court, the nearest private ways within the Fort Point Channel Landmark District. Thus, the rooftop addition is consistent with the permitted rooftop addition provisions of the PDA Master Plan.

Historic Preservation. As noted previously, a portion of the Project Site, including the Brick Buildings, is located within the Fort Point Channel Landmark District, and the Brick Buildings are listed as contributing buildings to the Fort Point Channel National Register Historic District. GE will be rehabilitating the Brick Buildings generally in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, and with the benefit of design review and advice from the Fort Point Channel Landmark District Commission. GE will preserve character-defining features of the Brick Buildings while undertaking an extensive rehabilitation of the buildings, such as roof and structural repairs and building and life safety system and seismic upgrades, in order to bring the buildings into conformance with current codes, laws and regulations. The existing metal-sheathed connector bridge between the Brick Buildings will be restored to functionality and remain; it will be independent of the new glass enclosure and visible from Necco Court and through the new glass enclosure. The rehabilitation of the Brick Buildings will also include the installation of energy efficiency features and a "green" roof, the construction of a glass enclosure to connect the buildings and create functionality between them, and the introduction of fenestration along the southern and western walls to provide light to the interior of the buildings. There will also be new pedestrian

entrances to public amenity spaces from GE Plaza. All of these improvements will involve the reuse of existing materials to the greatest extent feasible, the use of like-kind replacement materials, and the introduction of new features that will not detract from the historic character of these formerly industrial buildings, all consistent with the Fort Point Channel Landmark District Standards and Criteria (Design Guidelines).

Proposed Open Spaces. The Project will result in the creation of 0.87± acre of new public open space on the Project Site, including the creation of open space at former Parcel G1, which under the PDA Master Plan, was permitted for the development of a building of up to 80 feet in Building Height. Instead, that parcel will become public open space and integrated with the public open space that will be created at Parcel H1 and on the portions of Parcel FT 1 and Parcel HW 2 which lie within the Project Site, as shown on the site plan attached hereto as Exhibit D. In addition to this public open space, the Project will include open space created adjacent to the New Building, which will be located on the GE Property but will nonetheless be made available for public use; GE Plaza will have a translucent, four-season canopy that will provide cover during inclement weather, and additional open space to the west of the New Building will be sheltered by the building overhang. All of the private open space will be owned and maintained by GE and the public open space will be owned by MassDevelopment and maintained and operated by GE pursuant to the Ground Lease.

Proposed Traffic Circulation, Parking and Loading Facilities, and Access to Public Transportation. The Project Site is accessible by vehicle from Necco Street, a two-way private way open to public travel, and from Necco Court, a narrow private way located to the north of the Project Site. A drop-off area will be created on the west side of Necco Street, leading to GE Plaza, subject to the consent of the owner of Necco Street. Vehicular access to the underground parking garage and loading area at the New Building will be from a driveway located on Necco Street. This private garage is expected to have a capacity of approximately 30 passenger vehicles, will serve GE employees only, and will include electric vehicle charging stations. Vehicular access to the loading area within the Brick Buildings will be from Necco Court; there will be no parking facilities located at those buildings. A Traffic and Site Circulation Plan is included in this Development Plan as Exhibit E.

Subject to the consent of the private party which owns Necco Street, sidewalk improvements will be undertaken on Necco Street adjacent to the Project Site to enhance the pedestrian experience, including a widened sidewalk, street trees, street lighting and bicycle racks. In addition, the Project will include permanent improvements to the City's Harborwalk, such as new paving, additional street furniture and landscaping, as well as other amenities designed to enhance the attractiveness of the Harborwalk to pedestrians.

Pedestrian access to the Project will be from the Summer Street Bridge and the Harborwalk along the Fort Point Channel to the west, from Melcher Street and Necco Street to the north, and from A Street and Necco Street to the east. The nearest MBTA transit facilities are at South Station (MBTA Red and Silver Lines and commuter bus and train service) and at Broadway Station (MBTA Red Line and connecting MBTA bus service). The majority of GE employees are expected to travel by public transportation, walking, or bicycling, and the Project will contain secure bicycle storage for at least 50 bicycles, with the capacity to expand to 120

bicycles as demand warrants. On-site shower and locker facilities will be provided for GE employees. In addition, approximately 30 public bicycle storage spaces will be provided along Necco Street. The Project Site will contain a network of pedestrian walkways that will provide connectivity within the GE Headquarters Campus as well as to the Fort Point community and beyond. To the extent GE employees commute by car, the EPNF details the ample existing capacity at nearby public parking facilities, including the Necco Street Garage and the Channel Center Garage, to accommodate them.

GE has committed to initiating a robust transportation demand management (“TDM”) program as part of its existing employee wellness program, to encourage its employees to walk or bicycle to work, and to discourage single occupancy vehicle trips to the Project. Specific TDM measures will be set forth in the Transportation Access Plan Agreement executed by GE and the Boston Transportation Department as part of the Article 80B Large Project Review process.

Relationship to Area Planning Efforts. In 2006, the Authority approved the 100 Acres Master Plan, which represented the culmination of a years-long planning effort amongst community residents, other local stakeholders, public elected officials, and multiple City and State agencies towards a shared goal of a 100 Acres area redeveloped with a wide array of residential, commercial, industrial, research and development, cultural, open space and other uses. In 2007, the Authority and the Boston Zoning Commission approved the PDA Master Plan to codify in the Code, the height and density parameters under which such development would occur, and the uses to be permitted within the area. Concurrently therewith, the landowners within the 100 Acres area with significant property holdings entered into a Memorandum of Agreement with the Authority to set forth the public realm enhancements allocated to the development parcels within the 100 Acres, to be undertaken by each project proponent (as amended from time to time, the “100 Acres MOA”).

The Project Site comprises Parcels G1, G2 and G3 as shown in the PDA Master Plan, and the “allocated enhancements” attributable to such parcels include improvements to Necco Street, the creation of a new dead-end street off Necco Street to serve the building planned for Parcel G1, and the creation of new open space areas on a portion of Parcel FT1 and on Parcel HW1. As noted previously, Parcel G1 will be developed as public open space and thus there is no need to develop a new street between the Brick Buildings and New Building; instead, this area will become GE Plaza, which will be a pedestrian pathway that will enhance public access to the Fort Point Channel waterfront.

In addition to the new open space to be created on former Parcel G1, GE will also undertake the development of new public open space on the portions of former Parcel FT1 and Parcel HW1 located within the Project Site, as called for under the 100 Acres MOA, as well as on the portion of Parcel HW2 located within the Project Site.

The uses planned for the Project – office, research and development, facilities of public accommodation, collaboration and convener space, museum space and restaurant space, together with underground parking – are all consistent with the 100 Acres Master Plan and PDA Master Plan goals of creating a lively, mixed-use neighborhood with a mix of uses and amenities, and

integrated with the larger South Boston and South Boston Waterfront communities of which it is a part.

