



Boston Civic Design Commission

watermark seaport

Parcel K – Seaport Square

November 27, 2012

SKANSKA

[t] Twining Properties
Making Places For People

ADD Inc



Agenda

- 1. Review of October Meeting**
- 2. Context/Urban Design**
- 3. Floor Plans**
- 4. Exterior Views**
- 5. Landscape Design**
- 6. Discussion**

Perspective View – October Meeting



Perspective View – October Meeting



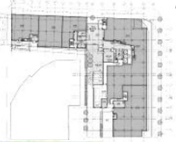
Perspective View – October Meeting



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Perspective View – October Meeting



Perspective View – October Meeting



Perspective View – October Meeting



Comments from Previous Meeting



Areas of further study

- Development of Retail base along Seaport and Boston Wharf Road
- Development of Loft Building materiality and detail
- Integration of the South façade into the overall composition
- Development of the landscape along Boston Wharf Road and Autumn Lane
- BRA design staff comments

2. Context/Urban Design

Context: Site Photos

WEST ON SEAPORT BLVD



NORTH ON BOSTON WHARF RD

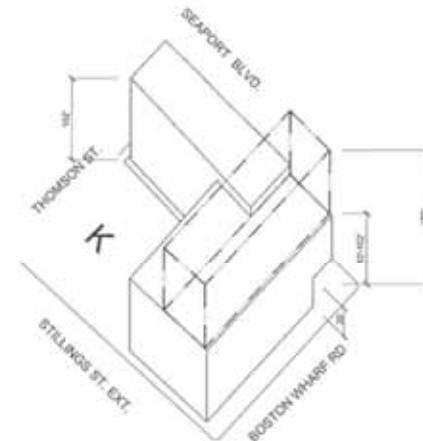


NORTH ON STILLINGS ST

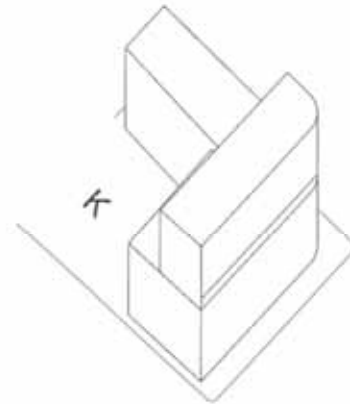


SEAPORT BLVD & BOSTON WHARF CORNER

Master Plan & PDA



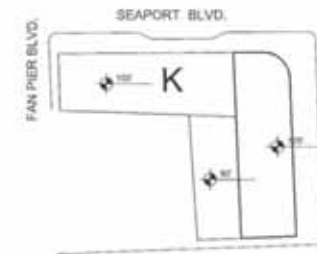
MASSING ENVELOPE AXON



SAMPLE BUILDING MASSING



MASSING ENVELOPE ROOF PLAN



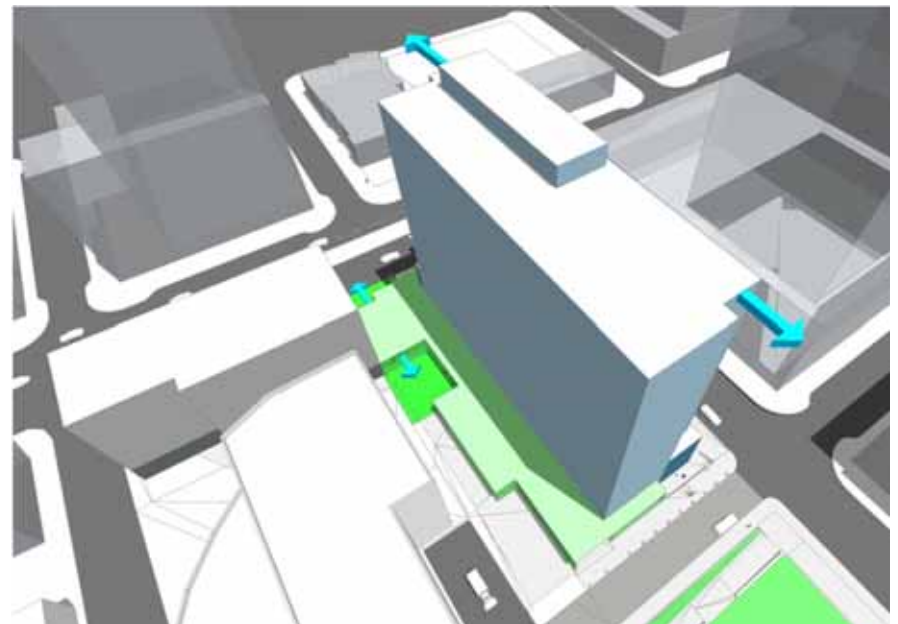
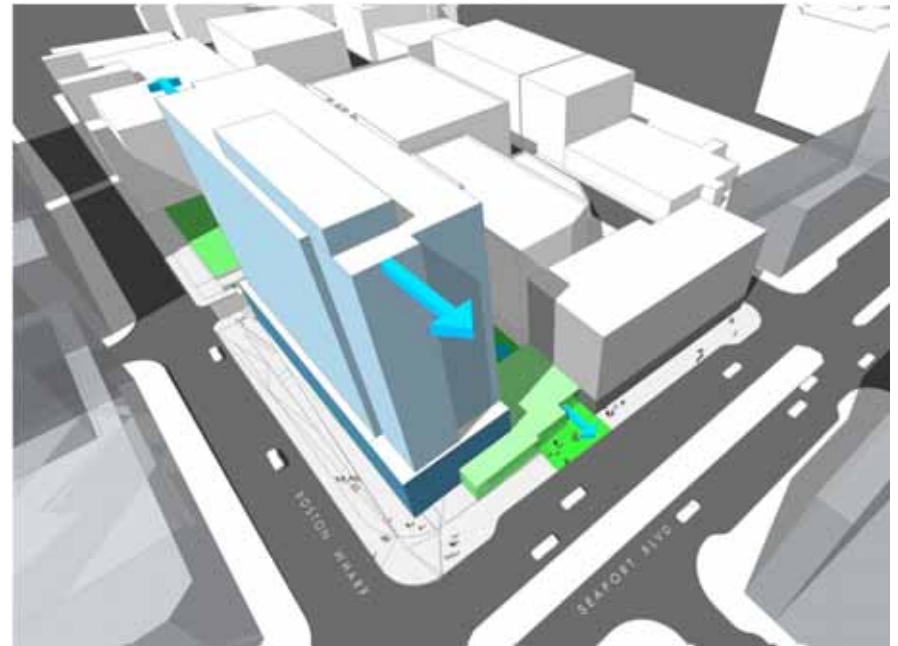
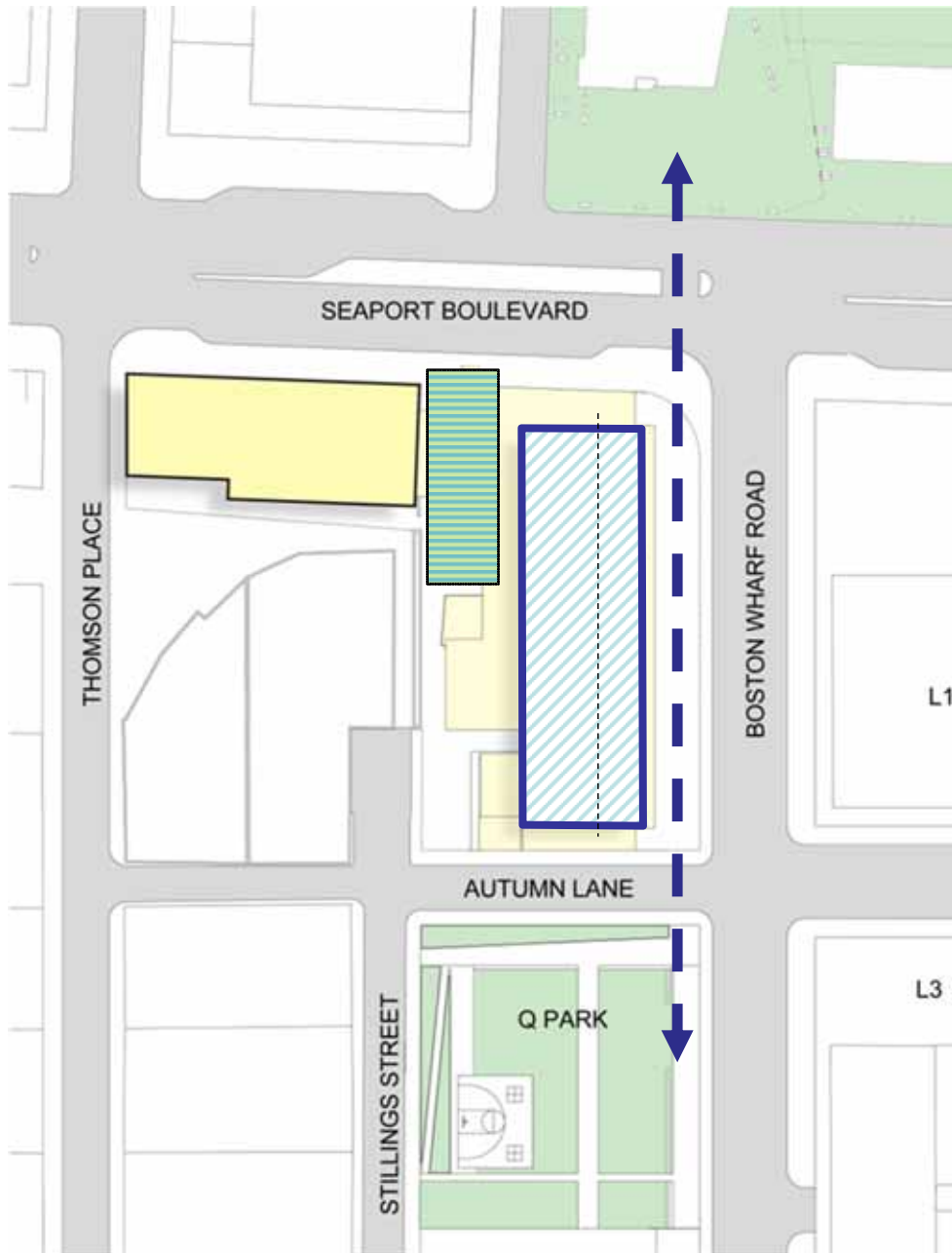
SAMPLE BUILDING MASSING ROOF PLAN

