

October 20, 2016

Ms. Sonal Gandhi
Senior Policy Advisor
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201-1007

Dear Ms. Gandhi:

I am writing in response to correspondence you received from the Impact Advisory Group (“IAG”) which was engaged in the Article 80/Expanded Environmental Notification Form (“EENF”) concerning GE’s proposed headquarters project. After the EENF public hearing process concluded you received correspondence from the Group that you shared with us.

EPNF & IAG Building A Better Project

Through the EENF comment period, community and IAG comments focused on the following: design features, parking and alternate modes of transportation and safety, Harborwalk and public realm improvements, the Necco Court (Green) and the 5-6 Necco Street bridge, resiliency measures, and Fort Point Park.

In reply to the comments received from the IAG and broader community GE offers the following responses:

Design features: The Boston Civic Design Commission recommended approval of the Proposed Project on October 4, 2016. Additional clarity was provided to IAG members and the public regarding design, height and shadow impacts at public meetings and at BCDC sub-committee meetings. At the request of the IAG, further clarification, including a shadow study compilation and a summary of the BCDC input and features changed due to process input is provided by the Proponent and posted on the BPDA website.

Parking, alternate modes of transportation and safety: In support of the City’s goal not to overbuild parking because of the project site’s close proximity to mass transit, the Proposed Project will include 30 below-grade parking spaces, up to 150 bicycle spaces and racks for 30

bicycles on Necco Street and , employees will be encouraged to utilize public transit. At the request of IAG members, GE will make best efforts to monitor the progress and effectiveness of any employee incentives that result in employees walking, biking or utilizing public transit.

At the request of the IAG, GE will fund an analysis of the intersection of A Street and Binford Streets. The analysis will include a review of crosswalks within 500 feet of the intersection.

Also at the request of the IAG, in an effort to reduce the number of shuttles and optimize travel solutions, the Proponent will join the Seaport TMA

Harborwalk and public realm improvements: A new pedestrian walkway from Necco Street to the Harborwalk via GE Plaza is an integral part of the design of the Proposed Project. A new pedestrian path on the south side of the Proposed Project will be provided along with an improved Harborwalk.

At the request of the IAG, new public realm improvements will, include space and infrastructure (including electrical connections) for art installations, open lawn area and seating for public use, and new trees and sidewalks on Necco Street.

The Proponent will begin the buildout of parcels HW2 and FT1 of public space in the 100 Acres Master Plan. GE is responding to community requests for more and better open space. GE will not build on Parcel G1 although it is a buildable parcel as contemplated by the 100 Acres Master Plan. Instead, GE will convert parcel G1 to public space.

The community and IAG has requested more detail concerning public space and public realm programming. The Chapter 91 process provides an appropriate process to present greater detail for public realm and public space programs, but in summary, GE plans to introduce 6500 square foot bistro restaurant, a new coffee shop, a museum, and space for the Boston Public Schools targeting STEM in Brilliant Career Labs. Programming will be offered by the Proponent to activate the watershed, activate the public realm that could include kayak use on the watershed all pursuant to its Chapter 91 license.

Necco Court (Green) and the 5-6 Necco Street bridge: At the request of the IAG and the community GE has taken extraordinary steps to preserve the “Green Bridge” spanning Necco

Court. Although the bridge is outside of the Proponent's project scope and despite existing lawful covenants to demolish the bridge GE has reached accord in principle with covenant holders that will allow for the rehabilitation and preservation of the bridge. This community benefit will cost in excess of \$1 million.

Resiliency Measures: GE is utilizing strategies to ensure that not only is the Proposed Project prepared for the effects of climate change, including sea-level rise, but the project will serve as a leader in providing resiliency solutions for the City. Because of the proposed project's near proximity to the Channel elevations of the first floors of the Proposed Project will be set to at least +19'.5", providing protection against a 500-year storm event in 2075. In addition, critical mechanical and life safety and standby emergency building systems will be placed above vulnerable elevations. Stormwater infrastructure is designed to effectively manage inland flooding, including through the use of adaptive landscaping that will be resilient against flooding and saltwater intrusion.

Fort Point Park: GE's proposed project fulfills and satisfies its open space and public realm obligations. The IAG proposes that GE undertake further design and planning for the Fort Point Park, extending from Fort Point Channel to A Street and continuing to the Bypass Road. The park is included in the zoning for Fort Point and in the South Boston Municipal Harbor Plan and the BPDA has contemplated its own further design and planning for the asset.

Once again, thank you for your civic involvement.