Signage. The Brick Buildings will contain building identification signage and signage for the ground floor commercial and other facilities of public accommodation, consistent with the Fort Point Channel Landmark District Standards and Criteria (Design Guidelines). The New Building and the Brick Buildings will include GE building signage, as well as signage at the building entrances, and identification signage for the facilities of public accommodation that will be accessed off of GE Plaza. All such signage will be subject to design review and approval by the Authority as part of a comprehensive sign design plan.

Groundwater, Green Building and Climate Resiliency. The Project Site is located within the Groundwater Conservation Overlay District (“GCOD”) established by Article 32 of the Code. Pursuant to Section 32-6 of the Code, there are performance standards required of certain projects to prevent adverse effects on area groundwater levels and on nearby properties. The Property will be designed to meet the groundwater recharge standards of Section 32-6 of the Code, such that the Project will not have any adverse effects on groundwater levels at the Project Site or on nearby Lots. The Proponent will submit to the Authority and the Boston Water and Sewer Commission (“BWSC”), a certification from a registered civil engineer that as designed, the Project will include a groundwater recharge system to enable the Project to meet the groundwater recharge standards of Section 32-6 of the Code. The Proponent will also obtain from the BWSC, a certification that the Project will meet such performance standards, which certification may be obtained through the BWSC site plan approval process. The Proponent will provide a copy of such BWSC determination to the Authority and to the Boston Groundwater Trust prior to the issuance of a Certification of Consistency for the Project under Article 80B of the Code. Accordingly, the Proponent shall not be required to obtain a conditional use permit for the Project under Article 32 of the Code from the City’s Board of Appeal.

Article 37 of the Code requires projects subject to Large Project Review under Article 80B of the Code, to be “LEED Certifiable,” as defined in Section 37-7 of the Code. The Proponent is committed to rehabilitating the Brick Buildings and constructing the New Building such that they will “LEED Certifiable” and meet the appropriate performance standards promulgated by the U.S. Green Building Council. The Brick Buildings and the New Building will each have “green” roofs as well as rainwater harvesting systems, and the New Building will have a high performance façade and sun shades, and the “Solar Veil” as well.

Development Review/Permits and Approvals. Concurrently with the Authority’s Article 80B Large Project Review process, the Project is undergoing review pursuant to the Massachusetts Environmental Policy Act (“MEPA”), and the EPNF submitted to the Authority also comprises an Expanded Environmental Notification Form for the Project under MEPA. Because the Project Site is located on filled tidelands, it will require licensure under M.G.L. Chapter 91 regulations and will therefore require the filing of an Environmental Impact Report under the MEPA regulations. The Proponent has requested a Phase I waiver to permit the rehabilitation of the Brick Buildings to commence in advance of the completion of the MEPA process, and has also requested to file a Single Environmental Impact Report.

The new Chapter 91 license will supersede an existing Chapter 91 “amnesty license” for the Brick Buildings as well as a separate Chapter 91 license governing the dock facility located on what will be the MassDevelopment Property. This facility will continue to be maintained and operated as a public docking facility by GE pursuant to the Ground Lease. As part of the MEPA process, the Project will be subject to State Register review by the Massachusetts Historical Commission.

The Proponent will also seek other permits and approvals for the Project from City of Boston agencies such as the Conservation Commission and the Public Improvement Commission, as well as building and occupancy permits from the Inspectional Services Department. A complete set of anticipated permits and approvals is set forth in the EPNF.

Public Benefits. The Project is expected to provide the following benefits:

- GE expects to have approximately 800 employees located at the Project when it reaches full occupancy and stabilization;
- Approximately 600 construction jobs will be generated by the construction of the Project;
- The Project will result in the historic rehabilitation of two former Boston Wharf Company buildings which are contributing structures to the Fort Point Channel Landmark District and the Fort Point Channel National Register Historic District;
- The Project will generate significant property tax revenues and expand the City’s tax base;
- The Project will replace a surface parking lot area and vacant buildings;
- Almost one acre of new public open space will be created as part of the Project, including permanent improvements to the City’s Harborwalk along the Fort Point Channel with new paving, street furniture and landscaping;
- The new GE Headquarters Building will be an architectural beacon along the City’s Harborfront;
- The Project will contain active ground-floor uses along the pedestrian plaza between the New Building and the Brick Buildings, including a community work lounge, a restaurant, a café, a museum, and collaboration space;
- The planned improvements to the City’s Harborwalk will facilitate pedestrian access to and from the Fort Point Channel neighborhood and access to the City’s waterfront;
- The GE Foundation is investing \$50,000,000 in a series of initiatives to assist the Boston Public Schools, Boston area community health centers, and other area priorities; and



- The Project will have sustainable design features that minimize environmental impacts, provide for climate resiliency, and accommodate alternative energy sources, including the “Solar Veil.”

Development Schedule. The rehabilitation of the Brick Buildings will commence by the first quarter of 2017, with building stabilization work expected to commence in the months prior, and such rehabilitation work is expected to be completed and those buildings occupied by GE in the first quarter of 2018. Construction of the New Building is expected to be initiated in the second quarter of 2017 and completed in the fourth quarter of 2018. These construction timetables are subject to the completion of design review approvals and the receipt of all applicable permits and approvals, as well as *force majeure*.

Applicability. In accordance with Section 80C-9 of the Code, consistency of the Project with the provisions of this Development Plan constitutes consistency with the dimensional, density, use, groundwater protection and all other provisions of the Code, to the extent the same are discussed herein. The Project shall be deemed in compliance with the requirements of the underlying zoning for the Project Site, including without limitation, the PDA Master Plan, upon the Authority’s issuance of a Certification of Consistency for the Project pursuant to the provisions of Section 80C-9 of the Code.

Project Components and Ownership. As previously noted, it is contemplated that the Lots within the Project Site which comprise the Brick Buildings, the areas to be developed as public open space and public realm improvements, and the New Building and GE Plaza will be separately owned and financed. The Brick Buildings and Parcel FT1-A (the public open space parcel formerly comprised of Parcel G1, Parcel HW1, and the portions of Parcel FT1 and Parcel HW2 located within the Project Site) shall comprise one Project Component (“Project Component 1”) and the New Building and related site improvements shall comprise a second Project Component (“Project Component 2”). The obligations of the Proponent of Project Component 1 with respect to the Project shall be limited to the rehabilitation of the Brick Buildings and the construction of the public realm improvements on Parcel FT1-A. The obligations of the Proponent of Project Component 2 shall be limited to the construction of the New Building and the construction of the pedestrian passageway between the Brick Buildings and the New Building (“GE Plaza”), as well as the streetscape improvements along Necco Street (subject to approval of the owner thereof). The compliance of a Project Component with this Development Plan shall be determined based on such Project Component’s compliance with the requirements of this Development Plan which apply to such Project Component, including the provision of public amenities allocated to such Project Component. Each Project Component shall be eligible to receive its own Partial Certification of Compliance or Partial Certification of Consistency pursuant to Articles 80B and 80C of the Code, respectively. However, nothing set forth in this Development Plan shall obligate the Proponent to undertake all or any part of the Project.