BLOCK K		
Proposed Max. GFA	Street Wall Heights	Max. Bldg Height
283,000	42'-102"	115'

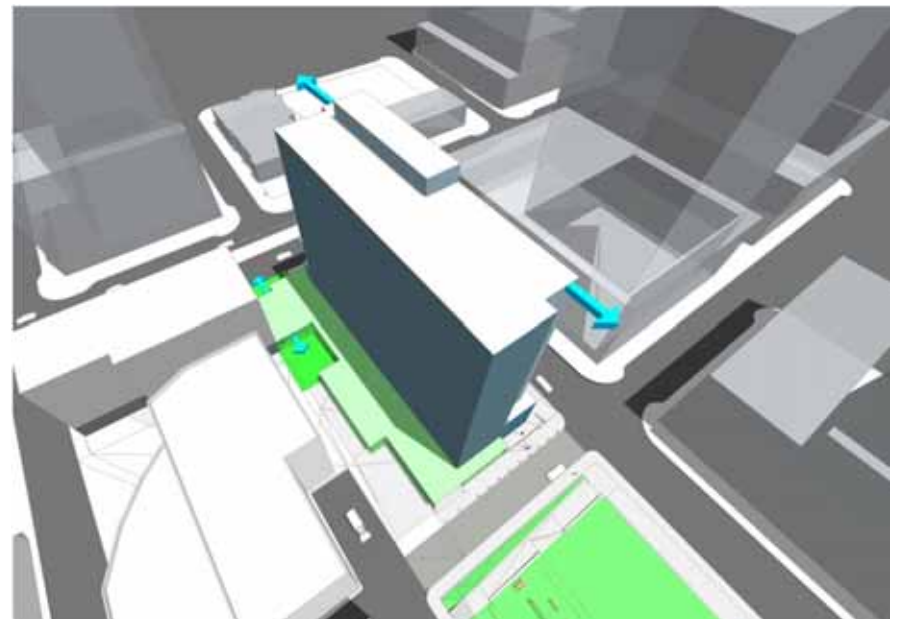
