



# GE HEADQUARTERS PROJECT

Public Meeting  
September 21, 2016

# Agenda

## Overview

### Update from BCDC Meeting

- Harborwalk
- Building Design
- GE Plaza

### Transportation

- Modes (Walking, Bike, Car, Public, Water)
- Parking Analysis

### MassDevelopment Role in Project

- Property Boundaries

### Green Bridge (Necco Court Bridge)

### Storm Water Management

### Summary of Feedback/Actions

# PROJECT VISION



OJB Gensler

## Convener

Provide platform for community engagement and gatherings.

## Performance

Inside-out design approach that balances functionality, flexibility, and user experience.

## Resiliency

Holistic sustainability approach through active and passive strategies.



# GUIDING PRINCIPLES



# Campus Design – Landscaping Site Plan



# SETTING A PRECEDENT

## TYPICAL HARBORWALK SECTION

WATER + SEAWALL

GREEN  
EDGE  
+/- 10'

HARBORWALK  
18' CLEAR

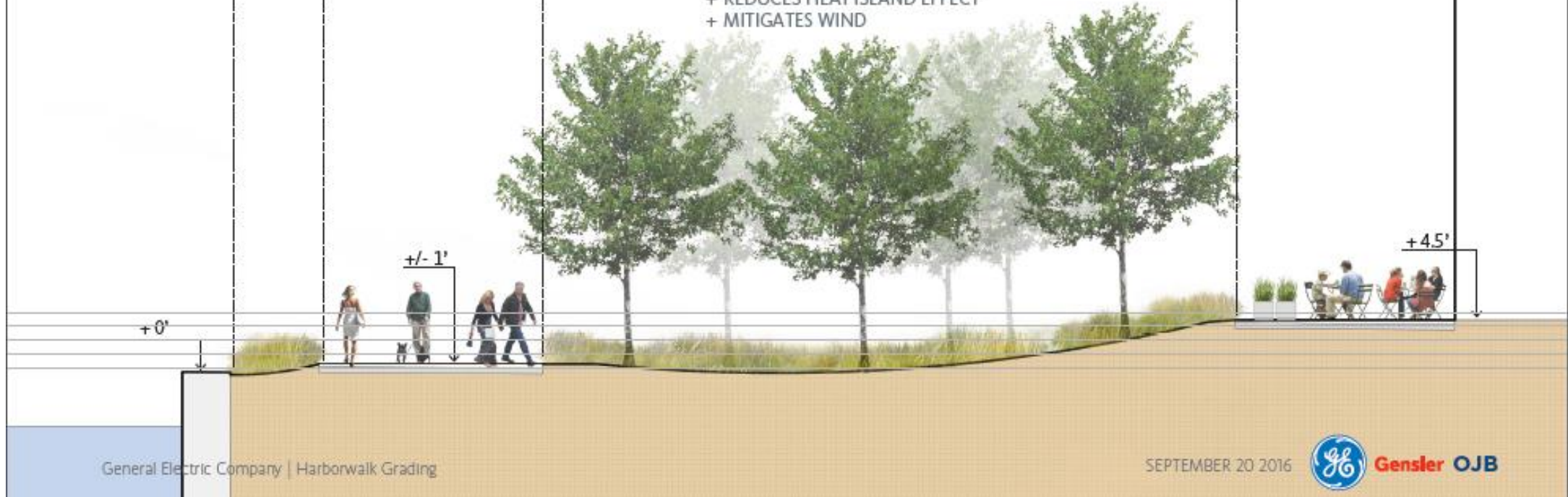
- + SIMPLE
- + REPEATABLE
- + CLEAR
- + ELEVATED

RESILIENCY ZONE: GREEN INFRASTRUCTURE

- + COLLECTS STORMWATER
- + FILTERS RUNOFF
- + PROVIDES SPACE TO ELEVATE NEW BUILDING FOR RESILIENCY PURPOSES
- + CREATES A SOFT, NATURAL WATER'S EDGE
- + CREATES HABITAT
- + CARBON SEQUESTRATION
- + REDUCES HEAT ISLAND EFFECT
- + MITIGATES WIND

OUTDOOR  
PROGRAM

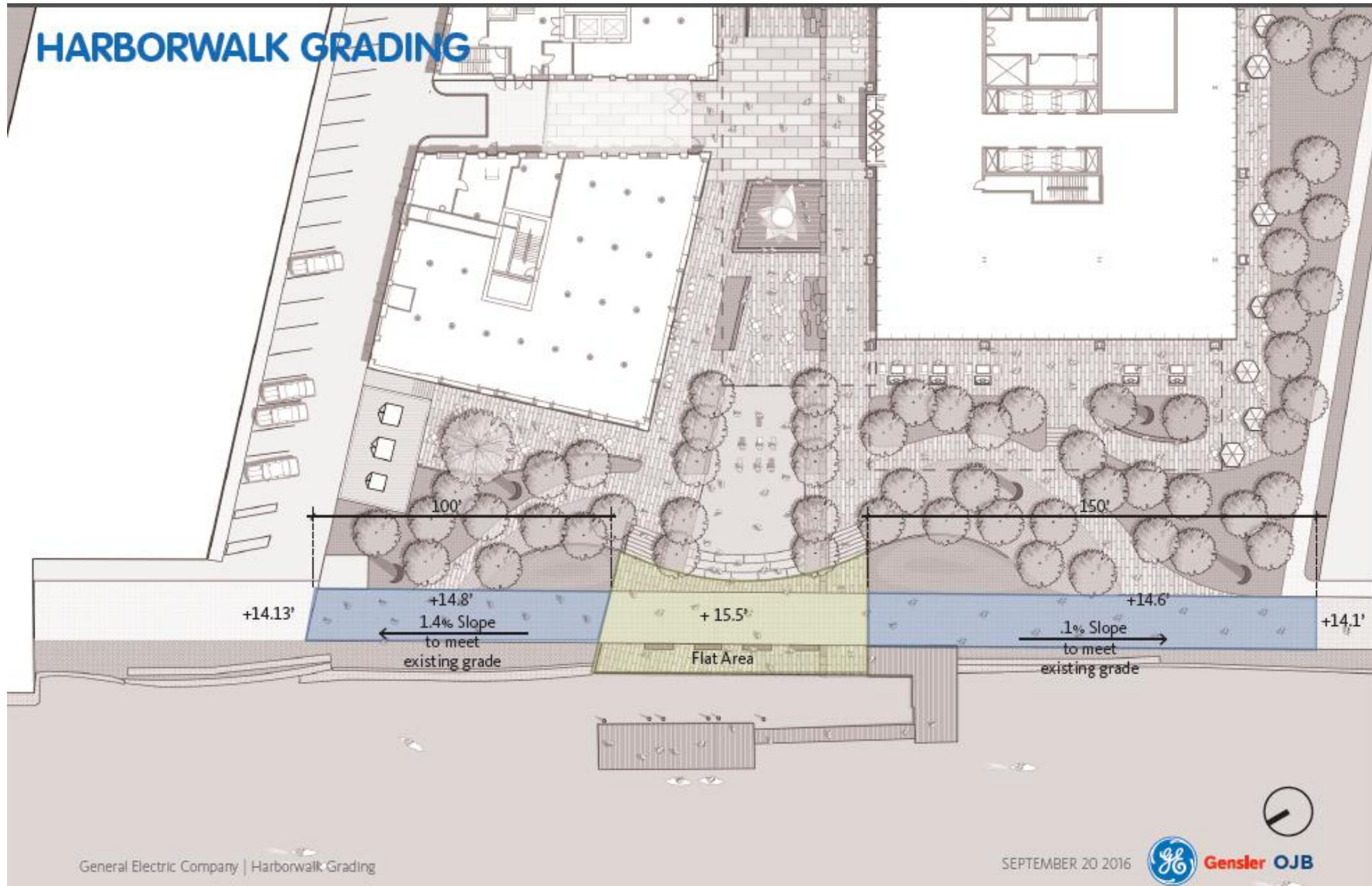
- + PUBLIC
- + GATHERING
- + INTERIOR/  
EXTERIOR