Sincerely yours,

Peter Cavanaugh
Ecosystem Transformation Leader



GE HEADQUARTERS PROJECT

BCDC REVIEW

October 14th, 2016



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MASTERPLAN

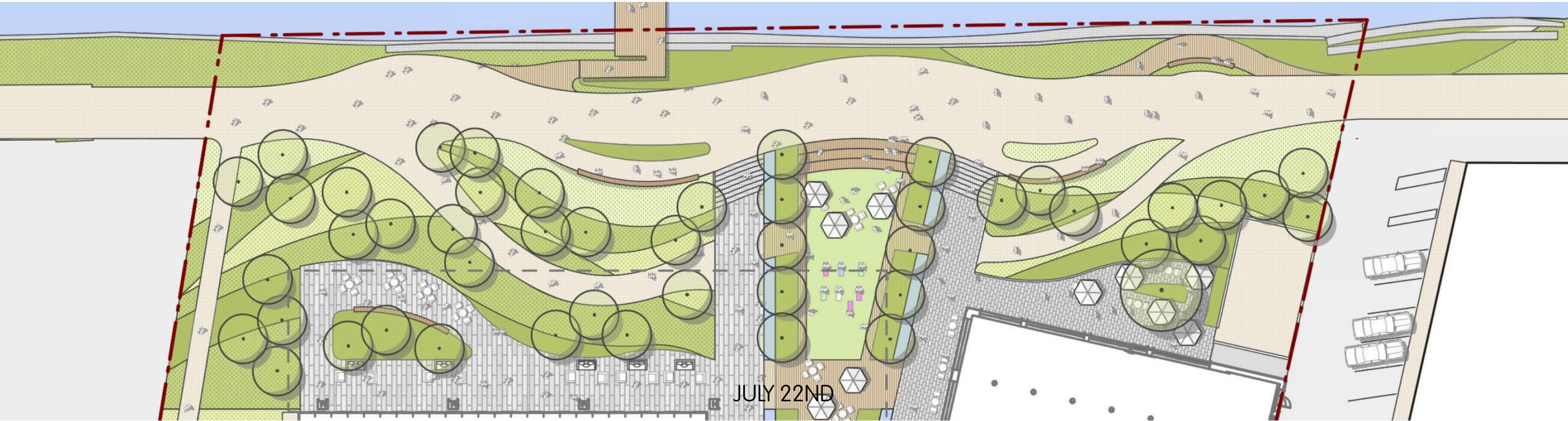


JULY 22ND



OCTOBER 4TH

MASTERPLAN



NECCO STREET ENTRY



GE PLAZA - EAST



GE PLAZA - WEST



G2 ENTRANCE - BRILLIANT LABS



JULY 22ND