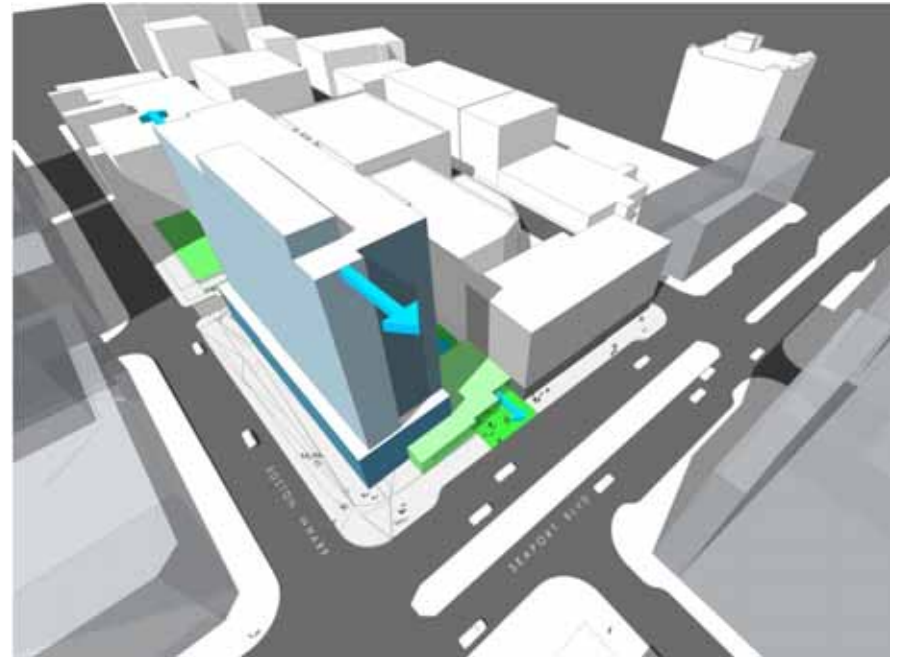
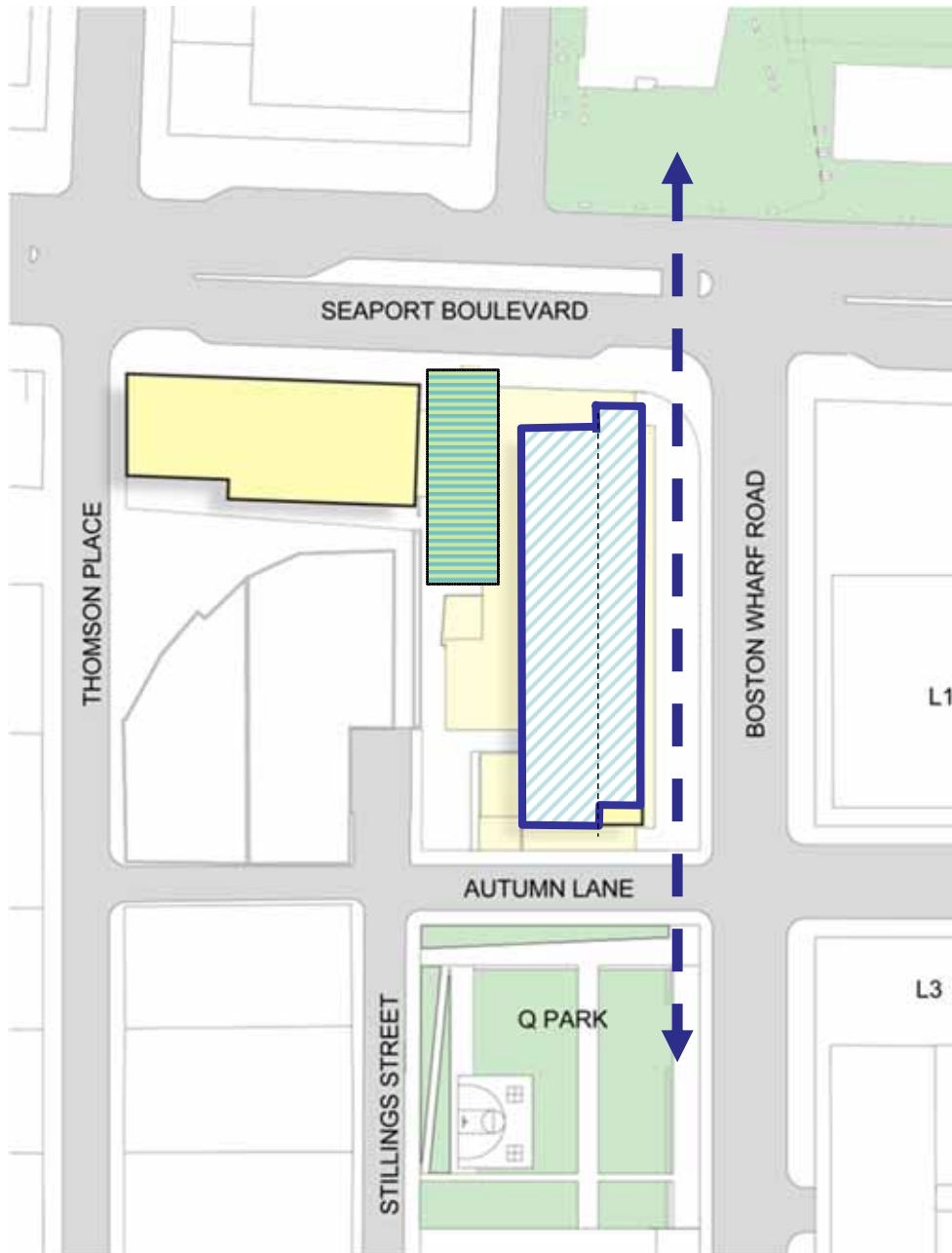
The grain of the district