Attachments:

- Exhibit A: Plan of Project Site depicting the GE Property and the MassDevelopment Property
- Exhibit B: Legal Description of Project Site
- Exhibit C: Project Team Members
- Exhibit D: Site Plan
- Exhibit E: Design Plans, Perspectives, Renderings and Elevations
- Exhibit F: Traffic and Circulation Plan



**Exhibit B**

**Legal Description of Project Site**

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF NECCO COURT AND THE NORTHWESTERLY SIDELINE OF NECCO STREET, SAID POINT BEING S 29°38'45" W, A DISTANCE OF 143.48 FEET FROM THE INTERSECTION OF SAID NECCO COURT AND THE SOUTHWESTERLY SIDELINE OF MELCHER STREET;

THENCE RUNNING S 29°38'45" W, BY SAID NECCO STREET, A DISTANCE OF 330.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 51°05'49" W, BY LAND NOW OR FORMERLY OF THE GILLETTE COMPANY, A DISTANCE OF 322.65 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF THE FORT POINT CHANNEL;

THENCE TURNING AND RUNNING N 29°50'06" E, BY SAID FORT PORT CHANNEL, A DISTANCE OF 349.85 FEET TO A POINT ON SAID NECCO COURT;

THENCE TURNING AND RUNNING S 47°36'40" E, BY SAID NECCO COURT, A DISTANCE OF 325.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 108,087 SQUARE FEET, OR 2.481 ACRES.

**Exhibit C**

**Project Team Members**

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Exhibit C-1

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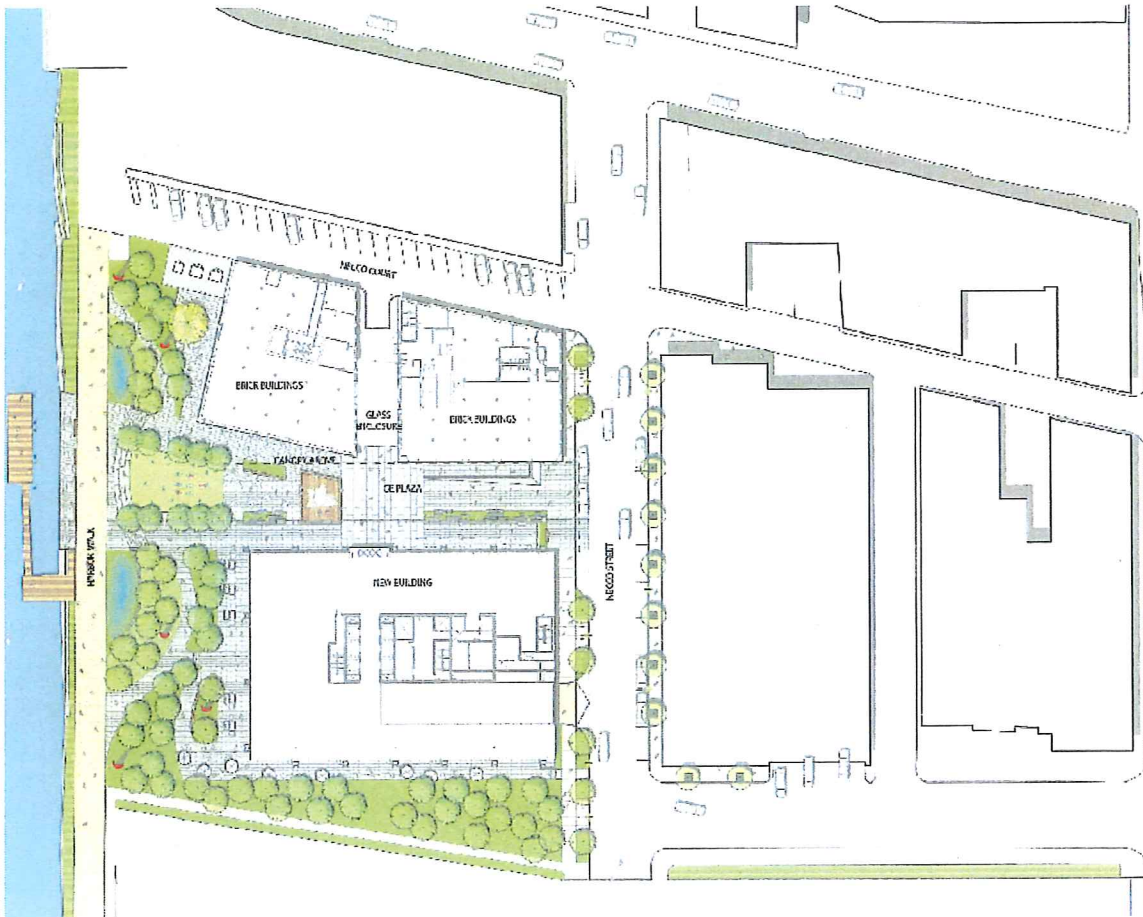
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**Exhibit D**

**Site Plan**





**Exhibit E**

**Design Plans, Perspectives, Renderings and Elevations**

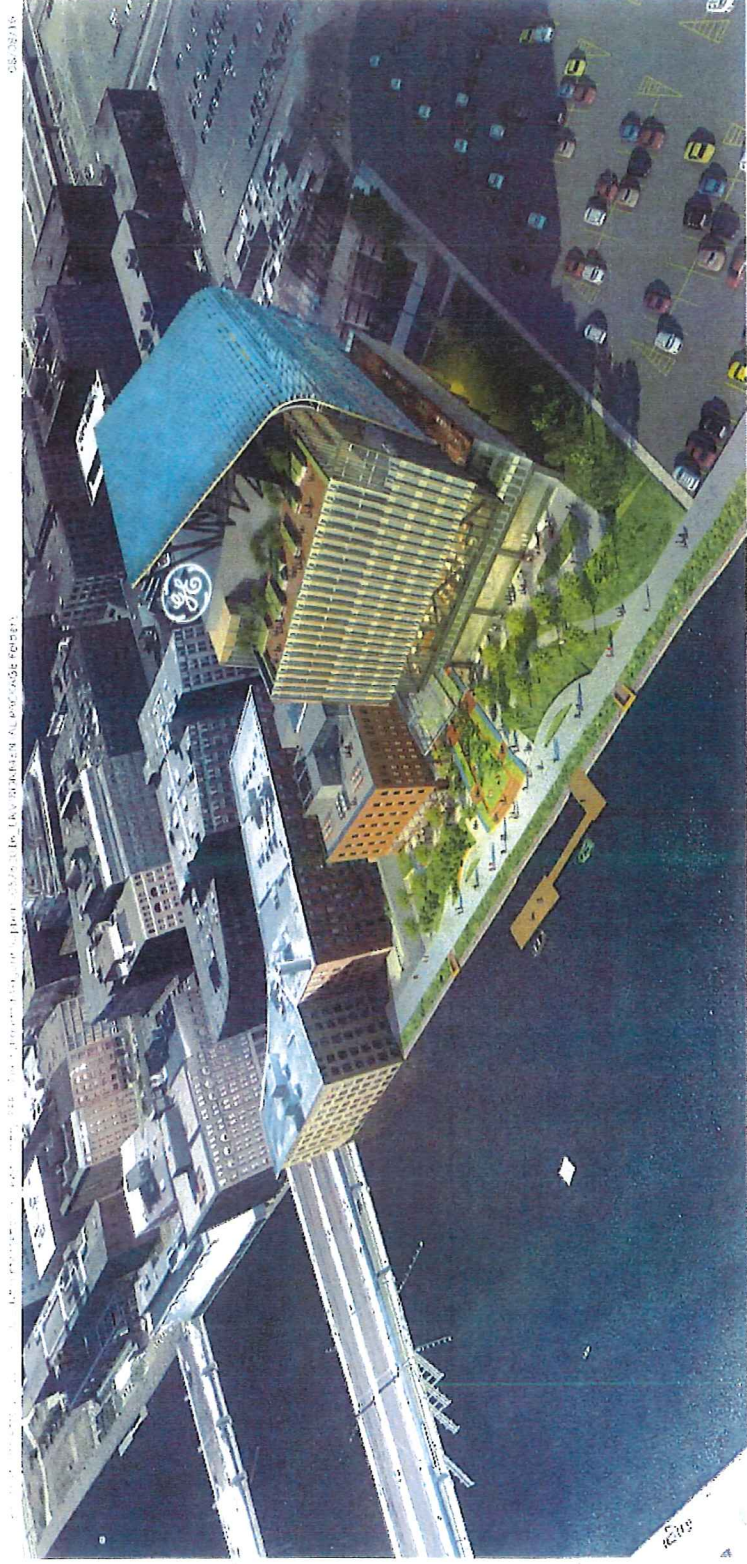
[See attached]