OCTOBER 4TH



G3 ENTRANCE



AUGUST 15TH



OCTOBER 4TH



HARBORWALK



JULY 22ND



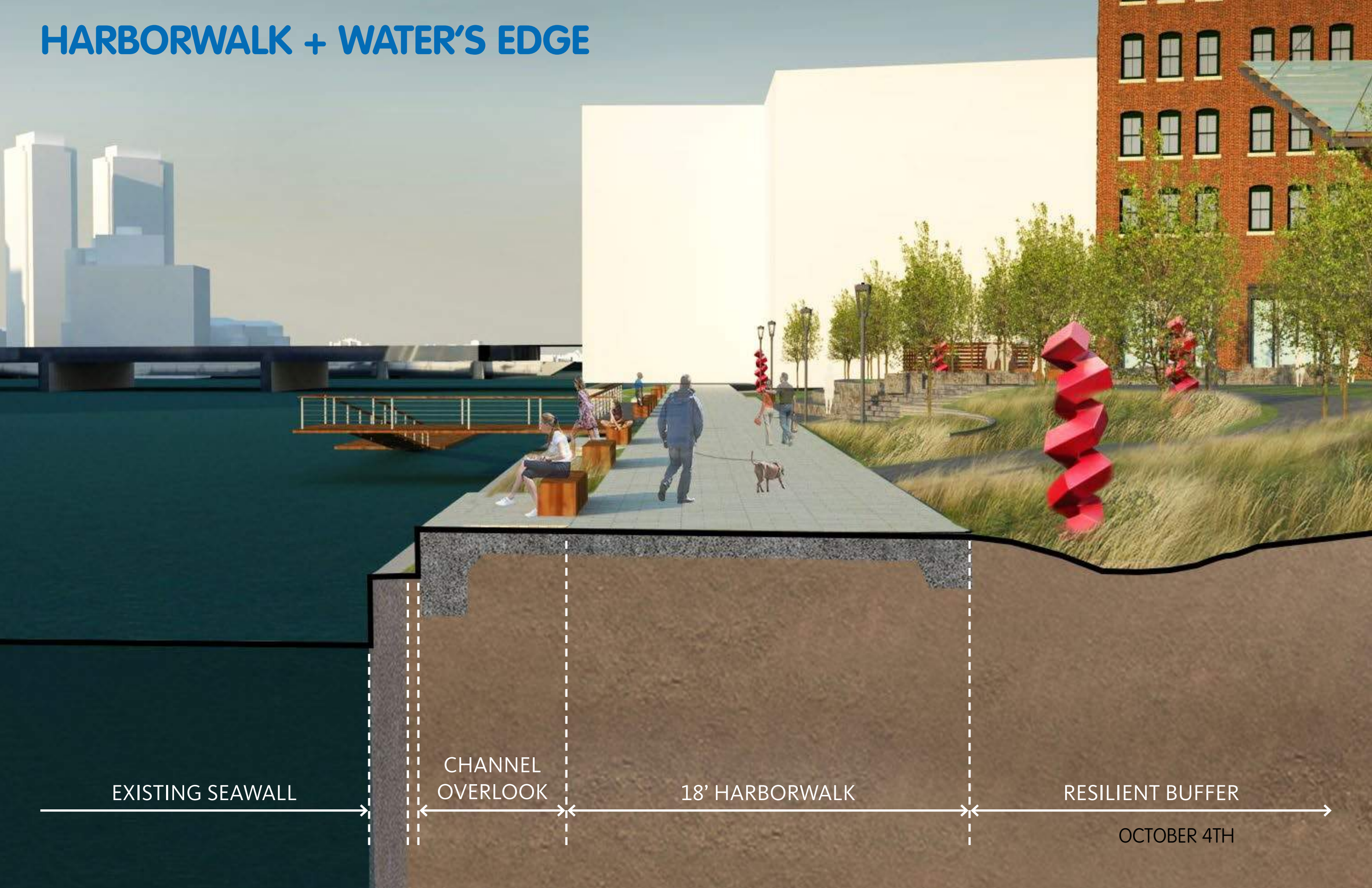
OCTOBER 4TH



HARBORWALK



HARBORWALK + WATER'S EDGE



EXISTING SEAWALL

CHANNEL
OVERLOOK

18' HARBORWALK

RESILIENT BUFFER

OCTOBER 4TH

SIGNAGE - HARBORWALK SIDE G2 & G3





SOLAR VEIL



VERTICAL VILLAGE



JULY 22ND



OCTOBER 4TH

G3 ROOF GARDEN