Site Plan – planning diagram

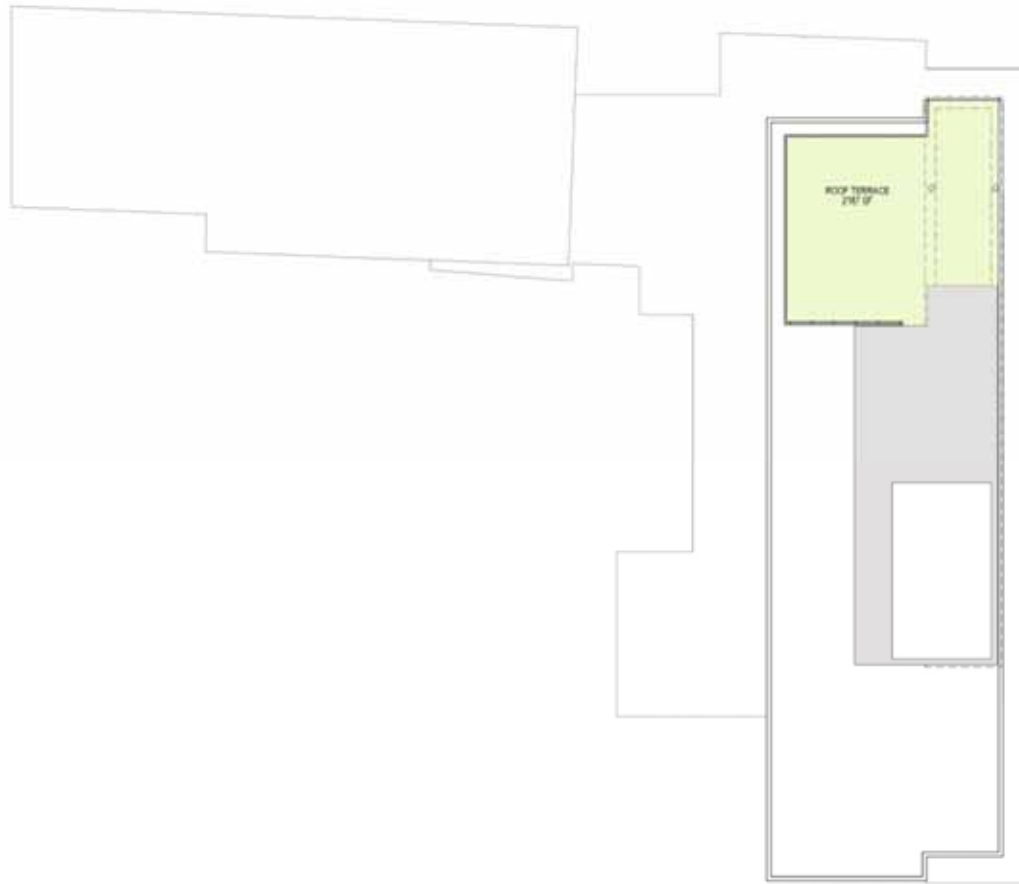


Site Plan – planning diagram



3. Floor Plans

Typical Upper Level Floor Plan & Roof Terrace Plan



4. Exterior Views

Perspective View



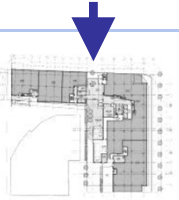
Perspective View



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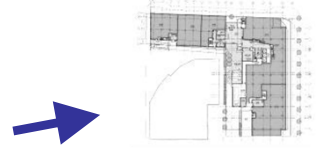
Perspective View