# HARBORWALK GRADING



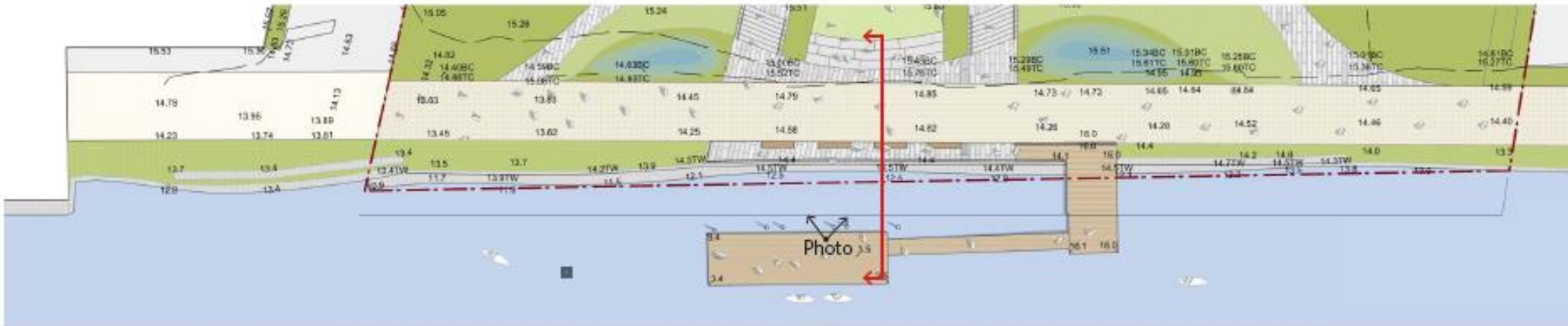
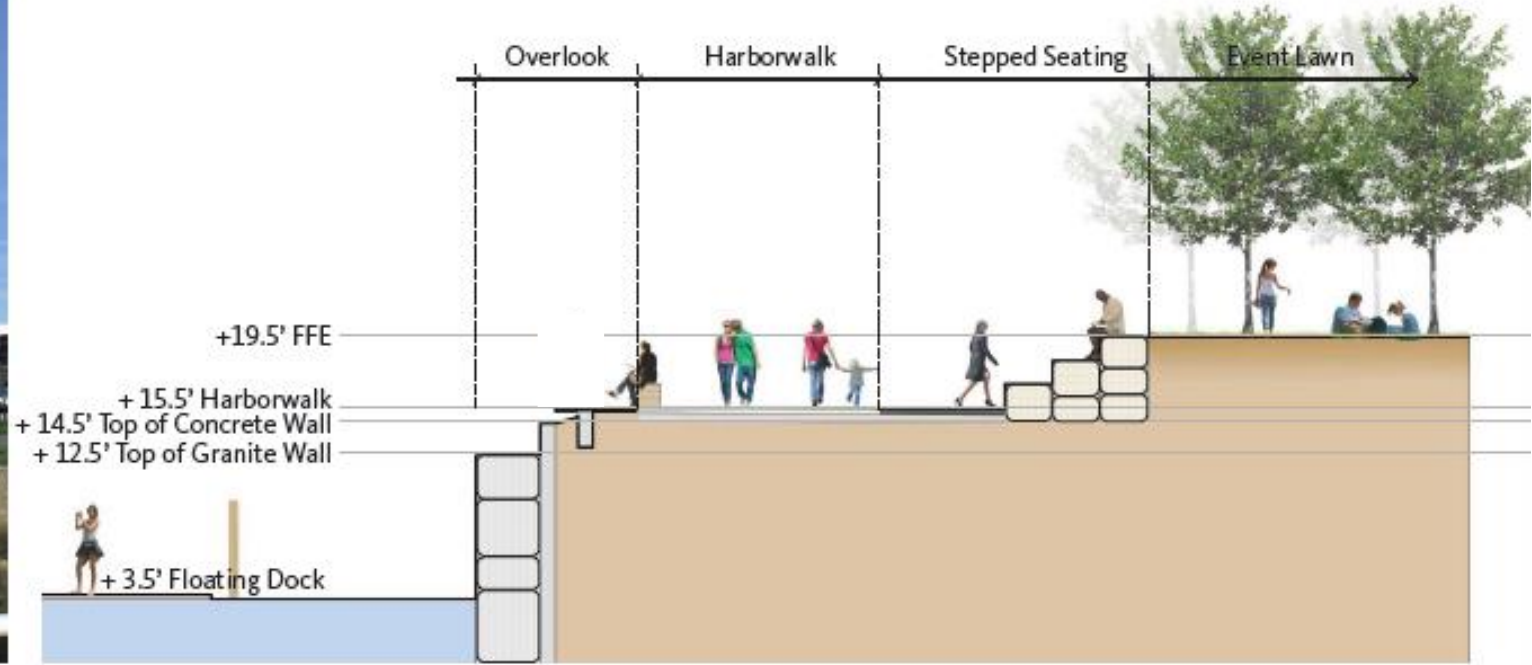
# HARBORWALK GRADING





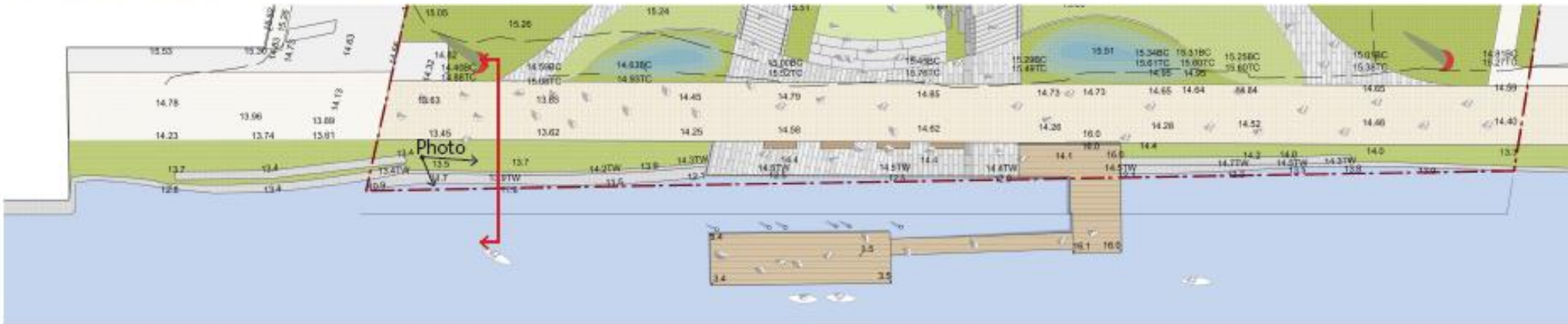
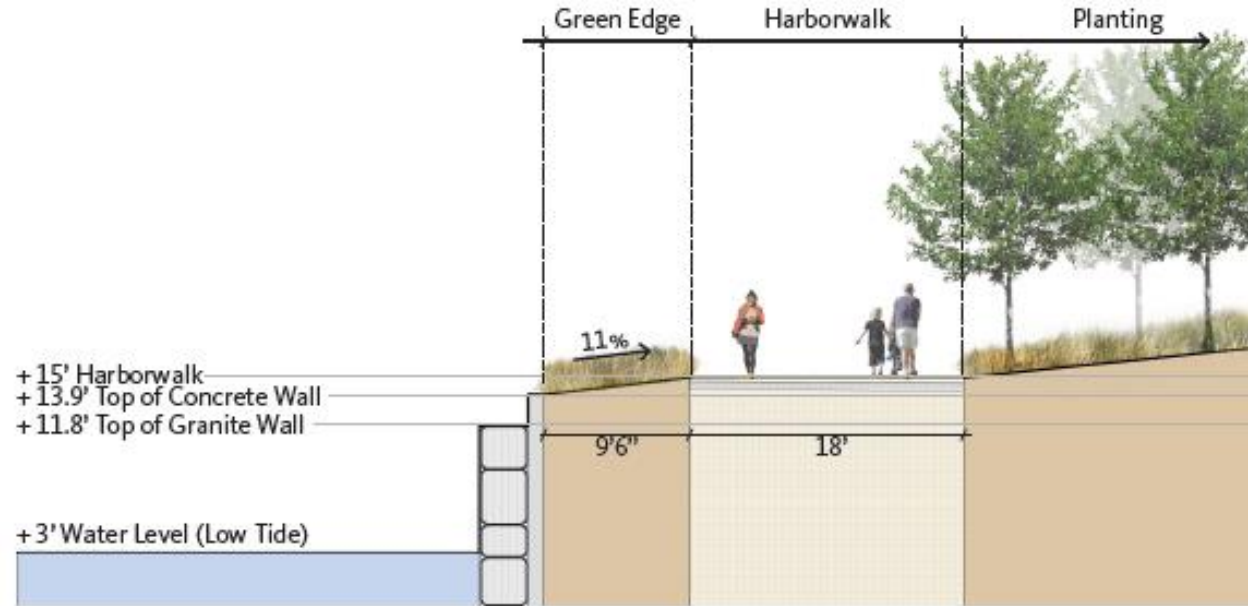
# HARBORWALK GRADING