**Gensler**

Figure 1.7b  
Project Rendering - View from Harborwalk

GE Headquarters Project  
Boston, Massachusetts



**Gensler**

Figures 2.7a  
Project Rendering - Aerial View

GE Headquarters Project  
Boston, Massachusetts

Exhibit E-2



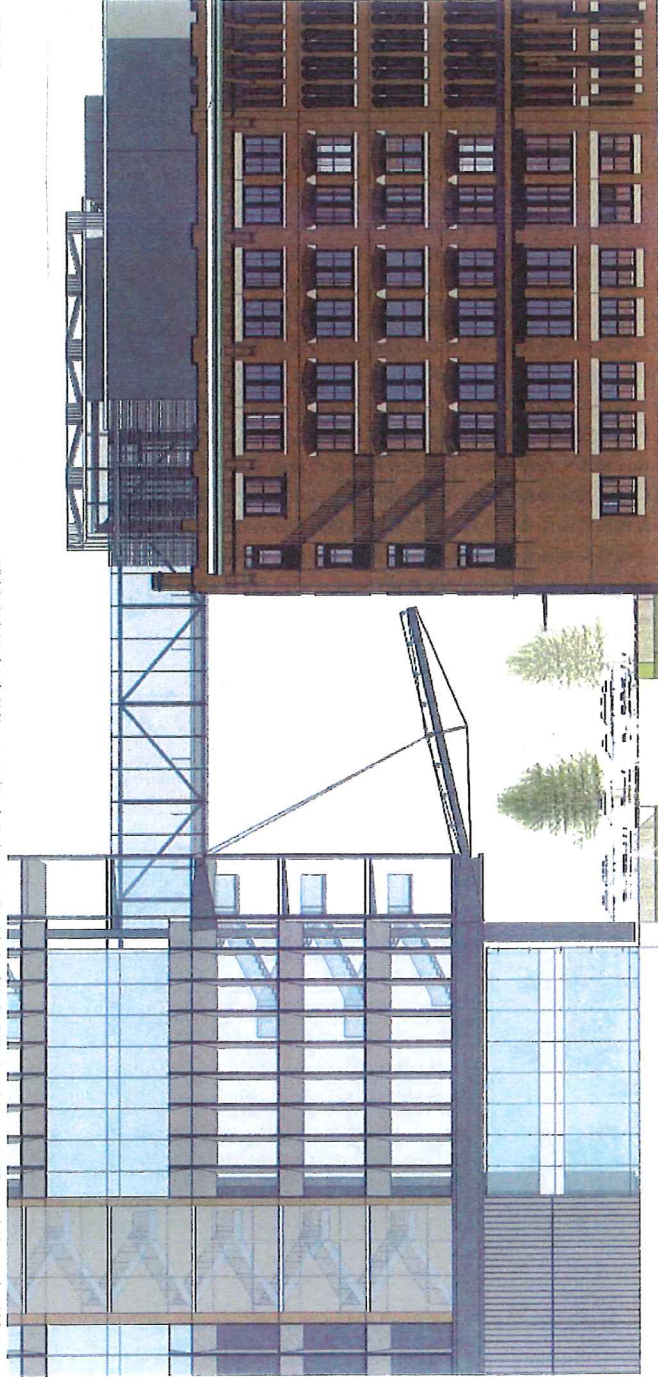
**Gensler**

Figure 3-6g  
Project Rendering - View From Summer  
Street Bridge  
GE Headquarters Project  
Boston, Massachusetts

Exhibit E-3

03/08/15

03/08/15 03:08:15



\*signage not shown

**Gensler**

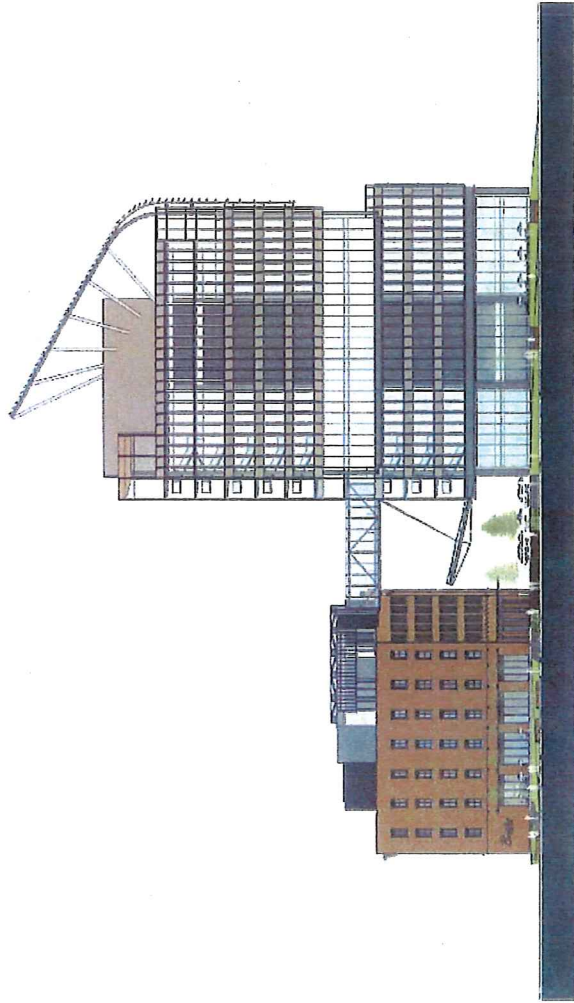
Figure 3.4e  
Elevation - East Facade - GE Plaza  
New Building (left), Brick Buildings (right)  
GE Headquarters Project  
Boston, Massachusetts