Perspective View



Perspective View



Perspective View

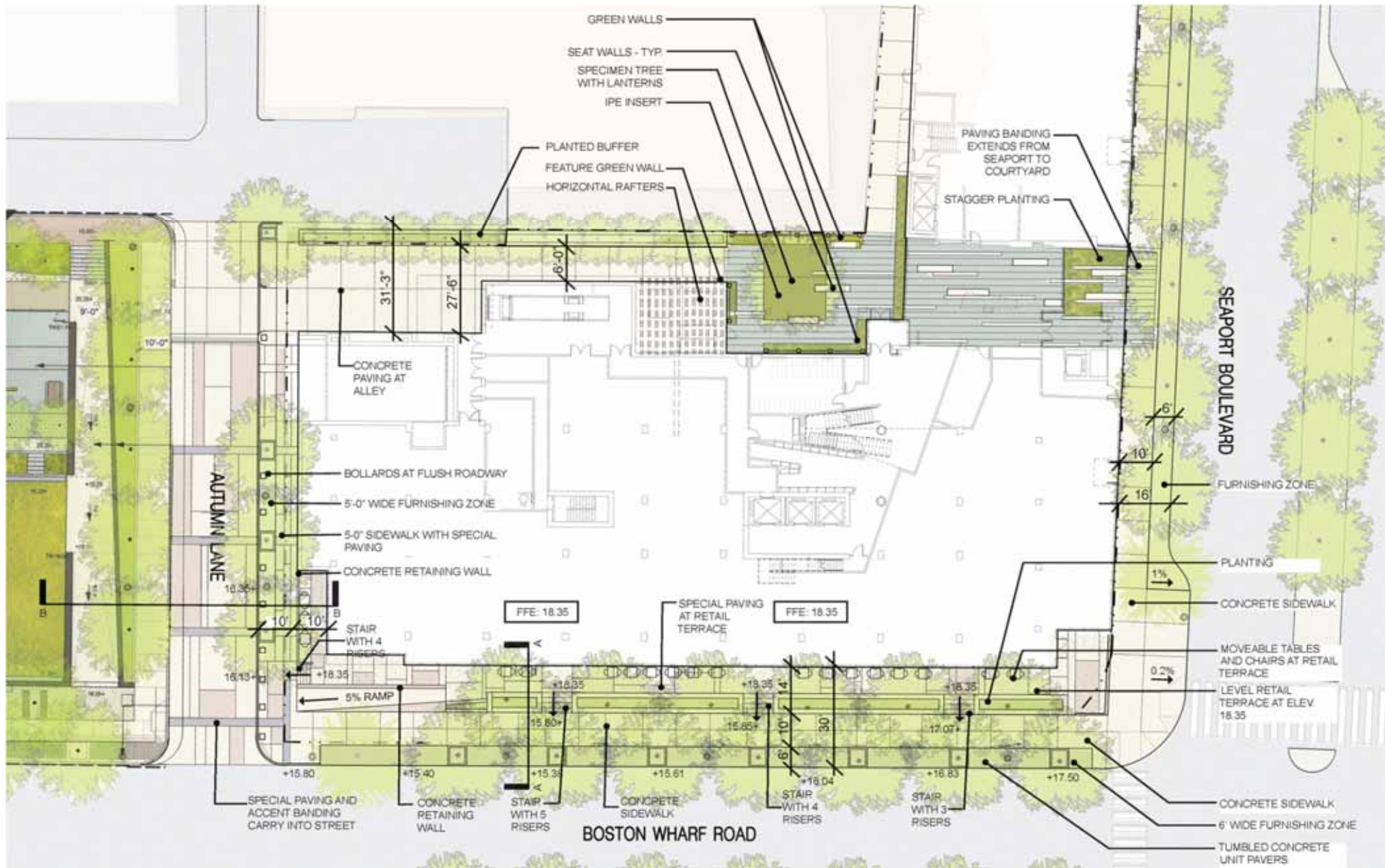


Birds Eye View



5. Landscape Design

Landscape Plan



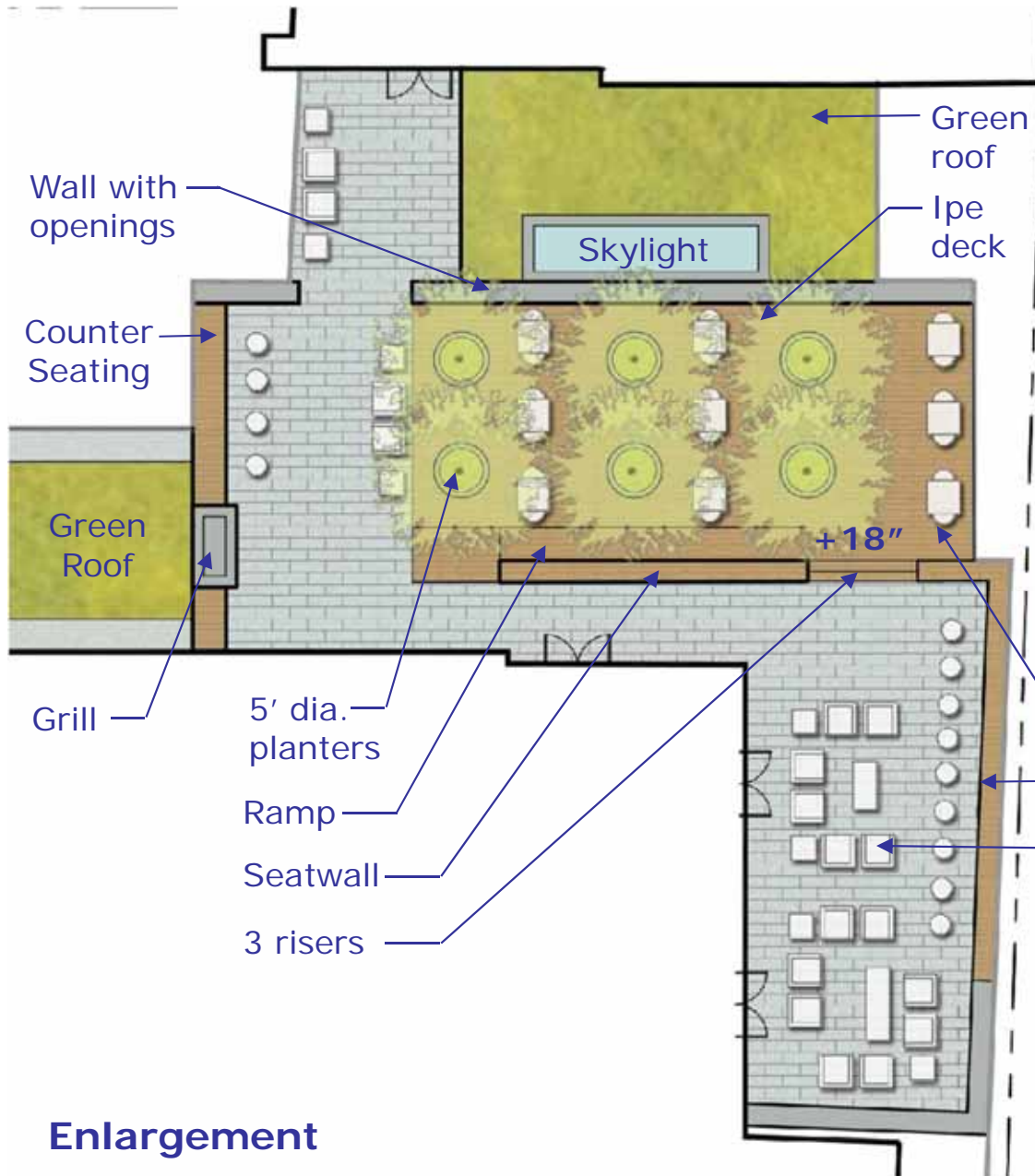