## SECTION CENTRAL



# HARBORWALK GRADING

## SECTION NORTH

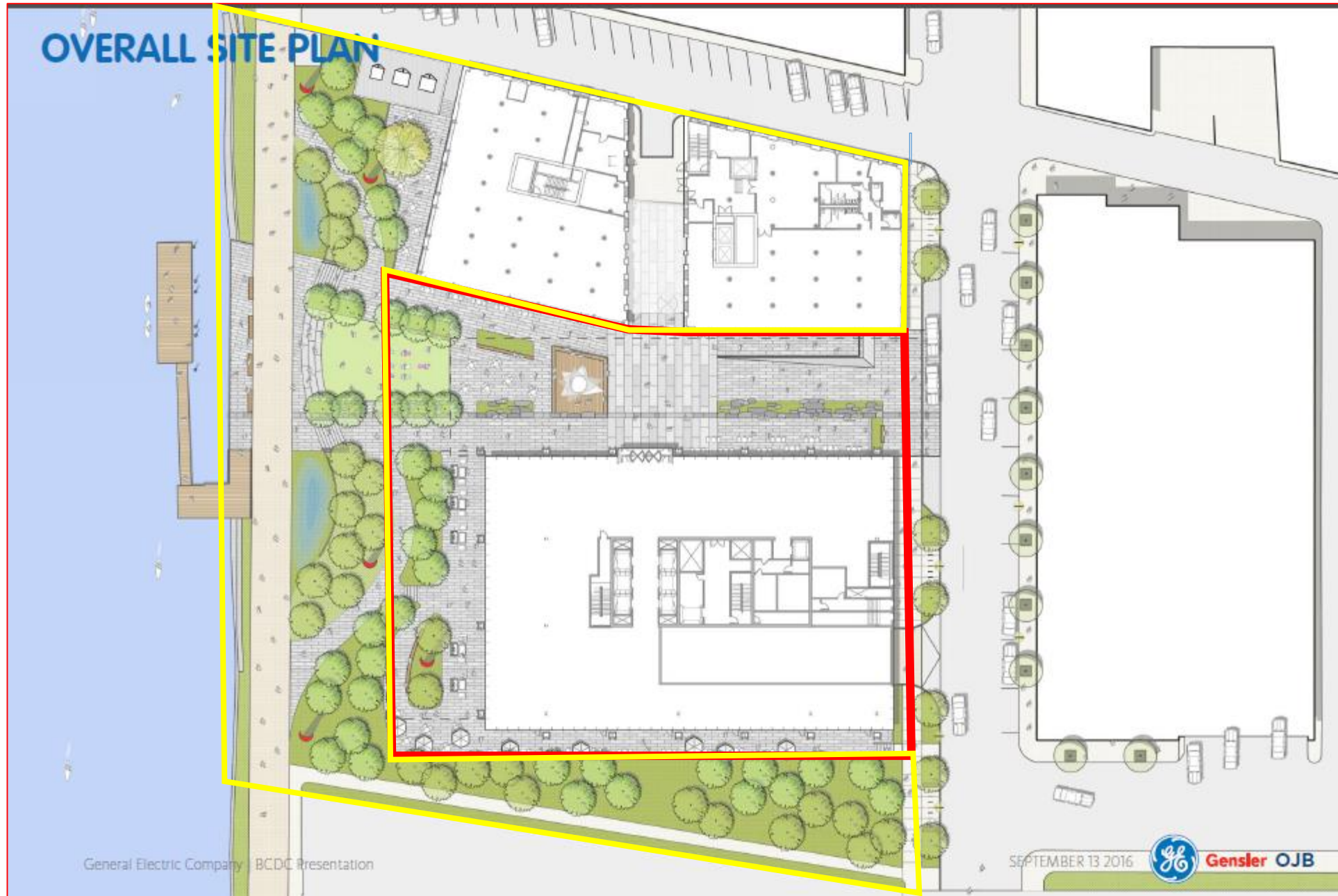


# HARBORWALK GRADING

SECTION SOUTH



# Property Boundaries



# ARCHITECTURAL LIGHTING

WE WILL MINIMIZE ARTIFICIAL LIGHT THAT FALLS OUTSIDE THE SITE BOUNDARIES.

- MEET LEED BEST PRACTICES FOR LIGHT TRESPASS
- REDUCE LUMINAIRE UPLIGHT RATINGS
- REMOVE TOTAL LUMENS ABOVE HORIZONTAL, BY LIGHTING ZONE
- REDUCE LUMINAIRE BACKLIGHT AND GLARE RATINGS
- REDUCE VERTICAL ILLUMINANCES AT THE LIGHTING BOUNDARY
- UTILIZE ADVANCED LIGHTING CONTROL SYSTEMS
- UTILIZE OCCUPANCY SENSORS



# Confirmatory Deed (2002)

(6) without covenant express or implied, Grantor's right, title and interest in that certain bridge currently situated between the buildings known as 27 Melcher Street and 6 Necco Court (the "Melcher-Necco Bridge");

(7) without covenant express or implied, a temporary air rights easement permitting the continued occupancy of the air space currently occupied by the Melcher-Necco Bridge;

28682 237

provided, however, that said easement shall expire at such time as the Building currently known as 6 Necco Court is demolished or substantially renovated, at which time Grantee shall have the obligation to demolish said bridge, remove and dispose of all debris, and repair the façade of the building known as and numbered 27 Melcher Street to which such bridge connects in a manner reasonably acceptable to Grantor; and

(8) without covenant express or implied, a temporary easement in, under, over and across certain portions of Necco Court, which may be necessary to be utilized for the maintenance, repair and demolition of the Melcher-Necco Bridge; provided, however, that Necco Court shall always remain open to pedestrian and vehicular traffic, except to the extent that the demolition of the Melcher-Necco Bridge requires that Necco Court be closed during non-business days.