\*garage not shown

**Gensler**

Figure 3/4f  
 Elevation - West Facade - GE Plaza  
 New Building (right), Brick Buildings (left)  
 GE Headquarters Project  
 Boston, Massachusetts

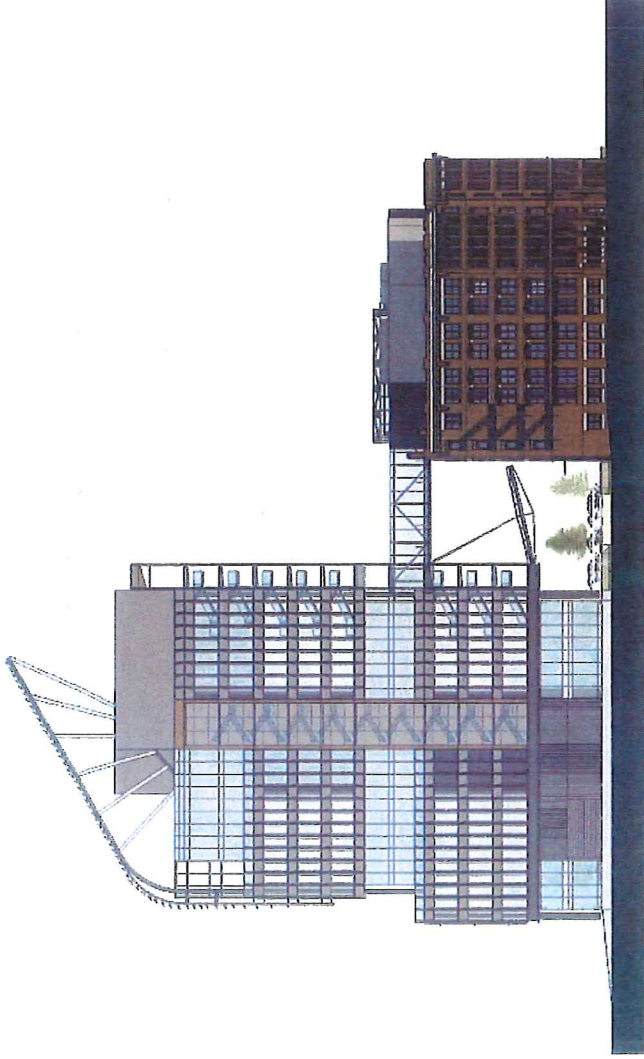


signage not shown

**Gensler**

Figure 3.4e  
Building Elevation - West Facade  
GE Headquarters Project  
Boston, Massachusetts

Exhibit E-6



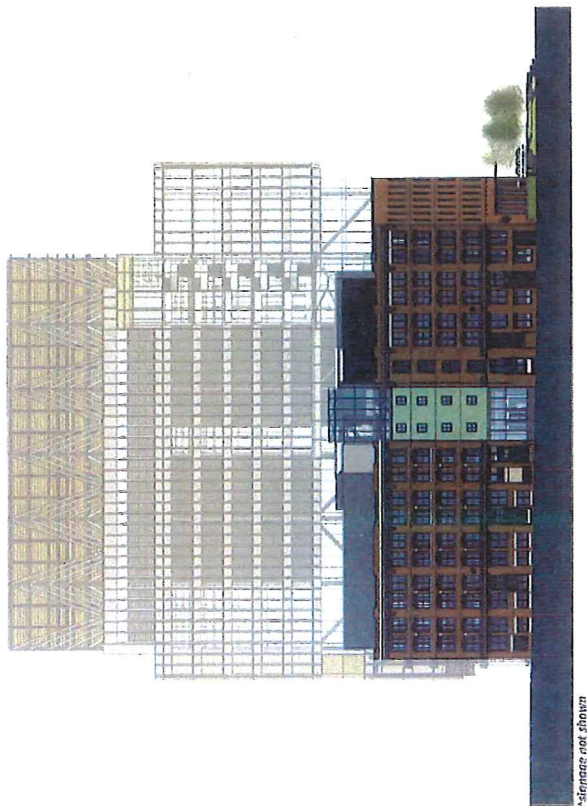
**Gensler**

Figure 3.4b  
Building Elevation - East Façade

GE Headquarters Project  
Boston, Massachusetts

Exhibit E-7



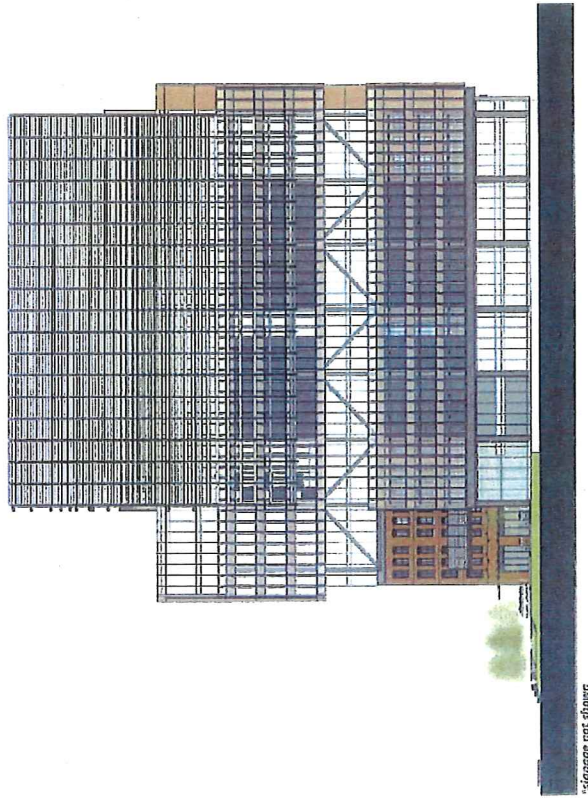


\*signage not shown

**Gensler**

Figure E-8  
Building Elevation - North Facade Brick  
Buildings  
GE Headquarters Project  
Boston, Massachusetts