TRANSFORMER



SOUTHERN BOUNDARY



SHADOW STUDY COMPARISON



9am



10am



11am



12pm



1pm



2pm



3pm



4pm



New Net Shadow
Greater than 1 hr =
21,415sf



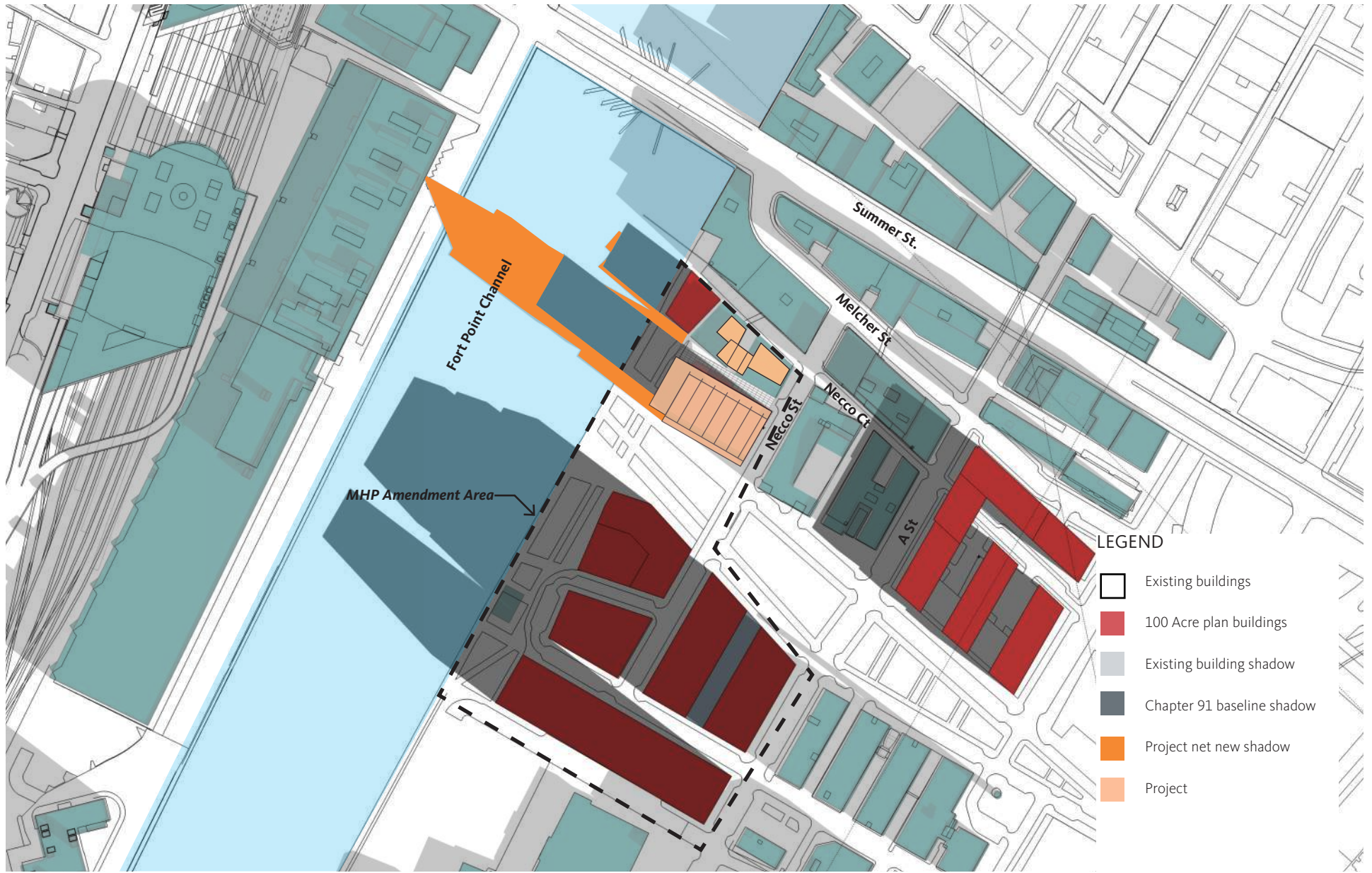


Figure: 1

October 23rd 09:00am



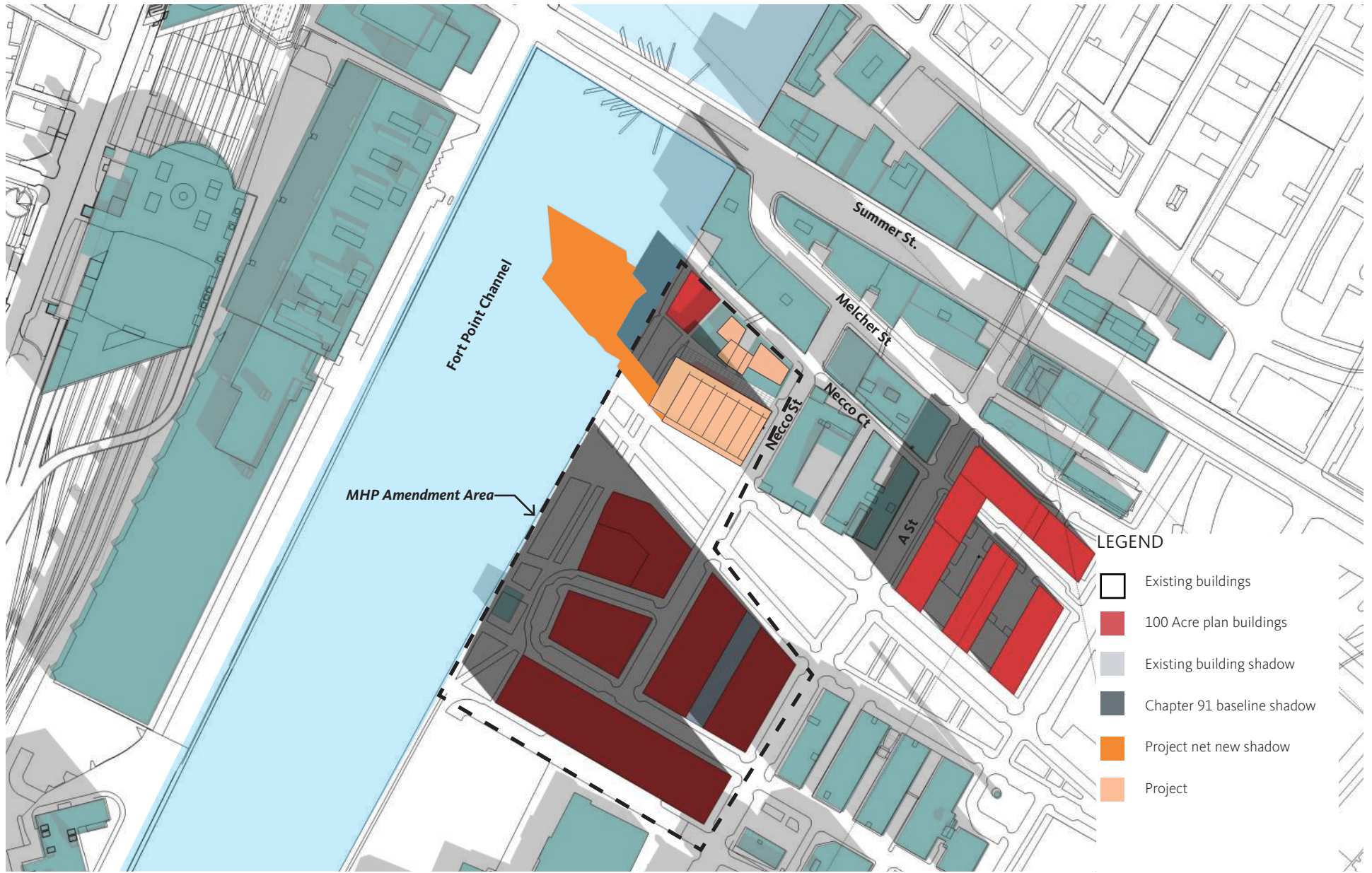


Figure: 2

October 23rd 10:00am



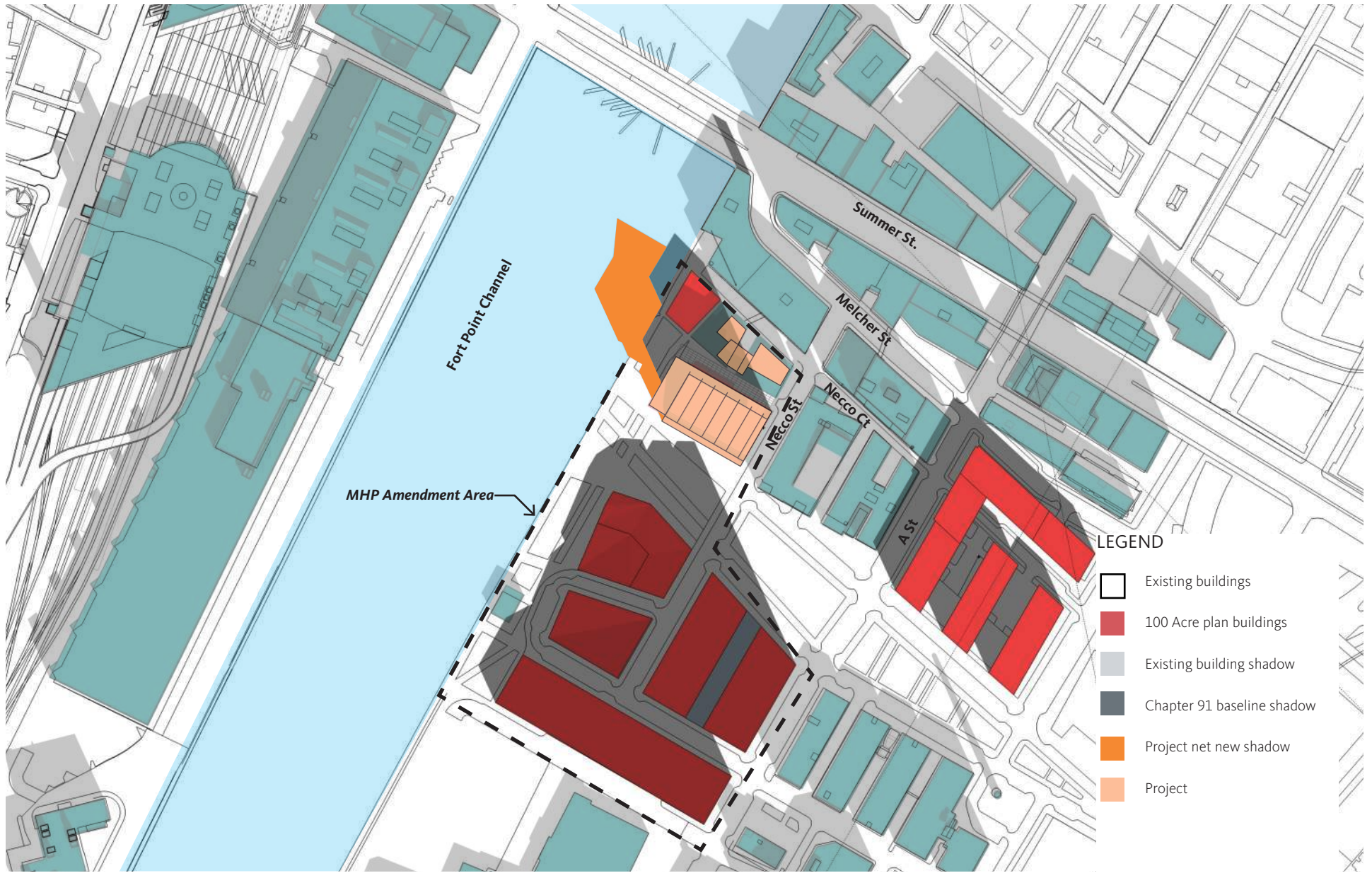


Figure: 3