# Deed (2000)

same:

(6) without covenant express or implied, Grantor's right, title and interest in that certain bridge currently situated between the buildings known as 27 Melcher Street and 6 Necco Court (the "Melcher-Necco Bridge");

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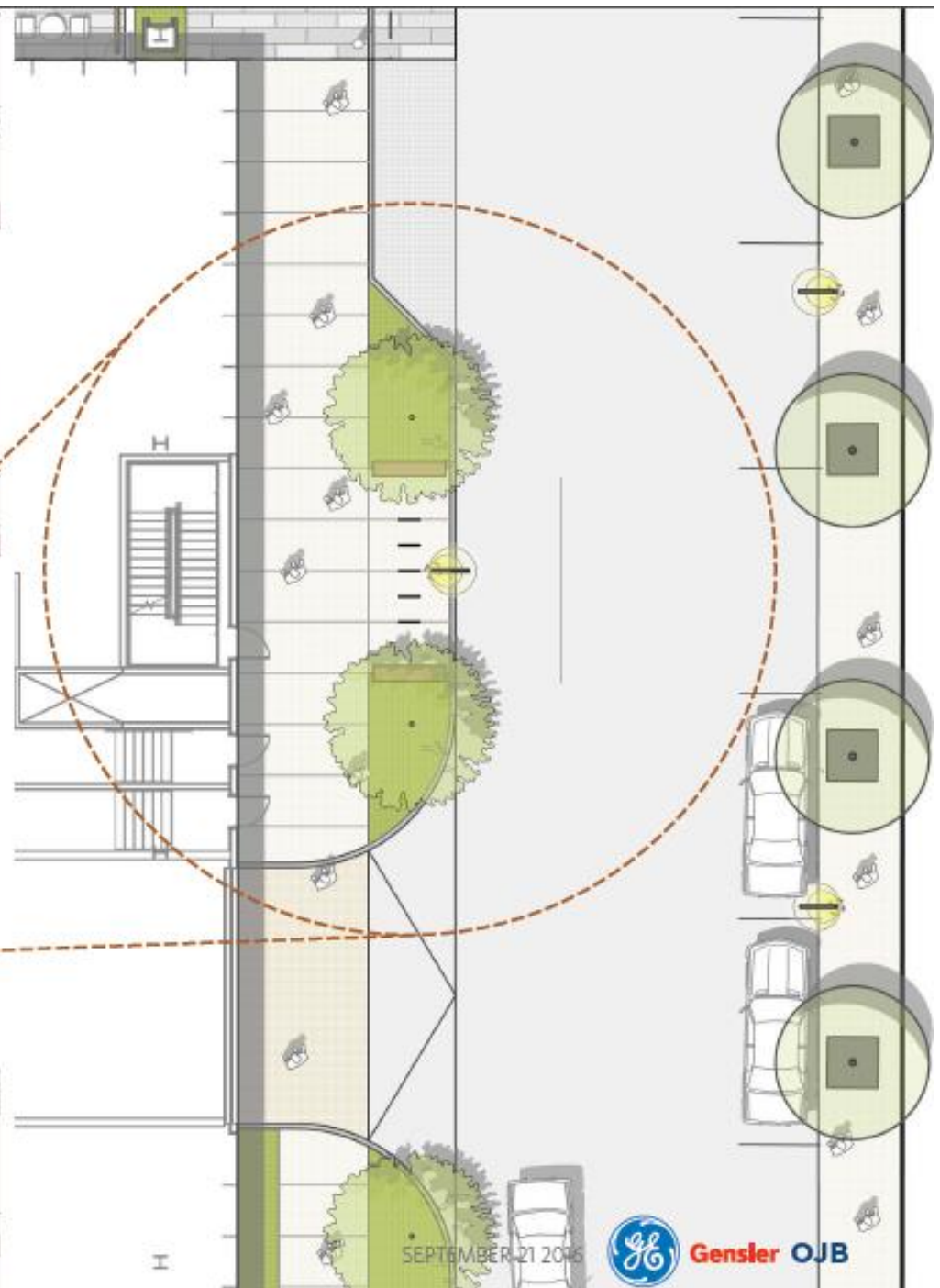
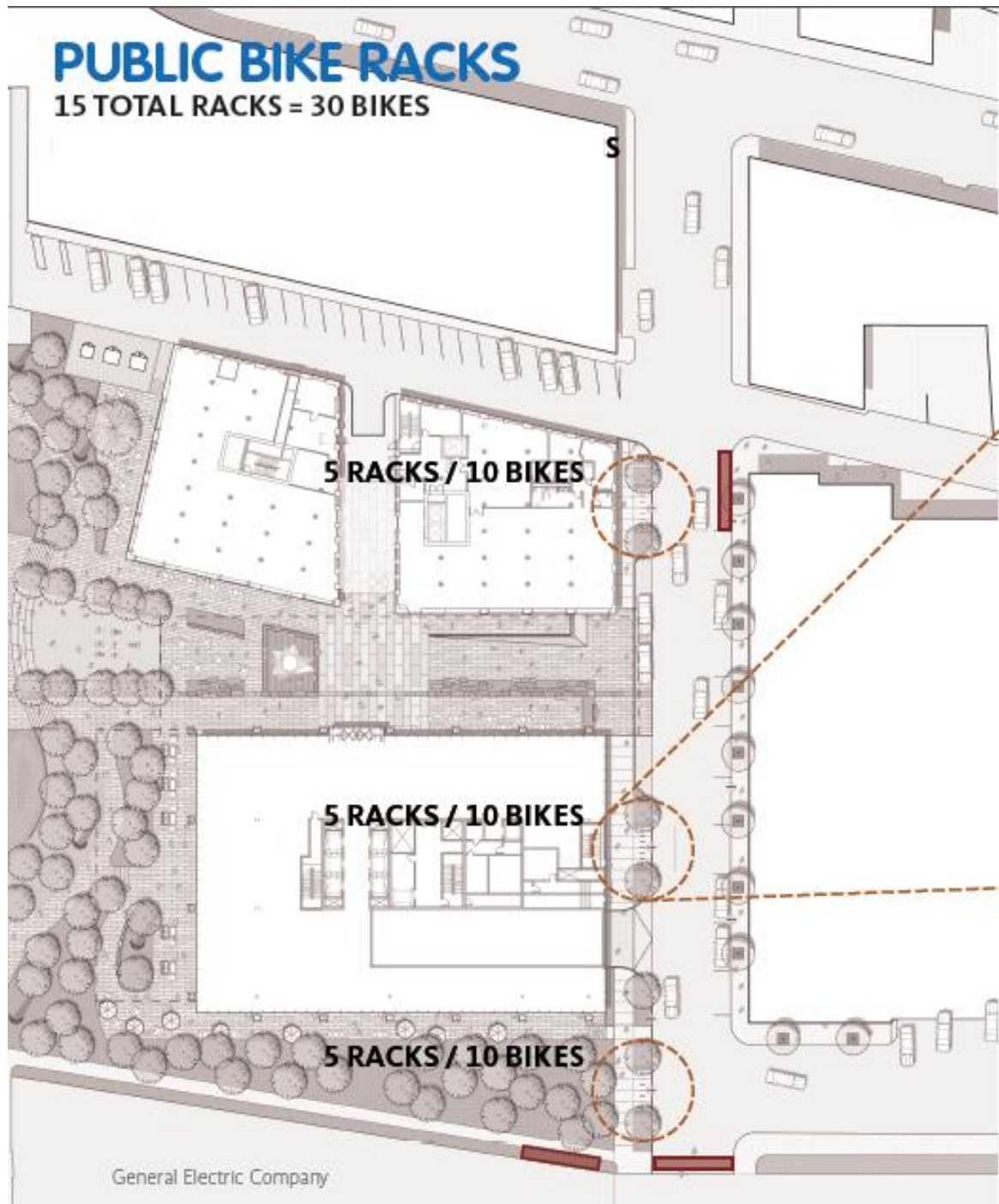
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All of the restrictions, limitations and conditions set forth above are hereby...