Exhibit E-8



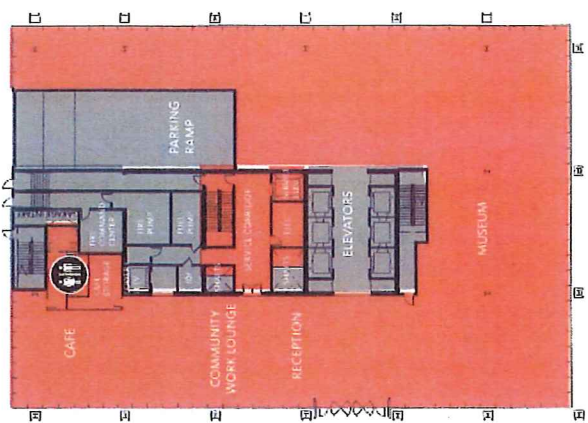
**Gensler**

Figure E-4d

Building Elevation - South facade

GE Headquarters Project  
Boston, Massachusetts

### Exhibit E-9



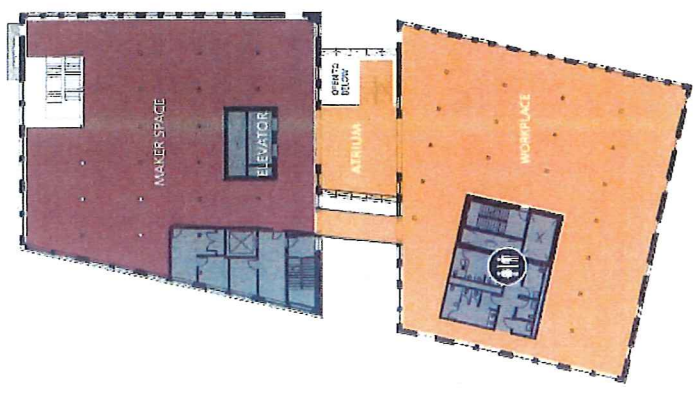
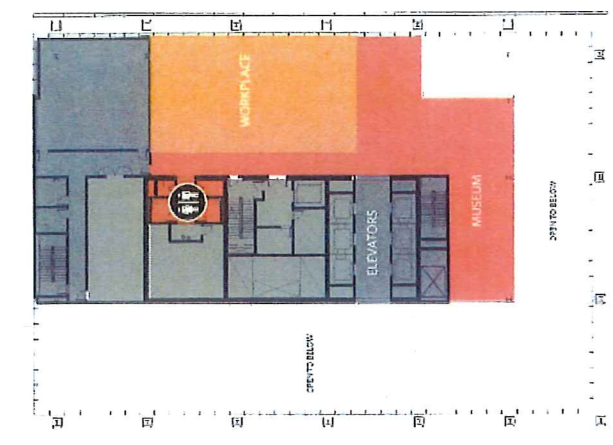
- WORKPLACE
- EMPLOYEE COMMUNITY SPACE
- CONVENIENCE SPACE
- BAR/BEER SPACE
- PUBLIC SPACE
- BUILDING CORE / BACK OF HOUSE
- ROOF TERRACE
- VERTICAL VILLAGE



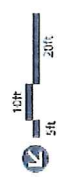
**Gensler**

Figure 2-3a  
New Building + Brick Buildings Ground  
Level Plan

GE Headquarters Project  
Boston, Massachusetts



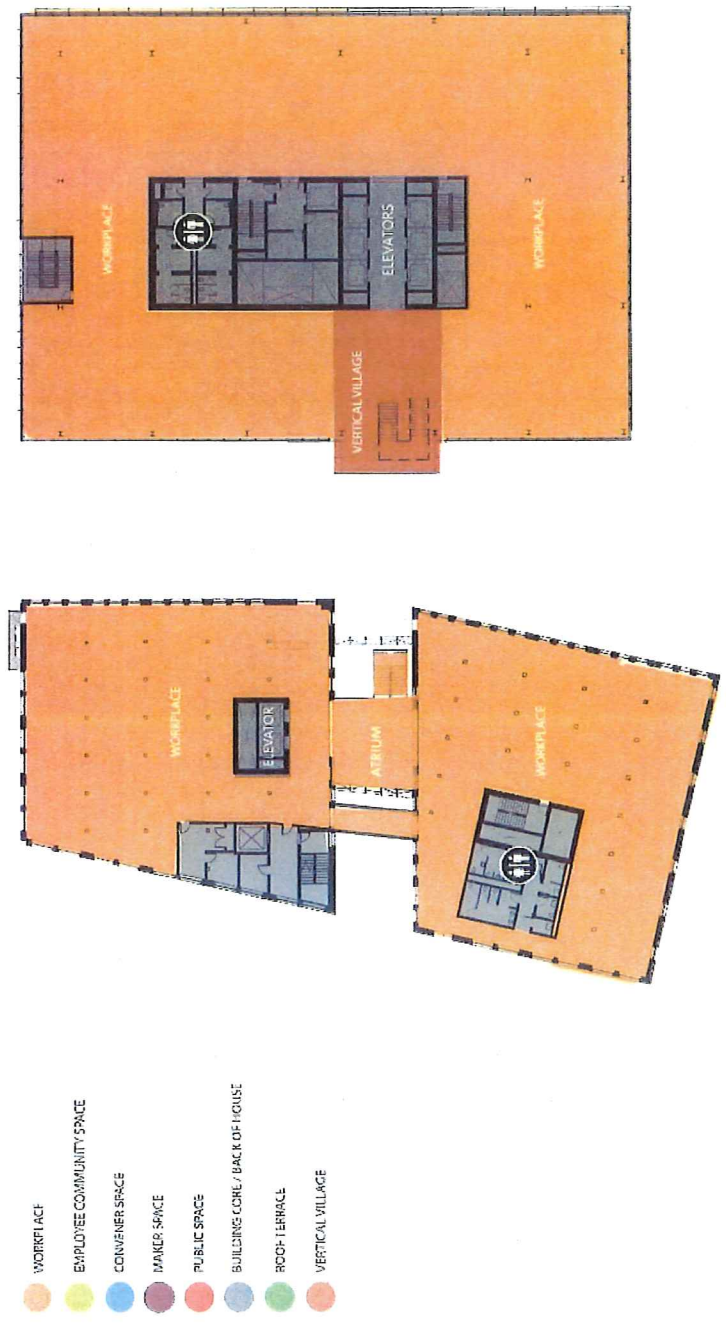
- WORKPLACE
- EMPLOYEE COMMUNITY SPACE
- CONVENIENCE SPACE
- MAKER SPACE
- PUBLIC SPACE
- BUILDING CORE / BACK OF HOUSE
- ROOF TERRACE
- VERTICAL VILLAGE