October 23rd 11:00am



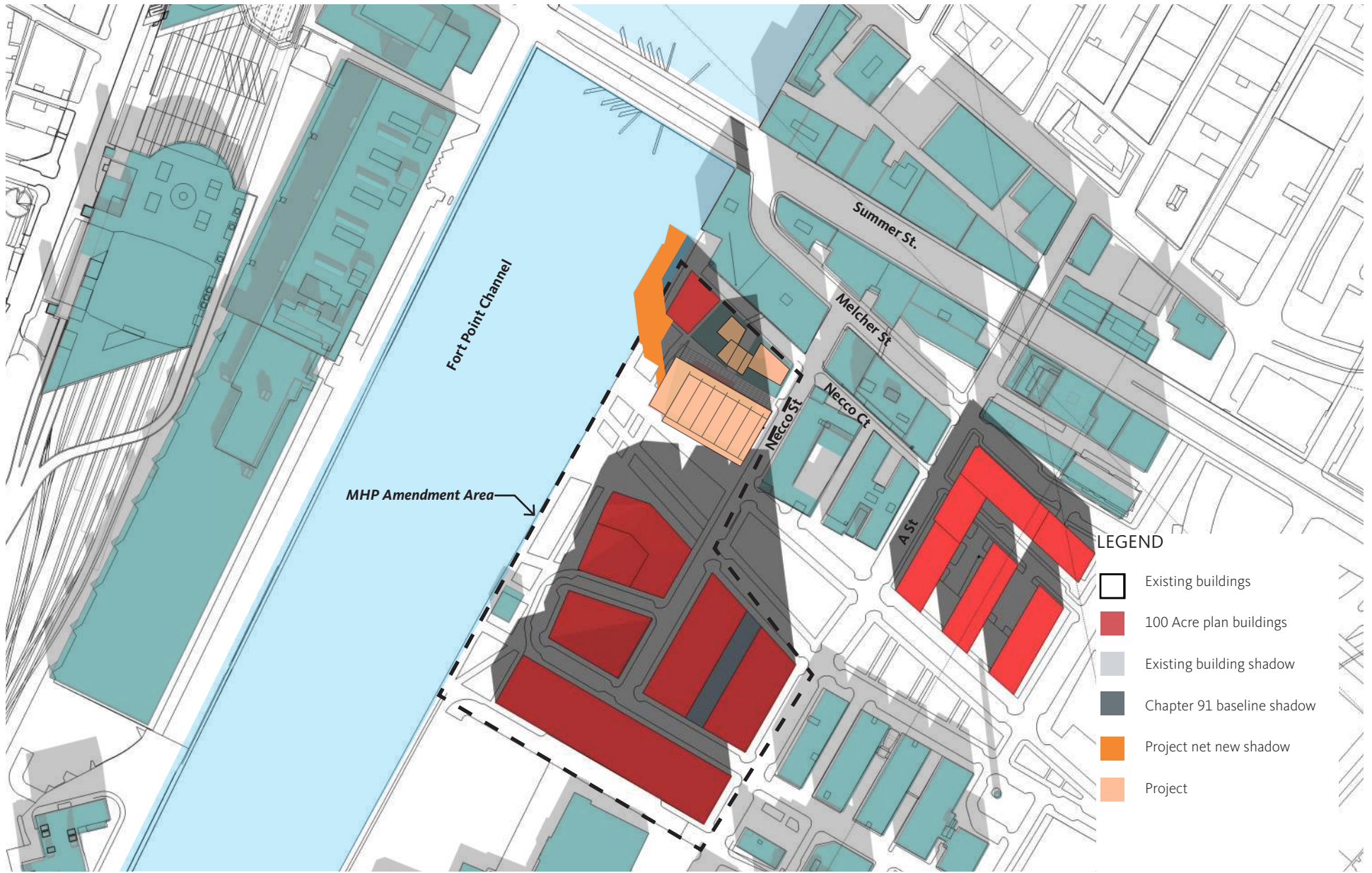


Figure: 4

October 23rd 12:00pm



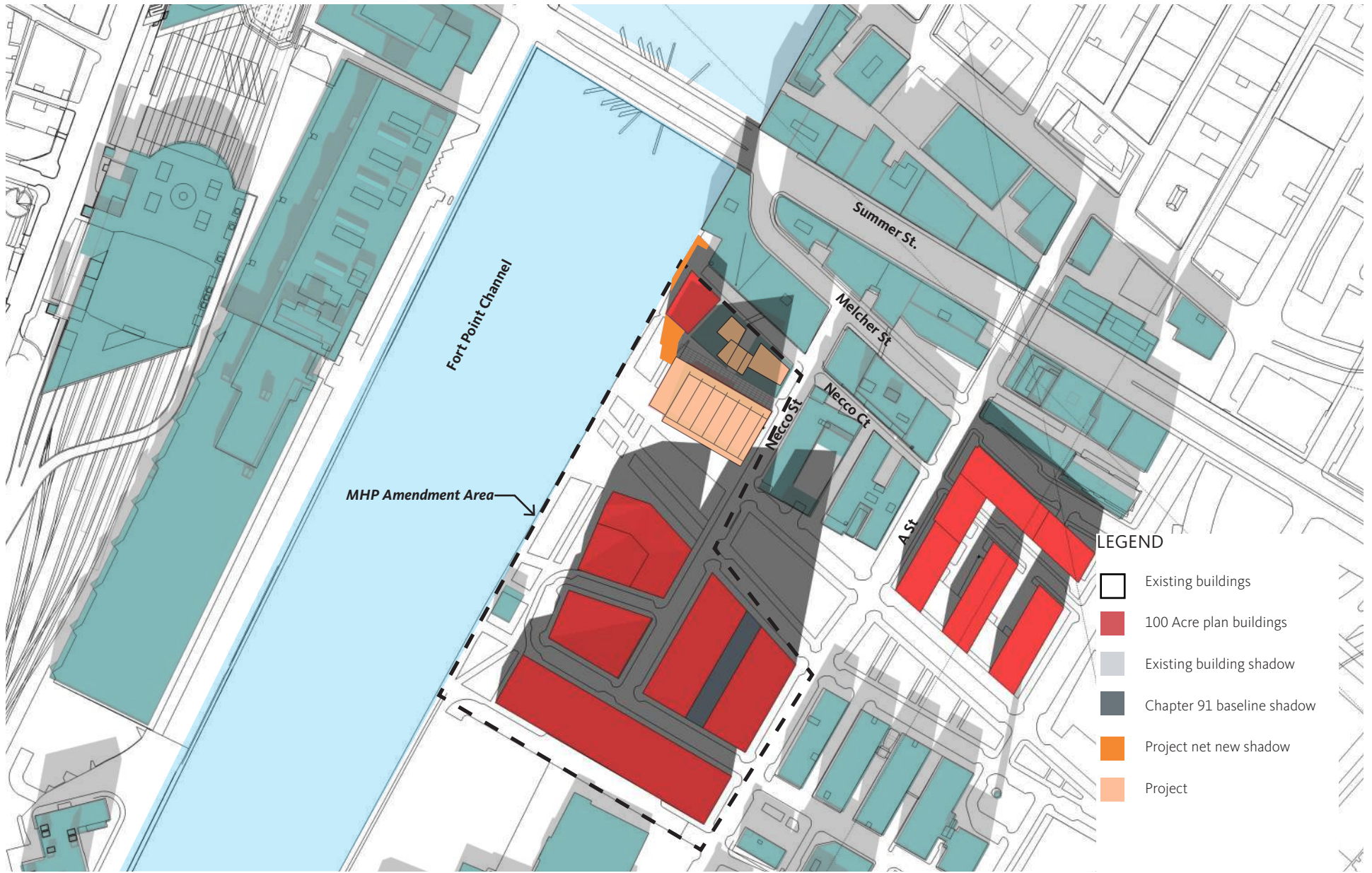


Figure: 5

October 23rd 01:00pm



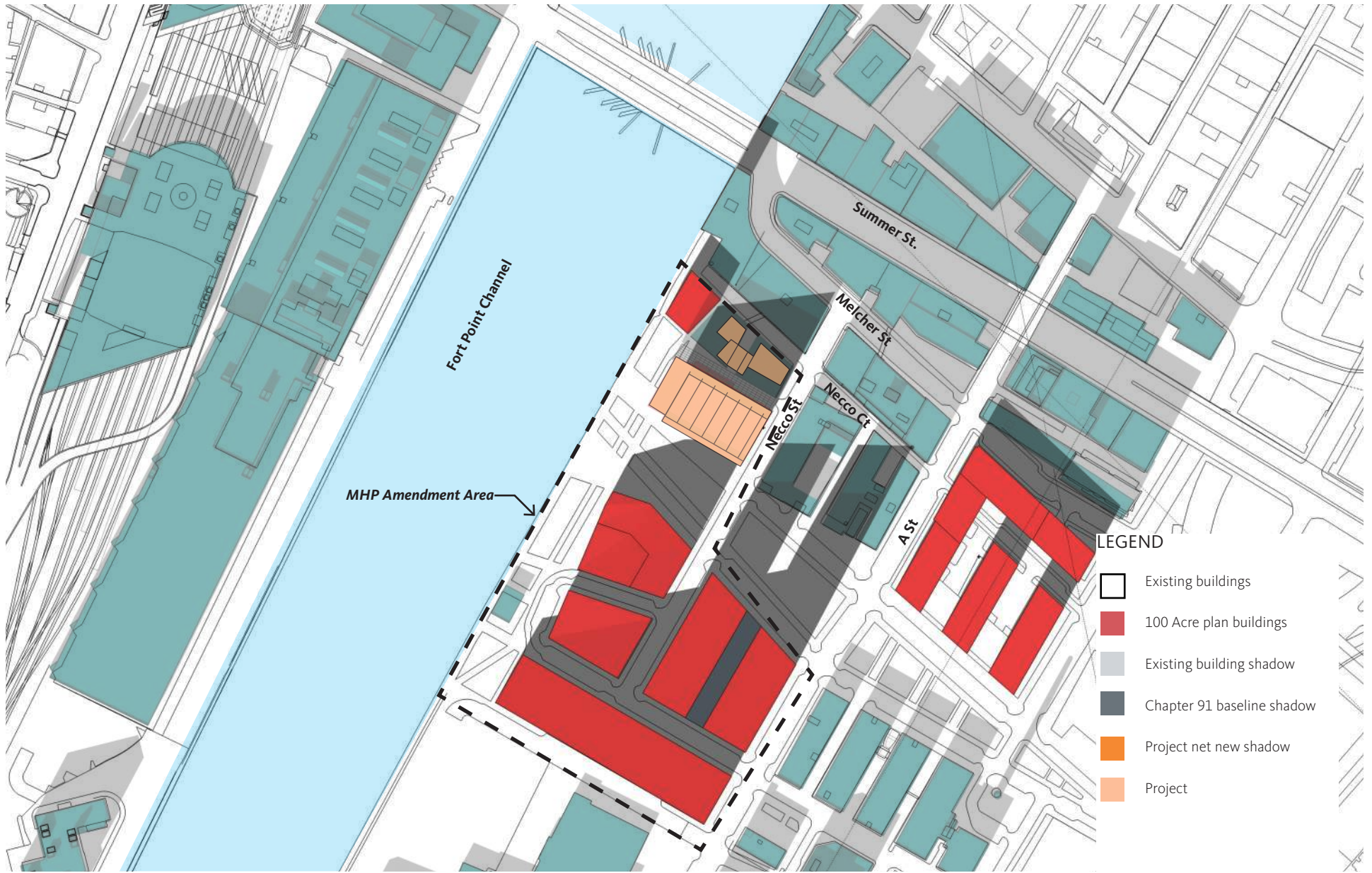


Figure: 6

October 23rd 02:00pm



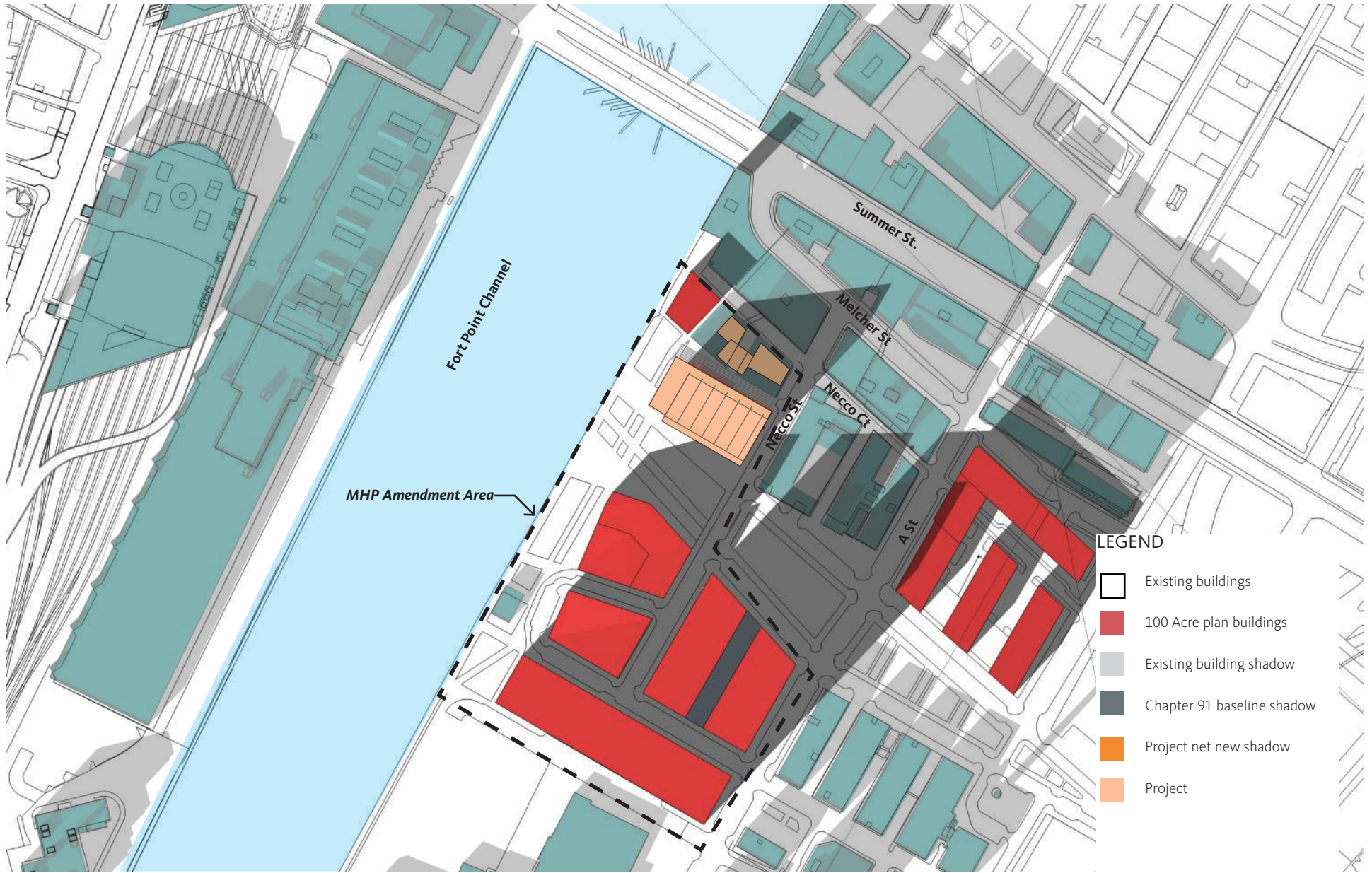


Figure: 7

October 23rd 03:00pm





Figure: 8

October 23rd 04:00pm



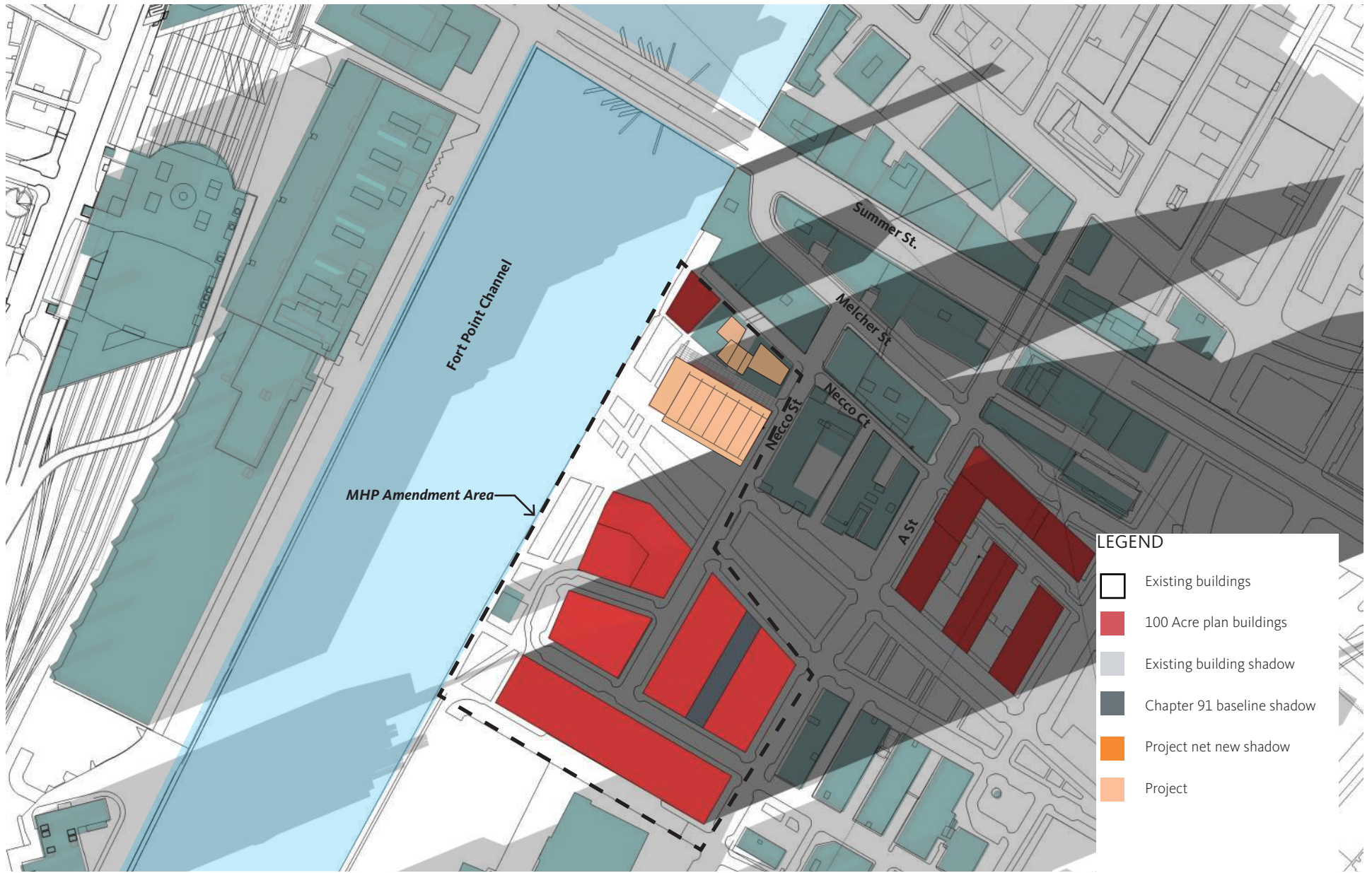