# PUBLIC BIKE RACKS

15 TOTAL RACKS = 30 BIKES



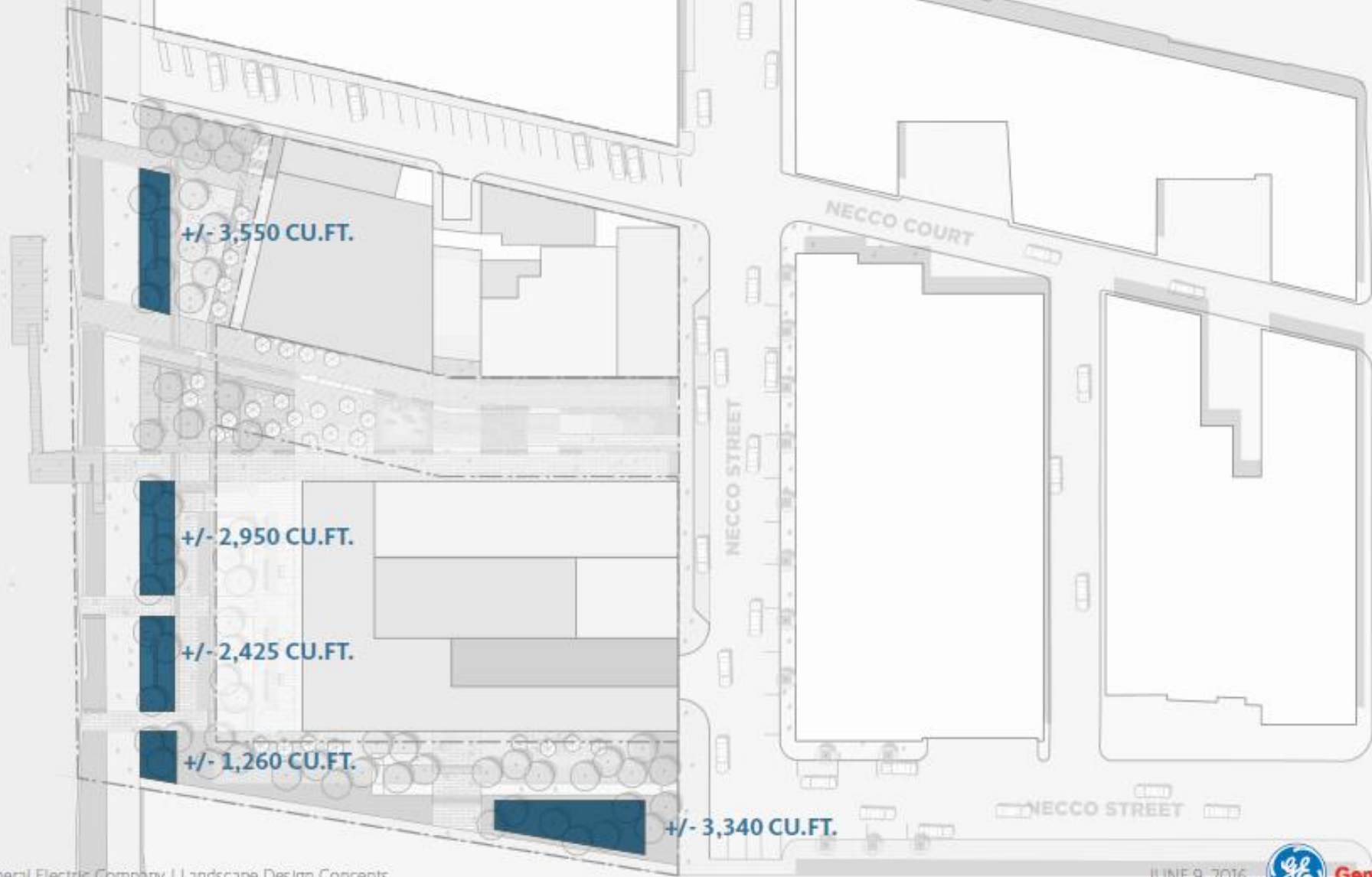


# STORMWATER MANAGEMENT

6,000 CU. FT. Required

+/- 13,525 CU. FT. Provided

FORT POINT CHANNEL



# Transportation Modes

**Table 8-7 Estimated Project Adjusted Trip Generation**

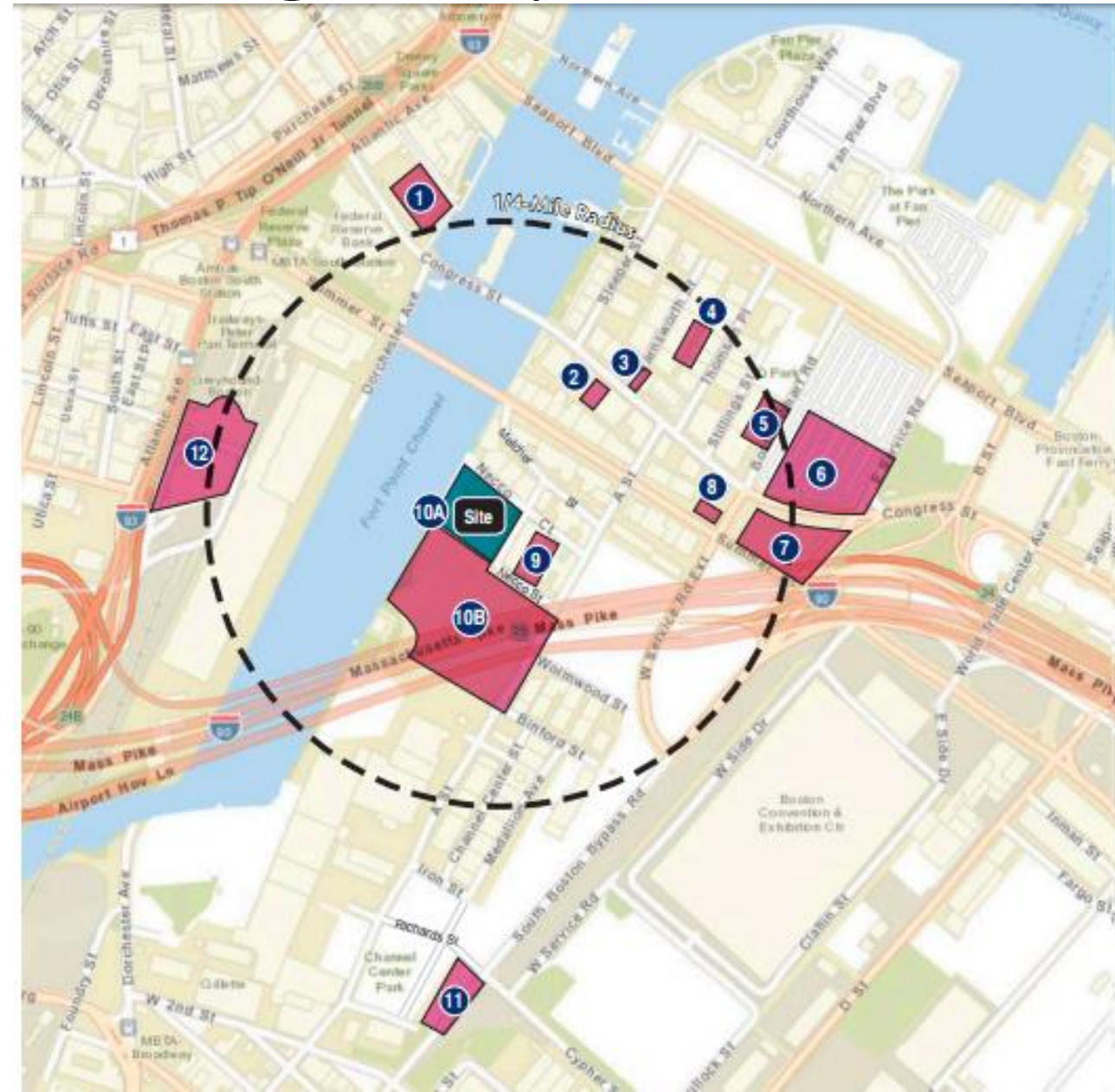
<u>Time Period/Direction</u>	<u>Public</u>	<u>Walk/Bike/Other</u>	<u>Vehicle Trips</u>
<b>Weekday Daily</b>			
Enter	1,072	437	600
Exit	<u>1,072</u>	<u>437</u>	<u>600</u>
Total	2,144	874	1,200
<b>Weekday Morning</b>			
Enter	437	95	233
Exit	<u>15</u>	<u>29</u>	<u>14</u>
Total	452	124	247
<b>Weekday Evening</b>			
Enter	29	26	20
Exit	<u>389</u>	<u>77</u>	<u>203</u>
Total	418	103	223

Source: Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington D.C. (2012).