**Gensler**

Figure 3-1b  
New Building + Brick Buildings Second  
Level Plan

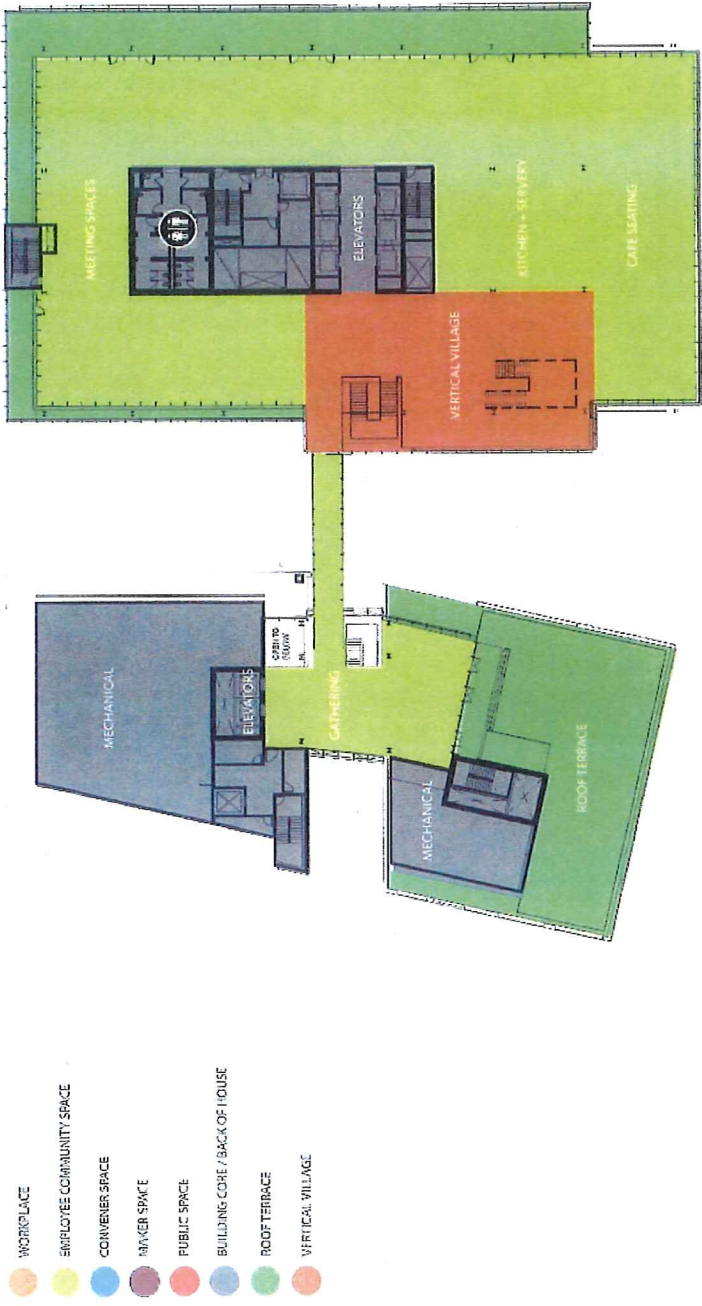
GE Headquarters Project  
Boston, Massachusetts



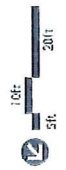
**Gensler**

Figure 3.1c  
New Building + Brick Buildings Third Level  
Plan - Typical Office

GE Headquarters Project  
Boston, Massachusetts

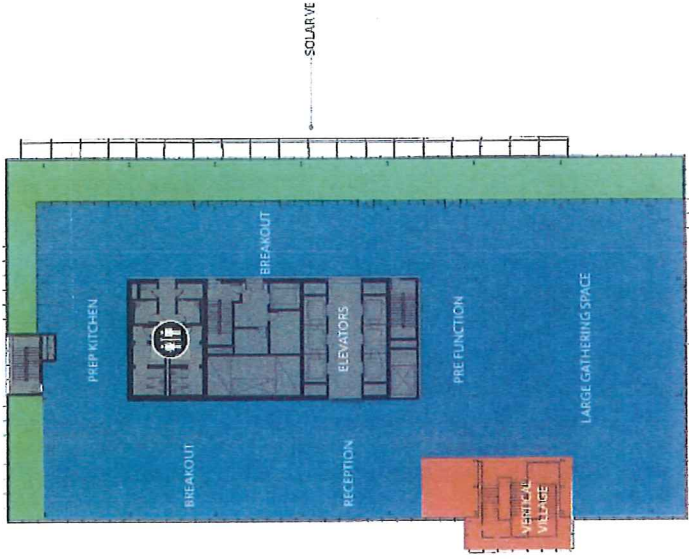


- WORKPLACE
- EMPLOYEE COMMUNITY SPACE
- COMMONS SPACE
- HUB/NER SPACE
- PUBLIC SPACE
- BUILDING CORE / BACK-OF-HOUSE
- ROOF TERRACE
- VERTICAL VILLAGE



**Gensler**

Figure 3.1d  
 New Building Sixth Level Plan + Brick  
 Buildings Roof Plan  
 GE Headquarters Project  
 Boston, Massachusetts

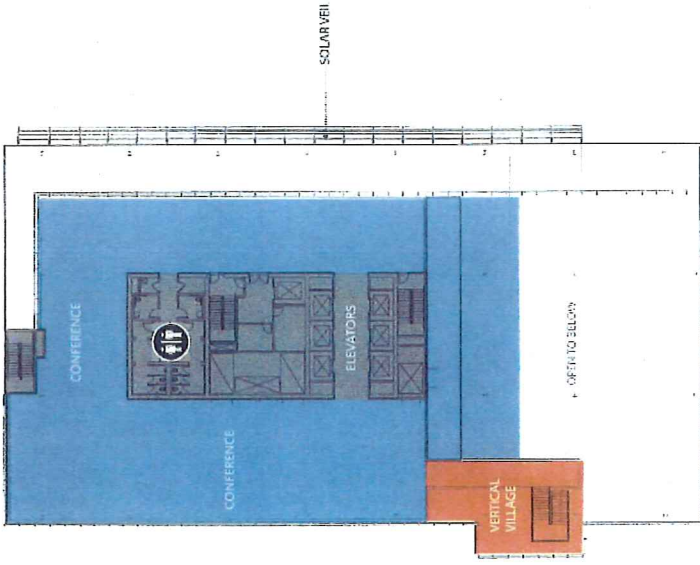


- WORKPLACE
- EMPLOYEE COMMUNITY SPACE
- COMMONS SPACE
- MAKER SPACE
- PUBLIC SPACE
- BUILDING CORE / BACK OF HOUSE
- ROOF TERRACE
- VERTICAL VILLAGE

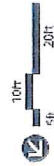


**Gensler**

Figure E-2a  
 New Building Eleventh Level Plan  
 6E Headquarters Project  
 Boston, Massachusetts



- WORKPLACE
- EMPLOYEE COMMUNITY SPACE
- COMMONER SPACE
- MARKET SPACE
- PUBLIC SPACE
- BUILDING CORE / BACK OF HOUSE
- ROOFTERRACE
- VERTICAL VILLAGE