Figure: 9

October 23rd 05:00pm



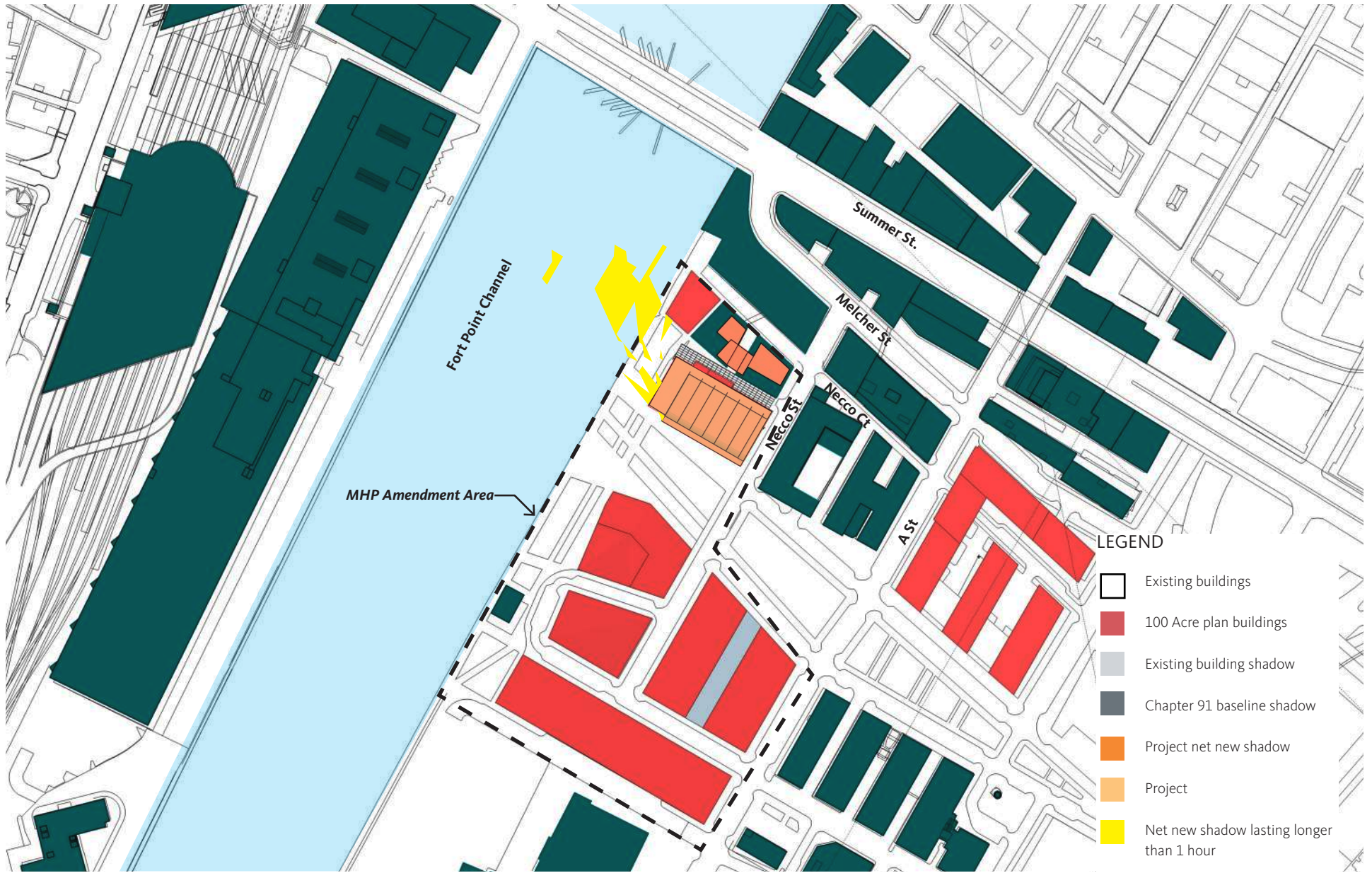


Figure: 10

October 23rd all Shadows 9am - 6pm
 20,521sf of Net Shadow

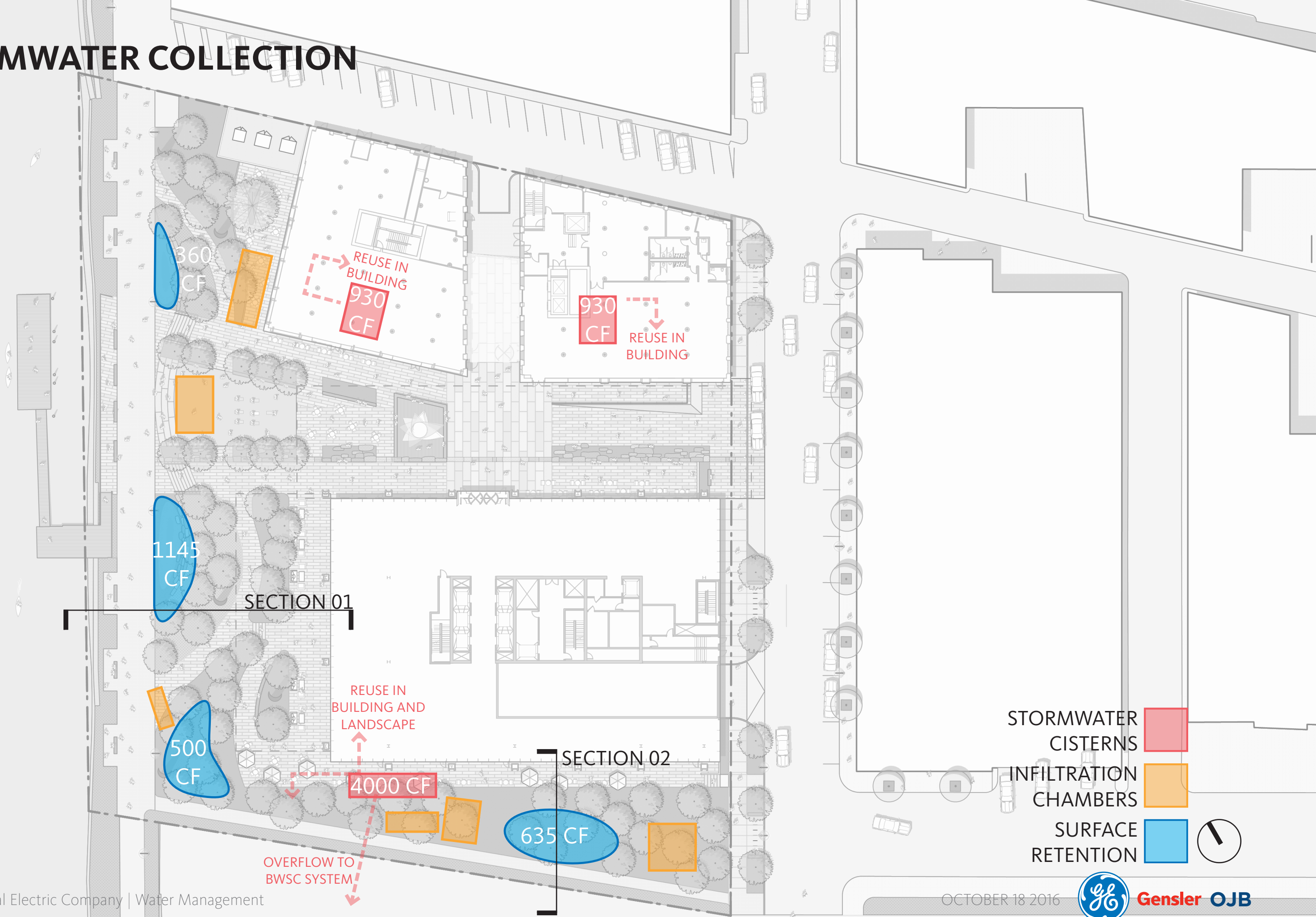







GENERAL ELECTRIC



STORMWATER COLLECTION

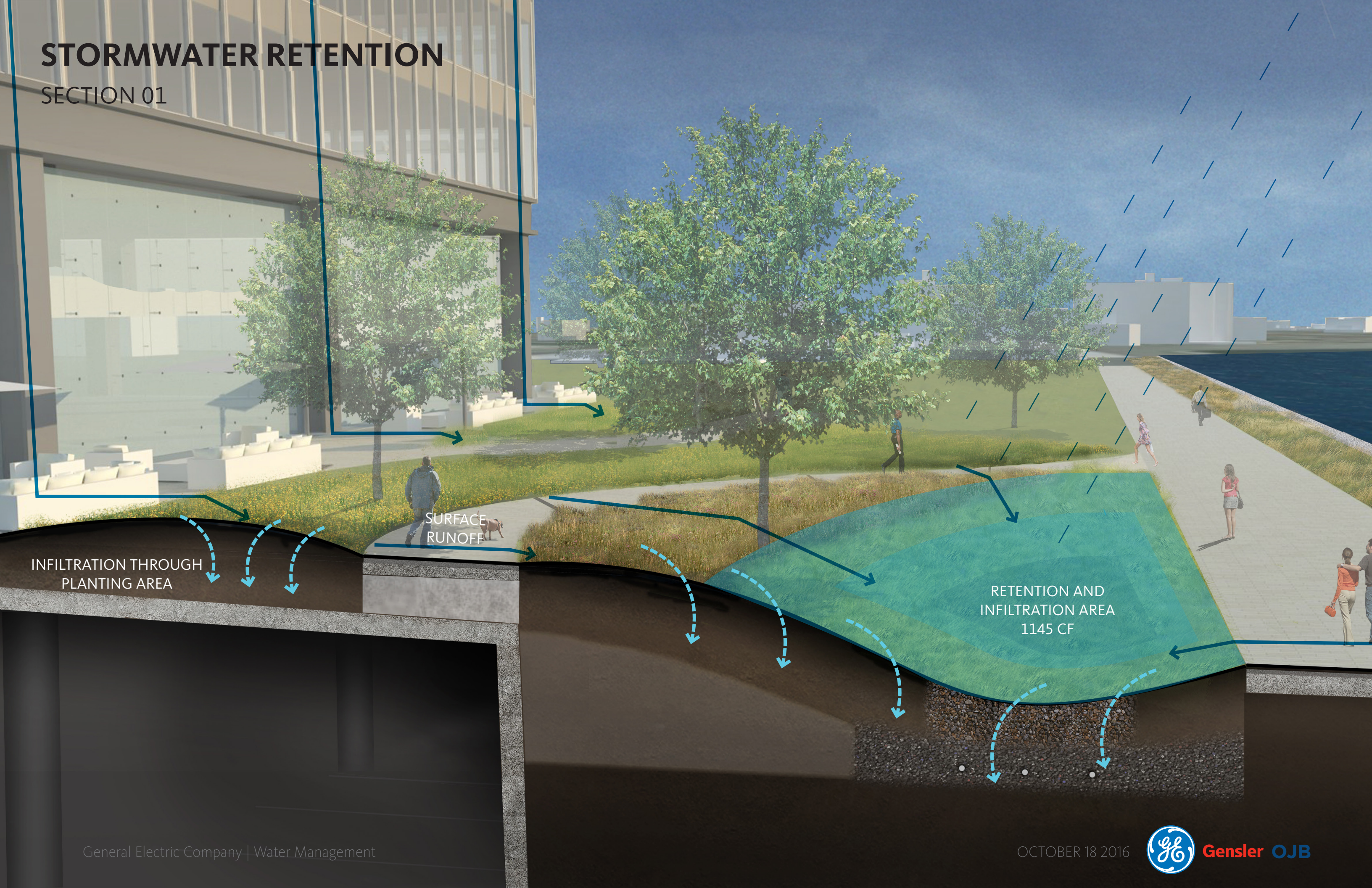


- STORMWATER CISTERNS 
- INFILTRATION CHAMBERS 
- SURFACE RETENTION 