Note: Trips assume Project is 485,000 sf

The Project is estimated to generate approximately 1,200 daily weekday vehicle trips (600 entering, 600 exiting) based on the larger 485,000 sf program. During a typical weekday the morning peak hour is expected to generate 247 vehicle trips (233 entering, 14 exiting) and during the evening peak hour the Project will generate 223 vehicle trips (20 entering, 203 exiting).

# Parking Analysis



RESULTS ARE SHOWN IN TABLE 8-3.

**Table 8-3 Existing Parking Supply and Demand**

Garage	Total Public Spaces	Available Spaces	Percent Occupied
1-Russia Wharf Garage	100	20	80%
2-Congress Street Lot #1	83	33	60%
3-Congress Street Lot #2	18	0	100%
4-Farnsworth Garage	500	51	90%
5-Stillings Garage	400	142	65%
6-Seaport Lot #1	700	26	96%
7-Seaport Lot #2	375	78	79%
8-Congress Street Lot #3	40	0	100%
9-Necco Garage	715	50	93%
10A-Necco Lot (Project Site)	203	8	96%
10B-Necco Lot (to remain)	839	63	92%
11-Channel Center Garage	965	445	54%
<b>Total</b>	<b>4,938</b>	<b>916</b>	<b>81%</b>

Source:

Available Spaces: VHB counts, May 2016

Total Public Spaces: posted licensed spaces

- 1 Russia Wharf
- 2 Congress Street Lot #1
- 3 Congress Street Lot #2
- 4 Farnsworth Garage
- 5 Stillings Garage
- 6 Seaport Lot #1
- 7 Seaport Lot #2
- 8 Congress Street Lot #3
- 9 Necco Garage
- 10A Necco Lot (Site)
- 10B Necco Lot (to Remain)
- 11 Channel Center Garage
- 12 South Station Garage

# Parking Analysis – 9/21/16

RESULTS ARE SHOWN IN TABLE 8-3.

**Table 8-3 Existing Parking Supply and Demand**

Garage	Total Public Spaces	Available Spaces	Percent Occupied
1-Russia Wharf Garage	100	20	80%
2-Congress Street Lot #1	83	33	60%
3-Congress Street Lot #2	18	0	100%
4-Farnsworth Garage	500	51	90%
5-Stillings Garage	400	142	65%
6-Seaport Lot #1	700	26	96%
7-Seaport Lot #2	275	78	70%
8-Congress Street Lot #3	40	0	100%
9-Necco Garage	715	50	93%
10A-Necco Lot (Project Site)	203	8	96%
10B-Necco Lot (to remain)	839	63	92%
11-Channel Center Garage	965	445	54%
<b>Total</b>	<b>4,938</b>	<b>916</b>	<b>81%</b>

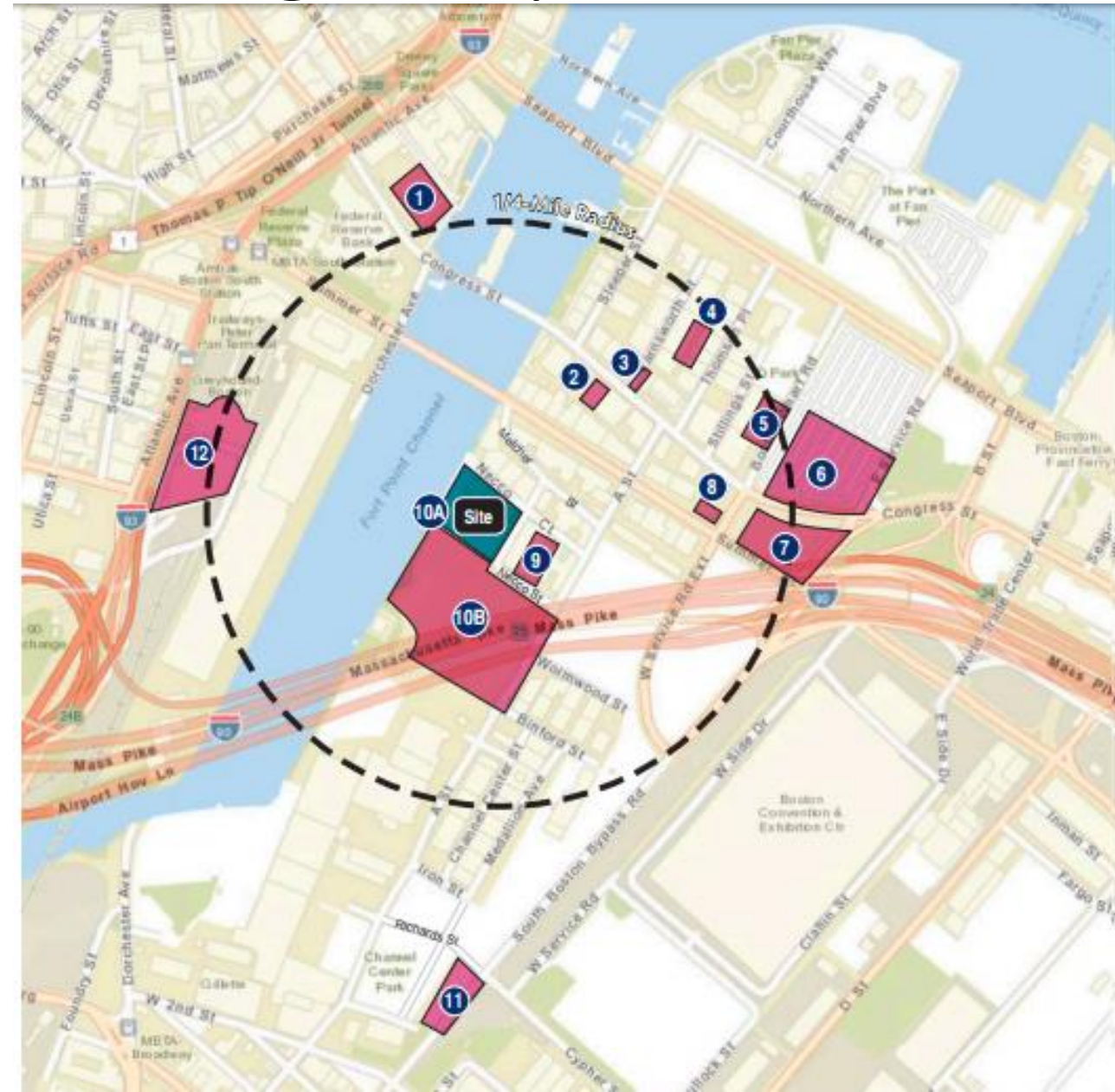
Source:

Available Spaces: VHB counts, May 2016

Total Public Spaces: posted licensed spaces

**3,542    784    87%**

- 1 Russia Wharf
- 2 Congress Street Lot #1
- 3 Congress Street Lot #2
- 4 Farnsworth Garage
- 5 Stillings Garage
- 6 Seaport Lot #1
- 7 Seaport Lot #2
- 8 Congress Street Lot #3
- 9 Necco Garage
- 10A Necco Lot (Site)
- 10B Necco Lot (to Remain)
- 11 Channel Center Garage
- 12 South Station Garage



# Employee Transportation Considerations

- Provide an On-Site Transportation Coordinator
  - Oversees parking and loading operations
  - Promotes the use of alternative transportation measures and carpooling
  - Orientation packets to inform new employees of all available transportation options
- Provide Transit information in lobby
- Provide Directions on website to encourage use of alternative commute modes
- Provide MBTA pre-tax T-pass subsidy
- Provide bicycle spaces on-site (short-term/long-term)
- Join TMA (Seaport TMA/A Better City TMA)
  - Carpool program with ride matching services
  - Guaranteed ride home – up to 4 free rides per home per year using taxi vouchers. Fares and tips included.
  - MyBike Discount – receive 20% off any MyBike’s annual repair membership and packages and other discounts at their shop in South Boston.
  - Zipcar Discount - \$35 a year membership, \$10.75 hourly flat rate, \$79 daily rate and \$69 7am-7pm rate
  - Try Transit - \$50 off transit passes each month for the first 3 months for employees who drive alone to work.
  - NuRide – Massachusetts’ green commute rewards program for commuters.