East Elevation and Perspectives



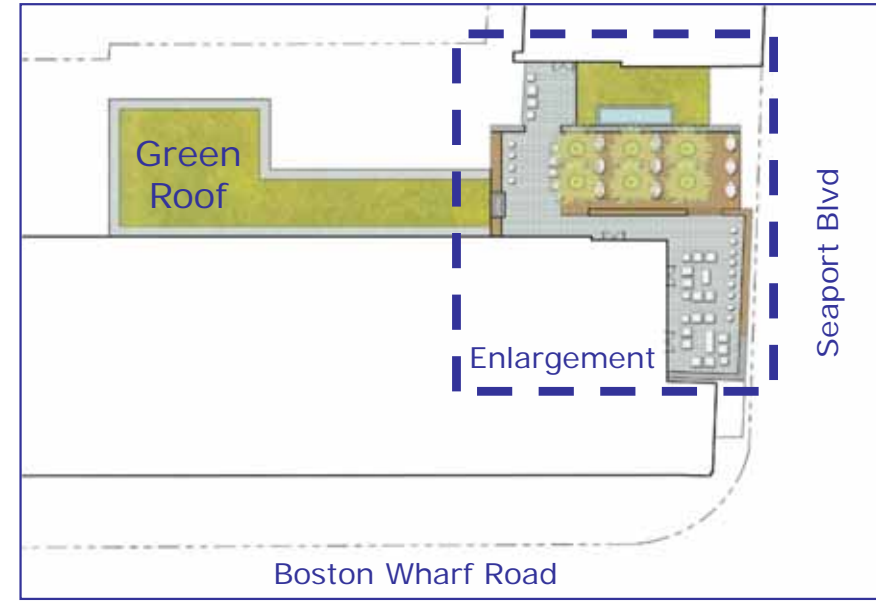
East Elevation and Sections



Roof Terrace



Enlargement



Context Plan

6. Discussion