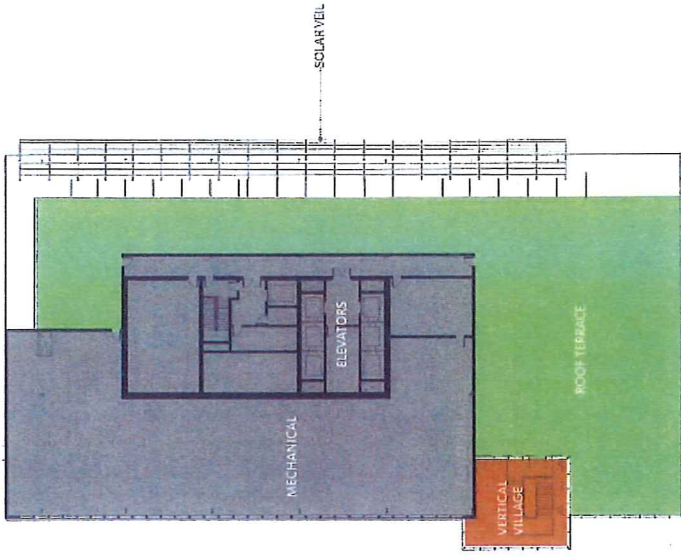


**Gensler**

Figure 3.1g  
New Building Twelfth Level Plan

6E Headquarters Project  
Boston, Massachusetts





- WORKPLACE
- EMPLOYEE COMMUNITY SPACE
- CONVENIENCE SPACE
- MAKER SPACE
- PUBLIC SPACE
- BUILDING CORE / BACK OF HOUSE
- ROOF TERRACE
- VERTICAL VILLAGE

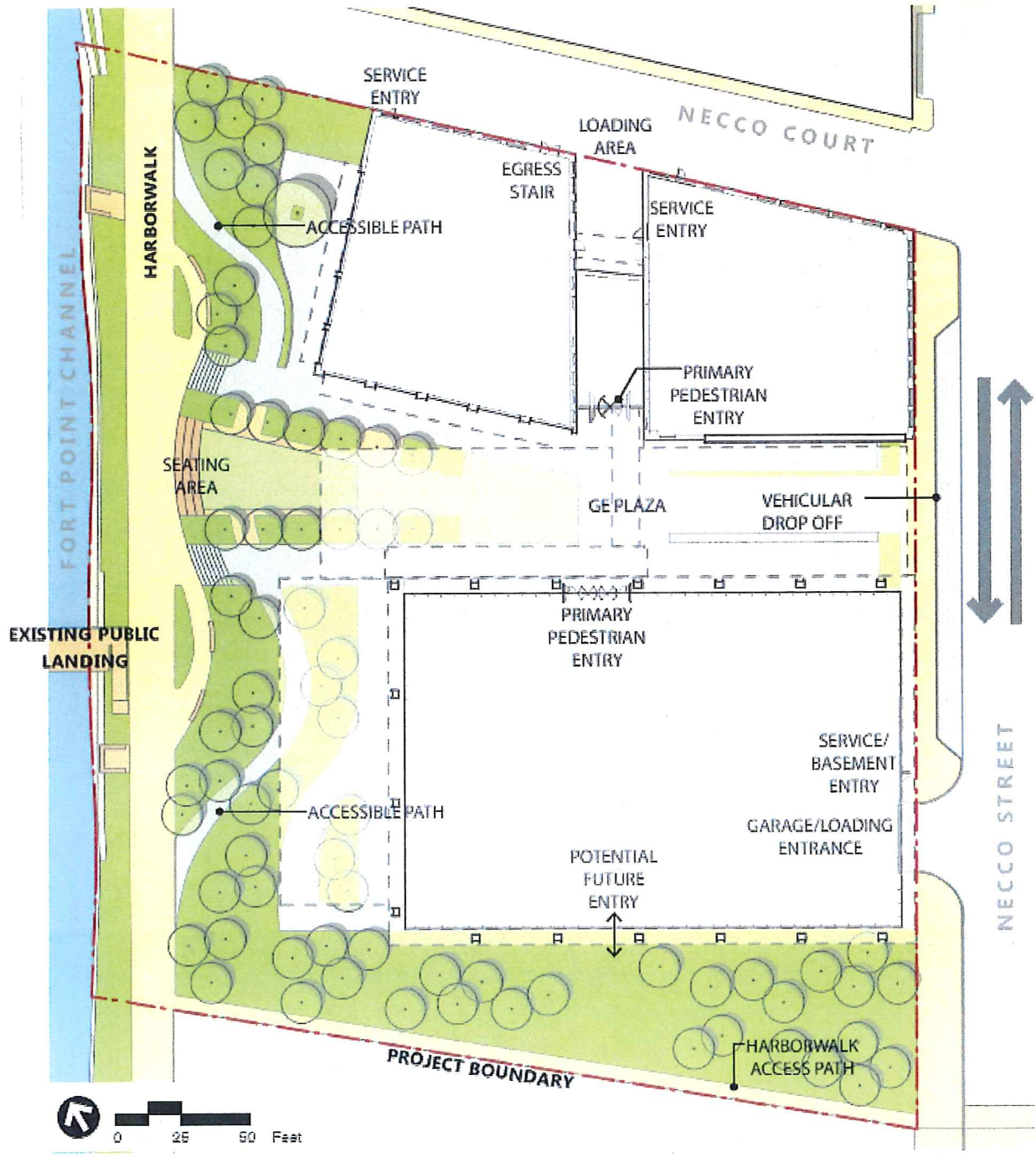


**Gensler**

Figure 2.1h  
New Building Roof Plan  
GE Headquarters Project  
Boston, Massachusetts

**Exhibit F**

**Traffic and Circulation Plan**



Source: QJB

Development Plan for General Electric  
Headquarters Campus within Planned  
Development Area No. 69, South Boston/The  
100 Acres

Boston Redevelopment Authority

DEVELOPMENT PLAN

For

GENERAL ELECTRIC HEADQUARTERS CAMPUS

Within

PLANNED DEVELOPMENT AREA NO. 69  
SOUTH BOSTON/THE 100 ACRES

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby approve the Development Plan for General Electric Headquarters Campus within Planned Development Area No. 69, South Boston/The 100 Acres, dated November 1, 2016. The Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres was adopted by the Zoning Commission on January 10, 2007, and became effective January 10, 2007.

Planned Development Area No. 69 was designated on "Map 4, South Boston" of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, by Map Amendment No. 468, adopted by the Zoning Commission on January 10, 2007, effective January 10, 2007.

Development Plan for General Electric Headquarters Campus within Planned  
Development Area No. 69, South Boston/The 100 Acres

*Robert Jordan*

Chairman

Vice Chairman

*Catherine McDonnell*

*[Signature]*

*Eric Brown*

*James Walsh*

*Joanne Keel*

*Jane Corjan Bryant*

*Jay Hurley*

In Zoning Commission

Adopted: November 16, 2016

Attest:

*[Signature]*

Executive Secretary

Development Plan for General Electric Headquarters Campus within Planned  
Development Area No. 69, South Boston/The 100 Acres

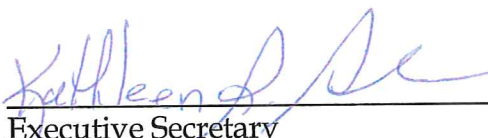


\_\_\_\_\_  
Mayor, City of Boston

Date: 11-18-16

\_\_\_\_\_  
The foregoing Development Plan was presented to the Mayor on November 18, 2016  
and was signed by him on November 18, 2016, whereupon it became effective on  
November 18, 2016, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as  
amended.

Attest:



\_\_\_\_\_  
Executive Secretary  
Boston Zoning Commission