# Additional Considerations

- Provide real time transit arrival time screen in lobby
- Include transportation aspects as a benefit in onboarding package
- Provide Uber Information
- Coordinate with Carshare (Zipcar) possible corporate membership
- Additional Bicycle/Walk options
  - Lockers and showers
  - Sponsor a Hubway Station nearby (\$45k-\$60k first year/\$13k annually)
  - Loaner on-site bikes/private bike share system
  - Provide bike workshops and classes
  - Provide a bike repair station on-site
  - Provide an annual bicycle tune-up coupon at a local shop
- Alternative/staggered work hours or telecommuting
- Commuter challenges and rewards programs (with gift card prizes)
- Provide loaner umbrellas

# ARRIVAL: VIEW FROM HARBORWALK NORTH







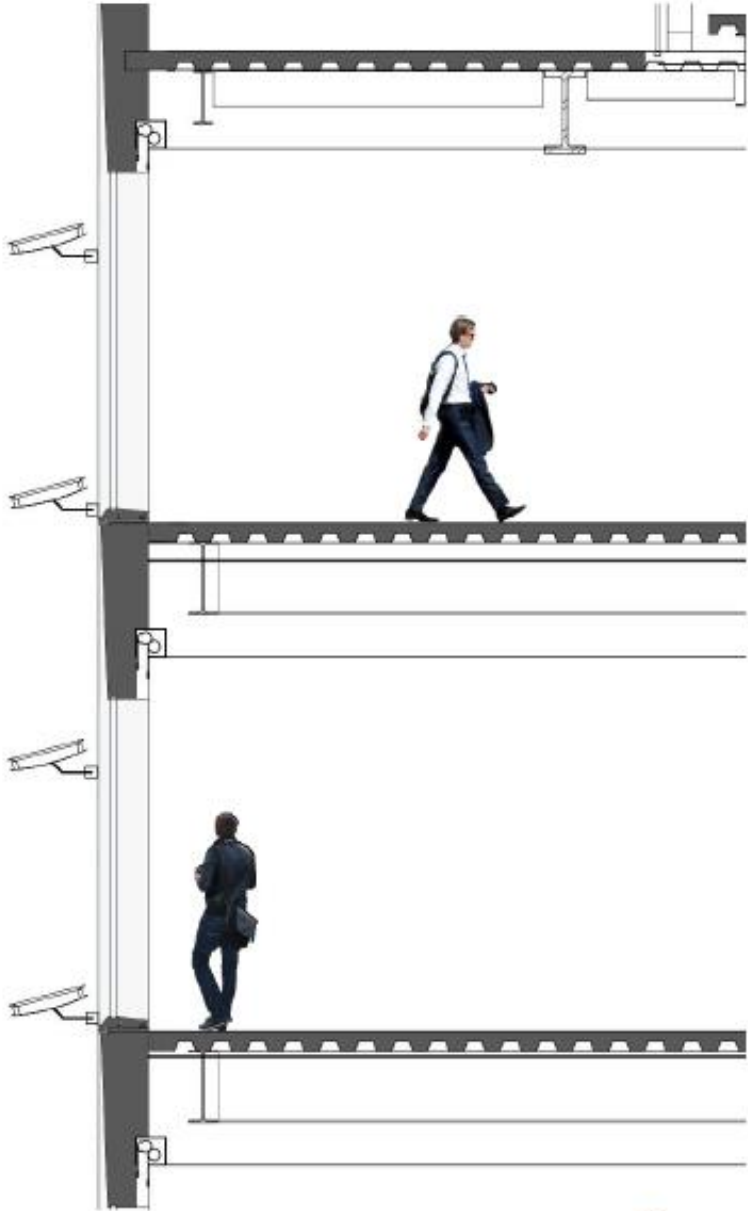
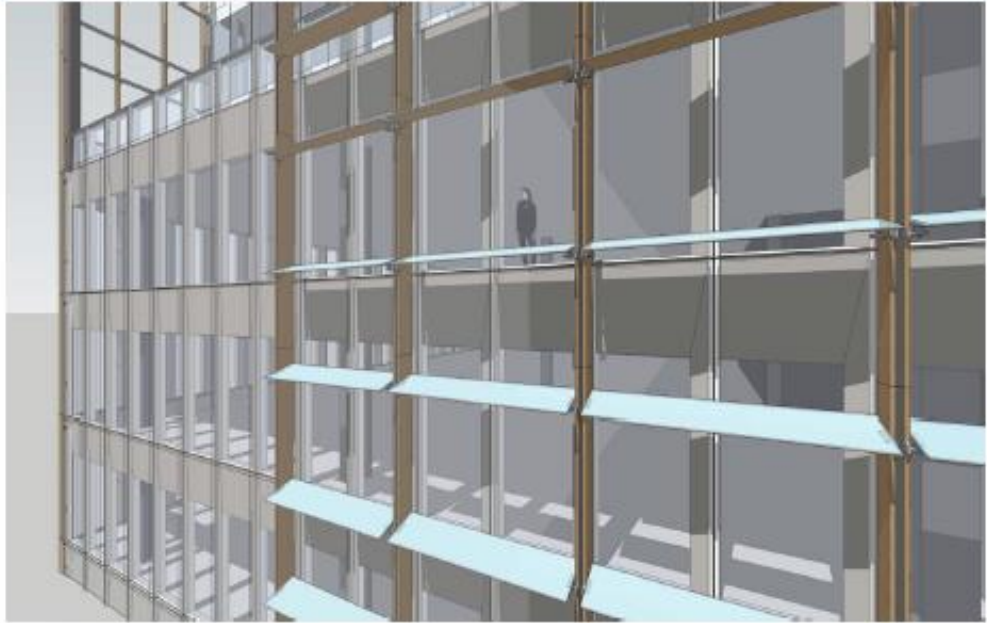
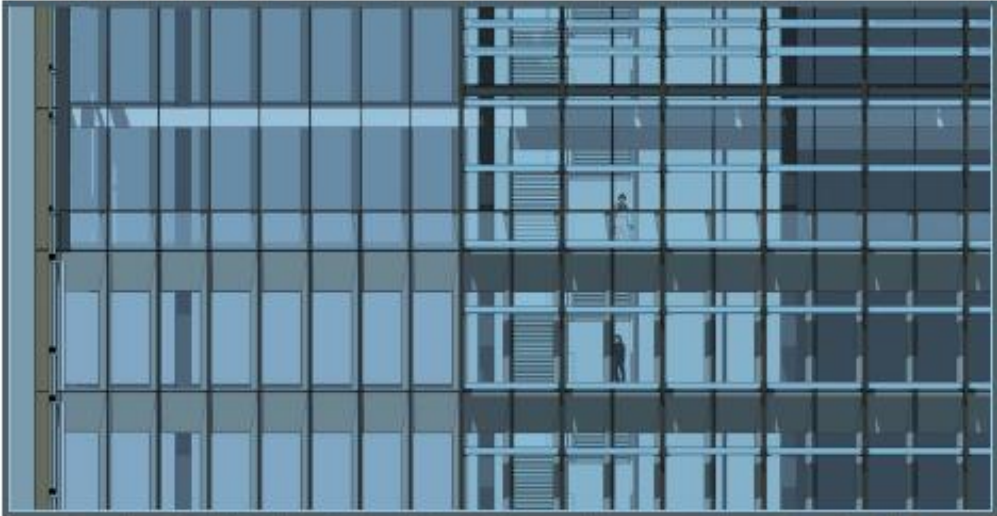
# HARBORWALK SOUTH