STORMWATER RETENTION

SECTION 01



INFILTRATION THROUGH PLANTING AREA

SURFACE RUNOFF

RETENTION AND INFILTRATION AREA
1145 CF

STORMWATER RETENTION

SECTION 02

1.25" STORM EVENT
CAPTURED ON SITE
(AVERAGE STORM = .5")

ROOF
COLLECTION

REUSE FOR IRRIGATION

SURFACE RETENTION AND
SUBSURFACE INFILTRATION
CHAMBERS

GREYWATER REUSE
IN BUILDING

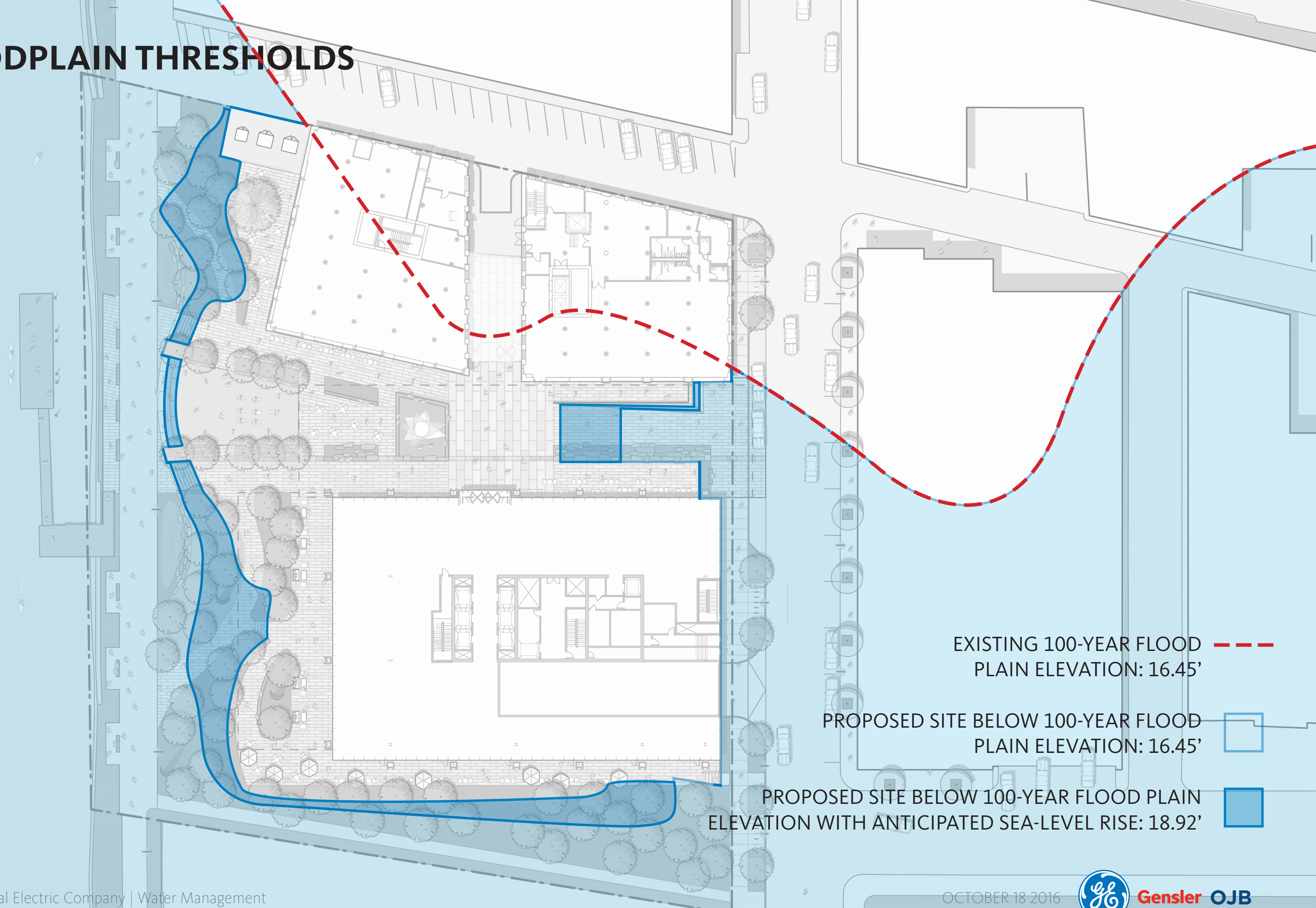
4000 CF
CISTERN

DISCHARGE RATES:
2-YR STORM: 1.25 CFS
100-YR STORM: 12.55 CFS

EMERGENCY
OUTFALL

OVERFLOW DISCHARGE
TO BWSO SYSTEM DURING
EXTREME PRECIPITATION EVENTS

FLOODPLAIN THRESHOLDS



EXISTING 100-YEAR FLOOD PLAIN ELEVATION: 16.45' 

PROPOSED SITE BELOW 100-YEAR FLOOD PLAIN ELEVATION: 16.45' 

PROPOSED SITE BELOW 100-YEAR FLOOD PLAIN ELEVATION WITH ANTICIPATED SEA-LEVEL RISE: 18.92' 