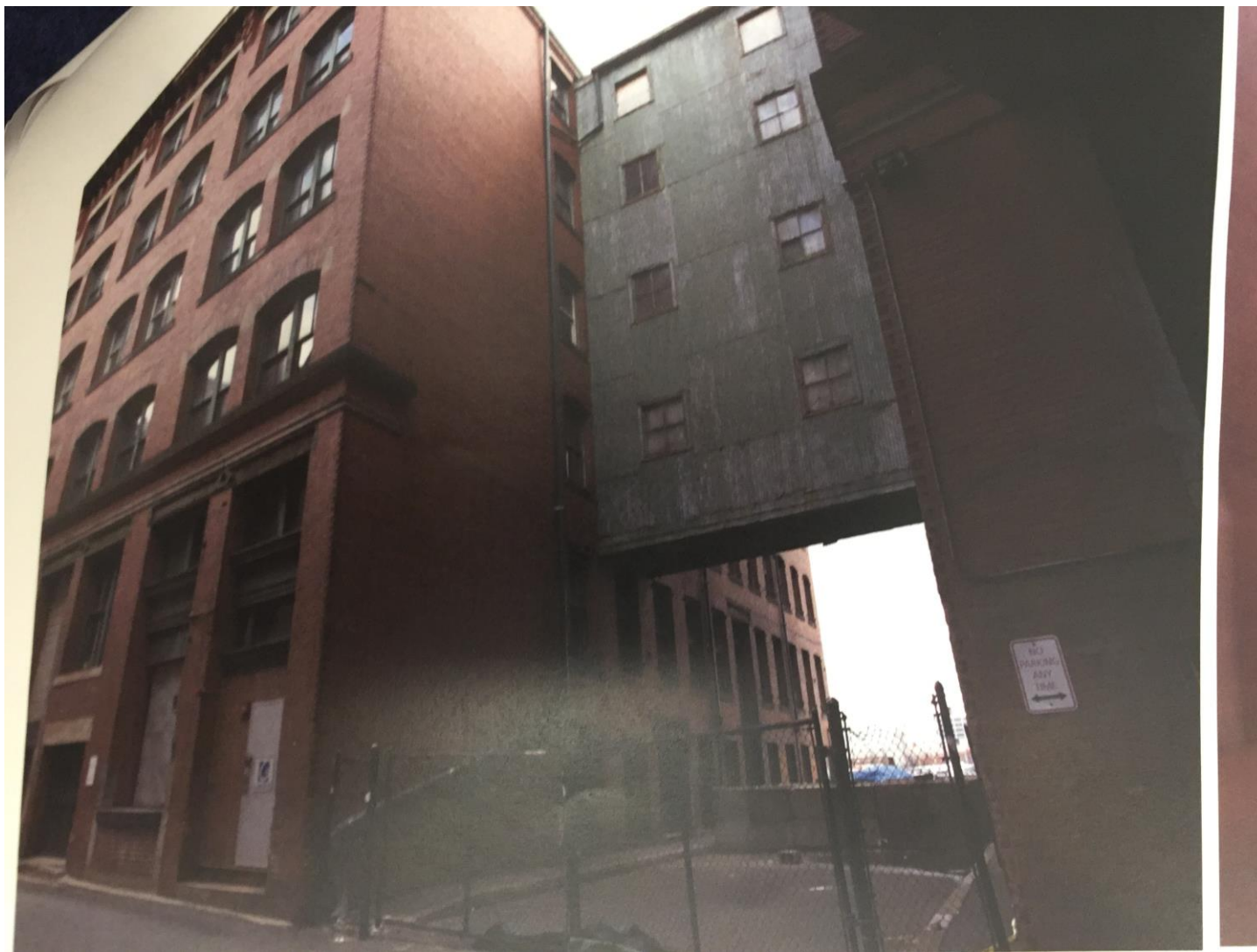
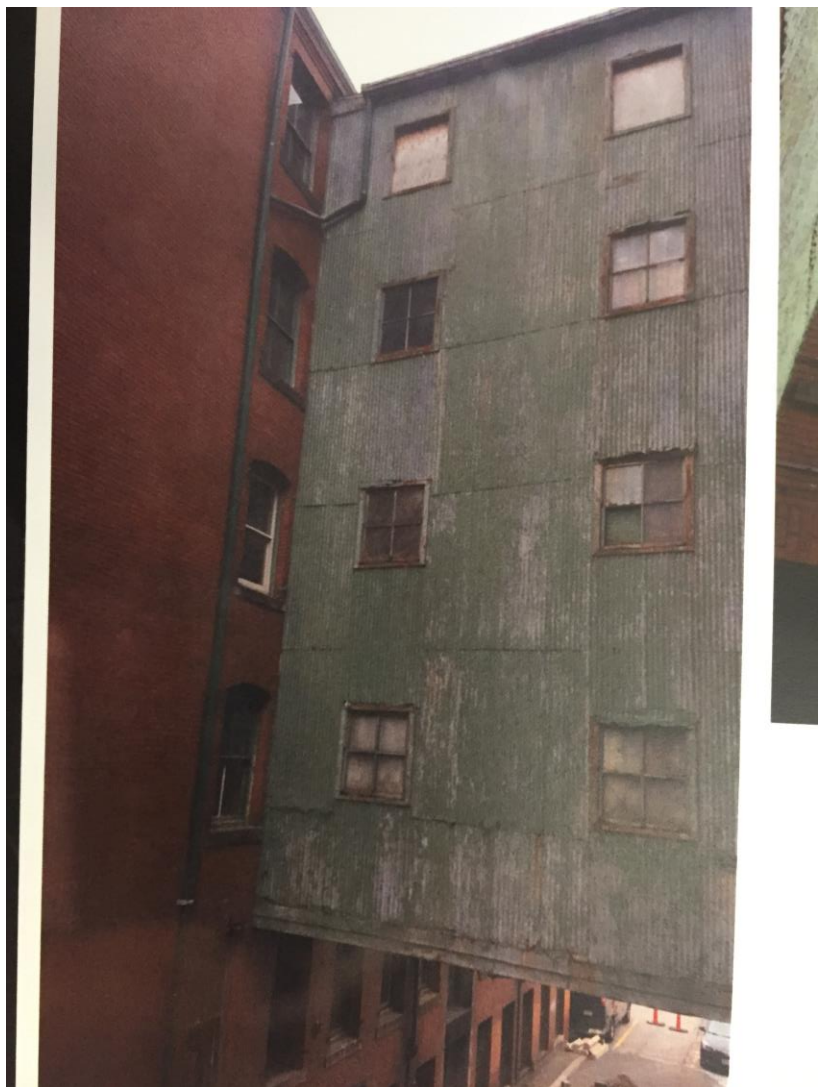


# SOLAR VEIL



# SOLAR VEIL





# Thank you for your Input in the Process...

## ... We Look Forward to being Your Neighbor

- Campus Design
  - Understanding Necco Street
  - Public Realm Improvement Design/Placemaking
  - GE Plaza South edge of property interface with parking lot and future park
  - Dock activation/engagement with water
  - Brick Buildings and New Building
  - Harbor Walk
- Transportation Sufficiency
  - Parking Capacity
  - Bike Access and Parking
- Necco Court
  - Necco Court Bridge
  - Necco Court improvements (including sea wall)
- MassDevelopment participation in Meetings

# Thank you!



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@ge\_reports